



**QUINQUENNIAL INSPECTION REPORT  
OF  
BELMONT, ST. MARY MAGDALENE**

**DIOCESE OF DURHAM  
ARCHDEACONRY OF DURHAM  
DEANERY OF DURHAM**

**INSPECTION OF CHURCHES MEASURE 1955  
CARE OF CHURCHES & ECCLESIASTICAL JURISDICTION MEASURE 1991**

**QUINQUENNIAL INSPECTION AND REPORT**

**February 2020**

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**Beaumont  
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## CONTENTS

<b>1.0</b>	<b>INTRODUCTION .....</b>	<b>3</b>
<b>2.0</b>	<b>LOCATION AND SITE .....</b>	<b>3</b>
<b>3.0</b>	<b>CHURCH AND LISTING DESCRIPTION.....</b>	<b>4</b>
<b>4.0</b>	<b>PREVIOUS INSPECTIONS.....</b>	<b>6</b>
<b>5.0</b>	<b>SCOPE OF REPORT .....</b>	<b>6</b>
<b>6.0</b>	<b>REPORT SUMMARY .....</b>	<b>7</b>
<b>7.0</b>	<b>CONDITION AND RECOMMENDATIONS .....</b>	<b>15</b>
<b>7.1</b>	<b>SERVICES .....</b>	<b>15</b>
<b>7.2</b>	<b>GENERAL.....</b>	<b>17</b>
<b>7.3</b>	<b>WORK SINCE LAST INSPECTION.....</b>	<b>19</b>
<b>7.4</b>	<b>FABRIC INSPECTION .....</b>	<b>20</b>
<b>7.4.1</b>	<b>ROOF COVERINGS.....</b>	<b>20</b>
<b>7.4.2</b>	<b>RAINWATER GOODS .....</b>	<b>22</b>
<b>7.4.3</b>	<b>WALLS .....</b>	<b>23</b>
<b>7.4.4</b>	<b>EXTERNALS.....</b>	<b>27</b>
<b>7.4.5</b>	<b>INTERIOR .....</b>	<b>30</b>
<b>8.0</b>	<b>PRIORITIES .....</b>	<b>34</b>
	<b>APPENDICES .....</b>	<b>36</b>
	<b>CHURCH PLAN .....</b>	<b>36</b>
	<b>EXPLANATORY NOTES.....</b>	<b>40</b>
	<b>A GUIDE TO ROUTINE MAINTENANCE AND INSPECTION OF CHURCH PROPERTY.....</b>	<b>42</b>

## REPORT ON THE 2020 QUINQUENNIAL INSPECTION

### 1.0 INTRODUCTION



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*This document is in two parts:*

*The Report is the appraisal of condition and estimated cost priority list;*

*The Appendix contains the background information of the church plan, guidance notes and routine maintenance guidance.*

Date of inspection and weather conditions: 21<sup>st</sup> January 2020. Dry and bright.

Date of report: February 2020

Report prepared by: *David S Beaumont* RIBA AABC

### 2.0 LOCATION AND SITE

**Address:** St. Mary Magdalene, Broomside Lane, Belmont, Durham, DH1 2QW.

**Location:** The church occupies a site at the junction of High Street and Broomside Lane. North is the High Street, Carrville/residential/commercial area. South is Broomside Lane- residential and commercial. East is residential. West is the junction of High Street and Broomside Lane. There is limited vehicular access from this junction. There is pedestrian access from Broomside Lane and High Street. The churchyard is bordered by a stone wall with dressed stone copings. The church site falls to the north and is planted with trees.

The war memorial was relocated from the graveyard in 2009 to an area outside the walls, to the north east.

**National Grid Reference:** NZ3043043570

### 3.0 CHURCH AND LISTING DESCRIPTION

**Description:** The church design is attributed to the eminent Victorian architect William Butterfield and completed in 1857 with later additions. It was consecrated in 1857. It is single storey, of stone construction beneath a pitched timber roof with slate coverings. Internal walls are generally plastered and painted. It has a simple plan of aisle-less nave with a narthex at the west end; choir and sanctuary at the east end. A lean-to extension on the north houses the lower vestry and upper vestry which contains the organ chamber. There is a boiler house beneath the upper vestry. A wc is contained within the porch lobby. Heating is provided by gas fired boilers.

**Listing Description:**

*BELMONT BROOMSIDE LANE NZ 34 SW (North side) 7/11 Church of St. 10/5/67 Mary Magdalene GV II*

*Parish church. 1857 by William Butterfield. Minor late C19 alterations; 1901 vestry by C.H. Fowler.*

*Coursed squared rubble with ashlar dressings; plinth to vestry. Welsh slate roof with decorative ridge tiles. 4-bay nave with north porch; 2-bay chancel with north organ chamber and vestry. Steps up to boarded north door, with leaf-decorated strap hinges, in deeply-moulded 2-centred-arched surround, under wood-bracketed catslide roof.*

*Ovolo-moulded cusped ogee tracery in windows, mostly 2-light, with alternate-block surrounds and sloping sills. South-west nave window more elaborate and with drip mould. Decorated 3-light east window has beakhead-stopped drip mould; west window has plate tracery with 3 ogee-headed lights. Short buttresses, and continuous stepped sill string, to chancel, vestry and north nave.*

*Interior: painted plaster with ashlar dressings; arch-braced roof with collars and short king-posts, having 2 tiers of thin wood arches between each collar and apex, and bolted arch braces; tension rods stirrup-fastened to king-posts. Deep drip mould over high chamfered chancel arch with inner ovolo-moulded arch on shafts with fillets. Similar drip mould to vestry door. Ovolo-moulded window surrounds with double-chamfered sill steps.*

*1892 reredos by Butterfield. Early C20 pews by Thompson of Masham. Chancel panelling with traceried arch over sedilia.*

*East window dated and signed 1923 by W. Glasby London.*

*Listing NGR: NZ3039743615*



**Belmont War Memorial**, originally erected in the churchyard on the north side of St Mary Magdalene Church, was unveiled and dedicated on 11 November 1919 by the Right Reverend the Lord Bishop of Durham. It was provided by Emley and Sons of Newcastle at a cost of £184. In commemoration of 60 local servicemen who died during the First World War, the details of 27 men who died in the Second World War were added in 1947 with two new pillars: the additions at that time were proved by Messrs John Lowe and Sons at a cost of £180, unveiled and dedicated by the Vicar, Reverend Pickles, on Remembrance Sunday.

