

Church of All Saints, Penshaw

Diocese of Durham  
Archdeaconry of Sunderland  
Deanery of Houghton-le-Spring

Quinquennial Inspection Report  
March 2023

Vicar: Vacant



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Date of Inspection	March 2023 Good weather

Contents	A	Background and General
	B	Scope of Report
	1	Works Carried out Since Previous Report
	2	General Condition of Church
	EXTERNAL INSPECTION	
	3	Roof Coverings
	4	Rainwater Goods and Disposal
	5	Parapets, Finials, Bellcote and Chimney
	6	Walls and Masonry
	7	Exterior Doors
	INTERNAL INSPECTION	
	8	Interior Walls
	9	Windows
	10	Doors, Partitions, Screens and Panelling
	11	Floors and Finishes
	12	Roof Structures and Ceilings
	13	Fittings, Fixtures and Furniture
	14	Heating Installation

15	Electrical and Lighting Installation
16	Security
17	Fire Precautions
18	Vestries and Toilet
19	Disabled Provision and Access
20	Bats
21	Memorials
CURTILAGE	
22	Churchyard and Environs
23	Log Book
24	Previous Quinquennial Inspections
RECOMMENDATIONS	
	Appendix A: General Conditions etc.
	Appendix B: Photographic Survey
	Appendix C: Historic Plans
	Appendix D: Listing Document including Location Plan

<b>A Brief Description of the Building</b>	
A1	<p><b>Background and General:</b></p> <p>All Saints Church, Penshaw is situated towards the northern end of Penshaw Lane to the northwest of the A183 road, which runs from Shiney Row to Sunderland.</p> <p>The Church is immediately adjacent to two pubs; the Grey Horse and the Monument, both to the east, the latter of which has a car park which overlooks the Church and grounds.</p> <p>Ordnance Survey Map Reference: NZ 32929 53904</p>
<b>General Description of Church</b>	
A2	<p>The building dates to 1745 and was altered and extended in 1876-77 by C. Hodgson Fowler, with assistance from the Incorporated Church Building Society (ICBS) to 'increase sittings by 86' (historic plans, by Fowler and others, attached as Appendix C).</p> <p>Fuller descriptions of the Church are given in the following references:</p>
A3	<p>Extract from Pevsner, <i>The Buildings of England, County Durham</i>: 3<sup>rd</sup> Edition (2021), pg. 565:</p> <p>"ALL SAINTS. Built in 1745-6, with a large, wide nave originally with round-headed sashes, and small apsidal sanctuary originally with a Venetian window. Reseated in 1862. In 1876-7 <i>Fowler</i> gave it a neo-Norman look with new windows throughout (tripartite in the nave), porch and vestry. – MONUMENT. Inscription of 1892 in memory of the Eliots, carved on stone from the Pyramid of Cheops (cf. West Rainton). – STAINED GLASS. Apse, 1887 by <i>Atkinsons</i>. N, L.C. <i>Evetts</i>, 1957. Also windows by <i>Wailles</i> and <i>Jones &amp; Willis</i>."</p>
A4	<p>The Church has Grade II Listed status under the Planning (Listed Buildings and Conservation Areas) Act 1990. Extract from Listing document (see Appendix D for full Listing document):</p> <p>"Parish church. 1745; 1876-77 alterations by C.H. Fowler. Coursed, squared sandstone; Welsh slate roof. Norman style. 3-bay nave with south porch and north vestry; lower apse to shallow chancel. 3 grouped round-headed windows in round-headed recess in each bay; 3 round-headed windows in apse. Roof has flat stone gable coping with belfry".</p>
A5	There is no Conservation Area relating to the Church.
A6	There are no Tree Preservation Orders on the Churchyard.
A7	There is one separately listed Grade II monument (Eliot Chest Tomb, 1878) by the southern boundary as referred to in the Pevsner citation above (item A3)

<b>B Scope of Report</b>	
B1	This report, the first undertaken on this Church by the writer, is based on findings of a site visit, undertaken in March 2023. The weather was generally good, dry and sunny. Viewing was made from ground level and with the aid of binoculars. No ladder inspection was made externally or into the roof void internally or the belfry.
B2	A photographic record was made internally and externally of representative views.
B3	The boarded flooring was not opened up or access panels found.
B4	The Churchyard is open and maintained by the Local Authority. The inspection included these areas to the immediate vicinity of the Church.
B5	There is a foul drainage installation from the WC and kitchen area, and this is assumed to connect into the Local Authority sewer in the road, but no manholes were opened up, or access points opened up.
B6	Thanks are acknowledged for help given on the inspection day by Mr. Ken Elsdon.
B7	See Appendix 'A' in this report for a full description of limitations of the inspection.

