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9 July 2020

The Care of Churches Secretary
Durham Diocesan Office
Cuthbert House
Stone Bridge
Nevilles Cross
Durham
DH1 3RY

Dear Dan

Marley Hill St Cuthbert

For the Diocese I enclose a copy and have emailed a pdf of my 2020 quinquennial report.

As requested I assess costs excluding VAT as follows

Immediate	less than £500
18 months	less than £2,000
Quinquennium	less than £2,000
Desirable	£3,000 – 5,000

Yours sincerely

Ian Ness

Diocese of Durham

St Cuthbert
MARLEY HILL

(12)

Ecclesiastical Jurisdiction and Care of Churches Measure 2018

QUINQUENNIAL REPORT

on the architect's inspection on

8 June 2020

Sunderland Archdeaconry

Gateshead West Deanery

an unlisted building

in Marley Hill Conservation Area

Incumbent the Revd Glen MacKnight

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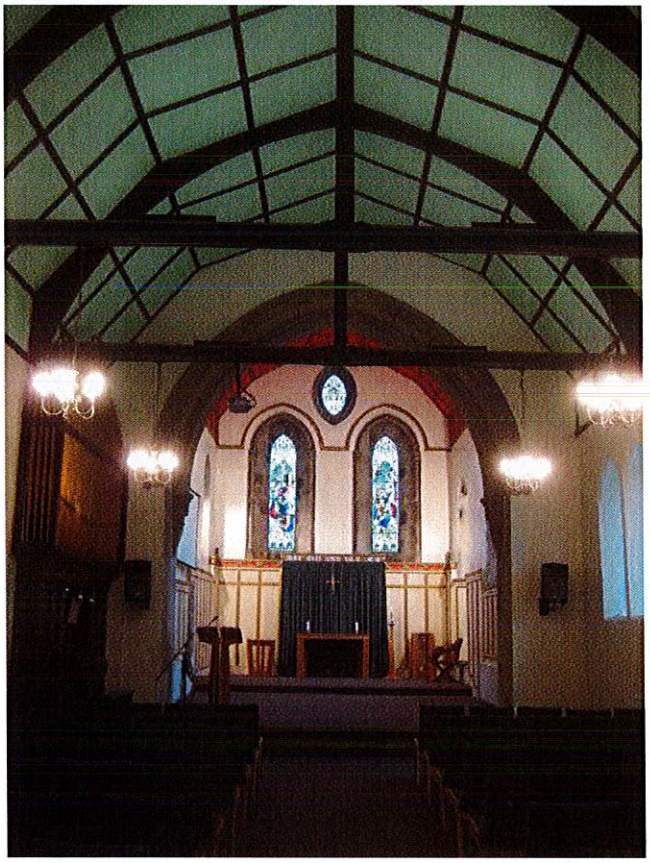
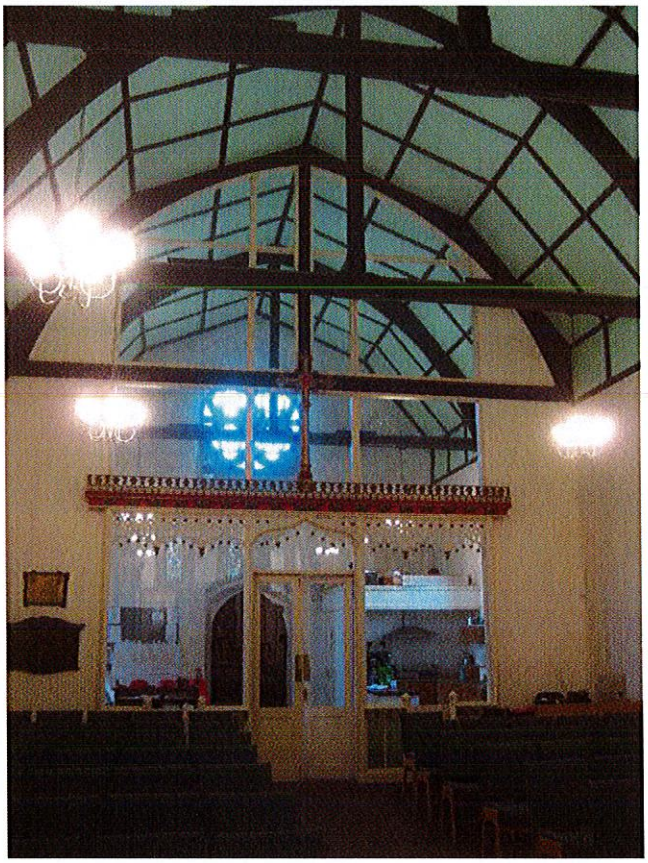




PART ONE

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 and the history of the church is such that asbestos is very unlikely to be present. However this report is not a survey under the Control of Asbestos at Work Regulations 2012. A guidance note is issued by the Council for the Care of Churches. If a survey is required and not previously done, a specialist surveyor should be approached.

3. The Chancel faces SE but for simplicity this report assumes it faces the conventional E.

Brief description

4. Built 1877 to serve the pit village of Marley Hill. Sandstone and welsh slate. Nave without Aisles, narrower Chancel with continuous roof. Two bells in a stone bellcote on the Chancel arch. At the W end a lean-to Porch with doors at N and S. At NE a small gabled Organ chamber. The Chancel roof extends over a Vestry. Basement boiler room and tall chimney.
   Plain lancet windows, most in pairs or triples with a high vesica window in the E gable.

5. Facing the W approach good Early English detailing at the quatrefoil rose window in the W gable and at the wall arcade with small lancets in the Porch.

6. The church is central in a large square churchyard sloping down to N. Headstones throughout.
   Paths to N and W with avenues of trees. Further trees along the N side and part of the W side.

Recent structural history

7. Outside unaltered. Reordering in 2004 included clearance of fixed furniture and moving the Chancel screen to stand at a new mostly glazed screen dividing the Nave. The W third became a social space with open kitchen and an accessible wc. New lighting, heating, floor coverings and loose furniture throughout. Porch floor and sloping path around the Porch both raised for level access.

8. Significant work shown in the Log Book :

1998	low parts of Chancel, Vestry and bellcote pointed
2000	some rot in timber floor, new rear carpet, slate patching
2001	further floor repairs near lectern
2004	broken drain in St Cuthbert's Rd repaired by the Council, has improved site drainage
	Reordering
2007	undersink heater and tap replaced
	window mesh replaced like for like
2007 and 2008	slate and gutter repairs after gales
2009	ground lowered and shoe fitted at rainwater pipe at Nave SE corner
	W gate repainted
	gullies rodded and pressure jetted (street drains reported still not running freely)
2010	Porch roof renewed with new timbers, slates and EPDM parapet gutter after rot
	suspended ceiling added in Porch
	two hundred Nave slates replaced, high level repointing
2011	Vestry reroofed with new gutter after lead theft and damage
2012	new wall kitchen cupboards and window extracts uprated
2013	Vestry N wall repainted
	floorboards in front of new servery repaired and joists treated with preservative due to new wet rot
2014	island servery fitted
	New N gates
2017	floorboards and joists at Kitchen replaced again with improved ventilation channels through solid former walkway and new circular vent holes through side stone walls (air bricks awaited).
	New drain from mid S gully to ground some 2.5m S of church SW corner.
2018	Three Porch slates glue repaired with sealant after damage by fall of W cross

Summary of structural condition

9. The church is well built and mostly well maintained. Slight past movement shown by pointing of the Chancel arch has stopped.

