

Diocese of Durham

**JARROW GRANGE
CHRIST CHURCH**
(109)

Care of Churches and Ecclesiastical Jurisdiction Measure 1991

QUINQUENNIAL REPORT
on the architect's inspection on

18 April 2023

Sunderland Archdeaconry

Jarrow Deanery

A grade II listed building
not in a conservation area

Priest in Charge Dr Ian Somasundram



IAN NESS
ARCHITECT
26 GROSVENOR PLACE NEWCASTLE upon TYNE NE2 2RE
tel & fax
0191 281 2559



PART ONE

1. I have made a thorough general survey of the condition of the church and grounds. The inspection was such as could readily be made from ground level and ladders. I have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and I am therefore unable to report that any such part is free from defect. The chimney flue was not inspected and none of the services were tested. Damp meters were not used.
2. No material seen is likely to contain asbestos but the history of the church is such that asbestos could be present. However this report is an Assessment rather than a Management Survey under the Control of Asbestos at Work Regulations 2012. The PCC may wish to see the guidance on the Church Buildings Council ('ChurchCare') website.
If a management or demolition survey is required and not previously done, a specialist surveyor should be approached.

Brief description

3. The town centre church of Victorian Jarrow, built 1868 in Early English style by Johnson & Austin. Rock faced sandstone and Welsh slate. A tall Tower ('excessively' tall says Pevsner) with long bell openings topped by a tall stone broach Spire completed in 1882, dominating the skyline. A flat corner site with a separate Edwardian church hall.
4. Chancel, Nave, Aisles, S Porch, SE Vestry with former boiler room under, organ chamber in the bottom of the N Tower with a spiral stair to ringing and upper chambers. Ladder to Belfry open to the shell Spire.
5. The simple Early English interior has great charm. Later 1893 choir stalls and a 1922 Chancel screen in carved oak make it positively 'two rooms'. The front three pews and the rear half of the Nave pews have been removed and radiators repositioned to suit. Otherwise the building is unaltered.

Recent structural history

6. In 1992 cracks in the top of the Tower and further cracks in door lintels in the Tower and between the Tower and spiral stair were stitched. Disused bells remain in the Tower.
7. A new Log Book started in 2001 is being maintained. Part of the work recommended in an Access Audit has been done (releveling of paths up to the inner Porch doors and to the Hall door).
8. In 2003 a fire was started by an intruder who broke through a N Aisle window. Remedial work included a new carved altar and reredos, complete reinstatement of the lost stained glass in the middle E window and the Aisle window, cleaning and redecoration of the interior, cleaning and repair of the organ, rewiring, relighting and new carpets.
9. Work 2003 - 2007 included
 - new lead valleys at the Porch and new curtains at the SW doors
 - new heating system
 - repair of flooring in the SW corner
 - removal of a tree from the cap of the spiral stair, test of the lightning conductor
 - repair and refixing of a gable cross, repair of broken clerestorey glass

2007 - 2012:

 - the solid masonry tip of the Spire (moving in high wind because the iron holding down rod had parted) was taken down and rebuilt around a stainless steel rod and the top of the spire repointed

2012 - 2017

Heating pipe repair in former basement boiler room, heating pump repaired twice, further pipe renewals between boiler in Vestry and basement. Pipework and radiator added on W wall of Nave

Electric heater added at S wall

Kitchen installed W end of N Aisle

Organ maintenance and minor repairs by David Tindale

Lightning conductor tested February 2013 (result not recorded)

Porch ply ceiling repaired and pigeon netting added.

Tree removed alongside NE corner of N Aisle and shrub removed from corner of Tower

Main Entry and Vestry outer door stripped and varnished.

Roof repairs and new guttering at E end and part N

Roof and gutter repairs at N side of Nave and Aisle and Aisle ceiling repairs

Spot lamps renewed, some pendant lamps changed to LEDs

Five double sockets and fused spur for water heater added wired in dado trunking to existing DB

Paint repairs at Chancel and at S Aisle each side of the Porch doors – repeated.

Altar dais repainted.
10. 2018 Flue replaced and heating repaired
 - Organ repair
- 2020 Slates and downpipes repaired
 - Plaster repair under gutter against Tower
- 2021 Nave lamps changed to LEDs
 - Electric installation periodic test
- 2022 Steel gates fitted in Porch outer arch
- 2023 Repair of slate damage at middle of S Aisle (storm Arwen), gutters cleaned

Summary of structural condition

11. The church remains stable and weathertight apart from the Spire and Tower masonry and the abutment gutter between the Tower and Chancel roof.
12. The slate roofs are generally fair but seem prone to wind damage as if getting nail sick.
13. Stitched cracks at the top of the Tower seemed unchanged in 2017. Now inaccessible due to boards blocking pigeon spread. Opening of resin repairs at the cracked door lintel in the Ringing Chamber has been noted since 2002 and a crack at the opposite W wall has been seen since 2017.
14. Large parts of the dressed stone Tower surface is lost and the stone is deeply weathered in places. The rate of loss remains low but parts of the sills and string courses, meant to throw off water, are missing. As well as looking ragged the stone must get well soaked, hastening weathering.
A small tree again grows from the top of the spiral stair, suggesting an open joint or stone decay retains silt and rain. Such defect will hasten decay in the Tower or Stair stonework.
15. The eaves of the steep slate roofs overhang the walls except where intersected by the Tower buttresses. Here complicated and difficult to clean lead back gutters silt up and get blocked by plants.
16. The general sandstone walls are generally sound. Very slow erosion may be hastened by some hard modern cement pointing, some of which hangs off and no harm will be done when it falls though erosion would be slowed by repointing in suitable mortar.
Cracks in the Chancel and S Arcade walls were filled and painted in 2003 and show no further movement.
17. W of the communion rails the Sanctuary floor tiles and stone steps are tilted by uplift underneath which ought to be corrected.
18. Present concerns:
Cracks in the Chancel ceiling plaster over the Organ and under the Tower abutment gutter suggest roof timbers got wet before the gutter was repaired. The gutter is now short life felt and already patched. Thorough repair with the most durable material available and including opening up to check the supporting timbers is essential.
Pigeons get in the Spire and Tower through a round E opening where a steel external grill has fallen. Removal of thick litter of droppings and bodies, especially in the Ringing Chamber where a window had also blown open and is now temporarily blocked, was needed for this inspection. Unless both are now permanently closed litter will return and the door will block again preventing any further inspection of or work in the Tower and abutment gutter.

