

# Michael Atkinson

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ARCHITECTURE & HERITAGE



## QUINQUENNIAL INSPECTION REPORT

**St. NICHOLAS' CHURCH**  
RECTORY BANK, WEST BOLDON, NE36 0RF

FEBRUARY 2021



Diocese of Durham



prepared by

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*With thanks to St. Nicholas' Church PCC for their assistance and support in the preparation of this Quinquennial Inspection Report.*

REVISION HISTORY

ISSUE	DATE	BY	NOTES
v.1	24/02/2021	MA	DRAFT ISSUE

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**RECOMMENDATIONS**

Where work is recommended within the main body of the Quinquennial Inspection Report a code is used to highlight the relevant text and indicate the priority as follows:

<b>R0</b>	Urgent works requiring immediate attention.
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<b>R1</b>	Work recommended to be carried out during the next 12 months.
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<b>R2</b>	Work recommended to be carried out within 18 – 24 months.
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<b>R3</b>	Work recommended to be carried out within 5 years.
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<b>R4</b>	A desirable improvement with no timescale.
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<b>M</b>	Routine items of maintenance.
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**APPENDICES**

- A** Maintenance Plan
- B** Explanatory Notes
- C** Listing Description

**A. THE INSPECTING ARCHITECT**

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**B. BACKGROUND AND GENERAL**

- B.1 Church: **St. Nicholas' Church**  
Rectory Bank  
West Boldon  
NE36 0RF  
Archdeaconry : Sunderland  
Deanery : Jarrow  
Parish : Boldon

- B.2 The Parish Church of St. Nicholas is situated in the village of West Boldon, 4km south of Jarrow and 7km northwest of the city of Sunderland. The church stands as a prominent object in the landscape, commanding extensive views to the north, east and west. It sits within a compact churchyard surrounded by residential properties (Fig. 1).

During lockdown restrictions as a result of the spread of Coronavirus the church is closed and worship is via zoom every Sunday at 10.00am.

The current Priest in Charge is the Revd. Paul Barker.

- B.3 Ordnance Survey Map reference – NZ 35099 61125.

**GENERAL DESCRIPTION OF THE CHURCH**

- B.4 A parish church of great historic interest and complexity with origins much earlier than noted within published sources. Saxon fabric remains to the nave, observed through large quoin stones at its east end. Masonry fabric over the arcading to both north and south aisles are also Saxon in date. West end of the nave and west part of the chancel all date from C12. West tower, broach spire and aisles all date from C13. Late C13 chancel lengthened. North and South Aisles widened and extended to engage with the Tower in C14/C15. At the time of this alteration, the C13 south entrance door was reset. Both aisles later heightened and given diagonal buttresses at west end. Upper chancel walls rebuilt in C18, possibly after fire damage. Early C19 galleries, windows re-Gothicised in restoration dating 1851-2. A second restoration in 1875-6 created organ chamber to north side and medieval features within the chancel restored.

- B.5 This is a substantial parish church consisting of a three-bay aisled Nave, aisles extended west to engage with west tower and spire, a south entrance porch, and an elongated three-bay chancel with an organ chamber built in the junction between chancel and north aisle. A small boiler house exists below the organ chamber.

Unsurprisingly the Church merits the highest protection under heritage legislation and is Grade I Listed.

NHLE reference number - 1355070 (25<sup>th</sup> February 1949)

The church is orientated east-west, geographically and liturgically.

- B.6 Externally the church walls are constructed from a complex arrangement of grey/buff sandstone mixed with cream magnesian limestone together with dressed masonry to door and window surrounds. The roof form and covering above both nave and chancel consist of pitched blue/grey Welsh slate. Roof coverings to the aisles and organ chamber are sand cast lead sheet jointed with traditional wood roll techniques. A stone flag roof exists to the south entrance porch.

Above the south entrance porch is a vertical dial, dating 1792 made by William Wood, stonemason.

- B.7 Internally, walls are generally plastered with deep window reveals, painted white. There is exposed and dressed sandstone to the nave arcade octagonal piers (moulded capitals and occasional nailhead decorations) and the two-centred chancel arch. There is an open timber roof to the nave and chancel. Floors are generally suspended timber platforms over pew areas with a central carpeted aisle and chancel.

There are two C14 effigies of priests, one in a tomb recess in the south aisle wall and the other in the chancel. The West Tower contains two bells dating C16 and C19. The pipe organ dates from c.1975 by Vincent Organ Co. of Sunderland replacing an Abbott & Smith Organ (1906) destroyed by flooding.

- B.8 The Church is not scheduled as an ancient monument however due to its associated history and heritage is deemed of archaeological importance. Any proposed repair, conservation and/or construction work to the existing Church fabric will require careful Archaeological monitoring.

- B.9 The Church forms part of the West Boldon Conservation Area adopted by South Tyneside Council in 1975. By existing within a Conservation Area those trees within the churchyard will have Tree Preservation Order's attached to them.

- B.10 The churchyard consists of monuments to the south and east, comprising of both headstones and table tombs. One significant tomb exists to the south of the church, dating from mid C19. There are two medieval stone coffins laying at the west end of the churchyard.

Entrance to the churchyard is either from Rectory bank (west) or St. Nicholas' View (north east). Several mature trees exist to the east, south and west. The churchyard walls are generally of rubble masonry, of some age but without any special features other than the west entrance gateway of C18 in date.

- B.11 There are items existing within the Churchyard that are also protected by heritage legislation.

The walls and gate piers to the west entrance of the churchyard are grade II listed.

NHLE reference number - 1025231 (26<sup>th</sup> February 1985).

A tomb 22 metres south of the south entrance porch is grade II listed.

NHLE reference number – 1185751 (26<sup>th</sup> February 1985).

A detailed description of these items (taken from the official listing) is included in the appendices of this report.

- B.12 Date of Inspection:

The church was visited and inspected on Wednesday 8<sup>th</sup> July 2020.

Weather:

Dry, cloudy and mild.

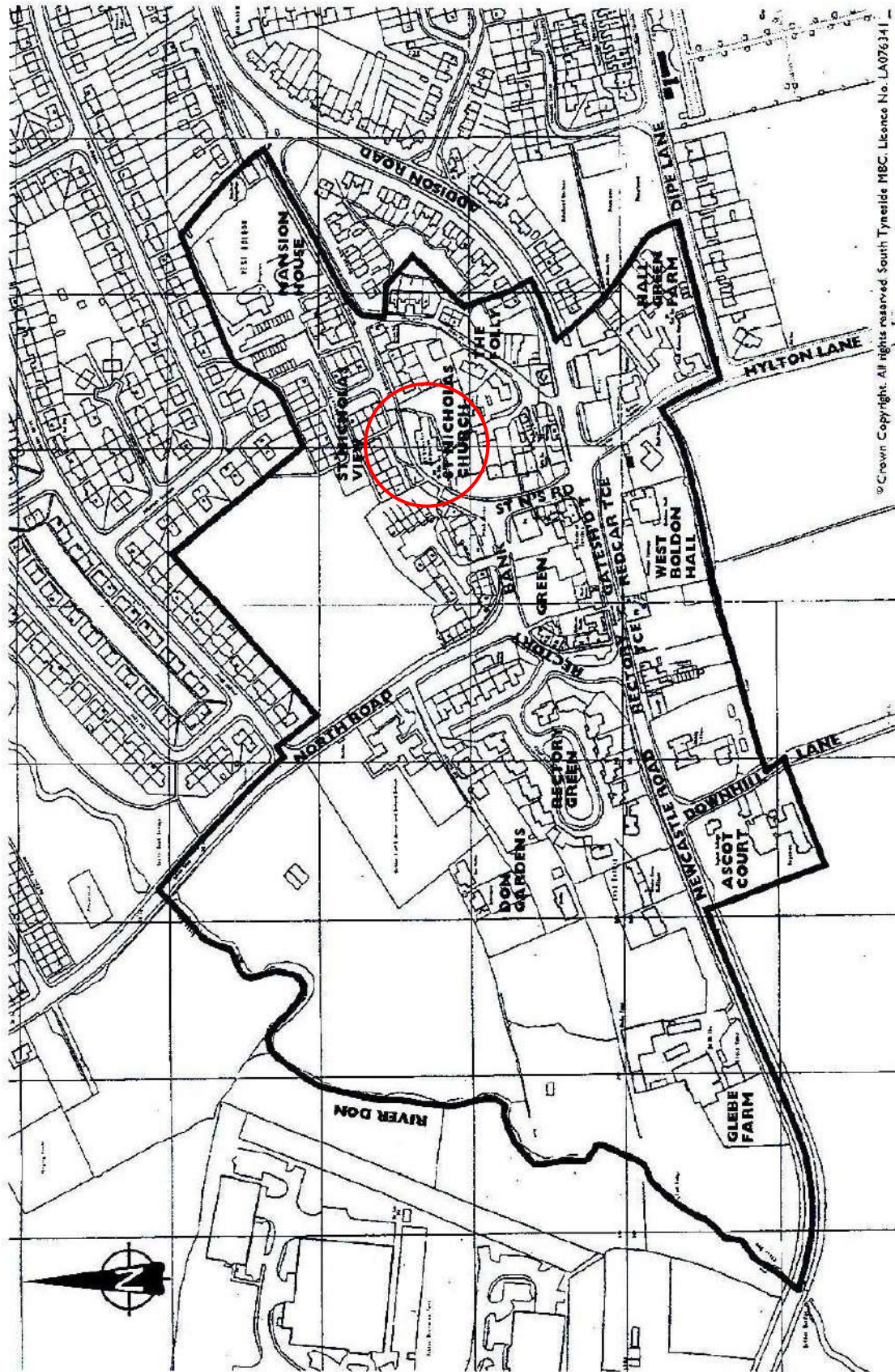


Fig. 1 | West Boldon Conservation Area Boundary (not to scale)



<b>Heritage Category:</b>	Listing
<b>List Entry No.:</b>	1355070
<b>Grade:</b>	I
<b>County:</b>	South Tyneside
<b>District:</b>	South Tyneside
<b>Parish:</b>	Non Civil Parish


For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

<b>List Entry NGR:</b>	NZ 35104 61129
<b>Map Scale:</b>	1:1250
<b>Print Date:</b>	20 February 2021



Historic England  
HistoricEngland.org.uk



This is an A4 sized map and should be printed full size at A4 with no page scaling set.

**Name:** CHURCH OF SAINT NICHOLAS

**Fig. 2 | Church Location Plan (not to scale)**

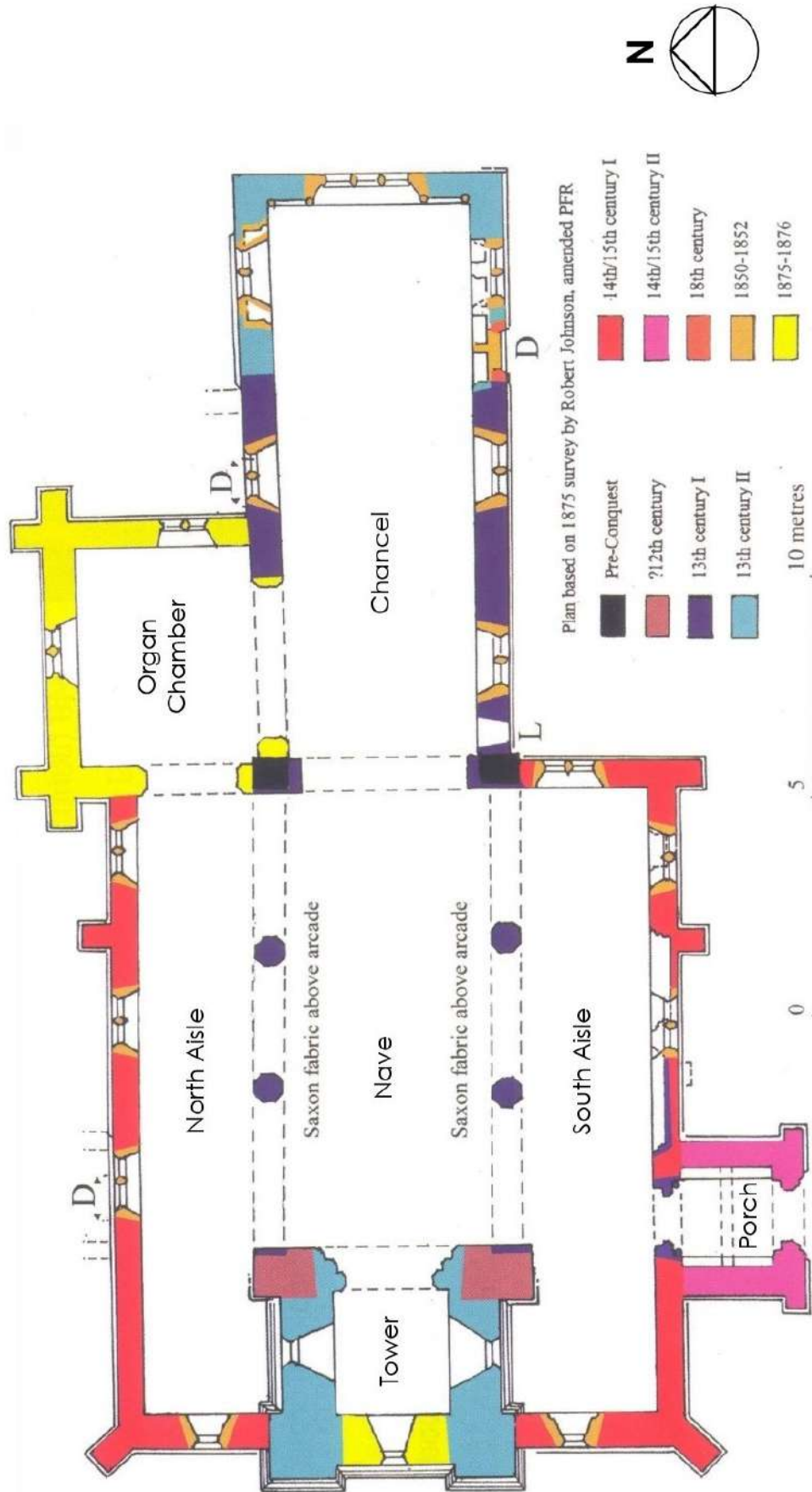


Fig. 3 | Church Floor Plan (Ryder, P., 2007)



Fig. 4 | Church Photographs (4.1 + 4.2 Exterior)