10. Parts of the churchyard especially at E and S have been unusually wet. The geology may bring to the surface ground water from higher up the hill. The church lies across the hill interrupting surface run off. Slight further local damp damage in low level plaster at SE corner of Nave and S side of the Café suggests the recent drain work was useful but there is still scope for improvement.

PART TWO

DETAILED DESCRIPTION OF THE EXTERIOR

Roofs

11. Purple grey welsh slate with clay or concrete ridges. Copper slate nails where visible. Except at the recent Porch and Vestry slates the second course above eaves are all wired in place, presumably after gutter replacement.
    Chancel and Nave roof continuous. Secret lead gutters at both gable upstands. At the bellcote stone drips over cover flashings (except missing at SW) over lead soakers.
    At the organ chamber one lead and one EPDM rubber valley.

12. S Chancel fair. Several random wired slates. One fallen out near middle of eave.

13. S Nave fair. A few slates held on copper wire or lead clips. Lightning conductor clipped through slates. One slate slipping by the W gable. Two slipping, one missing towards bellcote. Several cracked by bellcote. A bellrope and sleeve has been removed.

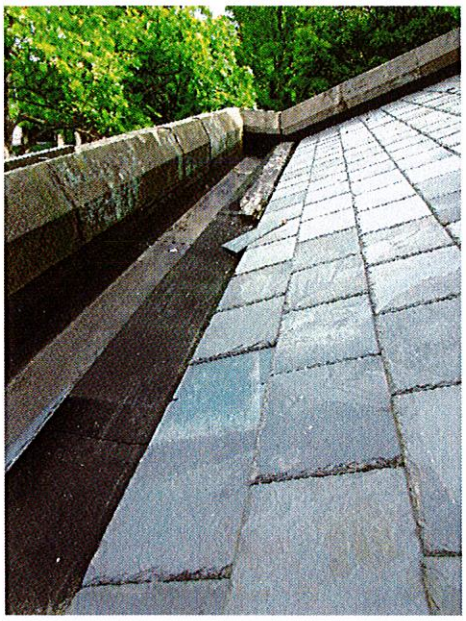
14. N Nave fair. One slipping, one missing near the W gable. Several slipping and one missing slightly W of centre. Empty bell sleeve through slates.

15. Organ chamber W side aged slate fair, E side recent new. Good but one E slate next to gable broken across. Moss in the W side secret gutter.

16. N Chancel good except a slate missing from ridge close to bellcote, one slipping near E end of ridge and another from under the bellcote.
    At chimney lead back gutter and secret side gutters.

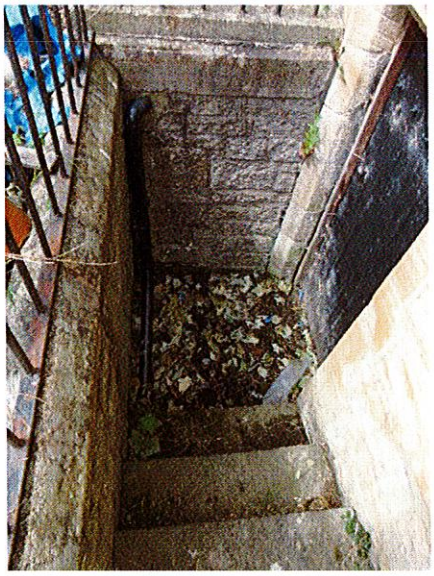
17. Vestry catslide recent slates good but one broken across near top and one slipping at eave.
    EPDM rubber sheet at top apron and as cover flashing at W against the organ wall.
    The E verge is covered by metal bent over the slates over cement mortar covering the ends of sarking boards. A short length of missing mortar exposes end grain which may eventually decay. Mortar is not permanent protection.

18. Porch lean-to under a stone drip at its head. Parapet gutter to a S outlet. All renewed. Slates good except three broken (some by fallen cross) sealant repair failed.
EPDM sheet head and side flashings and parapet gutter lining and outlet. Loose timber batten in gutter.



Rainwater System, Drainage

19. Good quality modern black finished moulded glass fibre gutters with plastic pipes. Ogee gutters and round pipes in sound condition. Gutters fixed level in long lengths with internal struts and fixings back to fascias. Some growth in silt in N Chancel gutter.



Well at boiler room steps

20. One pipe each side of Chancel. N pipe extended through ground to a low gully in well at boiler room steps which is still thick with leaves and wet.
Three pipes at S Nave, two at N, one each at W organ and Vestry. E organ gutter falls onto Vestry roof.

21. Porch S outlet to a glass fibre moulded hopper, cast iron pipe and shoe in sunken gully. The cast iron needs paint in next five years.

22. The pipes fall over earthenware gullies which appear sound and clear (except N side blocked).
A manhole by the Vestry collects drains from a gully for the Vestry sink, from the bottom of the boiler room steps and from under the building. The manhole drains to another by the N boundary where it seems to connect to a pavement gully and the public sewer.

SE Nave – ground level too high – air brick part blocked by soil and plant

Cracked gully surround at SE nave-para 24

23. Not known whether the other N gullies connect to drainage or to soakaways.

24. The cracked surround at the Nave SE corner gully may lead water into the wall (plaster damage corresponds).

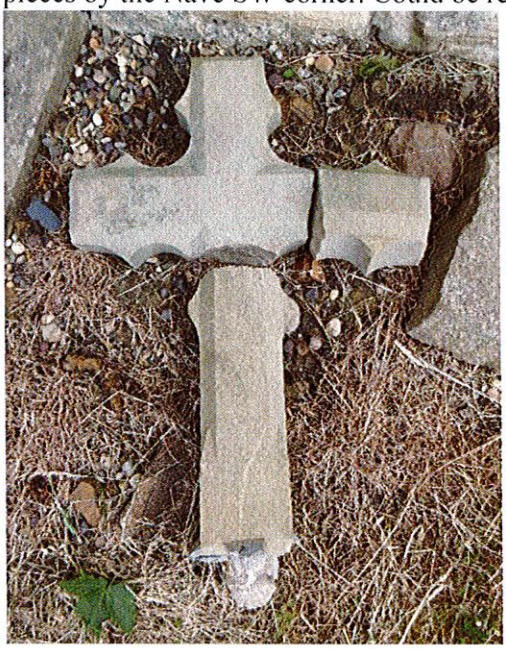
25. A renewed macerator pumps narrow bore foul drainage to a new manhole at the NE corner of the churchyard then into the drain of the neighbouring house.

26. Land drainage is known to pass from the church SW corner N to St Cuthbert's Road. The S Nave mid gully drains to land close to the church SW corner but not into the known land drain.
The known drain goes through a manhole next to the N drive then into a pavement gully in St Cuthbert's Road. Standing water in the manhole channel suggests the drain is again silted or blocked lower down.