PART TWO

DETAILED DESCRIPTION OF THE EXTERIOR

Roofs

19. **Nave** welsh slate with mortar fillets under the stone watertables.
S Nave good except one broken slate at middle of eave. A small plant in the slates next to the chimney. The slate fair overall but poor in parts with some clipped repairs. Some broken against NW watertable. One N slate slipping under middle of ridge. Many N side slates held by an unknown material (resin?) in slate joints, perhaps one of the recorded storm damage repairs, perhaps a sign of aging slate nails.



20. Where the Tower intersects the Nave roof plants again grow in silt part blocking all the back gutters.



Blocked back gutters between Tower and Nave and deep decay at Tower SW buttress



Plants in back gutters between Tower and Chancel and damp masonry between Chancel and Stair

21. **S Aisle and Vestry** slates poor. Many slipped especially W of the Porch.

About 5% are copper wired in position and many are broken and uneven especially each side of the Porch and over the Vestry where a middle slate is missing. A wide top mortar fillet begins to crack. Plants grow in the fillet under the W end coping. Plastic Nave downpipes cross the Aisles with some clips screwed through its slates.



22. **Porch** slate and lead valleys fair.
23. **N Aisle** slate fair. Patched and uneven in places but better than last inspection. Several slipped or broken slates close to W end. Fewer wired slates than S Aisle.
24. At the W end two plants in cracks in the mortar fillet and in several joints in the top of the watertable (para 64).
25. **Chancel** slate fair with lead soakers and flashings where it abuts the Nave. Some mortar bedding missing under ridge tiles. About half of the mortar infill under the gable S watertables is falling out. N slates fair except one slipped out at the Tower gutter and two missing at eave. Two S slates missing and several slipped close to ridge.
26. Between the N Chancel roof and the Tower a wide **abutment gutter**, open at one end, discharges over the Chancel slates. The gutter must have been lead on boards but is now patched aged felt on chipboard. The patch where it discharges seems well adhered. The whole gutter is silted (plant growth in continuing stone debris from the Tower) making examination of the material impossible. However the patch and condition of the formerly visible felt make clear that the present gutter lining is not durable enough at this critical position.



Plants growing in silt forming in sand and stone fallen from the Tower

27. At the last inspection a hole in the gutter showed accessible timbers were saturated, with the risk that the adjacent concealed Chancel truss end might rot causing very expensive repair. This critical gutter needs renewal to highest standard ie lead on new decking with renewal of any wet timbers.
28. Some damage at sloping ceiling plaster below (visible again after repair in 2020) suggests damp in at least rafters and perhaps down onto the concealed wall head. The organ itself may be at risk.
29. There is an argument that the masonry of the whole S side of the Tower and Spire should be refaced soon to stop debris from falling to keep this gutter from blocking so far as practical.
30. The gutter discharges by a series of complicated flashings and silted back gutters around the Tower SE buttresses, with plants which prevent good drainage into the Chancel eave gutter.
At the SW corner more Tower back gutters remain full of plants (para 20).
All gutters around three sides of the Tower must be completely cleaned at least once a year. The abutment gutter is readily accessible by door from the Tower for cleaning to bags and the back gutters each side might be reached from it with careful use of long brushes.

Rainwater System, Drainage

31. Cast iron gutters and pipes were changed to pvc in 1988 including pipes across Aisle roofs.
N Chancel and N Nave gutters have been renewed and appear sound.
Near E end of N Aisle a pipe top joint has dropped out so water may soak wall.
S Aisle gutter fair but one length is unsupported and sags.
Otherwise the system appears complete and functioning, reported cleaned recently.
32. At N Chancel wall moss on the string courses close to the Tower shows (past?) spillage from gutters above, either from the Chancel eave or from the back gutters round the Tower buttresses.
33. The Nave pipes crossing the Aisle roofs have pipe clips steel screwed down through slates. Rust will crack the slates eventually.
34. Two N gullies and the gullies both sides of the Porch are blocked. All gullies should be cleaned say twice a year to prevent overflow saturating the ground under the building.



para 31

Tower, Spire, Bells, Frame

35. A tall Tower and broach Spire in sandstone ashlar. Elegantly proportioned with narrow Tower buttresses and Early English decoration at the bell openings and mouldings.
The Spire is a hollow unbraced octagonal cone built off the Tower and open to the square Belfry.

No access to Belfry this time because hatch blocked, perhaps to limit downward spread of pigeons.
Information below repeated from last report.



Upwards from Belfry through bell frame into spire

Tower Internal

36. *In 1992 vertical cracks in the NE and SE corners of the Belfry and between 5 of the 8 pairs of bell louvres and round openings over were repaired by resin filling and one or two heavy stainless steel staples across each (9 total). Glass telltales across some cracks, which appear intact so movement at Belfry level appears stopped.*

However Tower stone erosion continues inside and especially outside.

37. *Eight bells of 1882 by Taylor of Loughborough. Three upper, five lower bells in a bellframe of heavy softwood beams on cast iron legs and tie rods which are sound but rusting.*

Following structural advice about 1980 the bells were altered to chime only. The wheels are part dismantled. Dirt builds up on all surfaces. The manual chimes are disused and no longer operate. At least painting of the iron and cleaning is recommended.