1.0	<p><b>Works Carried Out Previous to Report:</b></p> <p>A previous inspection was carried out by Ian Ness in April 2010. David Jowett undertook the last inspection in August 2016.</p> <p>The parish log book appears incomplete, with works since 2013 unlisted, but since the 2010 report, a number of repairs and alterations have been carried out, as recorded in the Parish Logbook. Apart from routine maintenance and servicing, the main items were:</p> <ul style="list-style-type: none"> <li>• Removal of saplings for northeast of nave and basement steps</li> <li>• Changing of porch lamp</li> <li>• Renewal of west end of north nave fascia and guttering</li> <li>• Damp treatment in WC and vestry</li> <li>• Painting of porch window frame</li> <li>• Repair of nave ceiling plaster</li> <li>• Repair, cleaning and decoration of damaged plaster</li> <li>• Cleaning of glass, including inside protection</li> <li>• Gully, drain and soakaway added to vestry western downpipe</li> <li>• Cloudy polycarbonate renewed at vestry</li> </ul>
2.0	<p><b>General Condition of Church:</b></p> <p>The Church continues to be carefully maintained and roof repairs attended when required. Regular attention to all gutters is required to avoid leaf collection, which results in blockages. The interior is well kept and welcoming. Annual maintenance items as listed should continue. The recommended works are attached at the end of the report.</p>
<b>EXTERNAL INSPECTION</b>	
3.0	<b>Roof Coverings</b>
3.1	<p><i>Generally:</i></p> <p>Overall the nave slating appears to remain in fair condition, with only a few isolated missing, slipping or broken slates needing attention at the time of the inspection. The apse has been patched with thinner Welsh slate and several slates are missing, slipping or broken here. There are some areas of leadwork flashings where the lead is missing or displaced after theft and the eastern third of the lead ridge covering has been replaced with a composite material that has lifted to both the north and south elevations. It is important that any repairs match in size, type, colour and thickness, and using proper repair clips rather than copper wire, lead or bitumen.</p>
3.2	<p><i>Nave Roof:</i></p> <p>The nave roof is covered with a green Westmoreland slate, laid in diminishing courses, with a lead roll ridge and lead secret gutters at both gable upstands.</p>
3.3	<p><i>Apse Roof:</i></p> <p>The east apse roof is small Westmoreland slate with lead secret gutters where it abuts the nave wall. A mortar cap has been covered in flash band to the south side.</p>
3.4	<p><i>Vestry Roof:</i></p> <p>The vestry offshoot has regular Westmoreland slate with deep felt abutments over lead soakers and clay ridge tiles. A mortar fillet against the gable water seems to be over lead flashings.</p>
3.5	<p><i>Porch Roof:</i></p> <p>The south porch roof has small regular Westmoreland slates with a stone ridge and lead secret gutters where it abuts the south wall and gable.</p>
4.0	<b>Rainwater Goods and Disposal</b>
4.1	<p>Cast iron gutters to the nave are bracketed to fascias with 3 no. cast iron rainwater pipes to north elevation, one onto vestry west roof and 2 no. discharging over gullies. 2 no. cast iron rainwater pipes to south elevation discharge over gullies and a third pipe at southwest corner discharges over concrete pathway.</p> <p>The apse has short sections of straight plastic gutter that are bracketed from a curved fascia board, and a round cast iron pipe at the south side discharges over a gully, while a plastic pipe at north discharges onto the Vestry lobby slates.</p>

	<p>The porch has black plastic guttering bracketed to fascia and black plastic rainwater pipe to east elevation and cast-iron guttering bracketed to fascia and cast-iron rainwater pipe to the west elevation. East elevation pipe discharges over concrete pathway and west elevation pipe over gulley. There is missing guttering to the porch (west elevation) and associated missing slates.</p> <p>The vestry has black plastic guttering bracketed to fascia to west elevation that discharges to a black plastic hopper head and then to a black plastic rainwater pipe that discharges over a gulley (gulley top missing and plastic pipe from north elevation finishes short of gulley). To the east elevation is a cast iron gutter with a black plastic rainwater pipe that runs at low level along the north elevation and discharges over the gulley to the vestry northwest corner.</p>
4.2	Water table flashings and table stone joints appear tight.
4.3	<p>Visits were made on dry days to watertightness of fittings was not proven. All gullies, gutters, hoppers and valley gutters should be checked and cleared regularly to ensure free flow of rainwater.</p> <p>Following checking and clearance of all cast iron and UPVC gutters and downpipes these former should be redecorated and insides of gutters painted with bitumen paint, with attention paid to integrity of joints for all materials. Any cracked gulley areas should be pointed as required.</p>
4.4	Manholes/access points to be checked for drain flow and rodding on a regular basis.
4.5	The northeast rainwater pipe to the nave has a plant growing out of it.
4.6	A dropped length of gutter to the apse near the middle window seems to be due to part of the fascia dropping and could be causing damp to penetrate to the plaster internally.
4.7	The vestry gutter southwest end is displaced and has grass at the outlet, leading to stonework damp saturation to the northwest corner. The vestry gutter to the east elevation is heavily rusted and misaligned and the rainwater pipe has a plant growing out of it.
4.8	Two sections of cast iron pipe have been patched, one with flashband.
<b>5.0</b>	<b>Parapets, Finials, Bellcote and Chimney</b>
5.1	<p>There is stone water tabling and kneeler stone to parapet walls at west and east ends of the nave. There is a stone finial cross to the east end of the nave.</p> <p>There is stone water tabling and kneeler stone to parapet walls at the north end of the vestry and stone water tabling to parapet walls at the south end of the porch.</p>
5.2	There is a single bell with oak headstock mounted in a substantial stone bellcote on the west gable, with a small finial cross to the bellcote. Stainless steel bearings on stainless steel brackets are bolted to the stone with a lever and chain and bell rope. The bell was not inspected closely. Check and grease pivots as and when high level access is available.
5.3	Stone chimney to the vestry has been rebuilt above roofline, serving fireplace to vestry and boiler room below.
5.4	<p>Water tabling all appears generally sound when viewed from ground level, although joints to east elevation water tabling do require pointing and there are indications of lost arrises to the north end of the nave.</p> <p>The finial cross also appears in good condition when viewed from ground level and the bellcote likewise.</p>
5.5	Plants previously growing from parapet walls have been removed.
5.6	Kneeler stone to south nave elevation, east end, shows substantial loss of stone face.
<b>6.0</b>	<b>Walls and Masonry</b>
6.1	<p><i>Generally:</i> Stonework condition and character relates to the particular age of the building. The church is a plain rectangle of coursed masonry in large blocks with no buttresses or any detail apart from a plain plinth. The added porch is not bonded to the nave and has small buttresses to the east and west elevations.</p>
6.2	At some nave windows wide pointed joints and telltales (now removed) show there has been slight spreading, probably downhill to the west.