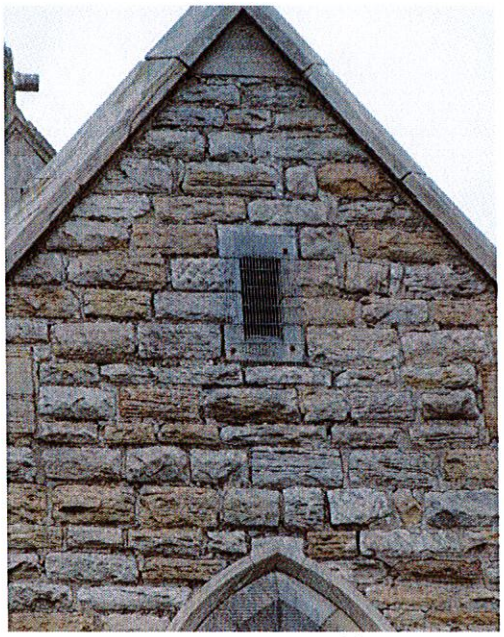
27. Drainage from the other S gullies is unknown. The ground next to the church S side has been wet in the past but after a dry spring is not noticeably wet.

Walls, Buttresses, Chimney

28. Squared sandstone rubble with dressed quoins, buttresses, strings, plinths and openings. Damp proof course visible at Vestry only.
Crosses on E gable and bellcote. Since last inspection the small W gable cross fell in a gale and now lies in three pieces by the Nave SW corner. Could be reassembled and refixed by a mason.



W cross complete but broken



Upper E gable

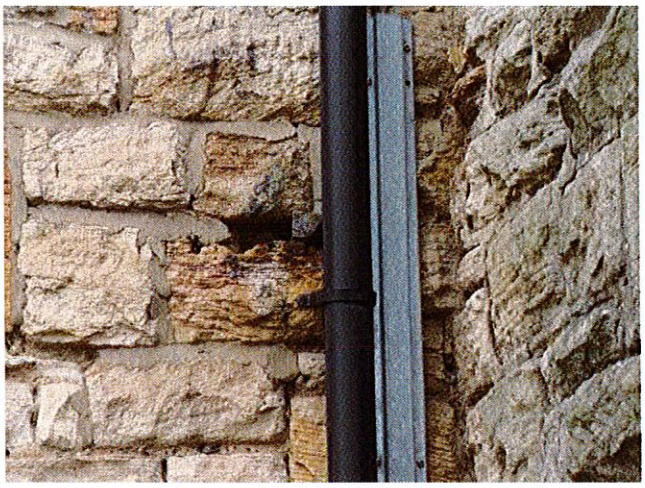
29. The E gable watertables and wall above eaves level have loose old pointing. Much is missing. This exposed masonry should be raked and carefully pointed.

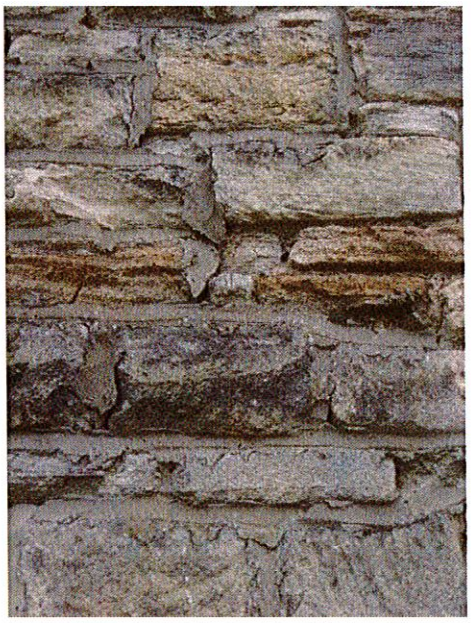
30. The E gable below eave level, the Chancel N and S walls and the Vestry E wall are fair but pointed with hard cement mortar, some spread over the stone face. Open holes at some joints. Rain soaking into stone walls evaporates out again following the easiest path. Pointing should be more water permeable than the stone, letting most vapour out through the joints. Hard cement pointing forces the vapour through the stone surfaces which eventually break down. Minor surface decay has started at the gable. Future pointing should be permeable lime not cement (like the original still visible elsewhere) and kept back from the stone surface.

31. The three E gable buttresses show some surface shaling at mid height. At the gable and S side the string course at cill level has lost some moulding and a corner piece is cracked.

32. The Nave SE buttress and return wall are fair with old pointing now mostly loose like the E gable peak. Local stone erosion.

33. The S and N Nave stone is fair with mixed pointing and some open joints. Some is old lime slowly eroding back as it should. Some later pointing is mainly loose and can be left to drop off naturally. Some modern cement mortar spread over the stones may promote local decay. Removal and general repointing in lime mortar would be beneficial.





typical pointing at nave – stone decay accelerated by cement mortar pointing which is itself loose in places

34. The W gable stone is fair with recessing old pointing at the peak, modern cement pointing at SW and recessed lime beds exposed at NW. Better to fill and point two open holes deep into the core of the wall at a derelict notice board.

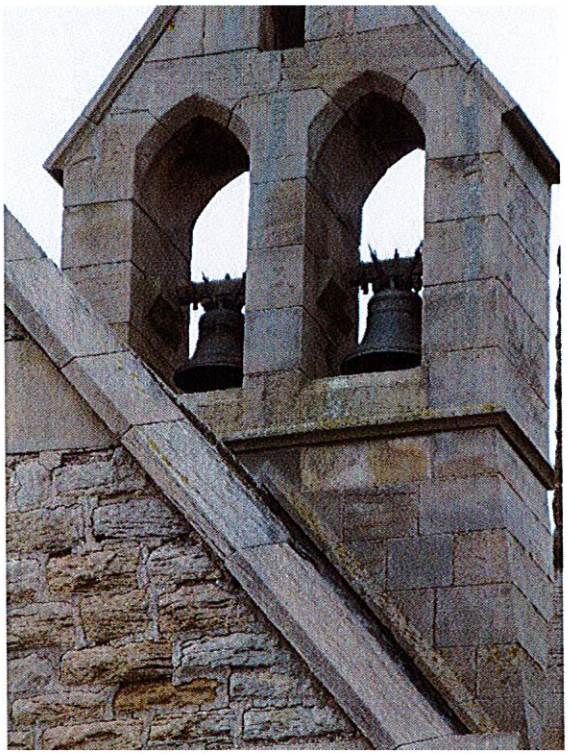
35. The Porch has old pointed joints and is fair apart from some decay behind hard mortar at the lower W and upper S sides. The ashlar upper W wall has some surface decay and decay in soft beds. At least three coping joints are open.

36. The organ chamber W wall is sound with tight joints well pointed. The N gable is fair with wider old pointing. Open joints in the watertables.
The stone steps to the door landing and its stone walls have spread.