1992 stapled cracks between Belfry openings

38. *At the Spiral Stair shaft minor vertical cracks in the E, NE and S sides seem unchanged. Most widened joints are filled with cement mortar.*

39. *The upper floors and stair remain covered in pigeon guano and stone dust which should be cleaned and vacuumed out say once a year to prevent it blowing into the organ and to help understand present decay.*

40. Tower top chamber under Belfry sound except a vertical crack through the E door lintel widest about 5mm at top. Resin filling in the vertical crack has opened. Now also a minor vertical crack on the lintel's stair side.
- Lintel reinforced in 1992 by two rusting steel plates pinned underneath into resin. The plates are coming away from the lintel.
- Without accurate telltales comparison with my 2012 and 2017 photos is not exact but perhaps very slight movement over the door continues, complicated by rust behind the mild steel plates which may be forcing them off.
41. Before long the plates should be renewed in stainless steel to prevent rust itself damaging the masonry. Better, the cracks and the arrangement of plates and resin crack repair ought to be reviewed by specialist structural engineer who may recommend a different stitching arrangement.



Cracked Lintel of Top Door from the Chamber side. Rusting steel plates no longer in close contact with Lintel.
Board Ceiling patched over

42. The Ringing Chamber below is whitewashed ashlar above a painted dado bottom half. Mainly sound. At E wall a vertical crack through joints and stones at the top half of the wall backing onto the spiral stair, seems unchanged.
- Two unchanged cracked joints in the W window arch and joints in the four courses above show slight spread of the wall seems stopped.

External

43. The conical Spire is slightly deflected to the E. Its masonry is about 175mm or 7" thick. The top parts were repointed during the 2011 repairs when the tip masonry was dismantled and rebuilt around a stainless steel holding down rod.

Fair condition overall but some loss of corner detail at upper W and SW. A number of stones and mortar joints at lower W, SW and S are cracked, exposing new openings to erosion by wind and rain.

44. Patches of Spire stones have lost surface and carved detail, especially at W and SW where most driven rain. Decay at several slot openings where wind scour must be severe. Some cement mortar patched.



COMMON SPIRE DEFECTS 2011 photos – cracked stones and joints, past mortar patching at openings and further wind erosion



45. The Tower is losing surface more severely than the Spire, especially at the buttresses and the S and W sides in the stage below the bell openings. Some plain panels and large parts of some buttresses have lost almost all their surface, exposing stones to further wetting and decay.
Deep decay of the buttresses and sills under the louvres and many of the mouldings meant to throw off water means that the rest of the masonry is no longer protected as intended.
46. There is again stone debris in the S abutment gutter against the Chancel roof which was cleaned in 2017 and perhaps since. Debris at the other three sides on the ground is not obvious in the grass though large pieces may be removed by the grass cutters and fine fragments would not show.
47. Although losses are small as a proportion of the thick Tower walls
 - repeated deep wetting of the stone will accelerate decay
 - water must be getting deep into the wall thicknesses and may begin to wash out or perish core mortar, weakening the structure which carries high Spire and Tower loads
 - parts of the buttresses in particular have lost significant material and the remaining parts are perished, weakening these important structural elements.
48. The sills under the louvres are capped with slates laid in mortar beds but they do not project to throw water clear. Water must run down and soak the walls.
49. Erosion at the Tower and Spire cannot be stopped but may be slowed substantially if at least the string course mouldings are reinstated and new lead caps added to throw water off the sills and mouldings.
50. Sand and stone debris in the roof gutters around three sides of the Tower promotes plants growth, blocking good drainage.
51. **E of Tower** least decayed but parts of the string courses and the low reveals each side of the louvres are missing and the ashlar surface is spalling at most of the stair turret and three stages below the louvres. Erosion is deepest under the Belfry openings and at the SE buttresses facing the Chancel roof. The rendered repair of the top stage of the spiral stair turret looks sound.
A tree grows again where silt is trapped between the turret and buttress.