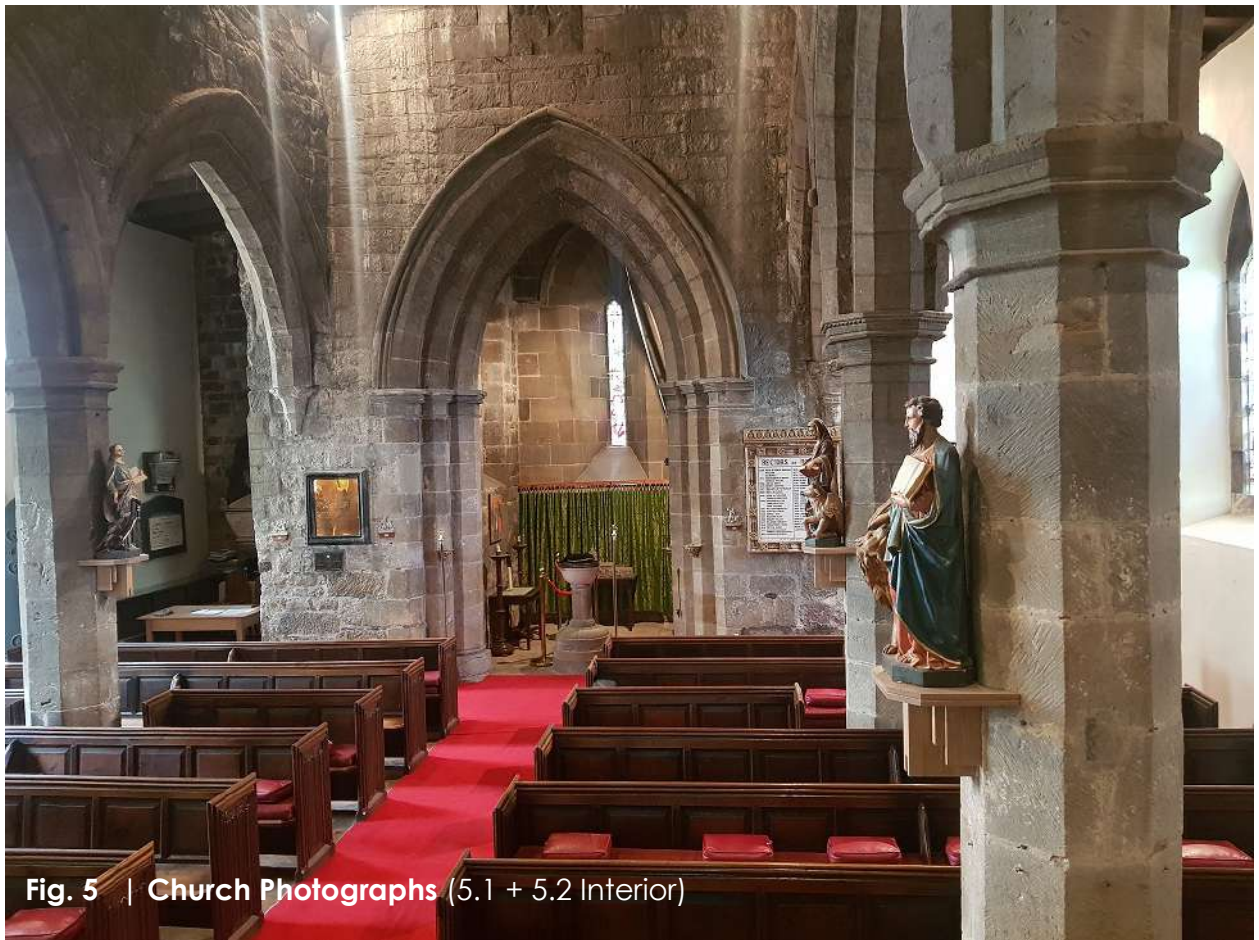


Fig. 5 | Church Photographs (5.1 + 5.2 Interior)



Fig. 6 | Church Photographs (6.1 + 6.2 Churchyard Features)

**C. SCOPE OF THE REPORT**

- C.1 A visual inspection of the church has been carried out such as could be undertaken from ground-level and any accessible roofs, galleries and stagings. Binoculars were used for roof inspections externally. Parts of the structure which were inaccessible, enclosed or covered were not opened or any loose floor coverings lifted.
- C.2 The inspection does not comprise of a structural survey of the Church. Where, in the opinion of the Inspecting Architect, it is apparent that specialist structural or civil engineering advice should be sought; this is recorded in the report.
- C.3 The following inaccessible parts were not included in this inspection:
- a. Any voids below floor.
  - b. Interior of the Organ and its Chamber.
  - d. Roofs were examined internally from floor level and externally from ground level.
- C.4 The boundary and extent of the churchyard is shown on the location plan (Fig. 2, p. 9).
- C.5 No manhole covers were lifted, or drains checked.
- C.6 This report describes defects observed. It is not a specification for execution of any work and must not be used for obtaining builders' estimates. An indication of likely repairs costs is included, but it must be understood that the scope of repair work is undefined, and no measurements have been taken, so the figures are no more than 'educated guesses' and should not be relied upon beyond the purpose of indicating the likely spending commitment to maintain the property to a high standard.
- C.7 The Parochial Church Council is reminded that it must notify the Diocesan Advisory Committee and/or obtain a faculty before putting any repair work in hand. In most cases specifications, schedules and descriptions of the proposed repairs will be required. This report is not a substitute for such documents, but it may be cited in support as identifying the need for repairs.
- C.8 One copy of this Report should be kept with the Church Log Book and Records, for future reference. The Architect will send the requisite number of copies direct to the Diocesan Office.

## 1. SCHEDULE OF RECENT REPAIR AND MAINTENANCE WORKS

### 1.1 *Repair and Maintenance Work*

No major repair work undertaken at the church since the last inspection.

Annual checking of service installations and maintenance tasks carried out including:

- Organ tuning and repair
- Boiler servicing
- Fire extinguisher serviced
- Annual isolated roof slating repairs
- Clearing leaves and debris out of rainwater goods
- Lightning conductor check

### 1.2 *Terrier and Log Book*

The Terrier and Log Book were not examined as part of the inspection.

**M** It is recommended that as a routine item of maintenance the Log Book is updated and made available for review at every subsequent QI.

## 2. GENERAL CONDITION OF THE CHURCH

This important historic church continues to be maintained in a sound, good structural condition. The PCC is to be commended on their efforts over the preceding quinquennium period.

Interpretation of the masonry externally is a complex matter that looks to fuse several phases of building alteration, repair and extension ranging from the Saxon period through to Victorian times. Despite the complicated nature of the walling fabric it has found to be in a sound, good condition with erosion and defects at a minimum, certainly little intervention is need now. Perhaps only repointing of the parapet stones where mortar has become loose and/or missing due to exposure and weathering. A more detailed examination of the stone broach spire would also be beneficial.

The roof finishes to the church are a mix of welsh slate over nave/chancel and lead sheet over aisles/organ chamber and these materials continue to provide a weathertight covering, this is good news. Some slate repair is required promptly to maintain this situation from a competent and experience roofing contractor. The condition of the rainwater goods is deteriorating and comprehensive refurbishment is recommended over the next 18-24 months. More urgent attention to the rainwater goods to the north aisle elevation is required where rusting and clear issues with downpipe joints is reported.

The PCC actions routine items of maintenance in a prompt and appropriate manner which is commendable. The clearing of gutters and downpipes can seem like a never-ending task but is a necessity to minimise water ingress into the building fabric.

There is a good mix of stained and plain glass at the church, the condition of those stained-glass windows in the chancel (particularly north side) is poor and expert advice and recommendations for repair from a specialist conservator would be welcomed.

Internally, the church is generally well presented and the painted decoration of the plasterwork is holding up and in a sound satisfactory condition. There are however isolated areas where breakdown of the decoration finish is slowly deteriorating, principally along the north aisle north wall, chancel north wall window cill and within the organ chamber at the head of the east window. All these locations require further detailed investigation before a strategy of repair can be developed. The appearance of the internal stonework to the tower could also be improved through careful conservation techniques, cleaning the surface and removal of hard cementitious mortar.

The exposed timber roof structure to tower, nave, north/south aisles and organ chamber all appears in a sound condition although signs of white staining etc. and severely worn historic floor beams in the tower could benefit from review by a specialist in timber attack and decay. Periodic visual checking and monitoring for any worsening of condition is prudent over the course of the quinquennium.

There is an interesting collection of memorials and plaques existing with the church, including two stone effigys of Priests located in the chancel and south aisle. All of which are found in a good sound condition. As a routine item of maintenance, it is prudent to carry our regular visual checks for woodworm activity against timber items of furniture, fixtures and fittings.

Service installations appear to be in a safe, working condition. The heating installation is known to be checked annually and all is in working order. Despite this, the gas boiler is old and thoughts of a more sustainable form of heating in the future is worth starting to consider through the commissioning of a feasibility study. The electrics are working however it is not known when the last 5 yearly periodic inspection took place, this should be actioned promptly if overdue.

The churchyard condition generally needs some repair work, starting with recommended clearance to remove plant growth away from the east and south boundary walls but perhaps more importantly off the grade II listed Edwards tomb. The condition of the headstones and box/table tombs within the churchyard is poor and a forward-looking repair strategy would be helped by a comprehensive condition survey of these churchyard items. In addition, a feasibility study to look at improving access for those with a movement impairment; disabled (wheelchair/ambulant) and elderly, particularly from the West entrance off Rectory Bank is highly recommended.

The on-going life of the church and its buildings depends greatly on the efforts and enthusiasm of its members. Regular maintenance is a key aspect and included with my report is a Maintenance Plan that I hope will assist all over the course of the next quinquennium.



**EXTERNAL****3. ROOF COVERINGS****3.1 NAVE**

*Duo-pitch blue/grey Welsh Slate to even courses draining to lead lined parapet gutters on both north and south sides. Lead ventilation 'peaks' at low level across each roof slope with ventilation through the ridge stones at high level. Mortar bedded blue clay angular ridge tiles. There are raking lead flashing abutments with the west tower and east gable upstand.*

- 3.1.1 The condition of the nave roof covering is found to be in a fair condition. Checking faculty records it is not clear when the roof was last recovered. Coursing of the slates appear to be generally consistent which suggests that the nail fixings for now are holding adequately. There are however isolated incidents of either slipped, cracked and/or missing slates which will need attending to, which in turn would maintain a weathertight covering.

**RO**

It is recommended as an urgent repair item that isolated slate repairs are carried out by a competent and experienced roofing contractor.

- 3.1.2 The raking flashing abutments look all in a satisfactory condition. The PCC however have made note that on occasions there is a degree of water ingress in and around the west tower, however this is generally infrequent and perhaps dependant on severity of rain and wind direction.

**RO**

It is recommended that checks are made of the abutment flashing at the west end in conjunction with item 3.1.1.

**M**

- 3.1.3 It is recommended that as a routine item of maintenance the roof covering should be examined, and repairs undertaken on a twice-yearly basis.

**3.2 CHANCEL**

*Duo-pitch blue/grey Welsh Slate to even courses draining to cast iron gutters on both north and south sides. Mortar bedded blue clay angular ridge tiles. There are raking lead flashing abutments with the nave gable and east gable upstands.*

- 3.2.1 The condition of the chancel roof covering is found to be in a fair condition. Checking faculty records it is not clear when the roof was last recovered. Coursing of the slates appear to be generally consistent which suggests that the nail fixings for now are holding adequately. Abutment flashings all look in satisfactory condition. There are however isolated incidents of either slipped, cracked and/or missing slates which will need attending to, less however than that of the nave.

**RO**

It is recommended as an urgent repair item that isolated slate repairs are carried out by a competent and experienced roofing contractor.



**M** 3.2.2 It is recommended that as a routine item of maintenance the roof covering should be examined, and repairs undertaken on a twice-yearly basis.

3.3 NORTH + SOUTH AISLE

*Traditional lead-covered, shallow pitch sheet roof covering draining to parapet gutters on the North and South sides. Lead sheet jointed with wood roll and there is a single step to each roof covering. Lead ventilation 'peaks' at top and bottom across each roof slope. Lead cover flashing installed at abutments.*

3.3.1 The condition of the leadwork covering is found to be in a weathertight and satisfactory condition. Checking the faculty records it is not clear when the roof was last recovered, the lead itself is showing a little sign of age and is water stained due to run-off from the nave roof covering. Equally abutment flashings and parapet gutters all look to be in similar satisfactory condition.

**M** It is recommended that as a routine item of maintenance the roof covering should be examined, and repairs undertaken on a twice-yearly basis.

3.4 ORGAN CHAMBER

*Traditional lead-covered, shallow pitch sheet roof covering draining to parapet gutters on the East side. Lead sheet jointed with wood roll and there are two steps to the roof covering. Lead ventilation 'peaks' at top and bottom across the roof covering. Lead cover flashing installed at abutments.*

3.4.1 The condition of the leadwork covering is found to be in a weathertight and satisfactory condition. Checking the faculty records it is not clear when the roof was last recovered, the lead itself is showing a little sign of age. Equally abutment flashings and parapet gutters all look to be in similar satisfactory condition.

**M** It is recommended that as a routine item of maintenance the roof covering should be examined, and repairs undertaken on a twice-yearly basis.

3.5 SOUTH ENTRANCE PORCH

*C13 (reset in C14/C15) duo-pitch stone flag roof to even courses. Stone angular ridge with roll moulding detail.*

3.5.1 Roof covering is in a fair condition and of some age.

The top surface of individual stone flags is slowly deteriorating, this is not unexpected due to the longevity of the roof covering. Mortar bedding between individual flags is either loose and/or missing in places. There is no flashing abutment with the masonry walling of the south elevation. The East slope is partially covered due to plant growth. The interior of the porch is green with algae and there are signs of hard cementitious pointing use between the stone flags. The presence of algae may suggest that the porch is not weathertight and water penetration is ongoing through the roof covering, further investigation is warranted following cutting back of plant growth to the east slope.



<b>R1</b>	It is recommended to carry out detailed investigation of the roof covering.
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**4. RAINWATER GOODS AND DISPOSAL SYSTEMS**

4.1 NAVE

*Four short downpipe arrangements beneath lead chutes from the nave parapet outlets, two on the north side and two on the south side. Downpipe arrangements consist of rectangular black cast iron hopper discharging into circular black cast iron pipe with shoe at bottom, discharging directly onto aisle roofs.*

4.1.1 Rainwater goods appear in a satisfactory, working condition. Rusting is evident in parts and a single downpipe is badly blocked on the north side.

<b>R2</b>	It is recommended that the rainwater goods are cleaned down, re-painting and joints re-sealed. Colour in black to match existing.
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<b>M</b>	4.1.2 It is recommended that as a routine item of maintenance the rainwater goods (gutters, downpipes and gullies) should be checked and cleared on a twice-yearly basis.
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4.2 CHANCEL

*Black coloured cast iron guttering of deep half round profile with singular circular cast iron downpipes at North and South sides.*

4.2.1 Gutters generally found in a good, working condition.

The downpipes are in a fair condition. The large diameter downpipe to the north side, at the junction with the organ chamber is heavily soiled with green algae suggesting that either a blockage and/or split to the downpipe is causing water overflow. This will require further investigation, possibly enlargement of the hopper which looks quite small and susceptible to blockage when assessing the level of water it receives off chancel and organ chamber roofs. The surface finish of the downpipe to the south side is deteriorating and in need of refurbishment.