37. The tall chimney seems sound. Vestry fair but many open joints in the N wall.

Bellcote, Bells

38. The substantial stone bellcote with cross has open top joints. Dressed stone sound but the corbels for the bell bearings are deteriorating a little.



39. Two bells on metal I beams on bearings. Bell levers no longer connected and S bell cracked. The remaining N pull tube said to be sealed and the ropes concealed in the roof void. The bearings said to have been poor when last rung and must now be further corroded. Restoration would be possible.

Window and Door Openings

40. E gable two lancets and vesica over, stone sound except minor soft beds eroded.

41. The S Chancel SE pair of lancets sound except mullion slightly delaminating on E side and minor decay in cill. SW pair sound.

42. At S Nave eight lancets all sound but decay beginning in weak beds and five cills, especially E and mid cills at W triple light which with poor pointing of the wall below may contribute to the low level damp inside (para 57).

43. At Porch door arches minor decay in both hoodmoulds and in the top of the S arch. Decay in one S door E reveal stone.
    At N door surface decay at the W side of the arch and reveals may be hastened by the open coping joint over.

44. In Porch W wall five small lancets in a miniature wall arcade. Some decay in weak beds in window reveals and surface shaling between windows 2/3 and 4/5 counting from left. Decay in most of the six turned capitals and the backs of the stone shafts. Both perhaps worsened when the gutter over leaked.

45. W gable rose window and surround appear sound. Iron ring armatures rusted but probably stable.

46. Two groups of triple lancets in N Nave, Vestry door, two lancets and higher quatrefoil in organ gable, two pairs of rectangular windows in windows in Vestry E wall and single N Chancel lancet all sound.

External Iron and Wood

47. Porch doors and frames black stained or painted sound but N door not opened (now disused which seems odd as it faces the parking at St Cuthberts Road). S weathermould lacks paint.
    The former noticeboard by the N door is beyond repair, looks very poor and should be removed (para 34).

48. Vestry door varnish weathering. Painted frame wearing.
    Drilled boiler house door and frame sound. Metal ventilation louvres at basement. Rusting railings round the steps.

DETAILED DESCRIPTION OF THE INTERIOR

Roof timbers

49. Five Nave trusses part visible under a wagon ceiling. No visible defect and no hatch to the small void.
    Chancel, organ chamber and Porch timbers concealed.
    In the Vestry a single truss on a stone corbel, mostly hidden by suspended ceiling, and a plastered beam between the Vestry and organ. No visible defect.

Ceilings

50. In Chancel and Nave painted plaster wagon ceilings with moulded timber ribs. No visible defect except same slight flaking E of the screen across the Nave as at previous inspections.
In Porch painted board wagon ceiling now concealed by suspended ceiling tiles. One now broken.

51. Plaster barrel over organ, sound where visible but mostly obscured by the organ.
In Vestry plaster ceiling hidden by modern suspended ceiling. Two central tiles water marked.

Chancel Arch

52. Chamfered sandstone with some dark pointed joints, signs of past minor movement. Now seems stable.

Partitions, Doors, Panelling, Screens

53. Doors painted panelled or oak boarded and framed, doors and frames sound. Overhead closer at one Nave W door good.
Timber panelling at Chancel painted cream, red and gold with moulded ribs and slight carved enrichment and appears sound.

54. A Great War memorial Chancel screen has been moved. Its painted gothic carved timber is more open than most, having three openings through the panels and only four posts under the carved tracery, beam and cross. Paint cream, red and gold with two blues at the four low panels where names are painted. Good condition but some chipped paint.

55. The moved screen is fixed to a modern glazed full height screen dividing the Nave. Glazed softwood framing built under and into a truss. Outer parts plastered. Pair half glazed doors. Good condition.

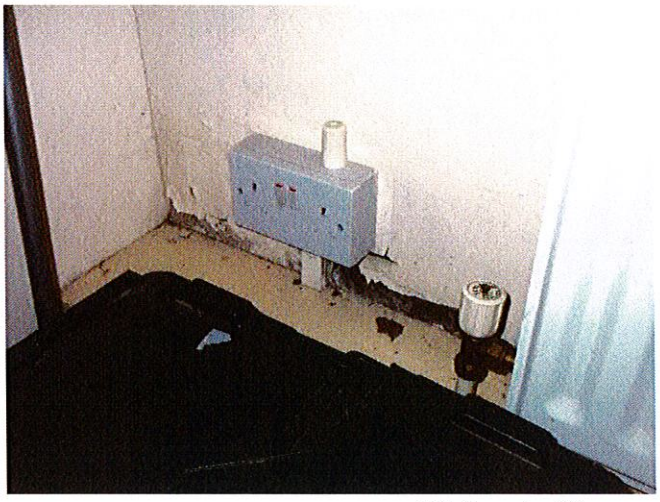
56. Large wc compartment at NW double plasterboarded with heavy ceiling and solid flush door for good sound separation.

Plaster, Decoration

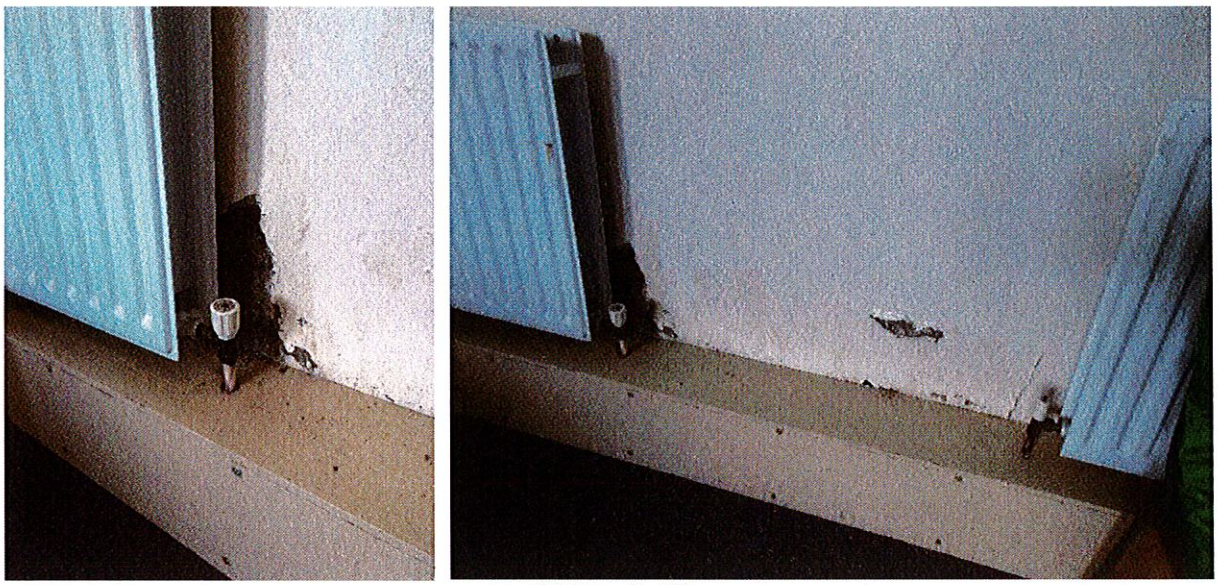
57. All walls plastered and painted, good condition except
- vertical hairline cracks over the Nave side of the Chancel arch and over Nave W door
- minor paint damage outside wc
- damp damage in low level plaster on render in SE corner of Nave
- paint damage and some loss of plaster/render due to damp under the café S window (partly behind radiator).