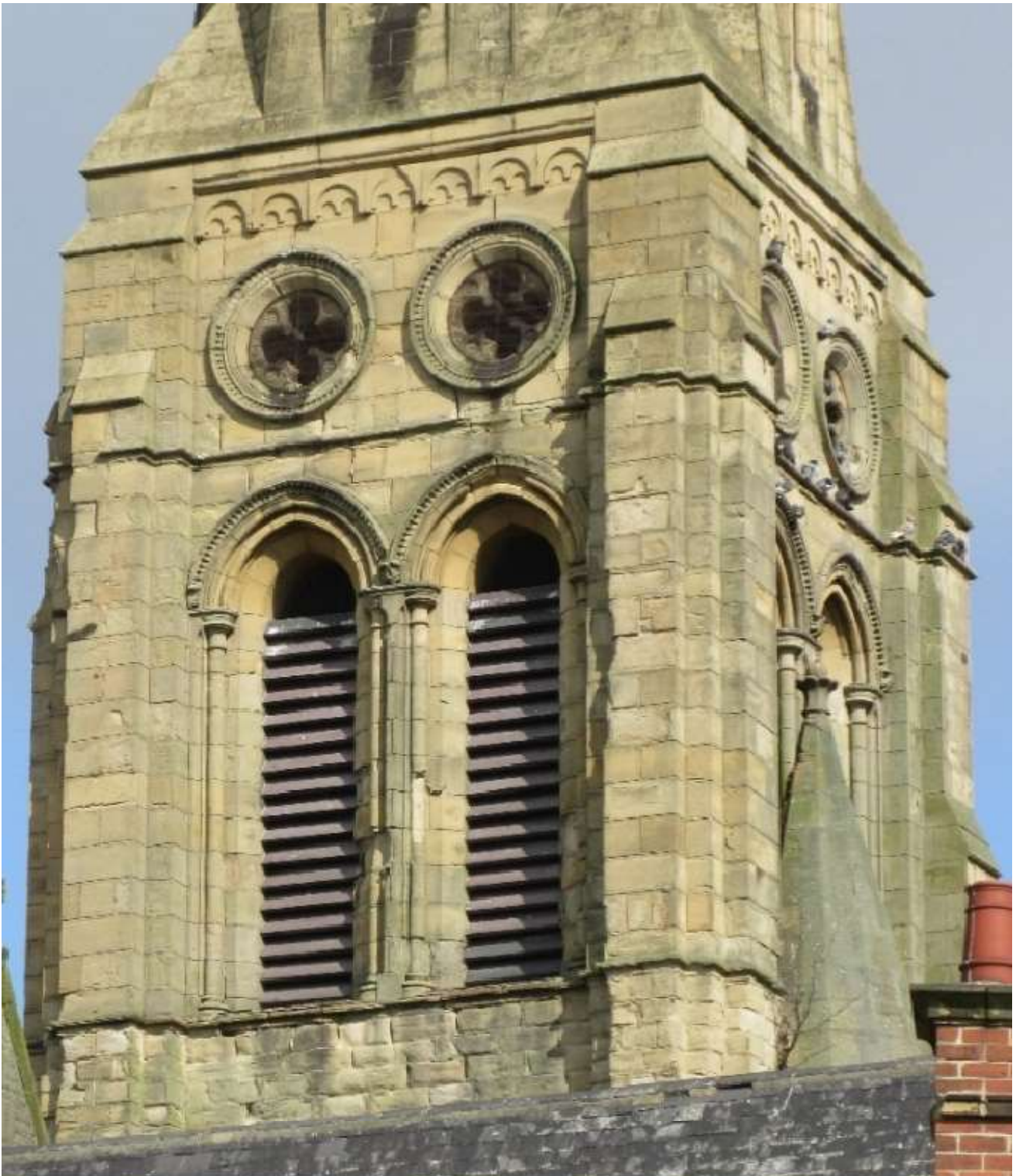
Masonry at E windows



Ringling Chamber E window before casement was held shut with furniture in 2023

52. The Ringling stage double window is decayed inside and out. The opening light no longer closes properly. Replacement of the window masonry is a priority with frame repair to keep out pigeons.

53. **S of Tower** (facing Chancel roof) continues to decay slowly. The protective top string course is about 30% missing. Large parts of the reveals, mouldings and shafts in the Belfry openings are now missing. Below the Belfry the wall surface is all weathered away and many joints opened by deep erosion, especially around the door into the abutment gutter. Both buttresses are very decayed, especially the SE. New stone debris adds to the gutter blockage.





South of Tower

54. **W of Tower** Mouldings framing the round bell openings are about 30% deep decayed. The moulded string above the louvres is almost all destroyed. Several decayed reveals at the bottom of both louvres. Below the louvres almost all stones in the plain panel and its buttresses have lost their surfaces and are deeply decayed from the joints. About 50% decay in the rest of the NW buttress. At the Ringing chamber left window a reveal stone is so eroded that over an inch gap has opened between stone and iron window frame. Wind scour increases stone erosion here. Otherwise fair except random surface or edge decay.







W



NW Corner

55. **N of Tower** Masonry surface about 20% spalled off and more at bell openings and buttresses.
Loss of detail at one round opening.
Several decayed reveals at the bottoms of the louvres. At buttresses deep erosion at mid height.
See also 2011 close up photos in Appendix.

Spire and Tower General

56. Photos from the 2011 scaffolding are appended to illustrate then typical stone losses. Before future repairs are detailed a drone survey of the masonry of the whole Tower and Spire would be useful.
57. Steel mesh fixed outside all the Belfry openings (inside at louvres) is mostly complete but one has fallen from a round E opening, giving pigeons free access to the Spire and part of the Tower. Fixings into joints may have failed. The mesh is stored by the basement steps.
A steeplejack may be able to refix it and check all other fixings or perhaps pre-emptively change them all to non-ferrous in resin plugs (and remove the tree on the spiral stair and fill the joint in which it grows).
Failing that a cherrypicker on the road may be needed.



Mesh missing from one E round opening. It lies by the basement steps instead of keeping pigeons out

58. Pigeon manure remains stuck to surfaces in the Tower rooms and pigeon litter including skeletons must still build up in the Belfry and Spire. Sand and some litter remains on the stair.
Access is made harder by storage behind the organ.
Even after permanent blockage of openings against pigeons a general turn out and clean out will still be needed.

Walls, Buttresses, Chimney

59. Walls rock faced random coursed buff sandstone eroded to some degree. The dressed watertables, buttress caps and plinth caps are in good condition but parts of the exposed moulded strings and hood moulds are decaying. The three gable crosses seem sound.
60. Remaining self seed shrubs against N of Tower need to be removed and poisoned.
61. The **Chancel, S Aisle and S Clerestory** walls are part ribbon pointed (mortar proud of and wider than the joints) in cement mortar which may hasten stone erosion. The pointing is failing and should not be replaced. Stones mainly good but a few losing faces at E gable low level and top and bottom of Chancel S side.
Four sound carved heads in roundels are inset each side of the E window.



62. Part of the **Nave E gable S side** (above the Chancel roof) and especially the **W side of the chimney** have many open joints which should be deep raked and repointed in medium strength mortar.
63. **S Clerestory and S Aisle** good condition.
Porch good condition except three quoins decayed, loss of string course left of its arch, open joints under the **W valley gutter** and some rising damp which may be encouraged by the raised paving inside the **Porch**.
64. **W end of Nave and Aisles** dressed buttresses good, stone walling fair but beginning to erode behind hard pointing like **E end**. Minor decay in edge of **Nave S watertable**.
 Open joints in the **gable peak**, under the **gable cross** and in the **watertables**, (plants grow at **N and S**) at the **kneelers** and other isolated patches should be raked and pointed.