<b>R2</b>	It is recommended that the rainwater goods are cleaned down, re-painting and joints re-sealed. Colour in black to match existing.
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<b>M</b>	4.2.2 It is recommended that as a routine item of maintenance the rainwater goods (gutters, downpipes and gullies) should be checked and cleared on a twice-yearly basis.
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4.3 NORTH + SOUTH AISLE

*Six long downpipe arrangements beneath lead chutes from the aisle parapet outlets, three on the north side and three on the south side. Downpipe arrangements consist of small rectangular black cast iron hopper discharging into circular black cast iron pipe with shoe at bottom, discharging directly into clay gulleys.*



- 4.3.1 Downpipes generally found in a deteriorating condition, particularly to the north side. The lower section to the central downpipe is badly rusted which suggests a failure of the joint between the adjacent section of downpipe.

The west downpipes bottom two sections are badly rusted/deteriorating and have plant growth emanating from the joint of the second bottom pipe.

<b>R1</b>	It is recommended that the defects to the north downpipes are corrected through repair and/or replacement.
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- 4.3.2 Elsewhere the surface condition of the downpipes to the north side are deteriorating and in need of replacement. This condition is also noted to the south side of the church.

<b>R2</b>	It is recommended that the rainwater goods are cleaned down, re-painting and joints re-sealed. Colour in a buff stone to match existing.
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<b>M</b>	4.3.3 It is recommended that as a routine item of maintenance the rainwater goods (gutters, downpipes and gullies) should be checked and cleared on a twice-yearly basis.
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4.4 ORGAN CHAMBER

*No rainwater goods existing to organ chamber, shared with chancel. Refer to item 4.2.1*

4.5 SOUTH ENTRANCE PORCH

*No rainwater goods existing on South Entrance Porch.*

**5. BELOW GROUND DRAINAGE**

- 5.1 *It is assumed that surface water discharges into the ground via soakaways located within the church grounds.*

*Foul water from the accessible WC installed within the west end of the North Aisle is assumed to discharge into a public sewer located on Rectory Bank.*

- 5.1.1 The below ground drainage was not tested as part of the inspection.

It was noted that several of the gulleys at the head of the below ground drainage were blocked with leaves and/or plant growth.

<b>M</b>	It is recommended that as a routine item of maintenance the gulleys are cleared in conjunction with item 4.1.2, 4.2.2 and 4.3.3.
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**6. PARAPETS/UPSTAND WALLS, FINIALS, CROSSES**

6.1 NAVE

*Shallow stonework parapet to North and South sides with chamfered top. Single large apex cross at east end.*





- 6.1.1 Parapet stonework appears in a satisfactory condition. Isolated incidents of pointing between individual stone units as either loose and/or missing.

**R2** It is recommended to carry out repointing in a soft lime : sand mortar of the affected areas of the parapet.

- 6.1.2 Stonework to the apex cross looks in a sound, satisfactory condition. Adequacy of the cross fixings were not able to be inspected/tested as part of this inspection.

**R2** It is recommended that inspection and testing of the apex cross fixing is carried out to assess its structural integrity.

- 6.2 CHANCEL  
*Pitched flat water table coping stones exist to the east gable with single large apex cross.*

- 6.2.1 Water table coping stones appear in a satisfactory condition.

- 6.2.2 Stonework to the apex cross looks in a sound, satisfactory condition. Adequacy of the cross fixings were not able to be inspected/tested as part of this inspection.

**R2** It is recommended that inspection and testing of the apex cross fixing is carried out to assess its structural integrity.

- 6.3 NORTH + SOUTH AISLE  
*Shallow stonework parapet to North, East, South and West sides with chamfered top.*

- 6.3.1 Parapet stonework appears in a satisfactory condition. Isolated incidents of pointing between individual stone units as either loose and/or missing.

**R2** It is recommended to carry out repointing in a soft lime : sand mortar of the affected areas of the parapet.

- 6.4 ORGAN CHAMBER  
*Shallow stonework parapet to North and East sides with curved top. Single large apex cross at north side.*

- 6.4.1 Parapet stonework appears in a satisfactory condition. Isolated incidents of pointing between individual stone units as either loose and/or missing.

**R2** It is recommended to carry out repointing in a soft lime : sand mortar of the affected areas of the parapet.

- 6.4.2 Stonework to the apex cross looks in a sound, satisfactory condition. Adequacy of the cross fixings were not able to be inspected/tested as part of this inspection.



**R2**

It is recommended that inspection and testing of the apex cross fixing is carried out to assess its structural integrity.

6.5 SOUTH ENTRANCE PORCH

*No apex cross exists to south entrance porch.*

**7. WALLING**7.1 TOWER + SPIRE

*Both tower and the contemporary spire are of stone. The plinth is of grey sandstone; the walls above are largely of buff sandstone, with considerable areas of re-facing; on either side of the second-stage window on the west an odd pair of symmetrical sunk 'panels' each appear to expose one block of a much more weathered sandstone beneath the facing. The upper two thirds of the spire are of much darker stone, marking a rebuilding also evident internally.*

*The tower is of two stages, with large stepped clasping buttresses at the angles. There is a triple chamfered plinth, with a projecting moulding above. The west face of the lower stage of the tower, between the buttresses, is entirely of late 19th-century squared sandstone, and contains a single lancet window, with a moulded string that rises over the lancet to form a hoodmould. A roll moulding, extending round the buttresses, marks the base of the second stage. This has lancet windows, with dog-tooth ornament in their hoodmoulds, to west and south. The former has its hoodmould stops broken away, the latter (unrestored) has a foliate cross and a head as hood stops; the lower part of its opening has been enlarged by the cutting away of its chamfer, to provide a doorway onto the adjacent aisle roof. On the east of the tower the tabling of a former steeply-pitched nave roof survives, its apex broken by the oversailing course at the base of the spire but its eaves line some distance below the present one.*

*A hollow-chamfered oversailing course marks the base of the spire; at this level the buttresses have caps with a gable at the head of each external face, which have roll-moulded to their ridges, uniting at the base of each angle of the spire proper. The belfry openings are set in similarly-gabled dormers; each is a single lancet, that on the west being distinguished by having a double-chamfered surround, the others a single chamfer. The spire is of broach form, becoming an octagon in plan above the belfry dormers; it is capped by a globular finial.*

*(Peter Ryder Archaeological Assessment 1998)*

- 7.1.1 Stonework is generally in a sound, satisfactory condition. There are isolated incidents of defects ranging from split stones, soiling causing discoloration, erosion with loss of the stone face and deterioration due to weathering but none so much to an extent that will require intervention now. Erosion of the tower plinth is particularly pronounced.



The east facing belfry opening has a stone ridge with roll mould detailing. This appears to be lifted slightly and would benefit from further investigation.

**R2**

Carry out a detailed inspection of the spire via a rope access survey.

- 7.1.2 Pointing is generally sound although there are some areas where a hard cementitious mortar has been used either in repointing and/or stone repair.

On the west elevation there are areas where the loss of pointing is becoming more noticeable but lie the condition of the stonework no intervention is required now.

**R1**

It would be of benefit to develop a masonry repointing specification that could be applied on any future walling repairs of this nature to ensure consistency and quality of workmanship.

## 7.2 NAVE

*Little of the walling of the Nave is exposed externally, except above the aisle and chancel roofs, at which level its masonry seems to be all neatly-squared sandstone of 19th century date. However the few cm of the south-east angle quoin, seen in the re-entrant angle between chancel and south aisle, is of considerable structural significance, as it shows a series of massive gritstone blocks which would be out of place in anything other than an Anglo-Saxon context; one smaller block (quite low in the wall) projects, as if it might be the end of a string-course.*

*(Peter Ryder Archaeological Assessment 1998)*

- 7.2.1 Stonework is generally in a sound, satisfactory condition. There are isolated incidents of defects ranging from split stones, soiling causing discoloration, erosion with loss of the stone face and deterioration due to weathering but none so much to an extent that will require intervention now.
- 7.2.2 Pointing is generally in a sound and satisfactory condition. Refer to item 7.1.2.

## 7.3 CHANCEL

*The south wall of the Chancel is of three quite broad bays, each with a two-light window of 19<sup>th</sup>-century date, each of two uncusped lancet lights with a quatrefoil in the spandrel, under a two-centred arch with a hoodmould that has turned-back ends. The easternmost window has its sill raised to a higher level, an irregular patch below showing that it was originally of similar proportions to the others. Although the overall character of these windows is broadly similar to those in the aisles, their dressings are of a different sandstone, and are rather more worn; the easternmost has a blocked priest's door immediately to the west of it. There is a chamfered plinth, but no buttresses; a string-course, chamfered above and below, runs across the east end and returns a metre or so along each side wall. At the head of the wall is a projecting ashlar eaves course of 19th-century date*

The fabric of the lower part of the western two bays is of roughly-coursed and roughly-coursed stone, largely sandstone/grit, with the occasional very thin course of small stones, and others used as packing pieces. At the west end of the wall this type of walling extends only to a height of around 1 m, but rises a little higher further east. Above it are roughly-squared but carefully-coursed blocks of a dark (or stained) sandstone, with a rough pecked tooling. This may well be a post-medieval rebuild, the 19th-century windows generally appear to be insertions in this upper fabric, although there are places where the walling stones seem to course in quite well with the dressed blocks of the window jambs.

Set low at the west end of the wall are the remains of what seems to have been a 'low-side' window; a large square block here appears at first sight to be the blocking that defines the earlier opening, but closer inspection shows that the walling is very much disturbed, and that only the western half of the sill of the original opening (which has a chamfered surround) may be in situ; another chamfered block further east may be re-used. Some of the stones in this area are fire-reddened.

Further east there are two ragged straight joints in the lower part of the wall, one midway between the western and central windows and another directly below the western jamb of the central window, with the area between being of more regularly coursed and larger stones. This feature, which corresponds with a length of plinth that is clearly 19<sup>th</sup>-century replacement, may well indicate an earlier priest's doorway. To the east of it the irregular masonry continues, extending a little higher in the wall, as far as the later priest's door (blocked) which has cut sandstone dressings and a chamfered segmental arch with a keystone bearing the incised text:

'F.T.  
D.D  
1767'.

To the east the lower walling is very different from that further west, being mostly well-coursed and well-squared limestone; the actual point of transition has probably been cut away by the insertion of the doorway. This well-squared masonry extends to almost the full-height of the wall; there being a rather ragged joint to the west of the head of the easternmost two-light window. There is also disturbed masonry below the sill of this window, which was probably raised in 1875 when the sedilia on the internal face of the wall were restored. The jamb stones of the window look to be of 1850-1852, although two blocks below the east jamb, of weathered gritstone, may survive from an earlier opening.

At the east end of the wall c 1 m of an old string-course, chamfered above and below, survives, of late 12<sup>th</sup> or 13<sup>th</sup> century character. The east end of the chancel now has a 19th-century window, set in a disturbed area of masonry and cutting down through the string-course. The window is of three stepped lancets, sharing a common moulded hood that has foliate bosses as stop; the shallow-pitched gable above is capped by a decaying finial that echoes the form of these stops.



The eastern quoins of the chancel are large gritstone blocks; some at least are probably Roman in origin (the lowest block at the south-east corner retains a lead clamp, a good indicant of Roman work) ; they were almost certainly re-used in the Anglo-Saxon church, and have been recycled a second time in their present position - or even a third time, as there is good evidence to suggest that the chancel was rebuilt in the 12<sup>th</sup> (?) century and then extended by an extra bay.

The string course has continued across the east end, although its central section has been cut away c 1 m from the corner - a rough straight joint at this point presumably mark the south jamb of an earlier east window, wider than at present but nevertheless an insertion; the early-19th century print of the church in Fordyce's History of Durham shows a broad square-headed sash window here. There is no such straight joint north of the present window, but the string has been cut away at a corresponding point; the wall above may have been rebuilt. The wall below the string, and the sill of the present east window, looks to be undisturbed; the chamfered plinth is not seen, but probably lies beneath the present ground level.

Externally the north wall of the chancel is of two bays, the western bay being concealed by the Organ Chamber of 1875; each bay has a two-light window of 19<sup>th</sup>-century date, each under a two-centred arch; above the head of each appears the line of a rather taller arch of similar form, which may relate to their replacing earlier openings. The windows are both 19th-century, but of different dates; there are differences in detail (the eastern is of two lancet lights with a quatrefoil over, under a hoodmould with carved floral stops, and the western has trefoiled lights, a trefoiled circle over, and a hoodmould with big head stops) and in the size and type of tooling on their dressings. There is some variation in the fabric of the eastern bay of the wall, but the well-squared limestone blocks seen on the south are absent; possibly older materials were recycled on this side when the chancel was extended. There are a number of reddened blocks; at about two-thirds in height there is a change to well-squared stone with some elongate blocks, almost certainly post-medieval work.

The double-chamfered string course of the east end extends only for c 1 m from the eastern angle, then abruptly ends; a ragged joint below this point may be the result of structural movement rather than any change of build, although just to the west of this point the chamfered plinth abruptly commences, to terminate at a little over 5 m from the east end in what looks like a mitred angle, as if it had returned northwards. A few cm beyond this is a straight joint in the lower courses of the wall; this, together with an upright block in the wall just over 1 m further west, at first sight look to indicate the position of a blocked doorway but in fact seem more likely to define the position of the east wall of a former vestry or sacristy. Further west, beneath the western of the two two-light windows, are the jambs of what is clearly a blocked doorway.

(Peter Ryder Archaeological Assessment 1998)



- 7.2.1 Stonework is generally in a sound, satisfactory condition. There are isolated incidents of defects ranging from split stones, soiling causing discoloration, erosion with loss of the stone face and deterioration due to weathering but none so much to an extent that will require intervention now.
- 7.2.2 Pointing is generally in a sound and satisfactory condition. Refer to item 7.1.2.