The latter two Nave damages are worse than at the last inspection, suggesting rising damp has continued though it may now be limited by the recent drain and ventilation work. Render/plaster and paint repair now would improve appearance and help trace need for further damp works. One twin socket may suffer from being very close to damp plaster.

SE Nave



SW Nave (café)



SW Nave (café)

58. Most of the churchyard being notably damp and the church having no known damp proof course it is not surprising there is rising damp along the S Nave where the ground is nearly at floor level.
The damage may be caused by a combination of:
- the high level of very damp soil
- further wetting of the wall and ground by the broken gully at the Nave SE corner
- poor or blocked drainage from other gullies (even the recent new drain from the Nave mid gully drains to soil)
- water getting into the wall from the damaged SW window cill (para 42)

59. Washable magnolia walls and Chancel panelling. A rich salmon red ceiling in Chancel and details at the screen, duck egg blue ceiling in the Nave. Dark trusses and ceiling ribs. High level cobwebs.

60. The upper W gable wall paint, now clean, was previously discoloured by black speckled mould caused by condensation of catering vapour on a cold wall. Slight flaking at the coldest reveals of the rose window. Condensation may have been cured by the added fan extracts.
Some rising damp damage at painted stone at Nave W doors.

61. Some flaking on the organ chamber N wall, its window reveals and under its E beam.

Ventilation, Rising Damp and Floor Rot

62. Rusted hoppers in one S Nave window and one in Kitchen space converted to a panel with two electric extract fans. No cords. Three dirty round plastic glass vents in Vestry and organ lobby.

63. There being no known damp proof course in the Nave walls the backs of the kitchen fittings are protected by ventilated spacing away from the wall.

64. Air bricks in the N & S walls of Nave and Chancel ventilate their suspended floors. Three bricks each side of the Nave, five around the Vestry and organ. The ground S of the Nave still reaches the bottom of the airbricks which may begin to block if soil creep continues.

65. Despite these apparently sufficient airbricks in at least recent decades there has been wet rot in the Nave floor near the solid centre walkway which seemed to block cross ventilation. At the 2004 reordering rot was found in joists and boards due to contact with the damp solid centre walkway. Repaired with added damp proof course and reported increased cross ventilation by added air pipes through the walkway

66. Recurring rot by the kitchen in 2013 and 2017 has been repaired with reported further air pipes through the solid walkway for better cross draught. In 2017 one new vent hole was drilled through the Nave N and S walls but are not yet cut square and fitted with air bricks to keep out vermin.
The S hole is open, the N hole is temporarily bunged with plastic sheeting which defeats clear ventilation.
Two airbricks lying disused on the basement floor would suit.

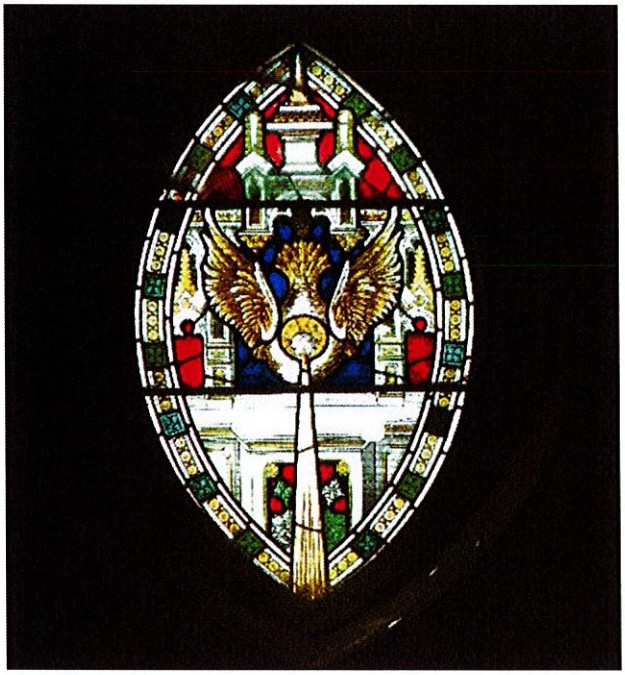
S side

N side – drilled hole loosely plugged by plastic sheeting

67. Despite the improvements the recurring rot suggests it would be wise to better drain the sometimes very damp ground under the church.
Ventilation remains limited and it appears the risk needs to be further reduced by better ground drainage and perhaps lowering the S side ground level. See Appendix.

68. Not known whether the Chancel walkway blocks its ventilation.

Glazing, Protection



69. E gable two lancets with sound stained glass Revd Samuel White memorial 1892 'I was sick and you visited me, I was hungry and you gave me meat'. Above them a vesica with dove stained glass where two holes may be pellet damage through the mesh. Some dirt.

70. S Chancel two pairs of lancets and single lancet at N have cast white leaded quarries with saddle bars. One minor hole and one pane cracked. Original external ferramenta for intruder protection.

71. S Nave - five lancets with similar cast white glass and ferramenta.
- three middle lancets have undated stained glass by Atkinson Bros, Berkley memorial, Angel of Faith, Angel of Hope and 'He is risen He is not here' all sound. Some dirt inside.

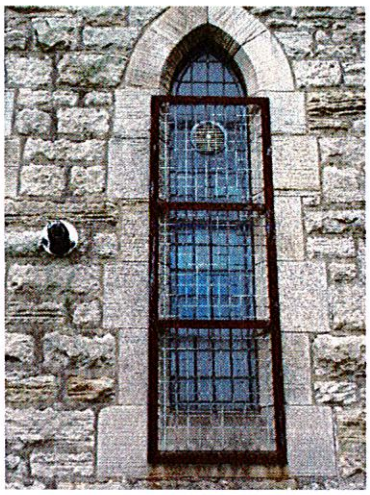
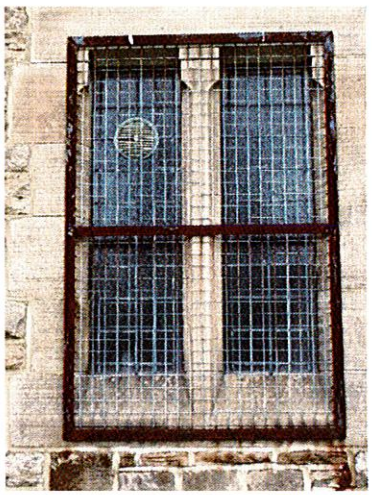
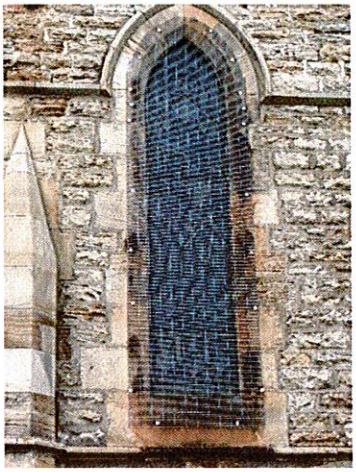
72. In Porch five small lancets have white glass and original ferramenta. Cobwebs. Limited daylight, partly because the dark stone walls do not reflect.