65. **N Clerestory and N aisle** stone in good condition, mainly cement pointed.

Window and Door Openings

66. **E Chancel** 3 lancets and round multifoil window good except three cusps at **L** of round window has decayed back to the glass line where the tracery tip meets the iron hoop armature.
67. **S Chancel** 2 lancets good except one piece of hoodmould is splitting, one missing back to wall face.
N Chancel 2 lancets good except erosion from open joints in the hood moulds.
68. Small door opening at base of **Tower** and pairs of small lancets without hoodmoulds in **N and S Aisles** in good condition but soft beds and joints decay in the arches of the **Aisle end lancets**.
69. At the **Vestry door** 2 pieces of hoodmould are deeply decayed.



70. **N and S Clerestoreys** 8 cinquefoil windows in each. Fair but eroding from many cusp tips like E Chancel. Some old mortar patching of the tips. At S second window from W part of the bottom cusp is missing.



71. **Porch** good except one piece of string at arch and two pieces of hoodmould are decayed.
W end 2 major, 2 minor lancets, multifoil round window all fair.
Some decay in wide hoodmould over the windows.

External Iron and Wood

72. The multifoil windows at E and W and the clerestoreys all have iron hoop stiffening connecting the cusps. The hoops are rusty but seem stable.
73. The S external doors are boarded and framed with decorative iron and fair paint. The pair of rebated edge Porch doors are sound but there is poor draught seal despite a carpet strip in the rebate. Might be improved to reduce heat loss.



74. The small Tower door has lost its iron decoration and still needs paint.

DETAILED DESCRIPTION OF THE INTERIOR

Roof timbers

75. In **Chancel** concealed joists on three scissor trusses whose bottom ties are visible. The semi-concealed N end of the middle truss is discoloured showing it has been or is damp and at risk from any gutter leak (para 26-28).
76. In **Nave** similar scissor trussed rafters, hidden above faceted ceilings which follow curved ties under alternative trusses on corbels. Only the truss bottom chords can be seen. No visible defect. Small hatch at the Chancel ceiling and two vents in the Nave are inaccessible.
77. Each **Aisle** bay has two lean-to principal rafters with three purlins, seeming sound.

Ceilings

78. Painted plaster on concealed rafters at the Aisles and on horizontal joists at Nave and Chancel.
- slight cracks in Chancel under the valley between Chancel and Tower (para 26-28) suggest concealed timbers may get wet
- at mid N Aisle some plaster cracks, damp damage and splitting of bottom purlin over Gowan memorial
- at N Aisle 2nd and 3rd panels from E minor cracks
79. Vestry plaster minor cracks but sound. In Porch wood patterned ply fixed under roof.

Arcades and Internal Masonry

80. A telltale at a filled vertical crack above the W arch of the S arcade was left visible at 2003 redecoration. A hairline crack is unchanged since the last inspection. A gap in the string under the SW clerestory made by historic movement is unchanged.
81. Cleaned round red sandstone columns on square bases. Buff sandstone caps and responds good. All bases show some surface salts due to rising damp, especially at SE, NE and NW and NE respond slight rising damp at bottom of shafts. The mild efflorescence does not seem to damage the stone and is no worse than at last inspection. However all salt migration risks damage to stone. The only practical action here is to keep the subsoil dryer by keeping the drainage clear and in good repair. Vacuuming salt and dirt from the bases and moulded collars would improve appearance.
82. Porch inner door opening good except at top and bottom W side efflorescence and minor stone decay (blocked gully outside para 34).

Doors, Screens

83. Vestry batten door and oval curtain rail inside the Porch doors are good.
84. The fine carved oak Chancel screen and cross of 1922 was cleaned after the fire.

Plaster, Decoration

85. Chancel wall plaster good except minor damp and paint damage high R of the organ, a continuation of the ceiling damage (para 78). The lower Chancel walls between a stone skirt and string are lined with painted tiles with striking deep relief flowerhead pattern in good condition.
86. Nave good except minor paint flaking in N Aisle close to NW kitchen (kettle vapour?) and around N Aisle E window.
87. Overall the church has an attractive warm scheme of gold ceilings, cream walls, cleaned buff sandstone, red sandstone columns and dark wood.

Ventilation

88. Church ventilated by grills into the ceiling void.
89. The Chancel, Nave and Aisle walkways and floor around the font base are solid. Flush suspended over shallow voids under Aisle pews and at strips of the W end each side of the font. The voids appear open to the heating trenches for cross ventilation by large grills in the Aisle, Vestry and W Nave walls.

Glazing, Protection

90. The Chancel has seven Kempe windows and a multifoil all of very good quality and in good condition apart from slight loss of paint at some figures, especially at N and NE.
The centre lancet destroyed in 2003 was reinstated with new glass painted by Jonathan Cooke. The other glass was cleaned inside. The N glass appears dirty outside.