6.3	Broad vertical pointing at the joint between the porch and south elevation shows there has been movement away from the nave, now apparently stopped.
6.4	The apse stone is fair, apart from surface erosion of some lower stones at the east end, where hard pointing now stands proud. Rich cement pointing is not compatible with stone porosity and can lead to enhanced erosion.
6.5	The nave east end pointing is mainly good apart from a few open joints in the wall and water tables. The stone is sound but both kneeler stones are eroding at all faces, as are some water table stones above. There is internal damp penetration to the northeast corner of the nave resulting from lead theft.
6.6	The south wall is straight. A square outline at high level above the porch likely relates to the Hodgson Fowler extension work, or more recent movement.
6.7	The porch stone is fair, though there is decay in the string course and the south face generally. Open joints over the arch and in the water tables require appropriate pointing.
6.8	The west gable is sound, though slightly bellied out. There is minor erosion at the corbel under the southwest kneeler. There is some stone face loss in the course above the plinth on the south side (typical throughout all elevations). Heightened airborne pollution is evident below the window (as elsewhere).
6.9	The nave north wall is in good condition, with slight lean inward at centre. There is some stone erosion above plinth course. There is a new stone mullion to the central window (lower half).
6.10	Vestry stonework to north elevation is damp and smaller/poorer condition than elsewhere, with damp evident in the WC internally. Significant stonework erosion is evident behind the west downpipe and in quoins at the northwest corner.
6.11	There is a plant growing out of the top northeast corner of the east elevation.
<b>7.0</b>	<b>Exterior Doors</b>
7.1	<i>South elevation:</i> Porch has arched doorway with a pair of timber doors with strap hinges.
7.2	<i>East elevation:</i> Stained timber door with V-jointed panelling in a timber frame in need of redecoration.
7.3	<i>Boiler House door (cellar entrance):</i> Timber in a timber frame protected by a metal barred gate, both in need of refurbishment/redecoration.



<b>INTERNAL INSPECTION</b>	
<b>8.0</b>	<b>Interior Walls:</b>
8.1	<p><i>Generally:</i> Nave and apse are painted plasterwork, redecorated in 2013. There is hollow low plaster between the pulpit and door to the vestry, which may be a repair held off damp masonry.</p> <p>Vestry and WC are plastered and painted; the vestry lobby is part-plastered/painted and part-painted.</p> <p>The porch is bare stonework.</p>
8.2	There is some cracking and staining to west wall, north side of the apse arch (and adjacent ceiling). Water ingress/paint loss due to lead theft. South side of nave wall adjacent to memorials has flaking paint and salts showing, indicating moisture in structure.
8.3	There are salts showing to the east wall, north side at high level and south side at low level.
8.4	There are salts showing to the northwest corner of the apse at low level.
8.5	There are salts showing to the south wall at low level.
8.6	The porch has damp stonework to the east side at low level and west side at high level. There is very clear and concerning evidence of a potential fruiting body, indicating dry rot.
8.7	The WC north wall shows signs of paint loss above tiling.
8.8	Vestry has major efflorescence to right-hand side of northern window and right-hand side reveal (external rainwater pipe leakage).
<b>9.0</b>	<b>Windows</b>
9.1	The apse has 3 no. round-headed sandstone lancet windows with stained glass, depicting the Baptism, Ascension, Risen Christ; all Eliot memorials dated 1887, re-leaded and re-fixed in 1994. There is polycarbonate protection over the glass.
9.2	The south elevation has 2 no. 3-light round-headed lancet windows in round-headed plate tracery, with polycarbonate protection over the glass. The south nave western window depicts St. Nicholas, Light of the Word and St. George. The south nave eastern window is white cast quarries.
9.3	The north elevation has 3 no. 3-light round-headed lancet windows in round-headed plate tracery. The west window centre light is the Revd. Hamilton Fox memorial, dated 1884, which may be by Clayton & Bell. The two outer lights are white cast quarries. The eastern window is the Marshall memorial, dated 1957 by L.C. Evetts.
9.4	The west nave plate tracery has a cinquefoil rose above two round-headed lancets, protected from the weather by polycarbonate protection over the glass.
9.5	The porch has a single arched timber window with patterned glass to the west elevation.
9.6	The vestry has 3 no. plain round-headed lancets with white leaded 'Northumbrian glazing', said to be by Evetts, to west elevation.
9.7	The south nave east window has minor decay of soft beds in reveals and two sections of hoodmould. The south nave west window has two pieces of hoodmould, deeply decayed.
9.8	The porch arch and window are in fair condition with some soft bed decay at arch.
9.9	The west nave rose window surface is slightly eroded. The small hoodmould is in sound condition. The keystones of lancets and one rose stone continue to erode.
9.10	The north nave west window shows erosion of all hood stones. Most jamb stones are eroded at softer beds. There is a slight open joint left of the keystone, suggesting renewed, very slight, movement of the nave northwest corner to the west. The north nave centre window has mullions partially renewed (at lower level) prior to the previous quinquennial inspection. The hood is slightly eroded, and the east end stone is splitting, with jambs eroding at soft beds. The north nave east window hood is eroded in parts but otherwise is in fair condition.