73. The W gable 'rose' has slightly dirty cast white quarries and iron ring armatures rusted but stable.

74. At N Nave the W triple lancets have sound white quarries. Original ferramenta. In the E triple lancets stained glass Berkley memorial by Atkinson Bros 1912, Light of the World, St Peter, St Cuthbert, sound.

75. At the organ gable quatrefoil sound white quarries very dirty. Two N organ lancets and two pairs rectangular lights in the Vestry E wall have sound white leaded quarries.

76. At Vestry and organ lobby mesh protection in rusting steel frames not fitted to openings look poor. Frameless galvanised mesh protection fixed with washers and screws into mortar joints and some stones across all other openings except nil at five small Porch lights.

Floors, Rails

77. The choir floor is two steps higher than the Nave and now extends into it as a short full width platform. Former choir stalls now removed.
Sanctuary one step higher (encaustic clay tiles now carpeted).
Whole Chancel carpet tiled with hardwood nosings at the three steps. Sound. No rails.

78. At Nave suspended softwood boards on joists each side of a solid centre walkway now overboarded with ply and carpeted (carpet tiles with impervious backing which tends to block evaporation of ground water – see Appendix) except at the kitchen where the boards are left exposed. Floor feels sound.

79. Joisted floor at organ and Vestry appears sound where visible over the former boiler room. Part of the basement is open to the underside of the suspended floor in Vestry and lobby which must further improve its ventilation. Vestry and lobby floors covered by carpet tiles with clean-off by door.

80. Non slip ceramic tiles on solid at wc, sound.
Porch floor clean-off carpet on concrete and membrane over the original lower solid floor.

Reredos, Monuments, Brasses, Furnishings, Organ

81. The reredos is a plain seasonal curtain under a carved timber frieze. The curtain makes a clear background to a well proportioned brass cross bracketed to the wall. Oak paschal candlestick.

82. Modern american oak chancel furniture by Chris Winn. Oak altar table, lectern and stand for white enamel font bowl, credence table.

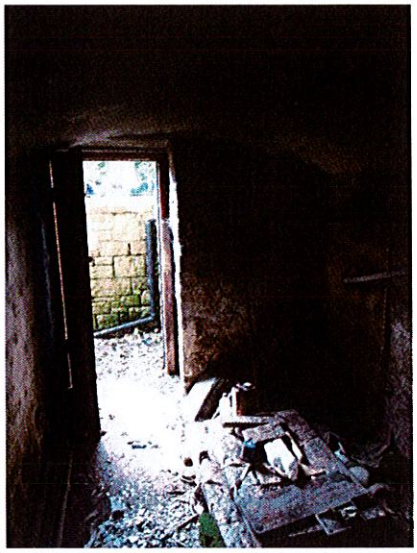
83. First and second war plaques refixed at the Nave screen beside the painted names of the Great War dead from the mine on the repositioned Chancel screen.

84. Oak framed green upholstered chairs throughout. AV desk in NW corner of shortened Nave. Eagle lectern now in N lobby.

85. The café room is bright due to clear glass on three sides. Chairs for refreshments. Open kitchen fittings with cooker and extract hood.

86. Listed pipe organ by Nicholson of Newcastle, two manuals. Varnished softwood plain case with gold painted pipes. Blower in organ chamber. In fair condition, used only occasionally.

Heating



87. System fully renewed 2004. Twin wall gas boilers with flues through the N lobby wall. Exposed gas meter between boilers. Copper pipes to twin panel steel radiators throughout including the N lobby and Porch. Timer, room thermostat, thermostatic radiator valves. Effective.

88. Empty basement boiler room dry, well ventilated. Ceiling part vaulted under the Vestry. Disused stainless flue and terminal remains on stone chimney.

Electrical

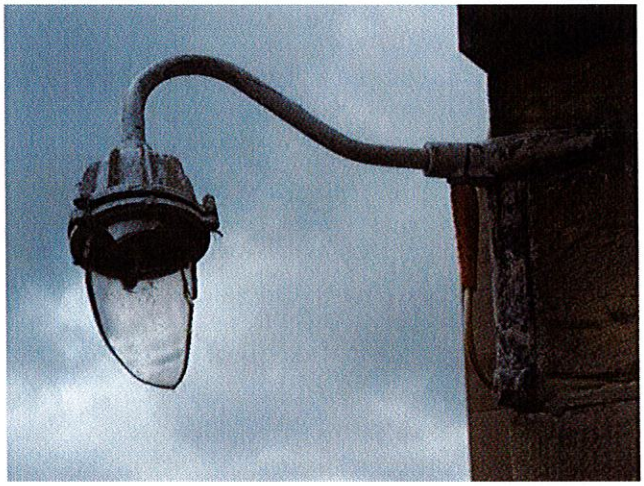
89. Single phase intake at lobby with 63mA protection. Two meters and DB with six ways and submain to kitchen DB. Surface MICC wiring in recent alterations, mixed metal clad and plastic switches and 13A sockets. Surface trunking for wiring in Lobby and Vestry. Older pull-out fuses in DB in Vestry for lighting and boiler room.

90. A simple and effective system. A 'Satisfactory' full system test January 2018. The test report best kept with the Log Book.

91. Five-arm pendant lights with low energy globes suspended from truss ties, switched in pairs, and low energy linear uplights on the truss ties to give the option of reduced lighting on occasion, simple and effective. Five pendant lamps off. Dirt on many globes must reduce light

92. Chancel attractively lit by eight tungsten floods – two downward and two up to ceiling from Chancel arch and four from reveals of E lancets upwards and onto altar. One not working.
In the Vestry twelve recessed downlights four not working. Fluorescent strip in the Lobby.

93. Security lights over the doors, intruder alarm (said to need attention), sound system.
A very poor looking broken external light on the Vestry corner should be removed.



Lightning Conductor

94. Single air rod at the bell cote. Cable clipped to stone and between slates. Galvanised protection at low level. Replaced in pvc covered 8mm aluminium after attempted theft. Last test May 2007 gave an earth resistance of 35.6 ohms, more than the maximum 15 ohms recommended by insurers EIG. See Addendum.

Fire Precautions

95. No extinguishers in church – said removed to Lobley Hill for servicing!

In case amendment is proposed note that 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.

Water and Sanitary facilities

96. Accessible wc at NW including folding baby change shelf. Kitchen with stainless sink. Shared undersink water heater and pumped macerator drainage.

Access and use by people with disabilities

97. The footpath from W remains difficult due to two steps by the gate. The W tarmac path sound but narrow. A further narrow path to the Vestry where five steps up to the door.

98. Otherwise access good. From the N where parking is possible there are wide gates and a sloping tarmac path in good condition passing round to level access at the higher S Porch door. Level inside apart from two steps to Chancel and Vestry.