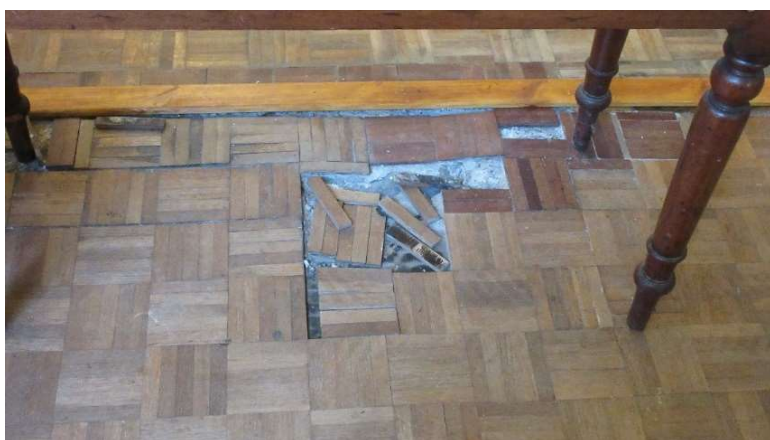
N Chancel – some loss of paint at figure

91. Both Aisle W end lancets are 1892 memorials. One pair of S Aisle lancets has 1921 memorial glass. All good.
Otherwise the Aisles and Clerestories are clear leaded with some coloured patterning and borders. Some cracked glass in one S Clerestory.
The W Nave lancets and multifoil have modern Dove and Evangelist symbols in mainly clear glass, good but dirty.
All in good condition but dirt at N Aisle and N Clerestory.
92. Rusting mesh protection at the Chancel lancets, Aisles and W end is visible inside.
The Vestry windows have clouded ventilated polycarbonate.
Nil at Clerestories and one N Aisle lancet.

Floors, Rails, Stairs

93. The stone spiral in the Tower in good condition but covered in debris.
The Belfry floor is boards on timber joists, lead covered with large hatch and its own gutter leading through the wall. The floor is covered in pigeon litter.
A crude board ceiling was fixed under the bell frame when the bells were changed to chime, now in very poor repair perhaps due to thick litter above.
The top chamber and Ringing floor have lino on boards on joists. Top floor visible beneath and appears sound. Ringing Chamber floor inaccessible beneath.
94. Good painted timber altar dais.

95. The Sanctuary floor is mixed encaustic and coloured geometric tiles to suit the Early English architecture. It is bounded by sandstone steps, one covered by fitted carpet as a kneeler. Previously the step was seen to be painted and prone to slight rising damp.
96. W of the elegant iron and oak Communion rail the tiles and step are heaved up and tilted perhaps dangerously and should ideally be lifted and relaid level on new clean fill. Chemically contaminated fill is common under Victorian churches.
97. The rest of the Chancel has similar tiles extending under the vented choir stall platforms. Some tiles are loose and a few missing (a few stacked at the NE corner).
A fixed carpet runner covers the floor centre from the Chancel step to Communion step.
98. Apart from areas of suspended softwood under the Aisle pews the floor is now thin oak woodblock in basketweave pattern on a mainly solid floor divided by iron grills on heating ducts. One grill wobbles. The blocks have been sanded and resealed without stain.
At the back of the former pews near the entrance some blocks loose or missing.



99. Small holes in the Aisle floors at former heating pipes must let in draughts. Some tape over heating grills.
100. Carpet runner over the Nave centre walkway.
101. The Vestry has fitted carpet on a ventilated suspended floor over the brick vault ceiling of the former boiler room below.
102. Porch is riven York stone flags at slight slope, flush with floor for level access.
A wooden handrail at the basement steps.

Reredos, Monuments, Brasses, Furnishings, Organ

103. A robust replacement pine Altar and carved oak Reredos both of 2003, copies of the originals. A unified suit of carving in the Chancel also includes the 1893 Northbourne memorial panelling, the 1922 Chancel screen and organ enclosure which includes a disguised door. Good.
104. The few monuments are all good quality. Two brasses on arcade and two on oak grounds in the N Aisle, one of them framed by excellent oak carving. Marble on W wall and a bronze relief in the Chancel. On S Aisle wall a stainless steel plaque of 2011 marking the 1936 Jarrow Crusade.
105. The organ is in good order and regular use. Blower motor rewound and rewired about 2010.
106. The style of oak tracery continues in the matching pulpit and lectern.
Victorian pews, about half removed, modern chairs and tables.
107. A fine Frosterly marble font on four shafts at the W end is in good condition but surrounded by a clutter of storage.

Heating

108. Modern central heating by gas boiler, radiators and finned pipes. A wall mounted IMAX boiler in the Vestry with balanced flue through the wall. A very slow drip from the boiler.
A 7 day 24 hour timer in the Vestry and a thermostat in the S Aisle.
The pump, pressure vessel, lagged circuit pipes, gas supply, frostat and related electrical distribution board remain in the basement room below.
Heating in working order after pipe and pump repairs 2012 and since. Pressure continues to drop, suggesting a very minor leak.



109. Four modern radiators in the Chancel, one in Vestry. Four at W and two central in the Nave. Some warm air from finned pipes with reflective foil below in the trenches under the cast iron grills in the walkways.
A pumped loop in the NW corner.
110. The system said to have limited effect. The finned pipes will be more efficient if vacuum cleaned by lifting the grills.
111. Two loose electric heaters in Chancel need to be used with great care near joinery and organ.
112. The redundant stone chimney on the Nave gable wall contains a disused stainless liner in one flue and another flue from a blocked fireplace in the Vestry. Two short stone pots begin to deteriorate.
113. The basement former boiler room is entirely underground with brick ceiling vault under the ventilated Vestry floor. The former coal chute has been altered to an external meter house. The room is poorly ventilated by small louvres in the door whose hinges are failing. Risk of damp is increased because the boiler no longer draws air up the flue. Some water in the floor sump comes from the Vestry sink. When full the sump should pump out automatically through a waste pipe rising to an outside gully.
114. Further damp is caused by wet rubbish, especially in the well at the bottom of the stair.
115. The damp will not harm the building but will hasten corrosion of the heating and electrical installation.