#### 7.4 NORTH AISLE

*The west wall of the North Aisle is all of limestone, and apparently contemporary with the angle buttress. There does seem to be evidence of a wider window that predates the present lancet; the dressings of lancet jambs are gritstone blocks (older work recycled?) but the 19<sup>th</sup>-century head is in brown gritstone.*

*The north wall of the aisle is of four bays, the eastern three with 19<sup>th</sup>-century two-light windows; there is a stepped buttress between the two eastern bays, and a stepped diagonal buttress at the north-west angle. The windows are all of the same type as seen in the south aisle, the only variation being that the central has large head stops to its hoodmould rather than the usual turned-back ends. As in the case of the south aisle there are two distinct fabric types, but in this case the lower walling is largely of brown gritstone (the blocks often squarish and in places taller than wide, and in general not well jointed – the joints between them or 'perps' are often almost in line with each other) and the upper of larger and more elongate blocks of yellow Magnesian Limestone, well bonded. In the westernmost bay the upper limit of the gritstone walling is marked by a course of 'upright' blocks.*

*Beneath the east end of the sill of the window in the easternmost bay is a short straight joint, and to the west of it three courses of limestone blocks, possibly indicating a former doorway position, although the plinth below seems unbroken.*

*The stepped buttress between the eastern bays is of limestone except for its lowest two courses, and rises from a heavy irregular footings that projects some distance to the west. On the face of buttress are the deeply-incised initials 'H R', of 17<sup>th</sup> or 18<sup>th</sup> century character. In the upper part of the wall westward of the buttress there are occasional re-used gritstone blocks (some reddened) re-used amongst the limestone; one or two of these upright blocks are clearly infilling earlier sockets, possibly putlock holes. Beneath and slightly to the west of the westernmost window (ie in the second bay from the west) are the remains of the former north door; its east jamb shows as a straight joint (without any chamfer or moulding visible) but the line of west jamb is less clear, with only one block surviving. The infill is of coursed blocks more elongate than those in the adjacent walling. On either side are areas of rubble indicating the cut-away side walls of a former north porch. A ragged break c 0.30 m to the west of the window above, with above it the rough outline of part of a pointed arch (infilled with smaller stones, and a distinctive whitish mortar), suggest that it replaced an earlier window displaced a little further to the west, ie positioned directly above the former north door, in the same manner as the high-level window on the south is set over the porch.*



*The diagonal buttress at the west end of the wall is all of limestone; there is an awkward vertical break between gritstone and limestone c 0.40 m short of the buttress in the lower wall, but the upper section of the wall is coursed in neatly with the buttress and clearly contemporary with it.*

*(Peter Ryder Archaeological Assessment 1998)*

7.4.1 Stonework is generally in a sound, satisfactory condition. There are isolated incidents of defects ranging from split stones, soiling causing discoloration, erosion with loss of the stone face and deterioration due to weathering but none so much to an extent that will require intervention now.

7.4.2 Pointing is generally in a sound and satisfactory condition. Refer to item 7.1.2.

#### 7.5 SOUTH AISLE

*The South Aisle shows a variety of fabric types. The lower walls are of cream Magnesian Limestone, squared and laid in regular courses; the upper sections of the walls and parapet are of rather larger blocks, also neatly coursed, of a rather browner stone, either a sandstone or a sandy limestone. There is a chamfered plinth (stepping up in level slightly to the east of the porch), stepped buttresses (at the east end of the south wall, one bay further west, and a third, set diagonally, at the south-west corner) and a parapet, set on an oversailing chamfered course, with a moulded coping.*

*In the west wall of the aisle the plinth is stepped up for a short central section, and then cut away short of the north end. Above this is a single lancet window with a hoodmould enriched with dog-tooth, and carved stops. Although some of the dressings of the lancet looks of some age, there is disturbed fabric all around it, and it would appear to be an insertion.*

*The south-western buttress has some recent ashlar in its lower section; it appears to be coeval with the upper section of the wall, but added lower.*

*The south aisle wall is divided into four bays, with the south porch projecting from the second; there is a stepped diagonal buttress at the south-west corner, and stepped buttresses between the two eastern bays and at the east end of the wall. There are 19<sup>th</sup>-century two-light windows in the two eastern bays, and set above the porch. The lower part of the wall (to a height of c 2 m in the westernmost bay, and rather higher further east) is of creamy Magnesian Limestone laid in fairly small courses and blocks of variable size, whilst above are regular courses of browner stone, apparently a sandstone, in larger blocks. There is no opening in the westernmost bay (west of the porch), although there are a number of infilled sockets, of uncertain purpose, in the upper (sandstone) part of the wall. Above the porch the chamfered roof tabling of earlier more steeply-pitched porch roof is visible, its apex cut away by the 19<sup>th</sup>-century two-light window. The masonry within the old roof line is much less regular, little more than rubble; this implies that this area was not intended to be seen as part of the external elevation, and a porch in this position must be contemporary with the present aisle wall rather than a later addition.*

The third bay, to the east of the porch, has an odd blocked arch of segmental form, low down, which clearly relates to the internal tomb recess at this point, which has 13<sup>th</sup>-century style mouldings and may be an earlier feature re-sited. Detailed examination of the arch during re-pointing showed no sign of any plaster on its soffit, suggesting that it is a constructional feature rather than an opening that was intended to pierce the full thickness of the wall.

The cutting of the opening appears to have broken through the lower part of an earlier buttress; only the sloping cap of this remains in situ (with a scar beneath). This is set just below the level of the change in fabric type, suggesting that this buttress might have been contemporary with the first build of the aisle wall, before the heightening implied by the fabric change.

The two-light window east of porch shows ragged breaks in the masonry c 30 cm out from both its jambs, hacked into the earlier wall masonry, implying that the present window occupies the position of an earlier and wider opening, which itself seems to have been an insertion or enlargement of an original window.

The stepped buttress between the third and fourth bays is of neatly cut close-jointed limestone, and may be a 19<sup>th</sup>-century reconstruction. The lower wall of the fourth bay has some very elongate limestone blocks. The window in this bay, alone amongst the present windows in the body of the church, seems to incorporate part of a predecessor in the upper part of each jamb; the sill and lower two blocks of each jamb, along with the head, are clearly of mid-19<sup>th</sup> century date. Very clear roughly-hacked breaks in the fabric c 30-40 cm to the west and rather closer on east show the earlier window (18<sup>th</sup>/early 19<sup>th</sup> century?) was again an insertion. The buttress at the east end of the wall looks medieval, although its mid-section has been patched during 19<sup>th</sup>-century restoration works.

The east wall of the aisle again shows two quite separate fabric types, creamy limestone below and larger blocks of browner stone above, and again the present two-light window is of mid-19<sup>th</sup> century date, with ragged breaks outside its jambs suggesting that it replaces an earlier and rather wider opening. In the lowest most courses are some quite massive squarish blocks, some of them gritstone, which have probably been re-used from the Pre-Conquest church; at the base of the wall a patch of intense reddening and decay c 1.5 m short of south end seems to indicate burning. The chamfered plinth does not extend all the way to the north end of the wall, but ends in a square unchamfered block.

*(Peter Ryder Archaeological Assessment 1998)*

- 7.5.1 Stonework is generally in a sound, satisfactory condition. There are isolated incidents of defects ranging from split stones, soiling causing discoloration, erosion with loss of the stone face and deterioration due to weathering but none so much to an extent that will require intervention now.
- 7.5.2 Pointing is generally in a sound and satisfactory condition. Refer to item 7.1.2.

## 7.6 SOUTH ENTRANCE PORCH

*The South Porch is constructed of roughly-coursed and roughly-squared stone (the east wall having courses of considerably-smaller stones than the west); each side wall has a very worn chamfered plinth and a small buttress at the south end; the buttresses are largely 19th-century reconstruction.*

*The south wall has a 19th-century plinth, but the two-centred archway of two chamfered orders (the inner with the broader chamfer) is older. The voussoirs of the outer order are very short, as if a hoodmould might have been removed when the roof was lowered.*

*(Peter Ryder Archaeological Assessment 1998)*

7.6.1 Stonework is generally in a sound, satisfactory condition. There are isolated incidents of defects ranging from soiling causing discoloration, erosion with loss of the stone face and deterioration due to weathering but none so much to an extent that will require intervention now.

7.6.2 Pointing is generally in a sound and satisfactory condition. Refer to item 7.1.2.

## 8. **TIMBER PORCHES, DOORS AND CANOPIES**

### 8.1 SOUTH ENTRANCE DOOR

*External*

*Pair of metal doors with pointed arched head, dark grey in colour and incorporating clear glazing to rear. Installed 1987.*

8.1.1 Door is in a sound, good condition. Metal handle is a little rusty through use and possible failure of spring gauging on resting position. Some signs of patch decoration repair to the metal surface at low level.

**R2**

It is recommended that the entrance door is refurbished over the course of the quinquennium.

*Internal*

*Single timber door with pointed head, dark black stain and incorporating decorative iron strap hinges and handle.*

8.1.2 Door is in a sound, good condition.

## 9. **WINDOWS**

9.1 The church possesses a good mix of both stained and plain glass. The glazing is protected externally by black mesh grill, screw fixed into the face of the masonry surrounds.

A schedule of window glazing type and shape is listed below.



<i>Location</i>	<i>Orientation</i>	<i>Type</i>	<i>Shape</i>
Tower	West	Stained glass	Single light lancet (uncusped)
North Aisle	North	Stained glass (x3)	Two-light lancet with quatrefoil
	West	Plain glass (x1)	Single light lancet (uncusped)
South Aisle	South	Stained glass (x1)	Two-light lancet with quatrefoil
		Plain glass (x2)	Two-light lancet with quatrefoil
	East West	Stained glass (x1) Stained glass (x1)	Two-light lancet with quatrefoil Single light lancet (uncusped)
Chancel	North	Stained glass (x1)	Two-light lancet (uncusped) with quatrefoil
		Stained glass (x1)	Two-light lancet with trefoil
	East	Stained glass (x1)	Three-light lancet (uncusped)
	South	Stained glass (x3)	Two-light lancet (uncusped) with quatrefoil
Organ Chamber	North East	Plain glass (x1) Plain glass (x1)	Two-light lancet with quatrefoil Two-light lancet with quatrefoil

9.1.1 The window units are maintaining a weathertight seal with the masonry fabric surrounds. There is an additional layer of security with the presence of external protection in the form of the external black metal grills.

The condition of certain windows is deteriorating, particularly evident to the north glazing to the chancel where there is a clear loss of detail on the face of the stained glass and evidence of cracking to isolated sections of glass.

**R1**

It is recommended that an ICON registered conservator is asked to examine the windows in this location and provide recommendations for repair.

9.1.2 In addition, it is worth considering commissioning a stained glass condition survey and report of all the plain and stained glass existing within the church. This would not only inform future maintenance and repair but also develop a better understanding of the provenance and therefore significance of the windows in the church, which at present is not clearly known.

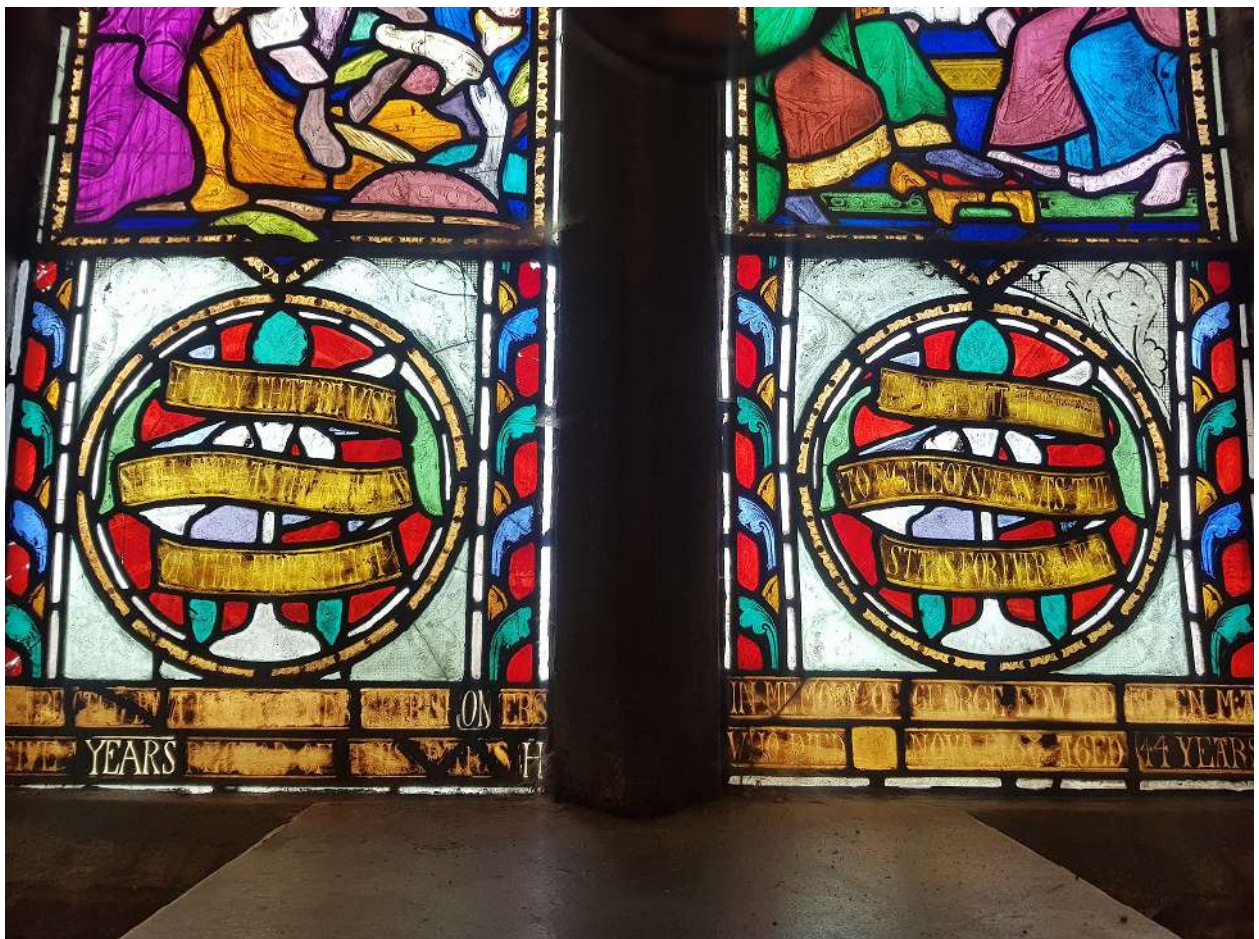
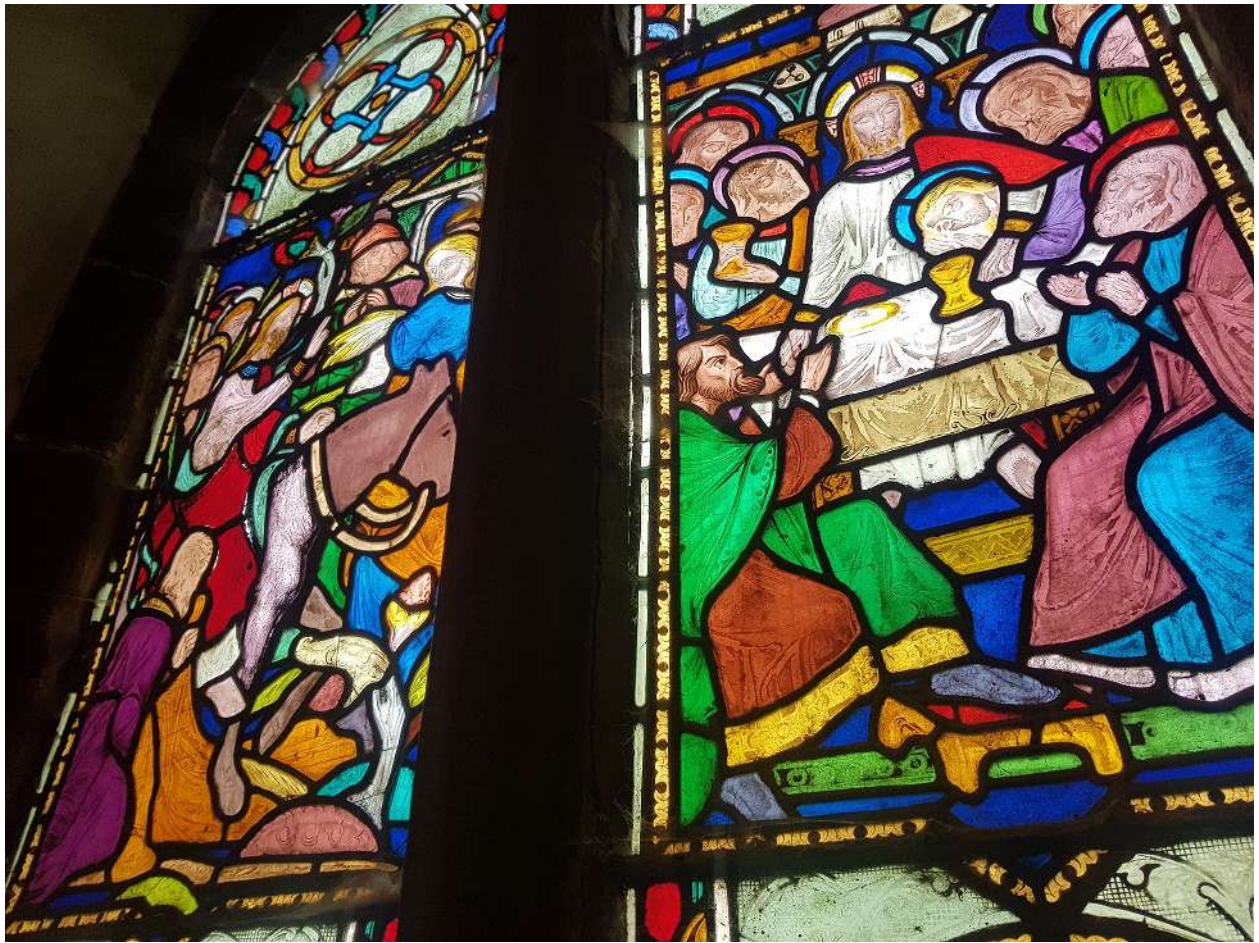
**R3**

Commission a comprehensive stained and plain glass condition survey and report of the church windows by ICON registered stained glass conservator.