99. The N Porch door not in present use has six good stone steps with handrail, manageable by the infirm.

Security

100. At the Porch doors five lever roller mortice deadlocks, pairs of shoot bolts.
At the Vestry outer door nightlatch, roller mortice deadlock and two shoot bolts.
Mortice deadlock at Vestry inner door. Safe built into the Vestry/Meeting room E wall.

Protection makes the windows reasonably secure.

Churchyard, boundaries, signs, paths, trees

101. A large square sloping yard with burials in most parts and avenues of trees at the N and W paths. Closed and maintained by Gateshead Council.

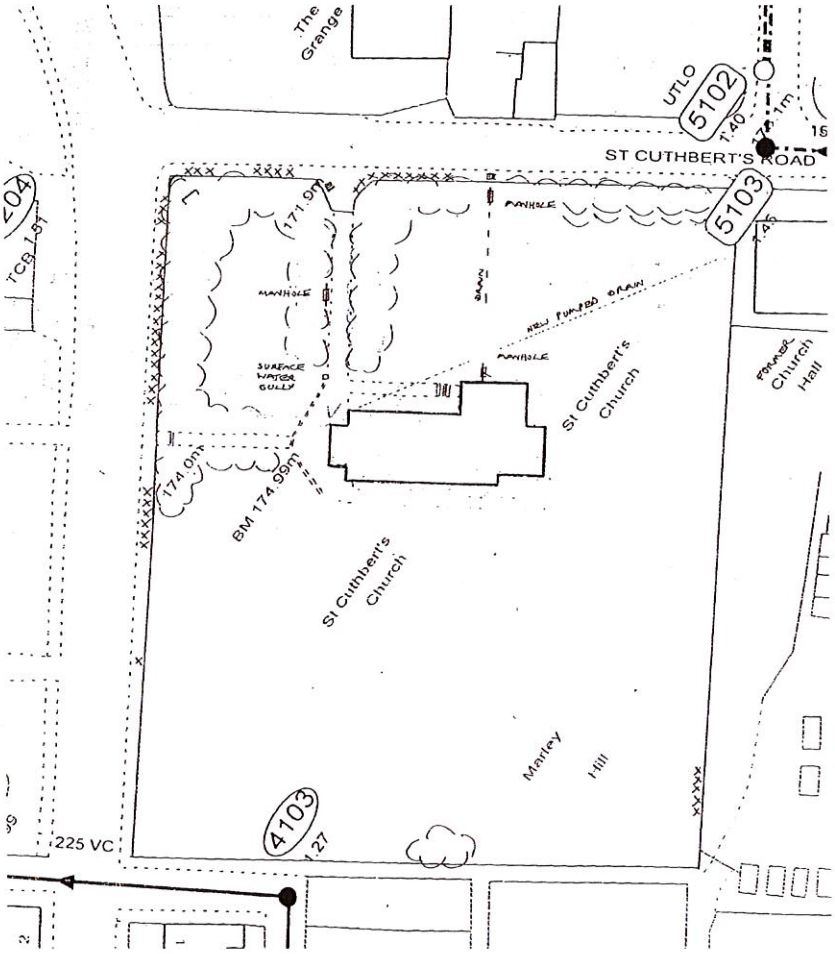
102. Low stone boundary walls on all sides, battered inward at N and NW where they retain the churchyard. Walls generally in fair condition but some parts are now poor. The attached plan from 2003 shows pointing needed at 'X'. None done and the need is now more widespread.
Failure to repoint (and in places rebuild) before long could lead to further collapse.

103. At N and NW the wall is low and broad enough to resist the soil pressure at present but small holes and mostly loose pointing make it precarious.

104. At SW and S the wall is taller, narrower with vertical sides and copings. Generally good condition but small areas of loose pointing better repointed soon. The E wall is mainly overgrown. Some visible parts needing pointing. Saplings alongside will damage the wall if left.

105. Stone piers and steel gates. At W modern steel posts and single gate with St Cuthbert cross, all rusting. Double N gates renewed.

106. Prominent sign at the NW corner.



107. A twin stemmed sycamore not far from the Nave S side. A scots pine by the S boundary. Numerous other mature trees. Maintenance by the Council does not relieve the parish of its duty of care to report any sign of a tree becoming dangerous. Note the Conservation Area means the trees are protected and work should only follow Local Authority Consent and faculty.

108. Head stones of all descriptions, mostly in good condition but many, especially the smaller stones are leaning steeply or laid flat. In about 2002 Gateshead tested their stability. It would not be a major effort to set most of the flat stones up again. One by the Vestry is flat and broken.

109. A tomb S of the Chancel in poor condition.

Standing surface water often found around a headstone

typical mixed condition of stones

110. At the inspection the ground was dryer than on previous visits but cracked bare soil in hollows shows it is very wet at times.

111. Normal creep seems to have raised the soil level S of the church. Recent improvement of drainage from one S Nave gully may have reduced ground water pressure on the building locally but a tendency to rising damp in the S wall and floor must remain. Significant reduction of risk would require comprehensive land drainage by French drains or perforated pipe field drainage falling across the slope S of the whole church connected to the known land drain at SW.
As a minimum existing drainage must be kept clear.

Archaeology

112. Consultation with the local authority archaeologist indicates that the church and its site are of not of archaeological importance though the many burials mean proper precautions should be taken in the event of drainage works.

General comments

113. The building is well constructed and generally maintained. Its colourful interior is attractive.

114. A programme of repointing in lime mortar by skilled mason ought to be started (say one side every five years to spread the cost).

115. The trees and churchyard walls need to be maintained and the churchyard drained better.

APPENDIX

A brief schedule of work with plan dated October 2017 (purpose to reduce risk of rot and rising damp in the W end of the Nave) is appended for information.
Not all the recommendations appear to have been carried out in 2018.

ST CUTHBERT'S CHURCH MARLEY HILL
WORKS to REDUCE RISK of ROT IN THE FLOOR WEST of THE GLAZED PARTITION Read with plan 1:100
in addition to replacement of wet and rotten joists and boards as required

Ian Ness Architect Oct 2017

A AIR BRICKS

Cut out stone and fit 2 no. new airbricks (min 9x6" buff to match) below floor level.

B SLEEVES at new and existing air bricks through solid stone walls

Clean out 4 no. existing air bricks and ensure they have clear air passages (min 9x6") through the 700 approx thick solid stone walls to the floor voids. Note the passages may be sloped or dogleg.
Unless they already have secure stone lintels through the whole wall thickness fit new concrete lintels or sleeves to keep air flow clear.
At the 2no. new airbricks fit similar lintels or sleeves.

C PIPE VENTILATION through solid centre walkway

Cut out 3 no. channels across top of original concrete centre walkway, fit 3no. new 100 dia pipe cross air ducts below floor at level to avoid the wall plates for clear air movement. Make good floor.
Note positions as plan not opposite air bricks, to minimise pockets of poor air movement.