Electrical

116. A three phase supply probably to suit the organ motor, through an external earthenware pipe duct part exposing the armoured cable. Meter in N Aisle. Wiring is MICC installed in 2003 serving multiple light switches, lights and several twin 13A sockets. 'Satisfactory' periodic test report December 2021.
117. Lighting by metal and glass pendant chandeliers with warm white low energy lamps in the Chancel, Nave and Aisles. One failed lamp in Nave and one in S Aisle. A change to white light LEDs in Chancel pendants looks odd. Warm white 2700K or 3000K would fit in better with other lamps.
118. Wall mounted spots in Nave and Chancel.
Older bracketed lanterns over pulpit and lectern and on the W wall.

119. A ceiling bulkhead light in the Porch may not work.
Small LED floodlights outside the Porch, Vestry and boiler room controlled by passive infrared detectors.
120. Microphones and two speakers on the Chancel arch. A motorised white roller projector screen in front of the Chancel screen, its chain hangings, trailing white cable to a multi-socket intrude.
121. In basement modern MICC cables, ceiling bulkhead light and rusting surface metal switch.

Lightning Conductor

122. Spire protected by a copper rod and tape fixed to the Tower NW corner. Its lower part is protected in a metal pipe into the ground. No known test point or earth rod cover. The visible parts appear complete.
123. The last recorded earth test recorded in 2013 but result not given in Log Book. Conductors should be tested every 5 years. See Addendum. Steeplejacks may suggest the installation should be extended over the whole building to meet the British Standard. However given the prominence of the Spire no extension is likely to be justified unless specifically required by insurers.

Fire Precautions

124. Extinguishers all annually serviced September 2022:
- | | |
|---------------------|--------------------|
| 3 litre foam | Nave by the Vestry |
| 2kg CO ₂ | by the Pulpit |
| 2kg CO ₂ | in Vestry |
| Fire blanket | at Kitchen |

In case of proposal to change note the insurer EIG advises dry powder extinguishers should be confined to boiler rooms and kitchens because discharge (including accidental and malicious) in church risks serious damage to organs and delicate surfaces due to the powder being corrosive.

A hand bell in case of fire kept at the font.

Water and Sanitary facilities

125. At NW corner a stainless steel sink with wall mounted 'Heatstore' in a recent kitchen fitting.
In Vestry a stainless steel sink and cold tap and small wall electric water heater, draining to the basement floor sump.

Access and use by people with disabilities

126. After an access audit the wide level path between W gates, Church and Hall was remade in blocks and raised to the doors with care at air bricks. A step remains outside the Vestry door.
127. Level interior as far as the Chancel step.
The very close Hall has an accessible WC which perhaps is all the Church needs.

Security

128. The grounds are enclosed by railings and padlockable gates.
The Porch door has stout bolts and rim deadlock. The Vestry door has a night latch and 5 lever roller mortice deadlock. Both Vestry windows are barred inside. A large floor safe.
129. The 2003 arson was by intrusion through an unprotected Aisle window, now protected.

Grounds, boundaries, signs, paths, trees

130. Small well kept grounds shared with separate Hall, mainly grass with some small trees, shrubs and an apparent old font. Slopes down to some concrete channels at the Church walls may increase ground water under the Church if clearance of gullies and drains is neglected.
131. The low stone boundary walls, piers, railings and gates are in worsening condition. Rust gives a poor impression and damages the metal. Chipping, derusting and painting of railings and gates is needed. Plants growing in the dwarf walls should be removed and the joints raked and pointed. Parts including the NW corner are derelict with copings propped on bricks to stop the railing breaking. New stone, delivered and stored by the basement, now needs to be carefully bonded into the walls.



132. The timber and steel sign at the NE corner has been remade but lacks edgings to protect the plywood and sign lettering.
At NW a short flag pole has lost its top and pulley and lacks paint.



Archaeology

133. The local authority archaeologist indicates that the church and its site not are of archaeological importance.

General comments

134. The parish is to be commended for its care of the Church.
135. Permanent repair of the gutter abutting the Tower and if necessary roof timbers between Chancel and Tower and regular cleaning of all gutters around the Tower are essential.
136. A way must be found to better protect the Tower masonry from the weather, to ensure its stability and to begin replacements of at least the most serious losses to slow decay of the Spire and Tower.
Assuming that the immediate needs (blocking of openings to exclude pigeons, removal of tree at top of Stair) is done in 2023 a range of Options for further work (with Grant Aid?) is

Minimal Maintenance

Take specialist structural engineer's advice on whether further tying of the top of the Tower is needed

Repair (which is likely to attract grant aid)

At all sides descale, renew stone Strings and Sills (and openings in Spire?) with lead cloaks and point

As last but add general stone refacing one side of the Tower at a time

As last except two sides at a time

As last except all four sides together

Demolition

(partial or complete – no grants and requiring at least Faculty and perhaps planning permission)
Demolish Spire and roof over the top of the Tower

Demolish whole Spire and Tower except roof over the bottom stage as an Organ chamber

PART THREE

RECOMMENDATIONS in order of priority

For immediate action

Remove tree from top of spiral stair	14, 57
Refix bird grill outside Tower opening	18, 57
At Tower clear the abutment and back gutters at buttresses	15, 20, 30, 32
Refix N Aisle pipe and bracket at S Aisle gutter sag	31
Clear gullies and drains	34
Complete the NE sign	132

For completion within 18 months

Remake gutter and underlying timbers between Tower and Chancel	18, 26-28, 75, 78, 85
Clear further pigeon litter and sand from all parts of Tower and Stair	18, 58, 93
Take structural advice, DAC and grant givers' initial advice on a strategy at the Spire and Tower	43-56, 136
Rake and point watertable joints at W ends of Nave and Aisles	64
Obtain new Lightning Conductor Test Report	122, 123 and Addendum
Derust and paint railings and gates, repair and point boundary walls	131

For completion within five years

Overhaul slates as required	19, 21, 23-25
Do any structural tying if recommended	36-42
Begin chosen repair or demolition strategy at Spire and Tower	43-56, 136