Following the formation of the Friends of Belmont War Memorial, the lettering was re-gilded in 2008 with financial support including a grant from War Memorials Trust. In 2009 the memorial was moved c100m to its current location on the verge on the eastern side of the High Street, opposite Blue House. A new epitaph was added along with one name, and the memorial was re-dedicated at an ecumenical service by the Venerable Ian Jagger, Archdeacon of Durham.

**DESCRIPTION:** The memorial stands on the eastern side of High Street. It is set back from the road in a paved area\*. It comprises a tall obelisk, square on plan, in red Peterhead granite enclosed by a low, rectangular kerb. Four red granite pedestals with sandstone caps stand at the corners of the enclosure. The rear pedestals are raised on three-stepped bases; the front, on two-stepped bases.

The obelisk rises from a pedimented plinth that stands on a three-stage base. The principal dedicatory inscription, in gilded lettering, on the front face of the upper stage of the base reads *IN EVER GRATEFUL REMEMBRANCE OF/ THE MEN OF THIS PARISH/ WHO HAVE GIVEN THEIR LIVES FOR/ KING AND COUNTRY IN THE GREAT WAR/ 1914 – 1919./ THIS MONUMENT ERECTED/ BY PUBLIC SUBSCRIPTION/ MORS JANUA VITAE.*

The 60 names of the First World War fallen are inscribed on three sides of the plinth. The front face of the kerb is inscribed *WHEN YOU GO HOME TELL THEM OF US AND SAY/ FOR YOUR TOMORROW WE GAVE OUR TODAY.* The two pedestals to the rear of the enclosure have 1939-1945 carved into the front face of each cap; names of the fallen from the Second World War are inscribed on the front face of each pedestal. The pedestal to the front of the enclosure on the left has *OTHER CONFLICTS* carved into its cap; the front face of this pedestal is inscribed with the name of a soldier who died in Iraq in 2007.

*SUBSIDIARY FEATURES: In front of the memorial, close to the pavement, is a small red granite stone\* inscribed BELMONT WAR MEMORIAL/ WAS MOVED TO THIS LOCATION IN 2009/ THANKS TO THE GENEROUS SUPPORT OF/ COUNTY DURHAM ENVIRONMENTAL TRUST,/ BELMONT PARISH COUNCIL,/ DURHAM CITY AND COUNTY COUNCILLORS,/ BELMONT COMMUNITY ASSOCIATION AND/ RESIDENTS OF THE PARISH OF BELMONT/ FRIENDS OF BELMONT WAR MEMORIAL.*

*\* Pursuant to S.1 (5A) of the Planning (Listed Buildings and Conservation Areas) Act 1990 it is declared that these aforementioned features are not of special architectural or historic interest.*

*This List entry has been amended to add sources for War Memorials Online and the War Memorials Register. These sources were not used in the compilation of this List entry but are added here as a guide for further reading, 7 February 2017.*

#### **Church and War Memorial Listing: Grade 2**

### **4.0 PREVIOUS INSPECTIONS**

This is the author's third inspection.

### **5.0 SCOPE OF REPORT**

- 1 This report is made from a visual inspection from ground level. The boiler house was also inspected. The war memorial was not inspected in detail.
- 2 Drainage was inspected from ground level only. No testing of the drainage installation has been undertaken.
- 3 The report is restricted to the general condition of the building and its defects.



## 6.0 REPORT SUMMARY

The Church has, since the last QI, attended to ridge roof work, guttering repairs in 2015 and in 2018 a significant round of lower external wall stone replacements and repointing. There were also minor structural repairs to the east gable. It has also refurbished the Narthex and redecorated the Nave walls.

### **Structure:**

The building is a traditional stone construction with solid floors to circulation areas and timber boarded pews on suspended floors. Open boarded trussed rafter nave and vaulted chancel and slate roof finish.



The building is located on a wooded and sloping site and is founded on clay. Previously reported movement to the east gable and west gable has been seen and recorded in 2007 and it was then that the east window tracery was repaired as part of the east window glass repair.



As part of the 2018 GPOW repair works the east gable was assessed by a structural engineer and their recommendations of a tie rod inserted at the arch springing points and some bed joint rods were carried out.

The whole east gable, like the west was repointed in lime and there are no obvious signs of cracking to it now.

The west had previously showed cracking and had repairs in cement mortar and now there is no evidence of cracking at all. Other cracks that had occurred are on the lower walls are no longer there and so the recent round of lime pointing works has clearly proved to be beneficial to accommodate the minor flexing of the structure, no doubt as a consequence of ground movement caused by a sloping site, clay and trees. Internally there is some slight cracking to plaster finishes to the nave but nothing significant.





The nave has tie rods and these look original, the chancel does not and as part of the 2018 works the engineer asked that the chancel be monitored and if there were any signs of further movement that it might be necessary to install tie rods. Movement is most likely to be detected externally at the kneelers to see if there's cracking caused by roof spread. None was seen at the QI and so it's best just to keep an eye on it for now. The building is now in a much better structural condition than the last QI.

#### **Roofs:**



Ridged roofs with Welsh blue slates and stone water tables at the gables. It is likely that this is the original 1850's slating and is becoming time expired due to nail failure causing slipping slates. It has been patch repaired in the past and whilst it is not in need of immediate replacement it does continue to need continual repair. No leaks reported, there are some slipped slates that are

noticeable on the south nave and parts of the chancel at the south looked to have been silicined in. There is an area on the north side against the chancel where the roofs can't be seen easily and these need to be inspected from ladders.

The PCC should plan for a long term strategy to re-slate the roofs in the next 10 years or so. The opportunity could be taken to insulate the roofs if practicable.

As part of the 2015 LPOW works the ornamental ridges were renewed on the nave and chancel because they were breaking and falling and causing a health hazard. This was an urgent piece of work that needed doing.

#### **Rainwater Goods:**

The nave and chancel are in cast iron gutters and downpipes and these were renewed as part of the 2015 LPOW works. The porch has plastic gutters to cast iron downpipes.

The gulleys were remade with salt glazed gulleys with concrete rim surrounds. And as part of the 2015 works, a new surface water drainage underground system installed at the south side connecting into the existing north system (it previously was going to unknown soakaway locations- probably silted).