9.11	The Revd Hamilton Fox memorial has had some repairs made at the faces and paint is poor in parts. Other glass is generally in a reasonable condition.
<b>10.0</b>	<b>Doors, Partitions, Screens and Panelling</b>
10.1	The two internal vestry doors are painted softwood, framed and braced batten doors with ring handles, grained on the side facing the choir.
10.2	The WC door is hardwood veneered flush ply with brass levers.
10.3	The inner porch has a pair of square headed hardwood framed doors, battened both sides.
10.4	Panelling and reredos under windows in the apse are mainly plain oak, dating from 1938.
10.5	There is a tall, open decorative steel screen with wrought iron details at the choir step in the east bay of the nave, painted black with gold painted cross and gold, blue and red flower details.
<b>11.0</b>	<b>Floors and Finishes</b>
11.1	In the apse there are plain, pale (Ferrolite?) tiles and two white marble steps. Flooring in this area is sound. There is a stained timber communion rail with swing gates and shoot bolts.
11.2	<p>The choir has a centre carpet runner, fitted in 2013, on stone flags decorated by red diaper tiles. Decorative iron grilles, polished concrete and stone steps, part overlaid by softwood platforms, form the choir stalls. Two missing grilles to the choir have been infilled with stout ply.</p> <p>The north half of the sandstone choir step is showing efflorescent salts, usually a sign that groundwater evaporates excessively from the stone. The addition of carpet at the choir walkway and on the boards of the nave east bay may now reduce evaporation there, concentrating it at the exposed step.</p> <p>Steps to the pulpit have unsightly plywood repair to outside face.</p>
11.3	<p>The nave has suspended, untreated softwood boards at pews, with fitted carpet (installed 2013) on walkways and elsewhere, on a mixture of suspended and solid floors, which were woodworm spray treated in 1999 to the whole extent of the nave floor.</p> <p>There is no sub-floor ventilation to the nave. A previous report noted a small patch of worm damage visible on top, near the front of the south side. The floor slopes down noticeably at the west end.</p>
11.4	The porch floor is concrete with a large coir mat and checker plate aluminium ramp and handrail. Flooring is sound in this area.
11.5	The vestry floor is carpet on vinyl sheet on suspended timber. There is no record of through ventilation.
11.6	The WC has vinyl sheet on repaired suspended timber flooring, which remains at risk of damp from the walls, though it is over a concrete vault over the basement boiler room.
11.7	The vestry lobby is carpeted.
<b>12.0</b>	<b>Roof Structures and Ceilings</b>
12.1	<p>There are seven broad trusses with three purlins each side and slightly projecting wall plates, all plain baulks of softwood, painted black.</p> <p>In the apse, there is a double curve formed of red painted horizontal boards on two curved ribs. There is painted sloping plaster between the nave purlins. There is a small cornice where the ceiling meets the east wall.</p> <p>There is a round stone arch and pilasters to the chancel and the porch has painted ribs and boards. In the vestry and WC the high, sloping plaster ceiling is hidden by a suspended ceiling of white boards with unpainted softwood cover laths.</p>
12.2	<p>There are no visible defects to roof timbers.</p> <p>At the west gable wall head, previous reports have noted plaster damage (north side, top and middle purlins/south side, middle purlin). This suggests the gable may tend to pull away at the top, though other explanations are possible. Continue observation.</p>

12.3	Church ceilings are in fair condition, having been redecorated in 2013.
<b>13.0</b>	<b>Fittings, Fixtures and Furniture</b>
13.1	<i>Altar:</i> Oak with carved tracery, brought forward from apse wall; small oak side altar.
13.2	<i>Pulpit:</i> Varnished softwood.
13.3	<i>Choir/Clergy Stalls:</i> In oak.
13.3	<i>Pews:</i> Simple softwood.
13.4	<i>Font:</i> Plain stone font at west end.
13.5	<i>Reredos:</i> Slightly Art Nouveau (1902) with ply infill panel under; one small piece of carved oak cresting is missing.
13.6	<i>Organ:</i> The organ, in the southeast nave, dated 1883 is a two manual by Harrison & Harrison of Durham. Pneumatic action was installed in 1964 by J.W. Walker & Sons. The organ is tuned twice a year, with a major overhaul in 2008 including polishing of all pipes. Current condition is good.  The organ has an Historic Organ Listing from the National Pipe Organ Register. Further details available at: <a href="https://www.npor.org.uk/survey/N04249">https://www.npor.org.uk/survey/N04249</a>
13.7	<i>Other notable items:</i> <ul style="list-style-type: none"> <li>• Brass lectern with light</li> <li>• Bishop's chair</li> <li>• Pale oak Paschal candlestick</li> <li>• Oak Book of Remembrance case</li> <li>• Prie-dieu</li> <li>• 2 no. processional crosses (one wooden, one brass)</li> <li>• Lozenge hatchment on north nave wall</li> </ul>
13.8	<i>Other items:</i> <ul style="list-style-type: none"> <li>• Assorted tables, screens, shelving to west end</li> <li>• Assorted seats, tables, stools to apse</li> </ul>
13.9	All above items in good condition except missing piece of carved oak cresting from reredos (see item 11.5).
<b>14.0</b>	<b>Heating Installation</b>
14.1	The heating comprises an Ideal Falcon GT gas-fired floor mounted boiler in the boiler room below the vestry. There is a flue through the chimney to the vestry, north wall, serving cast iron pipework around the perimeter walls of the church, mounted within timber grilles with mesh fronts and also in floor ducts with cast iron grilles. The pump for the system is adjacent to the boiler. There is a 7-day digital timer fitted to the system mounted on the vestry south wall and a thermostat in the nave. The gas meter is at high level the south wall of vestry Lobby. There is an electric Dimplex fan heater mounted over the south door to the nave.  The vestry is heated by pressed steel radiators. The vestry WC has a wall mounted electric heater. The water to the Vestry WC washbasin is from an electric wall mounted water heater over the basin. WC has electric handwash heaters.
14.2	The electrical conduits serving the boiler at floor level are rusting and unsupported. This requires urgent attention.
14.3	The gas-fired, low pressure hot water system serves large bore cast iron pipes.
14.4	The boiler is old, difficult to access (there is no lighting in the boiler room space) and the heating pipework is likely to be inefficient.