D SLEEPER WALLS

Ensure clear air movement area between all joists and sleeper walls across the entire suspended floor

E FLOOR VOIDS

Remove all saturated existing and new timber debris lying in all floor voids (may promote future dry rot)

F NEW FLOOR TIMBERS

All new joists and wall plates to be vac-vac treated and laid on dpc or wrapped in dpc
All new boards to be vac-vac treated t&g softwood or WBP ply

G CARPET

The existing carpet tiles with impervious backing to be changed to breathable type

External

H SOUTH SIDE GROUND LEVEL

At a strip min 750 wide along whole south side of the Nave lift turf, reduce ground level by min 200 (sloped up outside the 750 strip) and relay turf.

J SOUTH SIDE RAINWATER DRAINAGE

(Note unknown whether the 3no. south nave rainwater gullies connect to drainage or to old soakaways)

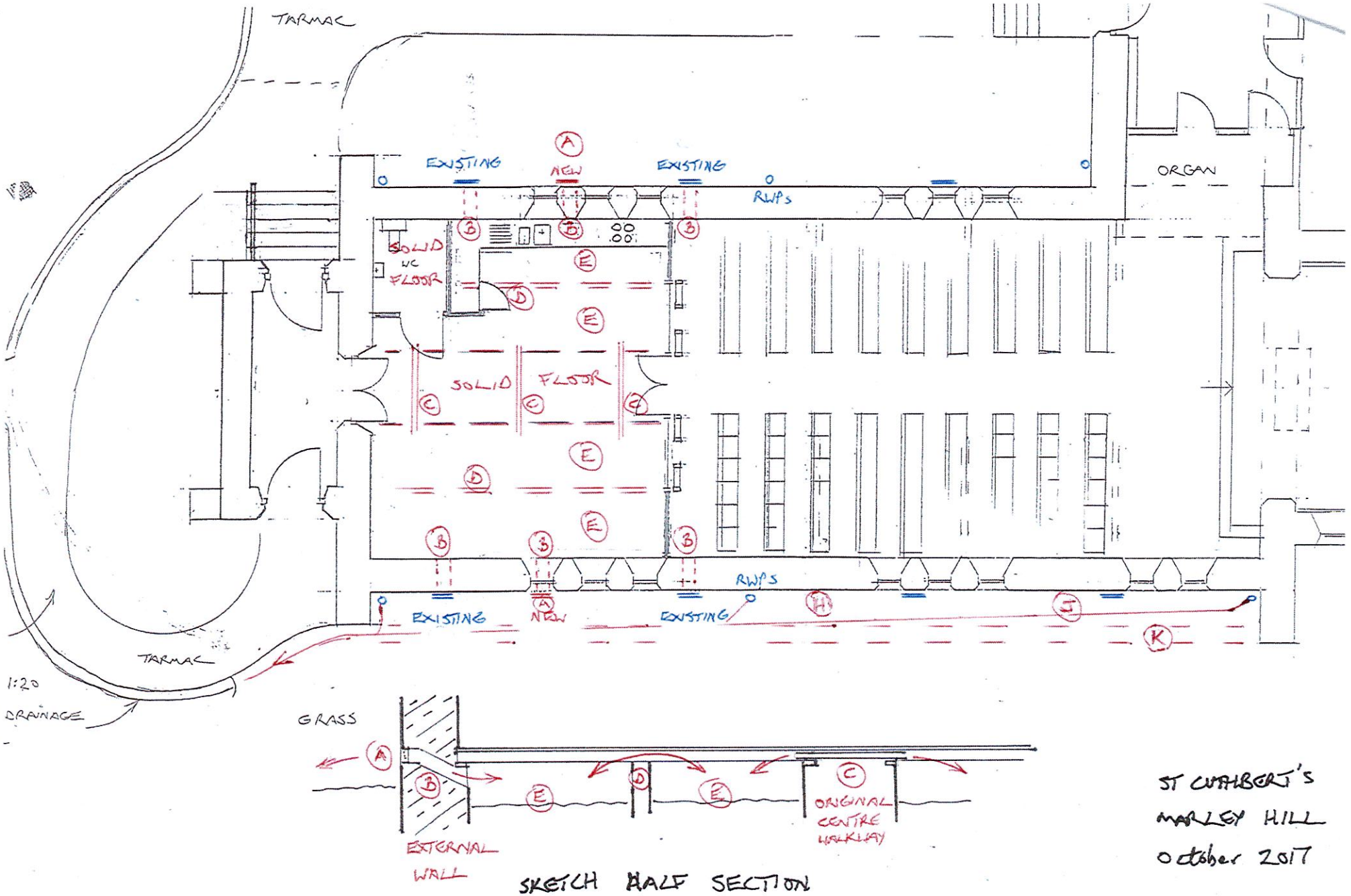
Excavate, relevel the 3no. gullies and connect to new branches and drain to fall min 1:80 all along S side of nave. Locate the existing drain at the SW corner of church and connect. Lengthen rainwater pipes to suit

K LAND DRAINAGE *EITHER*

Excavate and lay new land drain (type perforated all along underside for continuous infiltration) with granular bed and surround topped with geotextile, and connect to the existing drain (in addition to the separate new drain from the rainwater gullies as above). Back fill.

OR

Excavate trench and lay new french drain all along S side of church (continuous trench with bottom at 1:80 fall to W, max 450 deep below new ground level but bottom min 150 above bottom of wall foundation). Trench lined with geotextile at bottom, side and top (to keep out soil) and filled with clean rounded pebbles to allow drainage and covered with turf as above. At W end lay a new 100 drain min 500 into the pebbles and connect to the existing drain (in addition to the separate new drain from the rainwater gullies as above).



SKETCH HALF SECTION

ST CUTHBERT'S
MARLEY HILL
October 2017

PART THREE

RECOMMENDATIONS in order of priority

For immediate action

Clear gutters, gullies and stair well	19, 20, 22
Remake cracked surround to SE Nave gully	24
Remove derelict notice board	47
Fit air bricks in open holes in Nave walls	66
Clean Porch carpet and inside windows	72
Replace failed lamps and clean others	91, 92
Retrieve missing fire extinguishers	95
Strip, treat and paint W gate and posts	105

For completion within 18 months

Repair slates	12 – 18
Protect end grain at Vestry roof	17
Redecorate Vestry door and S entry door weathermould	47, 48
Strip, treat and paint railing at boiler house steps	48
Cut out damaged low render at Nave S wall, rerender with waterproof additive, dry min 3 months and redecorate	57, 58

For completion within five years

Repaint rainwater pipe at Porch	21
Repaint window reveals at Nave W end and organ N wall	60, 61, 73, 75
Obtain Electrical Test Report in 2023	90 and Addendum

Desirable improvements

Further improve soil level and land drainage at S side	10, 27, 57, 58, 64 – 67, 110, 111 and Appendix
Repair and reset W gable cross	28
Replace broken ceiling tile in Porch	50
Remove broken external light	93

Recommendations on Maintenance and Care

Begin phased repointing of the walls and bellcote, especially the copings and watertables	29, 30, 32 - 38, 42, 43, 114
Remove rusting frames at protection at Vestry and organ	76

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.