#### **Walls:**



The significant erosion to the walls recognised at the last QI has now been attended to as part of the 2018 GPOW repair works, where multiple walling units were replaced and the whole of the bottom of the church walls were repointed. The remaining upper stonework is all cement

pointed and should funds allow, it would be worthwhile seeking to replace this with lime pointing in time. There are one or two stones that could be replaced if other works were being carried out.



*George Woodhove of the masonry sub-contractor SV Rutter Ltd, at a schools' Skills Day*



The concrete perimeter at the base of the walls was also removed and gravel margin installed to reduce the chance of ground water against the base of the walls and the work all looks in first class condition.

**Windows, Doors and External Joinery:**

**Windows** – The majority of the glass in the window is clear within diamond leaded panes apart from pictorial glass to the east and west windows and one to the east end of the south nave. All the lead comes and saddle bars are in good condition. The glass is guarded by galvanized mesh to all elevations except the east and west windows, which are polycarbonate.



*West window*



The east polycarbonate was replaced in 2007 and the west in 2018. Some of the galvanized mesh to the east vestry is now rusting.

**Doors** – The external doors are in good condition. The narthex door to the nave needs easing.

#### **Floors, Finishes and Internal Fittings:**

**Flooring** – The flooring is a mixture of marble in the chancel and sanctuary, timber boarding under pews and solid at circulation areas, which are carpeted and all are in good condition, though the marble has some open joints and wear, but is quite serviceable.

**Finishes** – Walls are plastered and have been redecorated recently. Low level walls where they abut the floor are slightly unfinished but as they are in the shadows I don't think there is a need to do anything with them.

**Fittings** – All the loose and fixed furniture in good order. There have been some pews removed in the nave to create wheelchair laybys. There is a comprehensive list of fittings within the report.

## Externals:



The graveyard is closed and the Local Authority have the obligation for maintenance to the boundary walls. They cut the grass and the PCC complete the work. The church walls retain the churchyard, which is higher, they are substantial stone walls with some erosion and some open joints but they are in reasonably good condition. They have not seen much in the way of cement repair work to them which is good and the Local Authority should be reminded that if they are doing any work it should be in lime pointing.



New tarmacking installed as part of the 2018 works. The double entrance gates are reset on new steel posts, have been redecorated recently and are in good condition though they are stuck in the tarmac and impossible to close. As are the path gates- which are all rusty.

The church has had a tree survey by the Local Authority and there has been some significant pruning to them. The War Memorial remains in good condition.

## 7.0 CONDITION AND RECOMMENDATIONS

*The following items are the observations made during the inspection. Below the item is a recommendation for work with a letter identifying its priority.*

*In section 8 the same priority items are re ordered into their priority categories.*

*A- Work requiring urgent attention,*

*B- Within 1 year*

*C- Within 2 years*

*D- Within 5 Years*

*E- A possible improvement or item to note*

*M- Routine Maintenance or monitor/watching brief*

## 7.1 SERVICES

The log book was up to date and recorded the work done, including routine testing. All the certificates were in the book. The churchwardens are to be congratulated in their record keeping and keeping on top of repair matters.

- **Water:** service comes into the boiler house and serves the W.C. and tea kitchen at the west end. There is no meter.  
**Recommendation:** None.
  
- **Foul drainage:** connected to underground system shared with the Parish Hall.  
**Recommendation:** None.
  
- **Surface water drainage:** new south underground piped drainage into the shared combined Parish Hall and Church system.  
**Recommendation:** None.

- B**      **Lightning conductor:** single downtape on the south east corner of the nave gable, the tape itself wanders a little on the gable but may well be satisfactory, it was last tested in 2011.
- Recommendation:** Carry out five yearly test and recommendations of the test report.
- 
- Electricity:** underground service to consumer unit in boiler room. Last inspected in 2016 with work carried out to upgrade sockets, to provide flood lighting, bonding the gas supply and upgrading the main earth.
- Recommendation:** none
- D**      **Lighting:** tested in 2016. The system is outdated now. It has fluorescent tubes illuminating the nave and the light level is not adequate. The test report recommended that the lighting cable be rewired if the system is changed.
- Recommendation:** The PCC are considering relighting the church and are beginning to seek quotations for the work.
- 
- Sound system:** comprehensively renewed in 2016 and is made up of lapel mics, lectern mics and handheld mics with the speakers in the narthex and nave, the facility to play cd's and a sound loop. A new audio visual system has been installed made up of large TV on swinging bracket and monitor.
- Recommendation:** None.
- B**      **PAT:** last tested in 2017.
- Recommendation:** Carry out annual test.
- 
- Heating:** system installed in 2010, comprising of three Vaillant boilers serving new copper service pipe work and white floor mounted skirting radiators, tested in January 2020.
- Recommendation:** None.
- D**      **Gas meter:** located in boiler house. Service enters from the west side of the church. No record of testing.
- Recommendation:** Check test record requirement.
- B**      **Bells:** One, part recessed within the north transept within an opening in the upper vestry wall it is tolled for services and



housed within a wire cage guarding. No recent check has been carried out.

**Recommendation:** Carry out check of bell and mechanism.

- **Organ:** Pipe organ (original?) contained within the chancel which was overhauled in 2013 and now in good condition, regularly played and reported to be sounding good, it has annual tuning.

**Recommendation:** None.



- **Rainwater goods:** - inspected in January annually by a roofing contractor. The gulleys tend to be inspected by the church wardens as these are low level.

**Recommendation:** None.

## 7.2 GENERAL

- **Churchyard:** is closed and responsibility for maintenance lies with the PCC who operate an informal wildlife management scheme.

**Recommendation:** None.

- **Trees:** a large number of mature trees. Last Inspected 2018. Unknown if the trees are subject to a tree preservation order- but likely. Repairs works done by the Local Authority are of a heavy trim and ivy removal.

**Recommendation:** Establish if these are TPO trees.

- D** **Access for the Disabled:** The PCC has a resolution in place which addresses the requirements of the Discrimination Against Disabled Act.

**Recommendation:** Carry out an access audit and provide a written record to be retained in the Parish records.

- **Wheelchair access:** there is a ramped access from the road, not complaint. However, wheelchair users arrive by car and these are dropped off at the porch where there are steps and a portable ramp is employed. There is level access throughout the rest of

the church to the chancel steps and often communion is brought to those in wheelchairs. Two layby's have been created by the omission of pews midway along the nave.