14.5	There are several areas where pipework is showing signs of corrosion.
14.6	There is no insulation to the boiler room pipework and a section that may be asbestos lagging should be analysed and safely removed by a licensed specialist before taped, sectional insulation of all pipes is undertaken.
<b>15.0</b>	<b>Electrical and Lighting Installation</b>
15.1	Incoming supply from overhead at high level to apse, with a modern meter and older main fuse. The distribution board, with RCCB protection, is in the vestry at high level, on the south wall.
15.2	Visible wiring is mineral insulated, copper covered with most in old metal conduits. Some high-level wooden conduits survive on the walls. There are new plastic conduits to light switches. All sockets are 13A, some in white plastic, some with metal surfaces.
15.3	The nave has 10 no. round coronas and 1 no. over the font, which hang on chains. Each corona has 4-5 exposed or prismatic glass, low E lamps, without shades. Exposed wiring is taped to the coronas and some tape is loose. The northwest corner corona also supports a floodlight, which should light the corner wall. Light switches were moved to the east end adjacent to the vestry in 2012.
15.4	The choir has 5 no. large, black rectangular halogen floodlights at high level, with 2 no. in the apse. 4 no. smaller floodlights have been fixed to the metal screen, switched by the organ. There is a red sanctuary light.
15.5	There are 2 no. fluorescents in the vestry and 1 no. in the WC; the vestry lobby has a bulkhead light and there are outside lights to porch and vestry.
15.4	<i>Electrical Test Certificate:</i> All wiring is apparently in good order, but no current certificate was available. A test should be carried out urgently and the results filed in the Log Book and reported to the architect.
15.5	Light level is poor/inadequate. More energy efficient and accessible fittings in the church should be considered. High level nave ceiling lighting may prove difficult to maintain and be less energy efficient than modern LED-type units. Spotlights in the choir and apse in particular should be replaced with LED's.
15.6	<i>Lightning Protection:</i> There are lightning conductors in both east and west elevations, terminating in the bellcote finial cross and east end finial cross. These are linked along the ridge with aluminium down tapes at northwest and northeast corners, which seem complete. A contract for annual testing of the lightning conductors should be entered into with a local supplier.
<b>16.0</b>	<b>Security</b>
16.1	The doors appear to be adequately locked.
16.2	The fixed alarm system (with keypad) is in the vestry and appears satisfactory. The vestry also has wall and floor safes.
<b>17.0</b>	<b>Fire Precautions</b>
17.1	There is good provision of extinguishers in the church. These must be maintained, and annual testing should be continued. A carbon dioxide extinguisher must only be used on electrical equipment and the organ.  Note: Avoid using dry powder extinguishers (see Archdeacon's newsletter 2006).
<b>18.0</b>	<b>Vestries and Toilet</b>
18.1	<i>Vestry and Vestry Lobby:</i> The vestry and vestry lobby have a carpeted floor and painted walls. The vestry high sloping plaster ceiling is hidden by a suspended ceiling of white boards with unpainted softwood cover laths. The vestry lobby has a high sloping plaster ceiling. The vestry has a leaded window to the west elevation; there is a sink unit and water boiler, and various fitted cupboards. The lobby has a framed, ledged and braced door to the east wall and a cupboard along the west wall.  The electric consumer unit is at high level on the vestry south wall and the gas meter is at high level in the vestry lobby.
18.2	<i>WC:</i> There is a unisex WC with vinyl flooring but it is not accessible for wheelchair users. There is a water tank at high level. There is no mechanical extract ventilation.

18.3	Vestry, vestry lobby and WC are all in fair condition.
<b>19.0</b>	<b>Disabled Provision and Access</b>
19.1	Main access to the Church is available from the street footpath to southern porch entrance. This path is level up to porch entrance, with a low step up to the nave internally, though there is a metal ramp within the south porch that can be used for wheelchair access to main church body as necessary.
19.2	Access inside the Church is generally satisfactory for wheelchair and disabled access but without a suitable ramp for access to the choir/vestry/altar areas, which each have additional step/s. The WC is also unsuitable for wheelchair access.  There is both a ramp and steps down to outside door of vestry.
19.3	Internal décor provides a reasonable level of contrasting colour for the visually impaired. Artificial lighting is satisfactory in this regard.
19.4	Those suffering auditory impairments have been provided with sound reinforcement (fixed pulpit and lectern microphones, and facility for 2 no. radio microphones), but no hearing loop is present. This should be considered.
19.5	An access audit should be considered to comply with the Equality Act (2010), and it is recommended that Churches obtain the publication "Widening the eye of a Needle" by John Penton published by Church House Publishing (1999).
<b>20.0</b>	<b>Bats</b>
20.1	There were no reports of bats in the Church or Churchyard.
<b>21.0</b>	<b>Memorials</b>
21.1	There are two carved wooden memorials to the chancel west wall.
21.2	There are three brasses on hardwood (military commemorations – WW1, WW2, Army Service), two on marble (personal commemorations) and one marble monument to Mary Elizabeth Bradley.
21.3	There is a memorial to Ralph Eliot in granite taken from the Great Pyramid at Giza.
21.4	There is a lozenge hatchment on the north nave wall (see item 13.7).

<b>CURTILAGE</b>	
<b>22.0</b>	<b>Churchyard and Environs</b>
22.1	<p><i>Grassed areas:</i> To the north and west are grassed areas with a few tombstones, maintained by Sunderland City Council. To the south, behind rails, in a wooded area not accessible through the gate, there are many tombstones and the Elliot tomb.</p> <p>Grass is irregularly cut by Sunderland City Council.</p>
22.2	<p><i>Pathways/hard landscaping:</i> A tarmac public footpath passes through church grounds, bounded by iron railings in stone plinths, with gates, in fair condition but with some leaning/uneven; all maintained by Sunderland City Council.</p> <p>There is a concrete pathway running parallel with the east wall, to the vestry east door, with shallow steps just before the apse. This is beginning to come away at its south end. There is some water ponding immediately in front of the east vestry door.</p> <p>There are stone steps leading down to boiler room on vestry west wall, which are severely worn, with leaves and other debris gathering at the bottom. There is a failing timber fence and adjacent, self-sown tree growth.</p> <p>There is a concrete apron around the church and vestry, generally in poor condition and moss covered.</p>
22.4	<p>The Church boundary is formed by stone walls, except to the west where mixed fences and hedging is present, all maintained by Sunderland City Council. The high wall at northwest corner retains the churchyard.</p> <p>The walls are all in reasonable condition, though the stonework wall immediately behind the east end of the church has vegetation regrowing after previous removal. The render to the brick plinth below the noticeboard to east wall, south end, has come away and needs replacing.</p>
22.5	<p>There are many trees, of various ages and species, are covered by Tree Preservation Orders. All are maintained by Sunderland City Council. There is some overgrowth to the south of the church.</p>
22.6	<p><i>Noticeboard:</i> Located at east approach, south end, behind railings; in good condition.</p>
<b>23.0</b>	<b>Log Book</b>
23.1	<p>Log Book is incomplete; this should include all works undertaken since 2013.</p>
<b>24.0</b>	<b>Previous Quinquennial Inspections</b>
	<ol style="list-style-type: none"> <li>1.        2016     David Jowett</li> <li>2.        2010     Ian Ness</li> </ol>