9.1.3 The external protection grills, although providing adequate security have been installed incorrectly and should sit within the reveal of the window and fixings are to be made through the existing mortar joints and not the face of the masonry.

**R4**

It is desirable to renew the external protection grills to provide a more appropriate installation methodology.





**INTERNAL****10. TOWER AND SPIRE**

- 10.1 *The internal walls of the tower are finished in exposed stonework, other than the second stage (clock chamber) which is whitewashed. Within the main body of the church the former external faces of the tower are now engaged by the north and south aisles. There is a matching plinth as is seen externally on the west elevation. Both North and South walls have a single lancet window opening, with a moulded string carried up an over the window as a hoodmould.*

*The junction between nave and tower is marked by a pointed arch which has three chamfered orders towards the nave and two towards the tower, jambs are of the same cross section as of the arch with moulded impost and a moulded hood. Set centrally above the arch is a blocked opening, possibly a doorway whose head is concealed by the roof structure. Within the tower there is a matching string stepping up over the lancet windows as per the external wall faces.*

*A ladder gives access to the second stage of the tower which houses the clock. The floor is boarded carried by three heavy timber beams, roughly squared and spanning east to west. These are visible from the ground floor stage below. The walls are whitewashed and full of scribed graffiti. There are also sockets within the walling fabric, former use unknown. To the east elevation the opening seen from the nave has a semi-circular rear arch, all other details are boarded over.*

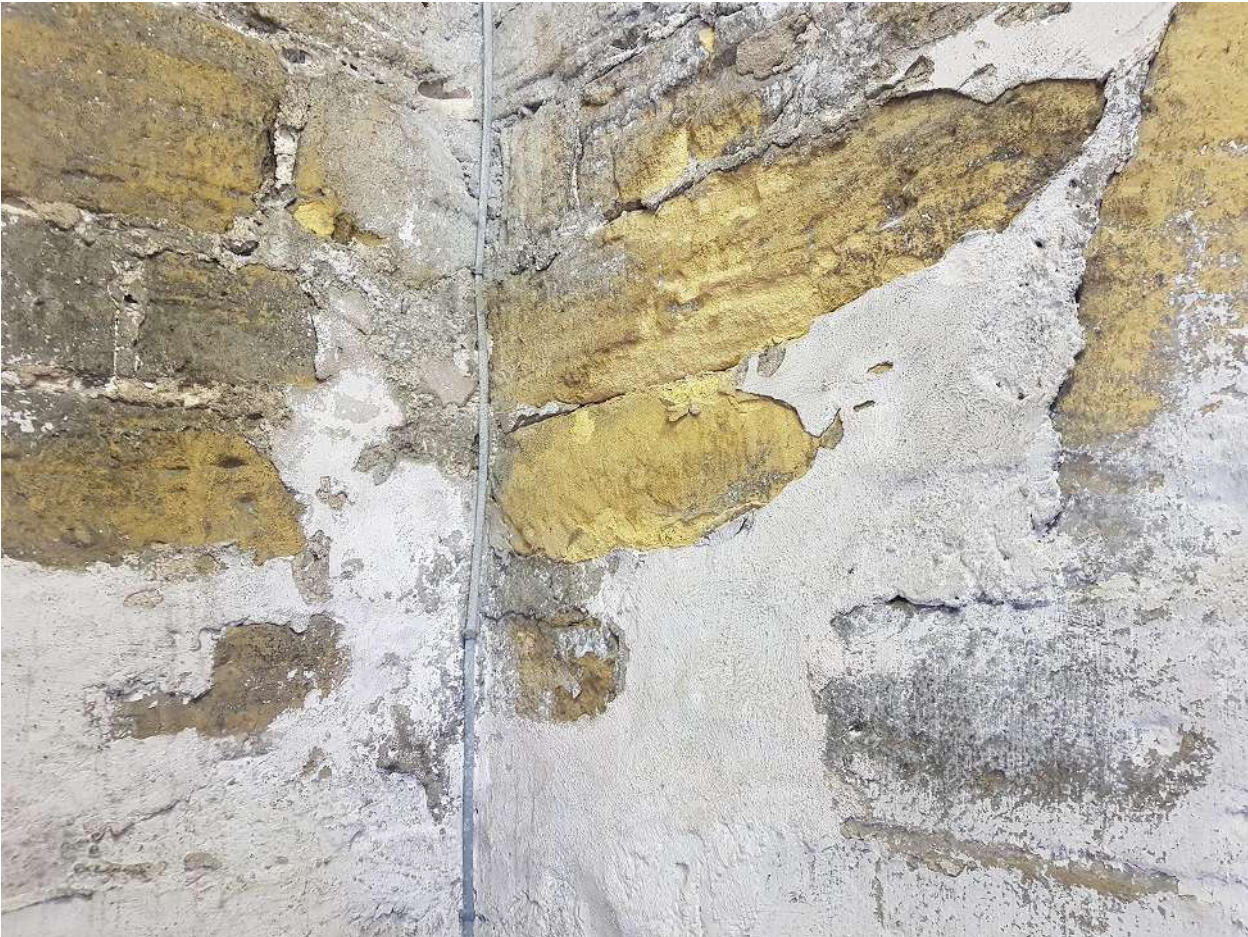
*A second ladder gives access to the third stage which houses the church bells and bellframe. The floor is boarded carried by three heavy timber beams, roughly squared and spanning north to south. These are visible from the second floor stage below. There are simple stepped squinches at each corner of the belfry which carries the angles of the spire above. Separation between original fabric of the spire and reconstructed material is evident.*

10.1.1 Ground Floor Stage

*Stonework at ground floor level is sound but appears rough in appearance. There is use of cementitious mortar to both north and south internal faces that is badly smeared in places. This has led to the loss of surface finish in selective stones. Open joints due to weathered and/or missing mortar is evident. There is also heavy soiling and crust to the stone surface throughout, possible due to historic fires at the church in early C20. The C19 stonework to the west internal elevation is in much better condition, albeit could benefit from a clean.*

*The good news is that none of these observations have a structural impact, more aesthetic in nature therefore monitoring of the stone condition is all that is required for now.*

<b>M</b>	It is recommended that as a routine item of maintenance the stonework is checked annually for any change in appearance and/or deterioration.
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### 10.1.2 Second Stage (Clock Chamber)

Stonework and whitewash finish is generally in a sound, good condition, some deterioration of the whitewash at the north east corner which reveals use of cementitious mortar, smeared in places across the stonework resulting in some erosion of the stone face. There are numerous instances of historic graffiti etching into the wall face which is generally in a sound, legible condition.

Like the ground floor stage the loss of whitewash is an aesthetic consideration rather than structural therefore ongoing monitoring of the stone condition is all that is required for now.

<b>M</b>	It is recommended that as a routine item of maintenance the stonework is checked annually for any change in appearance and/or deterioration.
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10.1.3 The large, squared floor beams as seen from the ground floor stage and supporting the floor of the second stage appear sound and free from defect however it is prudent to allow a more detailed inspection for beetle infestation and/or rot.

<b>R2</b>	Carry out assessment of second stage (clock chamber) floor structure by specialist in timber decay and infestation.
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### 10.1.4 Third Stage (Belfry)

Stonework at third stage (belfry) is generally in a sound, good condition. There is use of hard cementitious mortar in the form of repointing repairs. Looking above the internal face of the spire is covered in white salting/efflorescence which has possibly leached out of the mortar joints between spire stonework.

Like the ground floor stage this is an aesthetic consideration rather than structural therefore ongoing monitoring of the stone condition is all that is required for now. Refer to item 7.1.1.

<b>M</b>	It is recommended that as a routine item of maintenance the stonework is checked annually for any change in appearance and/or deterioration.
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10.1.5 The large, squared floor beams as seen from the second floor stage (clock chamber) and supporting the floor of the third stage are of some age. It would be prudent to allow a more detailed inspection for beetle infestation and/or rot.

<b>R2</b>	Carry out assessment of third stage (belfry) floor structure by specialist in timber decay and infestation.
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## 11. CLOCKS AND THEIR ENCLOSURES

11.1 The clock is located within its own chamber, an intermediate stage of the Tower. It dates c.XXXX and is a turret clock by John Smith & Sons – Midland Clock Works of Derby. There are four clock dials located on each side of the tower, skeleton (or open) in style.



It is understood that the clock is in working condition however the interval of servicing is not known.

The condition of the skeleton clock dials is deteriorating and could benefit from refurbishment.

<b>R1</b>	It is recommended that advice is obtained from a horologist and repairs implemented based on any condition report.
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<b>R2</b>	11.1.2 Carry out repairs highlighted in commissioned condition report, including refurbishment of clock dials.
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## 12. ROOF AND CEILING VOIDS

12.1 See note made within Limitations of the Inspection.

## 13. ROOF STRUCTURE

### 13.1 NAVE

*Open low-pitched timber roof structure, probably of 19C date, divided into five bays with massive tie beams. The ties are supported by short wall-posts carried on simple corbels. These roof beams support a single purlin to each slope in addition to a substantial ridge purlin, in turn supporting common rafters at close centres carrying boarding across each slope.*

13.1.1 The roofing timbers appear to be in a sound condition as far as can be ascertained from floor level. There is some white staining and/or flecks to the painted timber surface which may indicate condensation forming mould spores or may well be an accumulation of dust and cobwebs.

<b>R2</b>	It is recommended that an assessment of the roof structure is made by a specialist in timber decay and infestation, all in conjunction with 10.1.3/10.1.5.
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<b>M</b>	13.1.2 It is recommended that as a routine item of maintenance regular checks are carried out for any signs of new and active timber beetle attack and/or rot.
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### 13.2 CHANCEL

*Open pitched timber roof structure, probably of 19C date, divided into six bays with arch-braced collar-beam trusses. These roof beams support a single purlin to each slope in addition to a substantial ridge purlin, in turn supporting common rafters at close centres carrying boarding across each slope.*

13.2.1 The roofing timbers appear to be in a sound condition as far as can be ascertained from floor level.

<b>M</b>	It is recommended that as a routine item of maintenance regular checks are carried out for any signs of new and active timber beetle attack and/or rot.
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**13.3** NORTH + SOUTH AISLE

*Open low-pitched timber roof structure, probably of 19C date. Consisting of a series of common rafters on wall plate. The wall plate is supported by short wall-posts carried on simple corbels. The common rafters carry boarding across the roof slope.*

- 13.3.1 The roofing timbers appear to be in a sound condition as far as can be ascertained from floor level. There is some white staining and/or flecks to the painted timber surface which may indicate condensation forming mould spores or may well be an accumulation of dust and cobwebs.

**R2**

It is recommended that an assessment of the roof structure is made by a specialist in timber decay and infestation, all in conjunction with 10.1.3/10.1.5.

**M**

- 13.3.2 It is recommended that as a routine item of maintenance regular checks are carried out for any signs of new and active timber beetle attack and/or rot.

**13.4** ORGAN CHAMBER

*Open low-pitched timber roof structure, probably of 19C date, divided into four bays with massive tie beams. The roof beams support a three purlins to the roof slope above, in turn supporting common rafters at close centres carrying boarding across the roof slope.*

- 13.4.1 The roofing timbers appear to be in a sound condition as far as can be ascertained from floor level. There is several areas of white staining and/or flecks to the painted timber surface which may indicate condensation forming mould spores or may well be an accumulation of dust and cobwebs.

**R2**

It is recommended that an assessment of the roof structure is made by a specialist in timber decay and infestation, all in conjunction with 10.1.3/10.1.5.

**M**

- 13.4.2 It is recommended that as a routine item of maintenance regular checks are carried out for any signs of new and active timber beetle attack and/or rot.

**13.5** SOUTH ENTRANCE PORCH

*Series of chamfered arched stone ribs.*

- 13.5.1 Roof structure appears to be in a sound, good condition. Refer to item 3.5.1.

**14. UPPER FLOORS, BALCONIES, ACCESS STAIRWAYS**

- 14.1 There are no upper floors, balconies, access stairways existing in the Church.

**15. PARTITIONS, SCREENS, PANNELING, DOORS AND DOOR FURNITURE****15.1** CHANCEL ROOD BEAM

*A substantial timber squared beam painted dark brown with the words 'GOD SO LOVED THE WORLD' in gold. Atop the rood beam sits Christ on the Cross and flanked either side by The Virgin Mary and Mary Magdalene. Planking the rood beam itself and sitting on decorative leaf corbels are two angels.*





15.1.1 Woodwork all appears to be in a sound condition.

<b>M</b>	It is recommended that regular checks are carried out for any signs of new and active timber attack due to woodworm and/or rot.
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15.2 VESTRY/ACCESSIBLE WC SCREEN

*Timber screen, provenance unknown but believed to be of 19C located at west end of North aisle providing access to accessible WC and vestry room above. Panelled carvings with cusped head in tracery.*

15.2.1 Woodwork all appears to be in a sound condition.

<b>M</b>	It is recommended that regular checks are carried out for any signs of new and active timber attack due to woodworm and/or rot.
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## **16. GROUND FLOOR STRUCTURE, TIMBER PLATFORMS**

16.1 NAVE

*Flooring is a mix of woodblock on a solid base to pew banks, elsewhere stone slab central aisle on solid base covered with red carpet. At west end of Nave exposed stone slab.*

16.1.1 The woodblock floor covering is in a sound, good condition with occasional loose woodblock.

Condition of stone slab underneath carpeted covering not inspected, although red carpet in excellent condition.