**Recommendation:** None.

- **Fire matters:** The PCC should carry out or arrange a Fire Risk Assessment in accordance with latest Regulatory Reform (Fire) Order 2006 (details available via the DAC, the local Fire Officer and/or the internet).

Fire extinguishers noted:

Number	Location	Type	Capacity
1	Narthex	Foam	6 litre
2	Pulpit	Hydro spray	3 litre
3	Lower vestry	Water	9 litre
4	Lower vestry	Hydro spray	4.5 litre
5	Upper vestry	Hydro spray	3 litre
6	Organ	Carbon dioxide	2 kg
7	Boiler house	Carbon dioxide	2 kg

All tested in August 2019.

**Recommendation:** Carry out annual test.

- **H & S policy:** created in 2018 and now at its fourth edition. The next timetabled review is in 2023.

**Recommendation:** None.

- **Insurance:** The church is insured by the Ecclesiastical.

**Recommendation:** None.

- B** **Asbestos:** There has been no formal asbestos inspections of the church in the recent past and there maybe asbestos in the boiler room and possibly at the pipe organ.

**Recommendation:** The PCC to create an Asbestos Register outlining the presence (or not) of any asbestos within the building.

- **Bats:** None reported.  
**Recommendation:** None.

### 7.3 WORK SINCE LAST INSPECTION

**2014** – War Memorial kerb replaced. Noticeboard replaced. Porch plaster renewed.

**2015** – Gate pier coping re-fixed. North wall boundary coping re-laid. Nave redecorated. Two pews removed. LPOW Roof and RWGoods works

**2016** – Spot lights added to chancel to light altar. New audio visual comprising TV screen, laptop and monitor. Boiler door repaired

**2018** – GPOW works of replacement stonework, pointing, resurfacing and gravel margin. Narthex make-ove.

**2019** – Easing porch doors. New path at hall. New pew cushions



Church Community



## 7.4 FABRIC INSPECTION

### 7.4.1 ROOF COVERINGS

#### SOUTH ELEVATION



#### **B Nave:**

- Ridge – Ornamental ridge cresting ok.
- West abutment – Pointed verge ok.
- East abutment – Pointed verge ok.
- General roofing – Welsh slating, one slipped towards the eastern end, a couple at the ridge are just tilted out slightly.

**Recommendation:** fix slates



#### **B Chancel:**

- Ridge – Slightly fancier ridge cresting.
- West abutment – Pointed over in cement with lead soakers and flashing ok.
- East abutment – To gable water table in leadwork, one flashing looking to be coming out and the pointing to the underside of the water table is breaking up.
- General roofing – slating has some chips and a couple close to the nave looks as though they have been siliconed in in the past.

**Recommendation:** refix abutment flashing, check the siliconed slates



## NORTH ELEVATION

### B Choir Vestry:

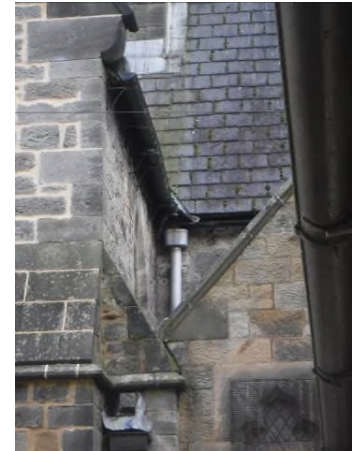
#### North slope

- Ridge – Half round ridge tiles look bedded ok.
- East abutment – Into abutment of vestry with metal flashing I think looks ok.
- East abutment – To water table gable not able to be seen.
- General roofing – Slating looks generally ok, leads down into a box gutter between the chancel not able to be inspected.

#### North slope

- Ridge – Tiles ok.
- West abutment – Lead flashing to water table ok.
- East abutment – To transept ok.
- General – Slating generally alright apart from moss build-up at the joints.

**Recommendation:** inspect box gutter and hidden vestry slating, look over chancel slating and at west side of chimney



### - Transept:



#### East slope

- Ridge – Ornamental ridge cresting like chancel.
- North abutment – To lead valley gutter, steep valley gutter to chancel looks ok.
- North abutment – Is pointed verge with some cracking but looks sound.

- General – Slating looks ok but has moss.

**West side**

- Ridge – Bedding ok.
- North abutment – Pointed verge ok.
- South abutment – To chancel in lead valley ok.
- General – Large chimney projecting through this, flashings around it seem ok. Chimney stonework generally sound but there is some open joints just at the ridge.

**Recommendation:** none

- **Chancel:** Limited inspection appears ok. See vestry notes for inspection.

**Recommendation:** none

- **Nave:**

- Ridge – Ok.
- East abutment – To pointed verge, not able to be inspected.
- West abutment – Pointed verge in good condition.
- General roofing – Slating generally all looking sound, a couple of chipped items and moss growing at the joints.

**Recommendation:** none

**7.4.2 RAINWATER GOODS**

- **General:**

Cast-iron half round with circular downpipes which have seen various periods of renewal. Plastic gutters to porch.

Specific defects noted are:

**Northside** – Porch guttering is a bit irregular at the porch entrance made up of different brackets, no real problem just looks untidy.

All the downpipes now go into salt glaze gulleys with concrete margins to capture the splash, they all appear to be ok.

**Recommendation:** none



### 7.4.3 WALLS

#### D **General:**



The defective stonework at the base of the walls was replaced in 2018 and repointed in NHL 3.5 St Astier lime.

The upper parts remain in cement and whilst there appears to be no significant problems with this, it would be wise, when funds allow to continue replacing cement pointing with lime.

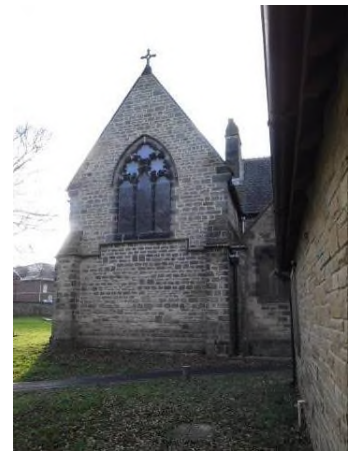
The major issue was damp at low level and this has been addressed by the low level stone works and removal of concrete margin.

- **Southside:**

Nave and Chancel – Slight open joint on the tracery but nothing requiring attention presently.