	PRICE
<b>URGENT WORKS REQUIRING IMMEDIATE ATTENTION - Category 1</b>	
Investigate character of fungus to porch ceiling; remove, clarify source and treat	
Determine character of pipe lagging to boiler room pipework, safely remove lag pipe	
Provide lighting installation in boiler room	
Provide secure door to boiler room	
Clear gutter to vestry (west elevation)	
Replace missing slates	
<b>WORK RECOMMENDED TO BE CARRIED OUT DURING NEXT 12 MONTHS - Category 2</b>	
Develop progressing programme of external pointing repairs	
Electrical system to be tested and report obtained for log book addendum	
<b>WORK RECOMMENDED TO BE CARRIED OUT DURING NEXT 5 YEARS - Category 3</b>	
Look at boiler/heat emission options	
Re-render boundary wall under main sign	
<b>WORK TO BE CONSIDERED BEYOND 5 YEARS - Category 4</b>	
Survey and renew all gullies, drains, soakaways (or sewer connection)	
Fit new floor grilles in choir where ply reduces heat output	
Replace missing part of carved cresting to reredos	
Restore fallen stones in churchyard (responsibility to be established; Sunderland City Council?)	
<b>ITEMS RECOMMENDED TO IMPROVE ENERGY EFFICIENCY - Category 5</b>	
Consider overall heating system replacement	TBC
<b>WORK REQUIRED TO IMPROVE DISABLED ACCESS – Category 6</b>	
Consider improved access to WC and provide full Doc M pack	
Consider an "Access Audit" for compliance with the Equality Act (2010).	
<b>GENERAL MAINTENANCE ITEMS - Category 7</b>	
Clear the yard east of the vestry at least every 6 months	
Clear the boiler room, stairwell and steps regularly to ensure safe access	

#### NOTE

Churchwardens should be aware of their responsibility under the Care of Churches and Ecclesiastical Jurisdiction Measure 1991 which includes guidance to routine maintenance and inspection of Church property.

'A Guide to Church Inspection and Repair' published by the Council for the Care of Churches can be obtained from SPCK bookshops.

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**Pearson Park Entrance Archway, Hull:**

Winner, AABC Conservation Award (Highly Commended), Civic Trust Awards 2022

Listed Status, Institution of Mechanical Engineers, Engineering Heritage Awards 2020

**Wyndham Park Visitor Centre, Grantham:**

Winner, Best Public Service Building, LABC Building Excellence Awards 2019

**Bentley Park Pavilion, Doncaster:**

Winner, Best Restoration and Conversion, LABC Building Excellence Awards 2015

**West Park, Goole:**

Finalist, East Riding of Yorkshire Council, Chairman's Awards 2015

**Wesleyan Reform Church, Ashington:**

Finalist, LABC Building Excellence Awards 2017





## **APPENDIX**

### **A. General:**

This report is not a specification for the execution of works and must not be used as such. It is a general report only as required by the Inspection of Churches Measure 1955.

The Architect has indicated in it such maintenance items, if any, which may safely be carried out without professional supervision.

Conservation and repair of Churches is a highly specialised subject if work is to be carried out both aesthetically and technically in the best manner, without being wasteful in expenditure. It is, therefore, essential that every care is taken to ensure that no harm is done to the fabric or fittings and when the Parochial Church Council is ready to proceed it should instruct the Architect accordingly, when he will prepare specifications and schedules and arrange for the work to be carried out by an approved Contractor under his direction.

Costs on much of the work of repairing Churches cannot be accurately estimated because the full extent of damage is only revealed as work proceeds, but when the Architect has been instructed to prepare specifications he can obtain either firm prices or considered approximate estimates, whichever may be appropriate.

The Architect will be glad to help the Parochial Church Council complete an appeal application to a charitable body if necessary, or to assist in applying for the essential Faculty or Archdeacon's Certificate.

### **B. Scope of Report:**

The Report is based on the findings of an Inspection made from the ground and from other easily accessible points, or from ladders provided by the Parochial Church Council, to comply with the Diocesan Scheme under the Inspection of Churches Measure 1955.

It is emphasised that the inspection has been purely visual and that no enclosed spaces or inaccessible parts, such as boarded floors, roof spaces, or hidden timbers at wall heads have been opened up for inspection. Any part which may require further investigation is referred to in the appropriate section of this Report.

### **C. Cleaning of Gutters etc.:**

The Parochial Church Council is strongly advised to enter into an annual contract with a local builder for cleaning out the gutters and downpipes twice a year.

### **D. Pointing and Masonry:**

Wherever pointing is recommended it is absolutely essentially that the procedure in item (a) of this appendix be adhered to as without proper supervision much harm can be done to the fabric by incorrect use of materials and techniques.

### **E. Heating Installation:**

Subject to any comments to the contrary in Section 21.0 of this Report, the remarks in this Report are based only upon a superficial examination of the general condition of the heating installation, particularly in relation to fire hazards and sightliness. The installation and maintenance of any oil-fired equipment should be in accordance with current editions of the British Standards Code of Practice CD 3002 and British Standards BS799.