Exposed stone slab generally in sound condition if a little uneven.

16.2 CHANCEL

*Flooring is a mix of raised timber platform to choir stalls, elsewhere stone slab on solid base covered with red carpet. At high altar steps sections of exposed stone slab at both north and south sides with decorative tile at intersection of stone slabs.*

16.2.1 The raised timber platforms are in a satisfactory condition if a little worn in appearance.

Condition of stone slab underneath carpeted covering not inspected, although red carpet in excellent condition.

Exposed stone slab and decorative tiles generally in sound condition if a little uneven.

16.3 NORTH + SOUTH AISLE

*Flooring is a mix of woodblock on a solid base to pew banks, elsewhere stone slab perimeter aisle on solid base covered with red carpet. At west end of Nave exposed stone slab.*

- 16.3.1 The woodblock floor covering is in a sound, good condition with occasional loose woodblock.

Condition of stone slab underneath carpeted covering not inspected, although red carpet in excellent condition.

Exposed stone slab generally in sound condition if a little uneven.

16.4 ORGAN CHAMBER

*Floor is stone slab on a solid base covered with red carpet.*

- 16.4.1 Condition of stone slab underneath carpeted covering not inspected, although red carpet in excellent condition.

16.5 ENTRANCE PORCH

*Floor is of stone paving.*

- 16.5.1 The floor covering is in a sound condition.

**17. INTERNAL FINISHES**

17.1 NAVE

*The masonry of the side walls, visible above the arcades, is of roughly- shaped and roughly-coursed sandstone blocks. The arcading are each of three bays; arches are pointed and close to a four-centred form. They are each of two orders, with a chamfered hood towards the nave. On the north side this has carved stop above the piers but on the south side these are broken away. The piers are octagonal, with moulded capitals; the western capital on the north side has a line of nail-head ornament. Pier bases on the south side are moulded with two chamfers and a groove while on the north side they have 'holdwater' mouldings. The responds are all corbels; that at the west end of the south arcade is very decayed, whilst that at the east, with a line of nail-head in its capital, has had its base cut away. The western corbel of the north arcade also has nail-head, and springs from a mask; the eastern is entirely 19th-century restoration.*

- 17.1.1 Stonework above the arcading level is sound but appears rough in appearance. There is use of cementitious mortar to both north and south internal faces that is badly smeared in places. There is also heavy soiling and crust to the stone surface throughout, possible due to historic fires at the church in early C20. The octagonal piers and arcading arches are in much better condition, albeit could benefit from a clean.

The good news is that none of these observations have a structural impact, more aesthetic in nature therefore monitoring of the stone condition is all that is required for now.

**M**

It is recommended that as a routine item of maintenance the stonework is checked annually for any change in appearance and/or deterioration.

## 17.2 CHANCEL

*The chancel is entered under a two-centred chancel arch of two chamfered orders with a chamfered hoodmould to the nave. The inner order is carried on moulded corbels with simple foliage whilst the outer chamfer continues down to the jambs, simply stopped at approx. 1.5m above the floor.*

*All internal walls of the chancel are plastered and painted. At the west end of the north wall is an arch to the organ chamber, a larger scale version of the arch between organ chamber and north aisle. At the east end of the wall is a low segmental-arched recess, with a continuous hollow chamfer to both jambs and head.*

*At the east end of the south wall are a set of three sedilia with a piscina to the east, all four recesses have four-centred arches, with chamfered surrounds and moulded hoods.*

*The east wall has a stepped arcade with moulded arches and shafts with moulded capitals and bases, and a moulded hood with carved stops at each end. The wider central arch forms the rear-arch of the east window, a moulded string forms the cill to the whole arrangement.*

- 17.2.1 The decoration finish to the plastered walls is generally in a satisfactory condition. The exception to this is a breakdown of condition in and around the cill and jamb to the west window on the north wall. The cause of this breakdown may well be to issues with the rainwater goods located in this area but the wall is extremely thick and water penetration through the fabric would have to be deep to affect the internal finish in such a way. Adjacent heating pipework may well also be contributing to an adverse reaction locally to the building fabric. Further investigation is necessary to this plastered finish.

**R1**

Carry out investigation of breakdown in decoration finish to chancel window cill/jamb which may require a degree of plasterwork removal.

- 17.2.2 Exposed stonework to the chancel arch, organ chamber arch and features to the north and south sides of the chancel east end are generally in a sound, satisfactory condition. Albeit could benefit from a conservation clean.

There is the occasional open joint in stonework to the sedilia which would benefit from repointing and the exposed stonework to the back of the recess in the north wall is delaminating and requires some attention.

**R2**

Carry out conservation repairs to exposed chancel stonework.

## 17.3 NORTH AISLE

*The internal walls of the North Aisle are all painted plaster. The three windows in the north wall have a narrow chamfer to the rear arches. At the east end of the aisle is a late C19 arch to the organ chamber, of two chamfered orders; the inner is carried on moulded capitals, the outer order continues down to the jamb.*



17.3.1 The decoration finish to the plastered walls is generally in a satisfactory condition. The exception to this is a breakdown of condition horizontally at approx. 1.5m above floor level along the north wall. Defects included bubbling, cracking of the paint finish the cause of which is not immediately known. Heating pipework running along this elevation may well be contributing to an adverse reaction locally to the building fabric. Further investigation is necessary to this plastered finish.

<b>R1</b>	Carry out investigation of breakdown in decoration finish to north wall which may require a degree of plasterwork removal.
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17.3.2 Within the accessible WC at the west end there is deterioration to the decoration finish against the west wall. This may well be due to lack of adequate ventilation, rising levels of condensation or water ingress generally from the building fabric. Further investigation is necessary to this plastered finish.

<b>R1</b>	Carry out investigation of breakdown in decoration finish to west wall which may require a degree of plasterwork removal.
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17.3.3 Exposed stonework to the organ chamber arch is generally in a sound, satisfactory condition.

#### 17.4 SOUTH AISLE

*The internal walls of the South Aisle are all painted plaster other than the west end. The west end lancet window has a deep casement moulding to its jamb and head. The south doorway, now within the south porch, has a pointed arch of two chamfered orders; the inner is continued down to the jambs to broach stops but the outer is carried on jamb shafts with moulded caps and bases, there is a simple moulded hood.*

*The two windows in the south wall of the aisle, and that at its east end, have pointed rear arches with a narrow chamfer. At the east end of the south wall is a piscina with a cusped trefoiled arch and a moulded hood. West of the piscina is a tomb recess with a four-centred arch of two continuous hollow-chamfered orders and hoodmould matching that of the piscina. A second tomb recess immediately to the west has a lower segmental arch and a more complex moulding consisting of an outer order with a hollow between two rills and an inner with a pair of sunk quarter rounds.*

*Below the sill of the east window is a bold string course with dog-tooth ornament beneath.*

17.4.1 The decoration finish to the plastered walls is generally in a sound, satisfactory condition. Streaking is evident from the window cills due to condensation that has marked the plastered walling surface. A section of plasterwork behind the east tomb recess has broken down and will require some minor repair.

<b>R1</b>	Carry out investigation of breakdown in decoration finish to west wall which may require a degree of plasterwork removal.
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17.4.2 Exposed stonework to the piscina, tomb recess (E and W) and west end walling are generally in a sound, satisfactory condition. Albeit could benefit from a conservation clean.

**R2**

Carry out conservation repairs to exposed chancel stonework.

17.5 ORGAN CHAMBER

*The internal walls of the Organ Chamber are all painted plaster, window openings are of exposed ashlar stonework.*

17.5.1 The decoration finish to the plastered walls is generally in a sound, satisfactory condition. The exception to this is the flat plasterwork finish to the north window head which is deteriorating from what looks like water penetration. This may be a contributing factor to the degree of white staining of the roof timbers locally in this area and also the surface finish of the stonework tracery of the window which is starting to also breakdown. Further investigation is necessary to this plastered finish.

**R1**

Carry out investigation of breakdown in decoration finish to the flat north window head which may require a degree of plasterwork removal.

17.5.2 Exposed stonework to the organ chamber arches (chancel and north aisle) and window reveals are generally in a sound, satisfactory condition.

17.6 SOUTH ENTRANCE PORCH

*Exposed stonework*

17.6.1 Refer to item 3.5.1.

**18. FIXTURES, FITTINGS, FURNITURE AND MOVABLE ARTICLES**18.1 BELL FRAME

*The bellframes are of type 1.D as assigned by Chris Pickford in his guide to classification and recording (1993). The bell bearings are carried on a series of horizontal beams, the outermost of, which have been set in sockets in the belfry walls and supported by a second pair of beams below set at right angles, similarly socketed into the walls. The whole structure has been altered, with additional supports introduced and corbels of recent tile constructed to strengthen the beam ends; two further cross-beams at a higher level now have no functional role.*

18.1.1 The beams that make up the bell frame are of some age and are displaying signs of wear, deterioration and erosion that would perhaps be wholly expected. The bell frame has had to be modified and repaired to enable ongoing operation. Nothing suggests that the structural integrity of the bell frame is at risk but it is felt beneficial that recording/assessment of its current condition would be beneficial to inform future repair.

**R3**

Commission recording and condition assessment of bell frame by an experience campanologist.





**M** 18.1.2 It is recommended that regular checks are carried out for any signs of new and active timber attack due to woodworm and/or rot.

18.2 CHURCH BELLS

*Two bells are hung within the bell chamber and are detailed as follows:*

<i>Date</i>	<i>Canons</i>	<i>Dia.</i>	<i>Weight</i>	<i>Foundry</i>
<i>1536</i>	<i>6</i>	<i>23.875</i>	<i>2.0.27</i>	<i>Unknown</i>
<i>C19</i>	<i>4</i>	<i>21.75</i>	<i>1.2.8</i>	<i>Blank</i>

18.2.1 The last known inspection of the church bells is not known.

**R4** It is desirable to arrange inspection by the Diocesan Bells Advisor

18.3 SUN DIAL

*Located above the south entrance porch integrated into the parapet of the south aisle is a vertical dial, it is inscribed 'HOC SCITHERICTIM ERECTUM FIIT PRO COMMODO HUIJIS ECCLESIAE AD 1792' ('This sundial was erected for the benefit of the church'). Also marked with the latitude of 55N, and a declination of 4.25E. However the dial now faces 1.5W of south, and the wall itself declines 8W of south. It is finely divided to 5 minute intervals. Made by local stonemason William Wood whose name is hidden from view on the upper edge.*

18.3.1 The dial was restored in 2007 when the original wrought iron gnomon was replaced by a stainless-steel version. It is found to be in a good condition.

18.4 CHOIR STALLS

*Pair of wooden benches with open balustraded pane backs, dark black stain.*

18.4.1 Choir stalls are in a good condition.

**M** It is recommended that regular checks are carried out for any signs of new and active timber attack due to woodworm and/or rot.

18.5 LECTURN + PULPIT

*C19 wooden carved lecturn and octagonal pulpit.*

18.5.1 Both pieces of furniture are in a good condition.

**M** It is recommended that regular checks are carried out for any signs of new and active timber attack due to woodworm and/or rot.

18.6 FONT

*The Font stands beneath the tower. It has a circular bowl, probably of C19 date, on an older circular shaft, quite broad, with simple mouldings at top and bottom, resting on a large base with a quarter-round moulding and a later stepped plinth. Shaft and base may be of C13 date, although re-tooled.*

18.6.1 Font is in a good condition. Re-sited in 1956.



**18.7 CHURCH PEWS**

*Wooden pews in the Nave also appear to date from the C19.*

18.7.1 Church pews all generally in a sound, good condition.

**M** It is recommended that regular checks are carried out for any signs of new and active timber attack due to woodworm and/or rot.

**19. TOILETS, KITCHENS ETC.****19.1 TOILETS**

*An accessible WC and baby changing facilities is located at the west end of the North Aisle.*

19.1.1 This facility continues to be maintained in a satisfactory condition.

Refer to item 17.3.2.

**19.2 SERVERY**

*There is no kitchen or servery existing within the church.*

**20. ORGANS AND OTHER MUSICAL INSTRUMENTS**

20.1 The Church organ is located within the Organ Chamber immediately to the North of the Chancel at its West end. Built originally in 1975 by Vincent Organ Co. of Sunderland it replaces an earlier organ dating from 1906 by Abbott & Smith which was destroyed by water.

The full National Pipe Organ Register entry can be found here:  
<https://www.npor.org.uk/NPORView.html?RI=N15069>

It is understood that the organ is tuned regularly and as such is good working order.

**M** It is recommended that the instrument continues to be tuned regularly and repairs carried out as and when indicated by an experienced and competent organ builder.

**21. MONUMENTS, TOMBS, PLAQUES, ETC.**

21.1 There are several memorials of note existing within the Church.

**21.1.1 Memorial Plaque – South Africa 1899-1902**

*Located on the east face of the tower, south side is a memorial plaque, brass set within a black moulded marble frame commemorating those that served in the South Africa War of 1899-1902. At centre top is depicted a man on horseback. On the right of the main panel is a pillar surmounted by a lion and draped in ribbon bearing the battle honours. Names are listed in two columns to the left of the pillar in elongated sans serif capitals.*

*Inscription reads:*

*This tablet  
is erected by the inhabitants of  
Boldon  
to record the names of those who went from this parish  
to serve their country in the war in South Africa  
1899 1900 1901 1902*

*14 names, ranks and regiments listed.*

All appear in a sound, stable condition.

#### 21.1.2 **Memorial Plaque – WWI 1914-1918**

*Located within a recess to the right of the chancel east window is a memorial, bronze and mosaic commemorating those that served in WWI 1914-18. The plaque is sited below a large mosaic of St. Nicholas. At centre top of the plaque is an elaborate cross. Names are listed in four columns which are divided into boxes. Lettering is in raised elaborate capitals.*

*Inscription reads:*

*S. Nicholas Pray for all Sailors  
Placed by the church people of  
Boldon in grateful remembrance of the  
men who gave their lives in the Great War  
1914-1918  
R.I.P.*

*66 names with some ranks.*

Memorial plaque and mosaic all appears in a sound, stable condition.

#### 21.1.3 **Memorial Plaque – Kirkley 1916**

*Located within a recess to the left of the chancel east window is a memorial, bronze and mosaic commemorating Lieut. Wilfrid Kirkley. The plaque is sited below a large mosaic of St. George. At centre top of the plaque is a cross. Lettering is in raised elaborate capitals.*

*Inscription reads:*

*St. George Pray for all soldiers  
Placed by Anna Kirkley  
in memory of her nephew  
Lieut. Wilfrid Kirkley  
Wellington Regt. N.Z.  
Killed at the Somme  
Sept. 16 1916. R.I.P.*

Memorial plaque and mosaic all appears in a sound, stable condition.