**Recommendation:** none

- **Eastside:**



Chancel – No evidence of cracking at all now to the gable. The stainless steel rod inserted at the springing point of the arch looks good no movement at all there or cracking to the mortar and the polycarbonate covering looks good.

**Recommendation:** none

- **Northside:**

Vestry – This wasn't part of the repoint works as the condition was good. Slight green on the stonework by the hopper outlet and buttress. Some open joints at low level, open joints to the tracery dressings. Slightly rusting metal grille to the windows. Glass is obscured diamond leaded pattern, looks ok. The apex has a timber block infilling a hole looking rather warped now. It could probably survive another 5 years.



**Recommendation:** none



- **Transept:**

This has three sides to it.

**Eastside** -Slight breaking up of cementitious patch over the vestry where there is a hint of a crack but not really a defect.

**Northside** -Cement plastered has had cracking in the past to the left of the bell and looks probably old, as is the one below the window, there is no movement here. Plate tracery looks ok there has been some movement but its fine, the galvanized guards look ok. Above it is a handsome bell which has a metal cage to it, this is tolled and apparently ok but hasn't been inspected for a while-see section 7 for recommendation. Two little lancets below in timber look ok. Some minor open joints on the buttress.

**Westside** - Some wear to the stonework in the corner where previous running leaking downpipes effected it and made it a bit green, a couple of stones looking a little worn now but generally alright and a couple of open areas could do with infilling when next carrying out stonework repairs .

**Recommendation:** none



- **Nave:**

Larger area of cement pointing here above the string course, the string course itself has some open joints. Three windows, two of which are twin light plate tracery, the other is a single light plate tracery and they are all ok. They have galvanized mesh guarding.

**Recommendation:** none



**Porch:**



The lower levels of this have been repointed, upper levels look ok. The arch moulding at low level has had some repairs in the past. There is more erosion but it will last another five years or so. Perhaps the ground works and repoint in lime at low level will slow down the erosion.

**Recommendation:** none

**WESTSIDE**

**B**

**Nave:**

This whole elevation was repointed and all looks ok. Plate tracery is ok this had new clear polycarbonate added to it by Chris Chesney and this looks really good. But there is graffiti at one area that needs prompt removal.

**Recommendation:** remove graffiti



#### 7.4.4 EXTERNALS

##### D Churchyard:



The churchyard is closed. A new tarmac drive and path to the south, it's all in good condition now. The graveyard is much tidier now than it has been for a long time, there are various memorials some which are laid down. Trees have been managed by the local authority.



The site is bounded by a retaining stone wall which have various open joints, they have all their copings and the general comments are:

**Recommendation:** Gates are trapped in tarmac, they are rusting and I guess they are a low priority presently. Some open joints to copings and walling- particularly at the inside east wall to houses. Ivy beginning to take hold again and the salt bin could be better positioned.

**Westside:** the gates are no longer on their original piers and are now on separate steel columns, the pintles hinge on the south side is beginning to expand and will break the stone eventually, the pier caps and piers are ok they are a bit worn, open joints to some of the copings above the letterbox.



**Southside:**



Fine metal gate rusted into position now and has lost its bottom pin, not operating now it's lost its lock. The walling is generally sound and it's not been attacked by too much cement in the past, the local authority should be reminded that any repair works should be in lime.



**East Walls:** They abut the neighbouring properties and quite a lot of work has been done now to reduce the level of spoil up against them and they are looking much better now. There are the occasional areas of missed pointing or deep open joints.



**Northside:**





On the outside facing eastern wall by the War Memorial there is a hole and a chipped coping. Some open joints to the coping.

Some Ivy beginning to take hold again.

Metal gate on its hinges but rusting and trapped by the raised level of the tarmac. Salt bin close by looks a bit incongruous.

**E**

**Boiler Room:**

- **Ceiling** – Brick barrel vault, some cracking in the past but ok.
- **Walls** – Stone walls, some deep recesses to the pointing joints and loss of plaster at low level but actually reasonably sound.
- **Floor** – Cracked stone but all sound.
- **General** – The room is dry and contains the three Vaillant boilers expansion vessel and pump. Has the distribution board and also joining blower room and there is some bits of lumber that could do with being cleared away. Door joinery ok.

**Recommendation:** remove lumber

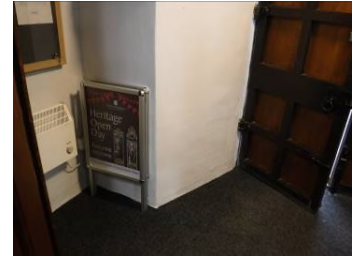


## 7.4.5 INTERIOR

### C **Porch:**

Redecorated porch that used to have damp at low level, has an Aertex kind of coating now, seeming to manage it. Pair of entrance doors, heavy boarded, ok, bit stiff on the hinges, pair of part glazed doors with panelling leading into the narthex ok.

**Recommendation:** oil hinges



### C **W.C.:**

Modest loo to the side in the porch with fairly basic fittings generally ok. Door catches slightly on the carpet.

**Recommendation:** ease door



### C **Narthex:**





Recently refurbished as part of the GPOW works with new information boards. And redecorated with new carpet.

The doors to the nave are not closing well and need easing.

**Recommendation:** ease doors to nave

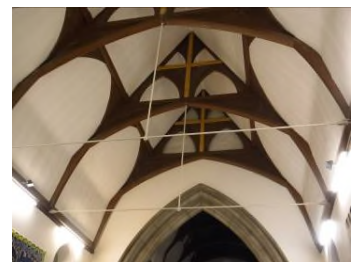
- **Tea Kitchen:**

Modestly fitted out with 'all in one' base unit with fridge under. Wall mounted chipboard cupboards in fairly poor condition now and some exposed heavy duty electrics. Hot water looks to just be by a small spray heater. There is also a couple of kettles and a water boiler. Opening door slightly warped but closing ok.

**Recommendation:** none



- **Nave:**



- **Ceiling** – Seven bay trussed ceiling with tie rods, the lower part of the ceiling showing ghosts of rafters indicating heat loss through ceiling. Slight hairline

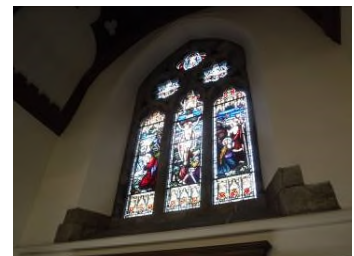
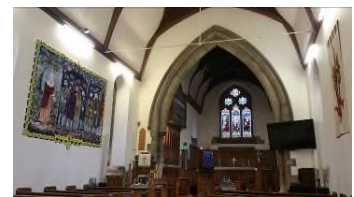
cracking to some of the surface suggesting it might be plaster and lath. Decoration is looking a little tired now, there is some bloom on the painted timber work.