**NB:** A proper examination and test should be made of the heating apparatus by a qualified engineer each summer, prior to the start of the heating season and the report of such examination should be kept in the Church Log Book.

The Parochial Church Council is strongly advised to consider arranging a regular inspection contract.

Wherever practicable, subject to finances, it is recommended that the installation be run at a low setting throughout the week, as distinct from being 'ON' during services only, as constant warmth has a beneficial effect on the fabric, fittings and decorations.

**F. Electrical Installation:**

Any electrical installation should be tested every quinquennium and immediately if not done within the last five years (except as may be otherwise recommended in this Report) by a competent electrical engineer or by the Supply Authority and an insulation resistance and earth continuity test should be obtained on all circuits. The engineer's test report should be kept with the Church Log Book.

Where no recent report or certificate of inspection from a competent electrical engineer (one who is on the Roll of Approved Contractors issued by the National Inspection Council for Electrical Installation Contracting) is available, the comments in this Report are based upon a visual inspection made without instruments of the main switchboard and of sections of wiring selected at random. Electrical installation for lighting and heating, and other electrical circuits, should be installed and maintained in accordance with the current editions of the Institution of Electrical Engineers Rules and the more specific recommendations of the Council for the Care of Churches, contained in the publication "The Lighting of Churches".

**G. Lightning Conductors:**

As a defective conductor may attract lightning, the lightning conductor should be tested every quinquennium in accordance with the British Standard Code of Practice (current edition) by a competent electrical engineer and the record of the test results, conditions and recommendations should be kept with the Church Log Book.

Conductors on lofty spires and other not readily accessible positions should be closely examined every ten years, particularly the contact between the tape and the vane rod or finial. If the conductor tape is without a test clamp, one should be provided above ground level.

**H. Maintenance between Inspections:**

Although the Measure requires the Church to be inspected by an Architect every five years it should be realised that serious trouble may develop between surveys if minor defects such as displaced slates and leaking pipes are left unattended.

**J. Fire Insurance:**

The Parochial Church Council is advised that the fire insurance cover should be periodically reviewed to keep pace with the rising cost of repairs.

At least one fire extinguisher should be kept in an easily accessible position in the Church, together with an additional extinguisher of the foam of CO<sub>2</sub> type where heating apparatus is oil fired.

**APPENDIX B: Photographic Survey:**



P1 (0585):  
Fungal body, south porch



P2 (0651):  
Deteriorated pipework insulation  
(asbestos containing material?)



P3 (0649):  
Deteriorated lighting installation,  
Boiler Room



P4 (0555):  
Vestry gutters blocked



P5 (0561):  
Vestry roof, missing slates



P6 (0554):  
Pointing issues, north Vestry wall  
and elsewhere



P7 (0584):  
Boundary entrance wall, lost  
render (ironwork maintenance  
responsibility, Sunderland City  
Council)



P8 (0570):  
Gulley/stone channel to be  
cleaned; downpipe/gutter  
maintenance needed



P9 (0618):  
Missing cresting to reredos



P10 (0636):  
WC improvements necessary  
(Doc M pack)