**21.1.4 Tableau – WWII 1939-1945**

Located against the north wall to the north aisle is a tableau showing St. Timothy and St. Stephen in half relief resting on a small shelf with a support underneath of foliage. St. Timothy is shown as a knight in armour, carrying a shield which has 'Fight the Good Fight' carried on a gold ribbon. St. Stephen is shown as a bishop in a red robe kneeling and praying. They are set against a gold background, at the top of which is a red cross with rays radiating out. Both are gazing up at the cross. An inscription is on a brass plaque set across the front edge of the shelf. Lettering is in Roman Capitals.

*Inscription reads:*

*In memory of faithful servers Gordon Egerton ARP and Norman Walton RN  
who gave their lives on duty for their country.  
Placed here in 1946 by their fellow worshippers in grateful affection R.I.P.*

Memorial tableau all appears in a sound, stable condition.

**21.1.5 Medieval Stone Effigys**

*There exist in the church two medieval stone effigys of priests:*

1. *In the eastern tomb recess in the south aisle. Generally well-preserved, although the head seems to be a relatively recent replacement or reworking. At the foot are two beasts sharing a common head.*
2. *In the tomb recess on the north side of the sanctuary, carved in rather flatter relief, but again quite well preserved.*

Both stone effigys appear to be in a sound, stable condition.

**21.1.6 Wall Tablets**

*On the south wall of the chancel is a mural slab to the former rector Edmund Tew (d.1770) and his family; the inscription states that it is a copy of an earlier slab 'hereunder' injured by fire on January 8th 1906. On the north wall of the chancel is a marble tablet with an urn, with a Latin inscription to John Andrews M.D., d.1790.*

*Several wall tablets, mostly of 19th century date, are gathered at the west end of the south aisle. The most interesting is a marble slab, with arms and a winged skull at the base, to Sarah, daughter of Zachary Whittingham, d.1715.*

Wall tablets generally all in a stable, sound condition.

**22. SERVICE INSTALLATIONS GENERALLY**

- 22.1 The comments made in the Quinquennial report regarding service installations are based on a visual examination only and that no tests or services have been undertaken.



Recommendations for the interval of inspections and tests to be carried out are indicated below as part of the continued maintenance of the Church building.

### 23. HEATING INSTALLATION

23.1 *The church is heated via a gas boiler positioned in the boiler house located beneath the organ chamber – an Ideal Concord CX. Checking faculty records it is understood that this boiler was replaced in 1998. The gas meter is located in a green cabinet located outside of the boiler house.*

*The heating installation at the church is of a 'wet system' type and consists of a series of large bore cast iron pipework, generally located in floor ducts and the occasional column radiator.*

23.1.1 It is understood that the heating installation is checked and tested on an annual basis.

Despite the age of the boiler it is understood to be in a working condition.

<b>M</b>	It is recommended to continue to carry out annual servicing of the heating installation by a competent gas safe registered engineer.
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23.1.2 The issue of climate change and global warming is very much on the world agenda. At the Church of England's General Synod in Feb 2020 new targets were set for all parts of the church to become carbon 'net zero' by 2030.

<b>R2</b>	It would be recommended that a feasibility report is commissioned for a new heating installation at the church by an independent M&E consultant.
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### 24. ELECTRICAL INSTALLATION

24.1 The existing electrical metering and distribution equipment is mounted on the wall within the north east corner of the Organ Chamber with cabling of the FP200 type material (possibly otherwise MICC with an outer PVC sheath).

24.1.1 The last full electrical inspection and test is not known, as such checks should be made to see if the periodic 5 yearly inspection is now overdue.

<b>RO</b>	It is recommended that the electrical installation is carried out by a competent, experienced and accredited electrician.
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24.1.2 The electrical installation should have a Fixed Wiring and Inspection Testing (FWIT) at least every five years by a registered National Inspection Council for Electrical Installation Contracting (NICEIC) or NAPIT full scope or ECA full competence accredited registered electrician. A resistance and earth continuity test should be obtained on all circuits. The inspection and testing should be carried out in accordance with part 6 of the IEE Regulations, (BS 7671:2008) guidance note no. 3. The engineer's test report should be kept with this report.



**24.1.3 Roof Alarm Installation**

The lead sheet roof coverings are protected by a infra-red alarm, installed to protect against the risk of lead theft. Operating controls for the alarm are located within the rear of the Organ Chamber.

It is understood that the installation is in a good, working condition.

**24.1.4 Church Lighting – Internal**

Lighting in the nave, chancel and north/south aisles is by means of spotlights located high in the roof structure, installed 1998. The bulb fittings are not particularly energy efficient and consideration of a change to LED is recommended.

**R2**

Refit interior lighting system with energy Efficient LED lamps.

**24.1.5 Church Lighting – External**

Lighting the church and churchyard externally is via a series of ground and roof mounted floodlights. It is understood that it operates satisfactorily.

Cabling to the roof mounted floodlights is cracked, presumed deterioration due to exposure to sunlight. One fitting at the west end is also loose and is currently laying on the lead sheet roof covering of the south aisle.

As with the internal lighting installation it will not be particularly energy efficient and consideration of refurbishment is recommended.

**R2**

Refit exterior lighting system with energy Efficient LED lamps.

**25. SOUND SYSTEM**

25.1 The Church operates a sound reinforcement system that includes an induction loop for hearing aid users.

It is understood that the system is checked and as such is in working order.

**26. LIGHTNING CONDUCTOR**

26.1 The existing lightning protection system was replaced and extended in 1998 and is understood to be in a working condition.

**M**

26.1.1 It is recommended that testing of the lightning protection system is carried out every two and a half years.

**27. FIRE PRECAUTIONS**

27.1 Fire safety rules affecting all non-domestic premises came into effect on 01 October 2006 (The Fire Safety Order 2005). Further advice can be obtained from the fire prevention officer and from the PCC's insurers.

Under the Fire Regulatory Reform Act the PCC need to appoint a 'responsible person' to carry out a Fire Risk Assessment, which includes clear plans in case of fire (identification of risk, evacuation strategies, safe removal of valuables etc). The PCC should ensure that there is a suitable and sufficient risk assessment in place. Further guidance is available at [www.churchcare.co.uk/churches](http://www.churchcare.co.uk/churches) and [www.ecclesiastical.com/churchmatters/churchguidance/fireguidance](http://www.ecclesiastical.com/churchmatters/churchguidance/fireguidance)

Fire extinguishers are inspected annually and are in good working order.

## R1

All fire extinguishers should be inspected annually by a competent engineer to ensure they are in good working order with the inspection recorded in the log book and on the individual extinguishers.

A minimum of two water type fire extinguishers (sited adjacent to each exit) should be provided plus additional special extinguishers for the organ and boiler house, as detailed below. As a rule of thumb, one water extinguisher should be provided for every 250m<sup>2</sup> of floor area.

## 28. ACCESSIBLE PROVISION AND ACCESS

- 28.1 The Equality Act 2010 makes it unlawful to discriminate against disabled persons relating to the provision of goods, facilities and services or the management of premises. The Act covers all forms of disability such as sensory, mobility, manual dexterity, hearing, sight and speech impairments and learning difficulties.

Access for those in a wheelchair throughout the Church is straightforward, there is level access from the South Entrance Porch into the Nave and North and South Aisles. Access to the Chancel is via two steps and there is a stepped approach to the high altar.

Access from the public highway is problematic with a stepped approach from St. Nicholas' View and a stepped threshold and sloping path from Rectory Bank.

An accessible WC layout is provided within the church that serves those in a wheelchair as well as able bodied individuals.

## M

It is highly recommended that an access report and audit is commissioned to assess the church environment in conjunction with current guidance of The Equality Act and heritage protection designation.

## 29. INSURANCE

- 29.1 Insurance cover should be index-linked, so that adequate cover is maintained against inflation of building costs. Contact should be made with the PCC's insurance company to ensure that insurance cover is adequate. When construction works are being planned, it is recommended that the PCC's insurers are notified.

### 30. HEALTH AND SAFETY

- 30.1 Overall responsibility for the health and safety at the church, church hall and any grounds lie with the PCC. This report may identify areas of risk as part of the inspection, but this does not equate to a thorough and complete risk assessment by the PCC of the building and any attached grounds.

*The Construction (Design and Management) Regulations 2015*

The PCC is reminded that construction and maintenance works undertaken may require the appointment of a competent Principal Designer to discharge their legal responsibilities.

The role of the Principal Designer is to advise the PCC on their duties in respect of the health and safety aspects of the construction works to include ensuring that a Health and Safety Plan is prepared, impartially advise on the health and safety aspects of the design, advise on the satisfactory resources for health and safety and assist with coordination of the Health and Safety file on completion of the works.

### 31. MANAGEMENT OF ASBESTOS IN THE BUILDING

- 31.1 The Control of Asbestos at Work Regulations contain duties for the PCC. The Regulations came into force in May 2004. They require an assessment of the building by the PCC. If the presence of asbestos that has not been encapsulated is suspected a survey by a competent specialist should be carried out, including testing where necessary. The location and condition of asbestos containing materials should be recorded in an asbestos register. Where recommended by the survey report, the asbestos should be removed.

An assessment has not been covered by this report.

An asbestos register should be available for any Contractors working on the building. Further information is included in the HSE code of practice The Management of Asbestos in Non-Domestic Premises L127 and guidance is available at [www.churchcare.co.uk/churches](http://www.churchcare.co.uk/churches)

When construction works are being planned at an initial stage an appraisal and investigation into the presence of asbestos should be carried out.

<b>R3</b>	31.1.1 If not already carried out it is recommended that an asbestos management survey is commissioned.
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### 32. PROTECTED WILDLIFE

- 32.1 The siting of the church may well give rise to the presence of bat roosts or other ecology noted of special interest, presumed to be of low to medium risk.

Several wildlife species typically found in chapels and chapel burial grounds are protected by legislation under the Wildlife and Countryside Act 1981, under which it is an offence to kill, injure, handle or disturb bats or bat roosts and prosecutable with heavy fines. Approval of Natural England will be required for works in the protected species habitat. This may affect the timing of any proposed repairs. For general repairs, the presence of bats is most likely to have implications for the timing of works. Natural England may carry out an initial inspection of the building and churchyard free of charge. It is a serious criminal offence to be in breach of parts of this legislation. This is particularly pertinent where roofing works are concerned.

### **33. MAINTENANCE**

- 33.1 The repairs recommended in the report (except for some minor maintenance items) will be subject to Diocesan Faculty Approval. Inspection every 5 years is recommended, and it should be recognised that serious defects may develop between these surveys if minor defects and maintenance are left unattended. The PCC are strongly advised to enter into a contract with a local competent and experienced builder for the cleaning-out of gutters, valleys, hoppers and downpipes twice a year; towards the end of Autumn (November) and beginning of Spring (April).

Cement based mortars, renders, plasters and products, modern polymer-based emulsion and proprietary sealant systems which prevent breathability of the historic fabric should be avoided. All these systems are now known to have a steady deleterious effect on the materials, environmental conditions and character of historic buildings.

## CURTILAGE

### 34. CHURCHYARD

- 34.1 The churchyard layout is almost quadrant in plan, except for a section of land in the south west corner that makes up land at No.1 Rectory Bank. The churchyard consists of monuments to the south and east, comprising of both headstones and table tombs. One significant tomb exists to the south of the church, dating from mid C19. There are two medieval stone coffins laying at the west end of the churchyard.

Entrance to the churchyard is either from Rectory Bank (west) or St. Nicholas' View (north east). Several mature trees exist to the east, south and west. The churchyard walls are generally of rubble masonry, of some age but without any special features other than the west entrance gateway of C18 in date.

### 35. RUINS

- 35.1 There are no known ruins existing within the Churchyard.

### 36. MONUMENTS, TOMBS AND VAULTS

- 36.1 There exists a varied and considerable collection of headstones, box tombs and table tombs within the Churchyard.

#### 36.1.1 *Edward Tomb*

One exemplar worth noting is located 22 metres south of the South Entrance Porch and is a tomb to the Edward family. Dating from the mid C19 and carved by W Wilson, stonemason is a low stone kerb, which iron railings have been cut surrounding a village pump-like column of sandstone capped by an ogee profiled dome. There is an inscription of which is legible: THE FAMILY OF EDWARD ...and a band of quatrefoil decoration. The tomb is grade II listed. Its current condition is difficult to assess due to the degree of plant growth that has been left to develop surrounding the tomb. It has grown to such an extent that excessive cutting back is required as a matter of urgent action.

<b>R0</b>	Clear back vegetation from Edward Tomb.
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<b>R1</b>	36.1.2 Carry out condition report of Edward Tomb following vegetation clearance.
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#### 36.1.3 *Other Headstones, Box/Table Tombs*

The condition of other headstones and tombs within the churchyard are of a poor condition and many exhibit defects to the stonework including but not limited to: erosion and weathering of carved detail, damaged sections of stonework, collapsed table tombs, buried headstones/tombs, cracked headstones and excessive vegetation growth.

A condition assessment of the headstone/tomb condition within the churchyard is desirable to inform a phased approach to their future care, management and repair.



<b>R2</b>	Commission condition survey of existing headstones and box/table tombs within the churchyard.
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### 37. BOUNDARY WALLS, LYCHGATES AND FENCING

37.1 The main entrance from the West off Rectory Bank is framed by a pair of sandstone ashlar gate piers which support an overthrow and lampholder all in black wrought iron, this entrance way all dates from C18. There are two steps at the threshold. A modern pair of black metal gates have been installed between the stone piers. The walls and gate piers are grade II listed.

There is a dwarf wall with rounded coping stone leading away northwards for c.10 metres with timber paling fence on top. The rest of the north-west boundary then rises to approx. 2m high of rubble walling with rounded coping stone, re-built 1999. This boundary continues round to the north east corner where a stepped access of 7 shallow steps and modern black metal gate (matching style of west entrance) permits entry into the church yard beyond.

At the north east corner the wall turns along the eastern boundary, rises another c.1metre to 3 metres high although this is read c.1.2m from the churchyard due to higher ground. This boundary wall continues along the south side of the church, albeit heavily covered in vegetation growth.

37.1.1 The West entrance gate piers are worn, not unexpected due to age and the modern metal gate looks a little out of context.

<b>R4</b>	It is desirable to replace the entrance gates with a traditional design that is more 'in keeping' with the C18 fabric.
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37.1.2 The reset boundary wall to the north and west is in good condition, however a vertical stepped crack has opened up at the west end of the walling boundary that could do with some repair and attention.

<b>R1</b>	Carefully prepare and tightly pack vertical movement crack with soft lime : sand mortar repair.
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37.1.3 The modern metal gate to the north east access point looks a little out of context.