- **Walls** – Redecorated and looking in good condition. The lower parts of them behind the skirting heater units is a little rough and unfinished but rather difficult to attend to, is in the shadows and probably best left alone.
- **Floor** – Timber pew platforms level with the carpeted circulation, which is solid. There is a step up to the chancel arch in a suspended timber floor.
- **Windows** - Plate tracery windows, all clear glazed with diamond leaded patterns, apart from pictorial glass at the south eastern end, all in good condition.

**Recommendation:** none



**Chancel:**





- **Ceiling** – Trussed roof a little like the nave but without the tie rods. This is also showing some ghosting on the decoration.
- **Walls** – redecorated.
- **Floor** – Is a combination of suspended timber and white and pink marble at the sanctuary, there is a couple of chips to the marble but generally ok.
- **Windows** – The east window condition is very good. The north and south windows are ok.
- **General** – Large organ recess, arch isn't visible behind the pipes but seemingly ok.



- Lovely oak panelling reredos. Altar, altar rail and choir stalls all by Thompsons of Kilburn. The pews, also by Thompson also match the choir in style. The chancel arch is in good condition though there is some slight wear to the bases which have had some cement repairs in the past.

**Recommendation:** none

**C**

**Office:**

Slight crack to the lancet arched doorway from chancel to lobby but ok. Lock missing on the door which isn't held back. The floor has got slight depression and probably could cause a trip. Granolithic stair up to an office formed at first floor within the north transept. Modestly fitted out with sink and kitchen fitments.

Solid floor, attic above but not inspected on this occasion. All the doors are ok.

**Recommendation:** level lobby floor, inspect attic



- **Vicar Vestry:**

- **Ceiling** – Open boarded, slight gaps.
- **Walls** – Painted stone, some stonework exposed at dressings.
- **Floor** – Solid floor with rather old carpet.
- **General** – The room contains a rather nice heritage radiator and some old fashioned cupboarding and various bits of lumber.  
Lobby door leading into the room is ok, as is the external door. Elementary track lighting here.
- **Windows** – Are ok, though they have just lost a little bit of face on the stonework.

**Recommendation:** none



## 8.0 PRIORITIES

The following order of priority sets out the relative urgency of foreseeable repairs over the next 5 years. It is not a definitive programme of work and subject to funding, items further down the list could be brought forward if desired. They are priced individually but savings can be made by grouping the works and taking advantage of scaffold for other works. Scaffold costs are not included in the following costs.

A- Work requiring urgent attention,

B- Within 1 year

C- Within 2 years

D- Within 5 Years

E- A possible improvement or item to note

M- Routine Maintenance or monitor/watching brief

Priority	Location and Scope	£
<b>A - URGENT - none</b>		
<b>B- WITHIN 1 YEAR</b>		
B	<b>Lightning conductor:</b> Carry out five yearly test and recommendations of the test report.	300
B	<b>PAT:</b> Carry out annual test.	-
B	<b>Bells:</b> Carry out check of bell and mechanism.	200
B	<b>Asbestos:</b> The PCC to create an Asbestos Register outlining the presence (or not) of any asbestos within the building.	-
B	<b>Nave:</b> fix slates	200
B	<b>Chancel:</b> refix abutment flashing, check the siliconed slates	250
B	<b>Choir Vestry:</b> inspect box gutter and hidden vestry slating, look over chancel slating and at west side of chimney	200
B	<b>Nave:</b> remove graffiti	250
<b>C- WITHIN 2 YEARS</b>		
C	<b>Porch:</b> oil hinges	-
C	<b>W.C.:</b> ease door	50
C	<b>Narthex:</b> ease doors to nave	75
C	<b>Office:</b> level lobby floor, inspect attic	50
<b>D- WITHIN 5 YEARS</b>		
D	<b>Lighting:</b> The PCC are considering relighting the church and are beginning to seek quotations for the work.	-
D	<b>Gas meter:</b> Check test record requirement.	-
D	<b>Access for the Disabled:</b> Carry out an access audit and provide a written record to be retained in the Parish records.	-
D	<b>Walls:</b> when funds allow to continue replacing cement pointing with lime.	c. 30K
D	<b>Churchyard:</b> Gates are trapped in tarmac, they are rusting and I guess they are a low priority presently. Some open joints to copings and walling- particularly at the inside east wall to houses. Ivy beginning to take hold again and the salt bin could be better positioned.	-