Desirable improvements

Lift and relay the floor and step at Communion rail	17, 96
Repair wood block floor near entrance	98
Replace failed Nave light and change Chancel LEDs to warm white	117

Recommendations on Maintenance and Care

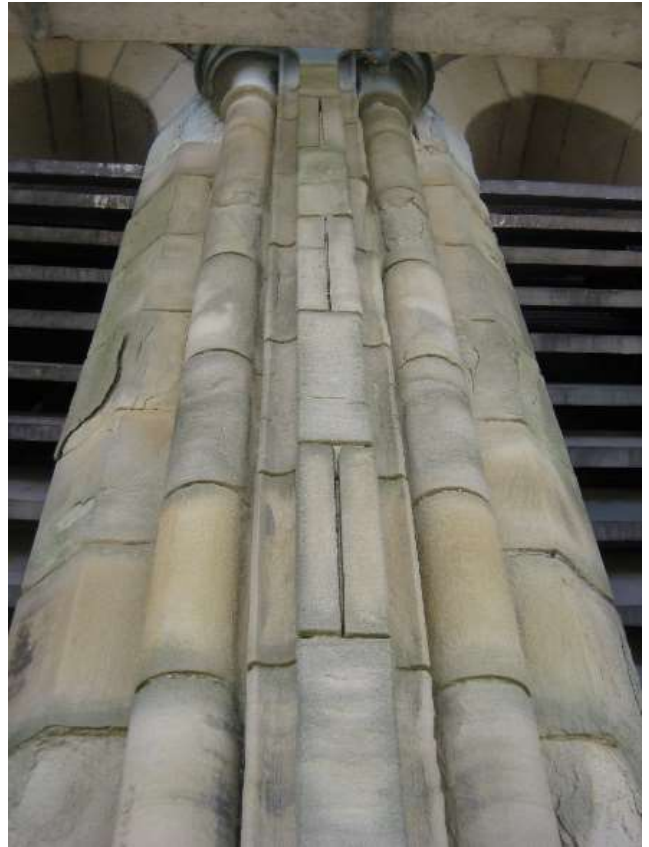
Clean gutters at three sides of Tower at least once a year	15, 30
Clear gullies and drain pipes once a year	34
Clean and vacuum Tower floors and stairs and check pigeon grills once a year	39, 93
Clear rubbish and leaves from basement steps and boiler room	114

APPENDIX Spire and Tower Photographs from N side scaffolding, typical of open joints and decay all sides, during the 2010 repairs

North Tower top lift 4



North Tower lift 3



North Tower lift 2



North Tower bottom lift 1



ADDENDUM to the SURVEY REPORT

Required under the Care of Churches and Ecclesiastical Jurisdiction Measure 1991

PURPOSE OF REPORT This is a general report only, as is required by the Measure. It is **not** a specification for execution of repairs and must not be used as such. The parish is reminded that it will be necessary to obtain either the Archdeacon's permission or a Faculty if it is intended to make repairs for which an architect's specification should be sought. The PCC minutes must record that an application is being made for permission or faculty and a copy of that minute must accompany the application together with a full specification, drawing where appropriate and an estimate of the cost of the work. In any application for grant aid a full specification is always required.

LOGBOOK The parish has a duty under Canon F13(4) to keep a Log Book recording all work carried out on the building. I commend this practice to the PCC. Not only does it help the inspecting architect but it can prove a valuable aid to the parish.

MAINTENANCE Continual vigilance to guard against blockages in gutters and the rainwater system as a whole is needed. Every parish must find for itself a reliable procedure to ensure that gutters, ground gutters, gullies and drains are kept clean. It might be:
maintenance under contract by a local builder or handyman or
maintenance by church working party
Whatever system is adopted the problem remains to remember when to organise the work. Gutters and pipes should be checked at least twice a year. If the Log Book is used as a check list of action every year and kept as an up to date record this will itself act as a reminder.

HEATING INSTALLATION A proper examination and test should be made by a qualified engineer annually **and a written report obtained for the log book**

ELECTRICAL The installation should be tested every five years and immediately if not done within the last five years by a competent electrical engineer, that is a certificate holder of the National Inspection Council of Electrical Installation Contracting (NICEIC) or a member of the Electrical Contractors Association (ECA) and a resistance and earth continuity test should be obtained on all circuits. **The test report should be kept with the Log Book.** The present report is based on a visual inspection of the main switchboard and certain random sections of the wiring without the use of instruments.
To check registration with NICEIC and ECA see www.electricalsafetyregister.com

LIGHTNING CONDUCTOR Any lightning conductor should be tested by a competent electrical engineer every five years (in addition to any recommendation in this report) in accordance with the British Standard Code of Practice. Records of the results and condition should be kept with the Log Book. Note that there is no general requirement for a Lightning Conductor.

CHURCH WARDENS' INSPECTION Although the Measure requires the church to be inspected every five years serious trouble may develop in between these surveys if minor defects are left unattended. It is recommended that the wardens should make or have made a careful inspection of the fabric at least once a year and arrange immediate attention to such matters as displaced slates and leaking pipes.

PEOPLE WITH DISABILITIES 'One of the striking characteristics of the Gospel narratives is Jesus' concern for people with disabilities but sadly the Church has, in the past, given little attention to their needs. The design of our buildings has often proved a barrier to those who attend church services' (Chairman of the Church Buildings Council). The PCC are reminded that the Disability Discrimination Act 1995 places a duty on churches to review all practices and facilities and to take all reasonable steps to avoid discrimination against people with disabilities caused by physical features, bearing in mind the limitations often found in historic buildings
Useful advice and audit sheets are to be found in 'Widening the Eye of the Needle' published by the Church Buildings Council 1999 £10.95.

INSURANCE The PCC is advised that insurance cover should be reviewed annually to take account of any rise in the cost of rebuilding.