<b>R4</b>	It is desirable to replace the entrance gate with a traditional design that is more 'in keeping' with the setting.
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<b>R0</b>	37.1.4 Carry out vegetation clearance against east and south boundary walls.
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### 38. TREES AND SHRUBS

38.1 There is a substantial number of mature trees within the Churchyard. By virtue of the church grounds designation within a Conservation Area these trees will be all under Tree Preservation Order's.





Should the PCC wish to undertake any works to any of the trees then permission is required from Durham County Council.

Checking the faculty register there has been tree work carried out in the churchyard over the recent past including:

- 2004 Planting of a cherry tree and a rowan tree in the churchyard following removal of similar species.
- 2004 Felling of Ash tree and Sycamore tree which were both diseased.
- 2002 Tree work to Sycamore which was overhanging boundary wall.
- 1999 Pruning of five trees and felling of four trees within churchyard.

38.1.1 The last inspection of the trees in the churchyard is not known.

<b>R1</b>	It is recommended that South Tyneside Council is approached to confirm last inspection date of churchyard trees.
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<b>M</b>	38.1.2 It is recommended that the condition of trees within the churchyard are checked once every five years by a suitably qualified arborist.
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### **39. HARDSTANDING AREAS**

39.1 There is a single black tarmacadam path that leads from the west entrance to the churchyard through to the north east entrance, tracking along the south side of the church. Stone slab finish immediately outside of the South Entrance porch.

39.1.1 Generally the hardstanding areas are in a satisfactory condition.

39.1.2 The path from the West entrance slopes upwards and along with the stepped threshold provides difficulties for an accessible entrance.

<b>R1</b>	It is recommended that a feasibility study is commissioned for assessing adaptations to improve access into the churchyard.
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### **40. NOTICEBOARD**

40.1 A single large noticeboard exists at the south west corner of the church, blue background with gold lettering.

It could benefit from updating and adaption that includes capacity for changing advertisement within a slim perspex case. Further consideration to the positioning and number of noticeboards may well be beneficial to cover both west and north-east entrances.

<b>R1</b>	Refurbish existing church noticeboard.
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**RECOMMENDATIONS**

**RO** Urgent works requiring immediate attention.

3.1.1	<i>Nave</i>	
	It is recommended as an urgent repair item that isolated slate repairs are carried out by a competent and experienced roofing contractor.	
3.1.2	<i>Nave</i>	
	It is recommended that checks are made of the abutment flashing at the west end in conjunction with item 3.1.1.	
3.2.1	<i>Chancel</i>	
	It is recommended as an urgent repair item that isolated slate repairs are carried out by a competent and experienced roofing contractor.	
24.1.1	<i>Electrical Installation</i>	
	It is recommended that the electrical installation is carried out by a competent, experienced and accredited electrician.	
36.1.1	<i>Monuments, Tombs and Vaults</i>	
	Clear back vegetation from Edward Tomb	
37.1.4	<i>Boundary Walls</i>	
	Carry out vegetation clearance against east and south boundary walls.	

**R1**

Work recommended to be carried out during the next 12 months.

3.5.1	<i>South Entrance Porch</i>	
	It is recommended to carry out detailed investigation of the roof covering.	
4.3.1	<i>North + South Aisles</i>	
	It is recommended that the defects to the north downpipes are corrected through repair and/or replacement.	
7.1.2	<i>Walling</i>	
	It would be of benefit to develop a masonry repointing specification that could be applied on any future walling repairs of this nature to ensure consistency and quality of workmanship.	
9.1.1	<i>Chancel – North Wall</i>	
	It is recommended that an ICON registered conservator is asked to examine the windows in this location and provide recommendations for repair.	
11.1.1	<i>Clocks</i>	
	It is recommended that advice is obtained from a horologist and repairs implemented based on any condition report.	
17.2.1	<i>Internal Finishes - Chancel</i>	
	Carry out investigation of breakdown in decoration finish to chancel window cill/jamb which may require a degree of plasterwork removal.	
17.3.1	<i>Internal Finishes – North Aisle</i>	
	Carry out investigation of breakdown in decoration finish to north wall which may require a degree of plasterwork removal.	
17.3.2	<i>Internal Finishes – North Aisle (Accessible WC)</i>	
	Carry out investigation of breakdown in decoration finish to west wall which may require a degree of plasterwork removal.	
17.4.1	<i>Internal Finishes – South Aisle</i>	
	Carry out investigation of breakdown in decoration finish to west wall which may require a degree of plasterwork removal.	
17.5.1	<i>Internal Finishes – Organ Chamber</i>	
	Carry out investigation of breakdown in decoration finish to the flat north window head which may require a degree of plasterwork removal.	

28.1	<i>Accessible Provision and Access</i>	
	It is highly recommended that an access report and audit is commissioned to assess the church environment in conjunction with current guidance of The Equality Act and heritage protection designation.	
36.1.2	<i>Monuments, Tombs and Vaults</i>	
	Carry out condition report of Edward Tomb following vegetation clearance.	
37.1.2	<i>Boundary Walls – North Elevation</i>	
	Carefully prepare and tightly pack vertical movement crack with soft lime : sand mortar repair.	
38.1.1	<i>Trees and Shrubs</i>	
	It is recommended that South Tyneside Council is approached to confirm last inspection date of churchyard trees	
39.1.2	<i>Hardstanding Areas</i>	
	It is recommended that a feasibility study is commissioned for assessing adaptations to improve access into the churchyard.	
40.1	<i>Noticeboard</i>	
	Refurbish existing church noticeboard.	

**R2**

Work recommended to be carried out within 18 – 24 months.

4.1.1	<i>Nave</i>	
	It is recommended that the rainwater goods are cleaned down, re-painting and joints re-sealed. Colour in black to match existing.	
4.2.1	<i>Chancel</i>	
	It is recommended that the rainwater goods are cleaned down, re-painting and joints re-sealed. Colour in black to match existing.	
4.3.2	<i>North + South Aisle</i>	
	It is recommended that the rainwater goods are cleaned down, re-painting and joints re-sealed. Colour in black to match existing.	
6.1.1	<i>Nave - Parapet</i>	
	It is recommended to carry out repointing in a soft lime : sand mortar of the affected areas of the parapet.	
6.1.2	<i>Nave – Apex Cross</i>	
	It is recommended that inspection and testing of the apex cross fixing is carried out to assess its structural integrity.	
6.2.2	<i>Chancel – Apex Cross</i>	
	It is recommended that inspection and testing of the apex cross fixing is carried out to assess its structural integrity.	
6.3.1	<i>North + South Aisles - Parapet</i>	
	It is recommended to carry out repointing in a soft lime : sand mortar of the affected areas of the parapet.	
6.4.1	<i>Organ Chamber - Parapet</i>	
	It is recommended to carry out repointing in a soft lime : sand mortar of the affected areas of the parapet.	
6.4.2	<i>Organ Chamber – Apex Cross</i>	
	It is recommended that inspection and testing of the apex cross fixing is carried out to assess its structural integrity.	
7.1.1	<i>Spire</i>	
	Carry out a detailed inspection of the spire via a rope access survey.	
8.1.1	<i>South Entrance Door</i>	
	It is recommended that the entrance door is refurbished over the course of the quinquennium.	
10.1.3	<i>Tower + Spire – Clock Chamber</i>	
	Carry out assessment of second stage (clock chamber) floor structure by specialist in timber decay and infestation.	

10.1.5	<i>Tower + Spire - Belfry</i>	
	Carry out assessment of third stage (belfry) floor structure by specialist in timber decay and infestation.	
11.1.2	<i>Clocks</i>	
	Carry out repairs highlighted in commissioned condition report, including refurbishment of clock dials.	
13.1.1	<i>Roof Structure - Nave</i>	
	It is recommended that an assessment of the roof structure is made by a specialist in timber decay and infestation, all in conjunction with 10.1.3/10.1.5.	
13.3.1	<i>Roof Structure – North + South Aisle</i>	
	It is recommended that an assessment of the roof structure is made by a specialist in timber decay and infestation, all in conjunction with 10.1.3/10.1.5.	
13.4.1	<i>Roof Structure – Organ Chamber</i>	
	It is recommended that an assessment of the roof structure is made by a specialist in timber decay and infestation, all in conjunction with 10.1.3/10.1.5.	
17.2.2	<i>Internal Finishes - Chancel</i>	
	Carry out conservation repairs to exposed chancel stonework.	
17.4.2	<i>Internal Finishes – South Aisle</i>	
	Carry out conservation repairs to exposed chancel stonework.	
23.1.2	<i>Heating Installation</i>	
	It would be recommended that a feasibility report is commissioned for a new heating installation at the church by an independent M&E consultant.	
24.1.4	<i>Electrical Installation – Church Lighting (Internal)</i>	
	Refit interior lighting system with energy Efficient LED lamps.	
24.1.5	<i>Electrical Installation – Church Lighting (Exterior)</i>	
	Refit exterior lighting system with energy Efficient LED lamps.	
36.1.3	<i>Monuments, Tombs and Vaults</i>	
	Commission condition survey of existing headstones and box/table tombs within the churchyard	



**R3**

Work recommended to be carried out within 5 years.

9.1.2	<i>Windows</i>	
	Commission a comprehensive stained and plain glass condition survey and report of the church windows by ICON registered stained glass conservator.	
18.1.1	<i>Bell Frame</i>	
	Commission recording and condition assessment of bell frame by an experience campanologist.	
31.1.1	<i>Management of Asbestos in the Building</i>	
	If not already carried out it is recommended that an asbestos management survey is commissioned.	

**R4**

A desirable improvement with no timescale.

9.1.3	<i>Windows</i>	
	It is desirable to renew the external protection grills to provide a more appropriate installation methodology.	
18.2.1	<i>Church Bells</i>	
	It is desirable to arrange inspection by the Diocesan Bells Advisor.	
37.1.1	<i>West Entrance</i>	
	It is desirable to replace the entrance gates with a traditional design that is more 'in keeping' with the C18 fabric.	
37.1.3	<i>North East Entrance</i>	
	It is desirable to replace the entrance gate with a traditional design that is more 'in keeping' with the setting.	

**M** Routine items of maintenance.

1.2	<i>Terrier and Log Book</i>	
	It is recommended that as a routine item of maintenance the Log Book is updated and made available for review at every subsequent QI.	
3.1.1	<i>Roof Coverings - Nave</i>	
	It is recommended that as a routine item of maintenance the roof covering should be examined, and repairs undertaken on a twice-yearly basis.	
3.2.2	<i>Roof Coverings - Chancel</i>	
	It is recommended that as a routine item of maintenance the roof covering should be examined, and repairs undertaken on a twice-yearly basis.	
3.3.1	<i>Roof Coverings – North + South Aisle</i>	
	It is recommended that as a routine item of maintenance the roof covering should be examined, and repairs undertaken on a twice-yearly basis.	
3.4.1	<i>Roof Coverings – Organ Chamber</i>	
	It is recommended that as a routine item of maintenance the roof covering should be examined, and repairs undertaken on a twice-yearly basis.	
4.1.2	<i>Rainwater Goods - Nave</i>	
	It is recommended that as a routine item of maintenance the rainwater goods (gutters, downpipes and gullies) should be checked and cleared on a twice-yearly basis.	
4.2.2	<i>Rainwater goods- Chancel</i>	
	It is recommended that as a routine item of maintenance the rainwater goods (gutters, downpipes and gullies) should be checked and cleared on a twice-yearly basis.	
4.3.3	<i>Rainwater Goods – North + South Aisle</i>	
	It is recommended that as a routine item of maintenance the rainwater goods (gutters, downpipes and gullies) should be checked and cleared on a twice-yearly basis.	
5.1.1	<i>Below Ground Drainage</i>	
	It is recommended that as a routine item of maintenance the gulleys are cleared in conjunction with item 4.1.2, 4.2.2 and 4.3.3.	

10.1.1	<i>Tower and Spire – Ground Floor Stage</i>	
	It is recommended that as a routine item of maintenance the stonework is checked annually for any change in appearance and/or deterioration.	
10.1.2	<i>Tower and Spire – Second Stage</i>	
	It is recommended that as a routine item of maintenance the stonework is checked annually for any change in appearance and/or deterioration.	
10.1.4	<i>Tower and Spire – Third Stage</i>	
	It is recommended that as a routine item of maintenance the stonework is checked annually for any change in appearance and/or deterioration.	
13.1.2	<i>Roof Structure – Nave</i>	
	It is recommended that as a routine item of maintenance regular checks are carried out for any signs of new and active timber beetle attack and/or rot.	
13.2.1	<i>Roof Structure – Chancel</i>	
	It is recommended that as a routine item of maintenance regular checks are carried out for any signs of new and active timber beetle attack and/or rot.	
13.3.2	<i>Roof Structure – North + South Aisle</i>	
	It is recommended that as a routine item of maintenance regular checks are carried out for any signs of new and active timber beetle attack and/or rot.	
13.4.2	<i>Roof Structure – Organ Chamber</i>	
	It is recommended that as a routine item of maintenance regular checks are carried out for any signs of new and active timber beetle attack and/or rot.	
15.1.1	<i>Chancel Rood Beam</i>	
	It is recommended that regular checks are carried out for any signs of new and active timber attack due to woodworm and/or rot.	
15.2.1	<i>Vestry/Accessible WC Screen</i>	
	It is recommended that regular checks are carried out for any signs of new and active timber attack due to woodworm and/or rot.	

17.1.1	<i>Internal Finishes – Nave</i>	
	It is recommended that as a routine item of maintenance the stonework is checked annually for any change in appearance and/or deterioration.	
18.1.2	<i>Bell Frame</i>	
	It is recommended that regular checks are carried out for any signs of new and active timber attack due to woodworm and/or rot	
18.4.1	<i>Choir Stalls</i>	
	It is recommended that regular checks are carried out for any signs of new and active timber attack due to woodworm and/or rot.	
18.5.1	<i>Lectern + Pulpit</i>	
	It is recommended that regular checks are carried out for any signs of new and active timber attack due to woodworm and/or rot.	
18.7.1	<i>Church Pews</i>	
	It is recommended that regular checks are carried out for any signs of new and active timber attack due to woodworm and/or rot.	
20.1	<i>Pipe Organ</i>	
	It is recommended that the instrument continues to be tuned regularly and repairs carried out as and when indicated by an experienced and competent organ builder.	
23.1.1	<i>Heating Installation</i>	
	It is recommended to continue to carry out annual servicing of the heating installation by a competent gas safe registered engineer.	
26.1.1	<i>Lightning Conductor</i>	
	It is recommended that testing of the lightning protection system is carried out every two and a half years.	
27.1	<i>Fire Precautions</i>	
	All fire extinguishers should be inspected annually by a competent engineer to ensure they are in good working order with the inspection recorded in the log book and on the individual extinguishers.	
38.1.2	<i>Trees and Shrubs</i>	
	It is recommended that the condition of trees within the churchyard are checked once every five years by a suitably qualified arborist.	

This concludes the Quinquennial Report of the inspection of the Church of St  
Nicholas, Rectory Bank, West Boldon.

A handwritten signature in black ink that reads "M Atkinson". The letters are cursive and somewhat stylized.

MICHAEL ATKINSON RIBA AABC

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