## E- IMPROVEMENT/NOTE

E      **Boiler Room:** remove lumber      -

## M- MAINTENANCE/MONITOR

M      **Chancel:** Monitor chancel roof spread      -

### APPENDICES

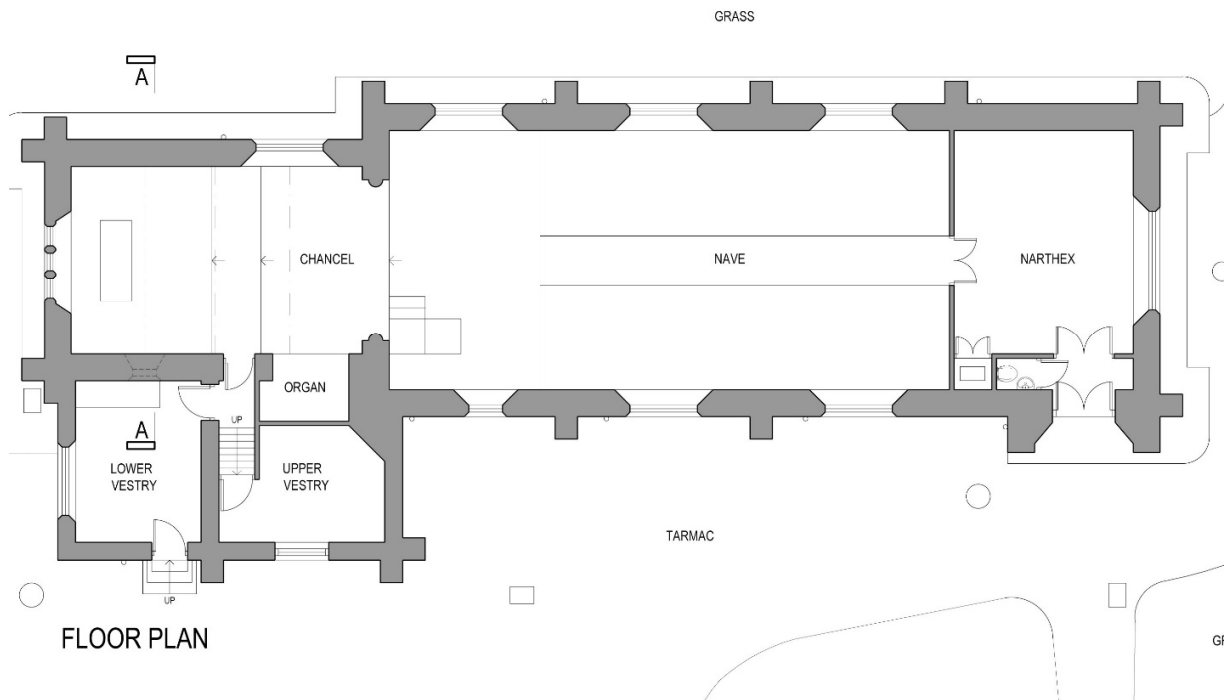
Church Plans

Fixtures and Fittings List

Explanatory Notes

Guide to Routine Maintenance & Inspection of Church Property

### CHURCH PLAN



### **Fittings, Fixtures, Furniture & Moveable Objects**

(list from 2002 inspection, revised in 2013 and 2020)

- a High altar: integral rear screen and altar. Altar of oak consisting of 3 bays, the centre divides into 3 archways of cusped fretwork, adjacent plain. Screen behind altar of oak consisting of 9 bays, centre 3 corresponding to altar bays. Three centre bays higher than adjacent bays (which are plain). The middle bay subdivides into 3 panels of vertical fretwork.
- b North chancel screen: of oak consisting of 8 bays.
- c South chancel screen: of oak, with two openings, the left hand side opening is an arch, to the right a large nook, in front of which the screen forms a 3 bay arched opening. The central bay is the largest with decorative cusped arched tracery.
- d Communion rail of oak: Consisting of 6 bays, central pair of bays. Six vertical fretwork panels between remaining bays.
- e Narthex partition screen: of oak (formerly rood screen). Nine bays, with cusped tracery, fretwork archways. Central bays forms the entrance way. The adjacent bays have lower panels subdivided into two by decorative cusped arches.
- f Font: stone, square base surmounted by an eight sided font base. Lead lining of basin forms decorative cap running round top of font. The corners to the font have round circular cross symbols carved into them. The font lid is made out of 4 planks held together by iron brackets with a central iron ring handle.  
Replaced by square panelled portable font, date unknown.
- g Porch entrance doorway: of oak.  
Door to narthex: Four bays, two central bays forming a glass doorway, leafing outwards side bays subdivided on the left into ten panels and centre right five panels.
- h Bookcase: of oak. Base formed by two different bases. The base to the right has a central partition to its three levels of bookshelves.  
The bookshelves have two sliding cabinet doors, composed of two bays each. Above the bookcase are four levels of open bookshelves with two partitions forming three bays.
- i Entrance table: of beech.
- j Small offering table: steel legs.
- k Mothers Union banner bearing the cross of St Cuthbert at east end of south wall of the nave.
- l Organ: of oak. Recessed organ bay case console of oak. Case consisting of 3 parts, the base has 7 plain bays. Central screen forming 7 decorative cusped tracery arches. The organ is topped by decorative organ pipes.

- m Choir stalls: of oak. Four rows of choir stalls, two on either side of chancel.
- n Lectern: of oak (portable): hexagonal sided based and column, supporting a square reading top.
- o New font (portable): of oak, copy of pulpit style. Four sides subdivided into four panels inset with cusped lantern arches. Turned round wood font cover. Ceramic baptism bowl.
- p Piano: upright piano and stool.
- q Vicar's seat: of oak (portable). Vicar's kneeler of simple design: base for kneeling and supporting a prayer book stand.
- r Pulpit: of oak. Horseshoe shaped. Six sided, one of which is half as wide as remaining five. Four of the sides are sub-divided into four panels with inlaid cusped lantern arches.
- s Deacon's chairs: two, lacquered.
- t Pews: 28 rows of pews, 14 on either side of nave. Front row has an oak kneeler sub divided into 9 bays with decorative tracery. Each pew subdivides into 4 bays.

### **Plaques**

(list from 2002 inspection)

- a Organ - screen: brass plaque reading "To the Glory of God & in the Memory of Louisa Carling the Choir Stalls & Organ Screen in this Chancel are Dedicated 9<sup>th</sup> November 1993".
- b Partition screen: brass plaque reading "to the Glory of God this screen was Erected in Commemoration of the Jubilee of this Church 1857-1907 Dedicated by Handle Bishop of Durham June 1<sup>st</sup> 1901"
- c South Aisle, Stain glass window: Engraving reading "To the Glory Of God And in Loving Memory of Edwin Frances Chapman, Vicar of this Parish from 1880 to 1921, and of Isabella, his Wife, who died December 9<sup>th</sup> 1919".
- d New font: brass plaque reading "To the Memory of Harry Ayre, a Loyal Servant of God in this Church".
- e South pew kneeler: engraving reading "To the Memory of the Rev Bertrand Howe Braford, Vicar of this Parish 1951 - 1953".
- f South stalls 1-16: engravings reading:
1. In Memory of Charlotte Lowe
  2. In Memory of George & Margaret Gray.
  3. In Memory of Matthew Aden Robson.
  4. In Memory of Richard Swinburn.

5. In Memory of John George & Mary Hannah Codling
6. The Gift of Charles & Catherine Lowe.
7. In Memory of Stanley Robinson.
8. In Memory of William Gray Morrow.
9. The Gift of Daisy Gertrude Allison.
10. The Gift of John Rosalind Gray.
11. In the Memory of Agnes McIntyre
12. The Gift of Jasper & Jane Blakey.
13. In Memory of William Gilroy Cook.