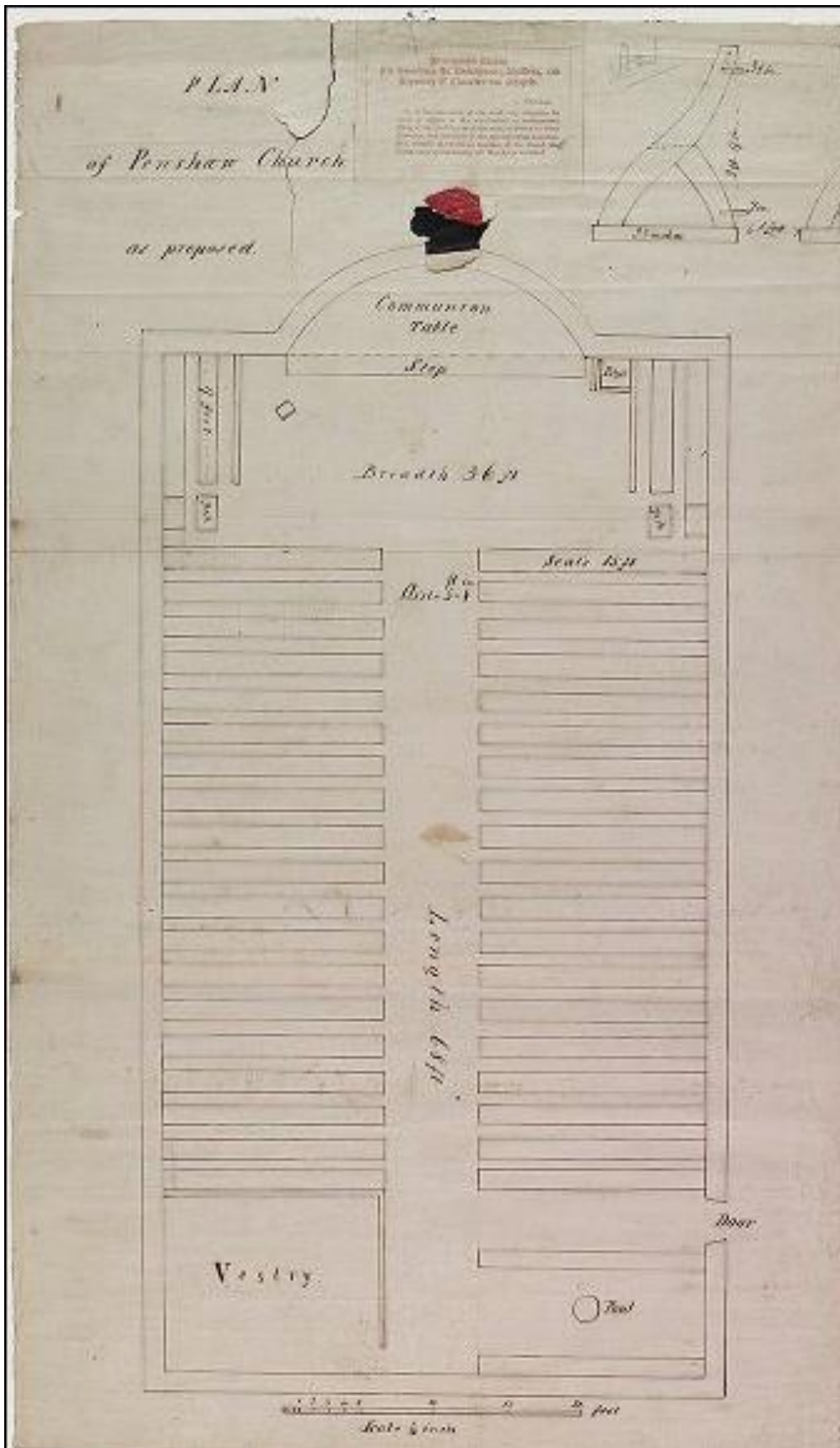
P11 (0646):  
Boiler room to be tidied



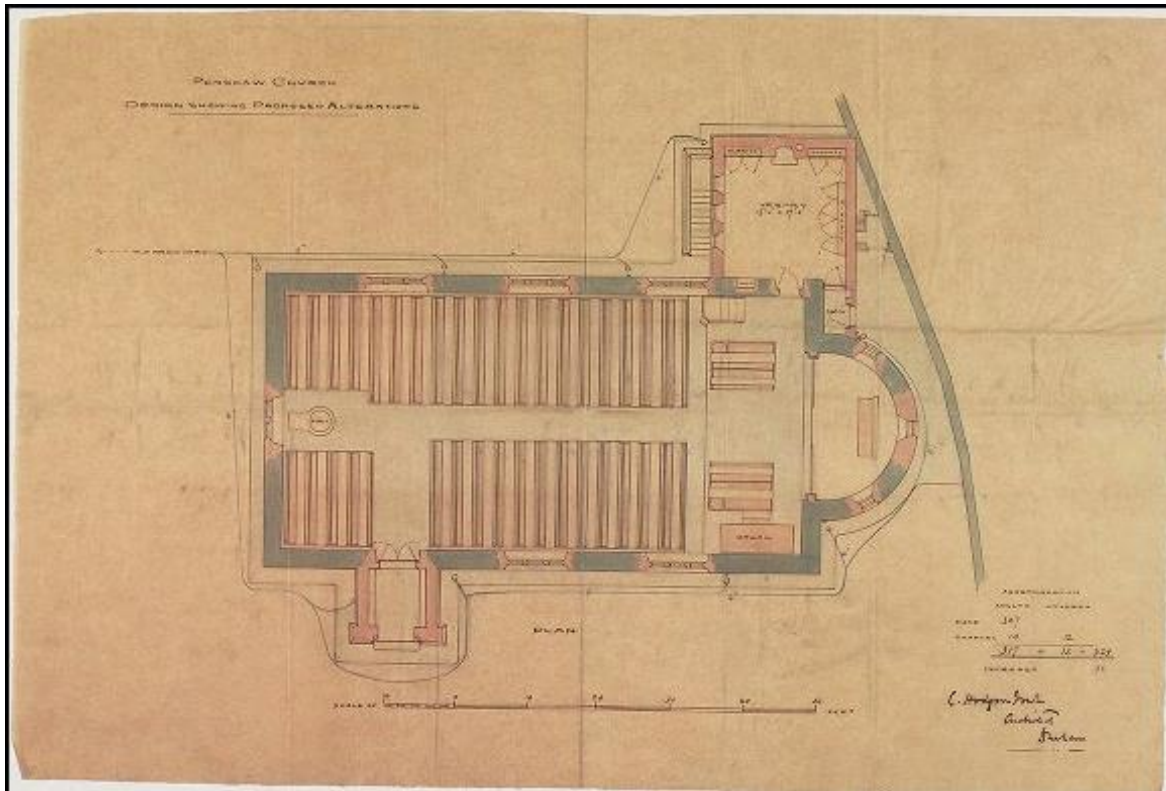
P12 (0653):  
Boiler room steps to be cleared



APPENDIX C: Historic Plans



Item C.1 – All Saints Church, Penshaw c. 1861-1863 (by JOHNSON, George fl.)



Item C.2 – All Saints Church, Peshaw c. 1876-1877 (by FOWLER, Charles Hodgson)

# CHURCH OF ALL SAINTS

## Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1299896**

Date first listed: **15-Jul-1985**

List Entry Name: **CHURCH OF ALL SAINTS**

Statutory Address 1: **CHURCH OF ALL SAINTS, PENSRAW LANE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

**Understanding list entries** (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

**Corrections and minor amendments** (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

## Location

Statutory Address: **CHURCH OF ALL SAINTS, PENSRAW LANE**

The building or site itself may lie within the boundary of more than one authority.

District: **Sunderland (Metropolitan Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **NZ 32929 53904**

## Details

NZ35SW HOUGHTON-LE-SPRING PENSRAW LANE (west side) 4/55 Penschaw.

Church of All Saints

G.V. II

Parish church. 1745; 1876-77 alterations by C.H. Fowler. Coursed, squared sandstone; Welsh slate roof. Norman style. 3-bay nave with south porch and north vestry; lower apse to shallow chancel. 3 grouped round-headed windows in round-headed recess in each bay; 3 round-headed windows in apse. Roof has flat stone gable coping with belfry.

Listing NGR: NZ3292953904

## Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **303211**

Legacy System: **LBS**

## Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## Map

This map is for quick reference purposes only and may not be to scale.  
This copy shows the entry on 24-Apr-2023 at 10:21:16.

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End of official list entry



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