- g North pews: engraving reading "The pews on this side of the Nave were the Gift of Leighton & Emma Rames".
- h West stained glass window: the west window, on the theme of baptism, drawing upon an oration by St Gregory Nesienzen was made by Elders Walker Milligan to a design by L.C. Evetts. It replaced a window of 1895 given in memory of Rachel Jane Brownlees. Donation in Memory of, or bequest, by John Codling, Wilfred Hart, John Heckels & Gladys Whyley made this possible, thanks be to God.
- i Entrance table: brass plaque reading "In Memory of Hector Batmills T Priestly"
- j Entrance casement: engraving reading "in Memory of Charles William Lowe, Church Warden of this Parish 1954 - 1957".



## EXPLANATORY NOTES

- A Any electrical installation should be tested at least every quinquennium by a registered NICEIC electrician, and a resistance and earth continuity test should be obtained on all circuits. The engineer's test report should be kept with the church log book. This present report is based upon a visual inspection of the main switchboard and of certain sections of the wiring selected at random, without the use of instruments.
- B Any lightning conductor should be tested every quinquennium in accordance with the current British Standard by a competent engineer, and the record of the test results and conditions should be kept with the church log book.
- C A proper examination and test should be made of the heating apparatus by a qualified engineer, each summer before the heating season begins.
- D A minimum of 2 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.

Large churches will require more extinguishers. As a general rule of thumb, one water extinguisher should be provided for every 250 square metres of floor area.

Summary:

<b>Location</b>	<b>Type of Extinguisher</b>
General area	Water
Organ	CO <sup>2</sup>
Boiler House	
Solid fuel boiler	Water
Gas fired boiler	Dry powder
Oil fired boiler	Foam (or dry powder if electricity supply to boiler room cannot easily be isolated)

All extinguishers should be inspected annually by a competent engineer to ensure they are in good working order.

Further advice can be obtained from the fire prevention officer of the local fire brigade and from your insurers.

- E This is a summary report only, as it is required by the Inspection of Churches Measure; it is not a specification for the execution of the work and must not be used as such.

The professional advisor is willing to advise the PCC on implementing the recommendations and will if so requested prepare a specification, seek tenders and oversee the repairs.



- F Although the measure requires the church to be inspected every 5 years, it should be realized that serious trouble may develop in between these surveys if minor defects are left unattended. Churchwardens are required by the Care of Churches and Ecclesiastical Jurisdiction Measure 1991 to make an annual inspection of the fabric and furnishings of the church, and to prepare a report for consideration by the meeting of the PCC before the Annual Parochial Church Meeting. This then must be presented with any amendments made by the PCC, to the Annual Parochial Church Meeting. **The PCC are strongly advised to enter into contract with a local builder for the cleaning out of gutters and downpipes twice a year.**

Further guidance on the inspection and the statutory responsibilities are contained in *How to Look After Your Church. The Churchwarden's Year* gives general guidance on routine inspections and housekeeping, and general guidance on cleaning is given in *Handle with Prayer*, both published for the CCC by Church House Publishing.

- G The PCC are reminded that insurance cover should be index-linked, so that adequate cover is maintained against inflation of building costs. Contact should be made with the insurance company to ensure that insurance cover is adequate.
- H The repairs recommended in the report will (with the exception of some minor maintenance items) are subject to the faculty jurisdiction.
- I Woodwork or other parts of the building that are covered, unexposed or inaccessible have not been inspected. The adviser cannot therefore report that any such part of the building is free from defect.

This appendix is based on *A Guide for the Quinquennial Inspection of Churches, Diocese of Birmingham 1993*.

## A GUIDE TO ROUTINE MAINTENANCE AND INSPECTION OF CHURCH PROPERTY

It is good practice for the PCC to appoint a fabric officer to take care of the routine maintenance of the church. This officer must report to the PCC and remain subject to its control and direction. The Care of Churches and Ecclesiastical Jurisdiction Measure 1991 requires the churchwardens to inspect the fabric of the church at least once a year, to produce a report on the fabric of the church and the articles belonging to it to the PCC, and to make that report to the annual parochial church meeting on behalf of the PCC. The following list gives an indication of the time of year when certain jobs should be done. It is not exhaustive.

Spring, early summer	<p>Whenever necessary inspect gutters and roofs from ground level and inside especially when it is raining.</p> <p>Clear snow from vulnerable areas.</p> <p>Clear concealed valley gutters.</p> <p>Make full inspection of the church for annual meeting.</p> <p>Check church inventory and update log book.</p> <p>Check bird-proofing to meshed openings.</p> <p>Sweep out any high level spaces. Check for bats and report any finds to English Nature.</p> <p>Cut any ivy starting to grow up walls and poison.</p> <p>Spray around the base of the walls to discourage weed growth.</p> <p>Check heating apparatus and clean flues.</p>
Summer	<p>Arrange for routine service of heating equipment.</p> <p>Check interior between second week of April and second week of June for active beetle infestation and report findings to the professional adviser.</p> <p>Check all ventilators in the floor and elsewhere and clean out as necessary.</p> <p>Spring clean the church.</p> <p>Cut any church grass.</p> <p>Cut ivy growth and spray (again).</p> <p>Recheck heating installation before autumn and test run.</p> <p>Arrange for any external painting required.</p>

Autumn	<p>Check gutters, downpipes, gullies, roofs etc. after leaf fall.</p> <p>Rod out any drain runs to ensure water clears easily, especially under pavements.</p> <p>Inspect roofs with binoculars from ground level, counting number of slipped slates, etc. for repair.</p> <p>Clean rubbish from ventilation holes inside and out.</p> <p>Check heating installation, lagging to hot water pipes etc. and repair as necessary.</p>
Winter	<p>Check roof spaces and under floors for vermin and poison.</p> <p>Check under valley gutters after cold spells for signs of leaking roofs.</p> <p>Bleed radiators and undertake routine maintenance to heating systems.</p> <p>Check temperatures in different areas of the building to ensure even temperature throughout and note any discrepancies.</p>
Annually	<p>Arrange for servicing of fire extinguishers.</p> <p>Inspect abutting buildings to ensure there is no build-up of leaves or other debris against the walls.</p> <p>Check the condition of outside walls, windows, sash cords, steps and any other areas likely to be a hazard to people entering the building.</p> <p>Check the extent of any insurance cover and update as necessary.</p>
Every 5 years	<p>Arrange for testing of the electrical systems.</p> <p>Arrange for the testing of any lightning protection.</p>

It is vital, especially with older people, to keep them warm and well ventilated at all times. The fabric officer should ensure that such ventilation is taking place, especially after services.