

# Michael Atkinson

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ARCHITECTURE & HERITAGE



## QUINQUENNIAL INSPECTION REPORT

**St. GEORGE'S CHURCH**  
FRONT STREET, EAST BOLDON, NE36 0SW

APRIL 2021



Diocese of Durham



prepared by

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

REVISION HISTORY

ISSUE	DATE	BY	NOTES
v.1	20/04/2021	MA	DRAFT ISSUE

## CONTENTS

**INTRODUCTION**

A:	The Inspecting Architect	5
B:	Background and General	5
C:	Scope of Report	13
1.	Schedule of Recent Repair and Maintenance Works	14
2.	General Condition of Church	14

**EXTERNAL INSPECTION**

3.	Roof Coverings	16
4.	Rainwater Goods and Disposal Systems	20
5.	Below Ground Drainage	24
6.	Parapets and Upstand Walling	24
7.	Walling	25
8.	Timber Porches, Doors and Canopies	32
9.	Windows	32

**INTERNAL INSPECTION**

10.	Tower and Spire	35
11.	Clocks and their Enclosures	37
12.	Roof and Ceiling Voids	37
13.	Roof Structure	37
14.	Upper Floors, Balconies, Access Stairways	42
15.	Partitions, Screens, Panelling, Doors and Door Furniture	42
16.	Ground Floor Structure	46
17.	Walling Finishes	49
18.	Fittings, Fixtures and Furniture	56
19.	Toilets, Kitchen, Boiler House etc.	56
20.	Organs and other Musical Instruments	56
21.	Monuments	58
22.	Service Installations Generally	60
23.	Heating Installation	60
24.	Electrical Installation	61
25.	Sound System	61
26.	Lightning Conductor	61
27.	Fire Precautions	62
28.	Accessible Provision and Access	62
29.	Insurance	63
30.	Health and Safety	63
31.	Asbestos	63
32.	Protected Wildlife	64
33.	Maintenance	64

**CURTILAGE**

34.	Churchyard	65
35.	Ruins	65
36.	Monuments, Tombs & Vaults	65
37.	Boundary Walls, Lychgates and Fencing	65
38.	Trees and Shrubs	65
39.	Hardstanding Areas	68
40.	Noticeboard	68

**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:

**R0** Urgent works requiring immediate attention.

**R1** Work recommended to be carried out during the next 12 months.

**R2** Work recommended to be carried out within 18 – 24 months.

**R3** Work recommended to be carried out within 5 years.

**R4** A desirable improvement with no timescale.

**M** Routine items of maintenance.

**APPENDICES**

- A** Maintenance Plan
- B** South Tyneside Council – Local List Entry
- C** Explanatory Notes

**A. THE INSPECTING ARCHITECT**

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**B. BACKGROUND AND GENERAL**

- B.1 Church: **St. George's Church**  
Front Street  
East Boldon  
NE36 0SW  
Archdeaconry : Sunderland  
Deanery : Jarrow  
Parish : East Boldon

- B.2 The Parish Church of St. George is located immediately to the south side of Front Street, East Boldon (A184). The church sits within restricted grounds and is screened from the public highway to the north by a strip of land densely populated by mature trees under the ownership of South Tyneside Council.

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 36584 61218.

**GENERAL DESCRIPTION OF THE CHURCH**

- B.4 A church constructed from two separate building phases dating from 1922 and 1933. East Boldon was originally in the ancient parish of St. Nicholas, West Boldon. By the mid-19th century, a former nonconformist chapel was being used as a Chapel of Ease for the people of East Boldon. A new parochial Chapel, which is now an auction sales room, was built on the north side of Front Street in 1906. Fund raising for a parish Church for East Boldon began about this time and the site was purchased in 1912 but the foundation stone was not laid until 1922.
- B.5 Charles Hodgson Fowler designed the first stage which was consecrated in December 1923. Ten years later a large extension, designed by Edmund Oakley in basilican style was built to the south of the original church and consisted of a large nave with an apsidal sanctuary and an organ gallery which forms the principal area of worship in the present church.

The Church's organ was a gift from Sir John Priestman, the Sunderland ship owner, philanthropist and churchman, who was a keen organist.

- B.6 Major alterations were undertaken in 1986 to make better use of the old nave area, to provide improved or new facilities for educational and recreational use for the church congregation and to create a more effective weekday worship area. The principle element of work was the introduction of a new first floor running the full length of the old nave providing a multipurpose hall area at first floor level with a self-contained kitchen for the preparation of refreshments and light meals.

The existing ground floor area of the original Fowler's Church was divided up to define a specific area for the Lady Chapel, seating about 40 people and incorporating the original altarpiece entitled "The Annunciation" which was painted by John Hanson Walker in gratitude for the local vicar having cared for his granddaughters after their father had died. There is also a parish office, a small meeting room with a general-purpose utility room and a servery for the preparation of light refreshments.

- B.7 The church is not a listed building but is included in South Tyneside Council's list of locally significant heritage assets.
- B.8 The church is orientated east-west, geographically and liturgically.
- B.9 The Church is constructed from loadbearing masonry walls of dark red brick externally, plastered throughout internally.

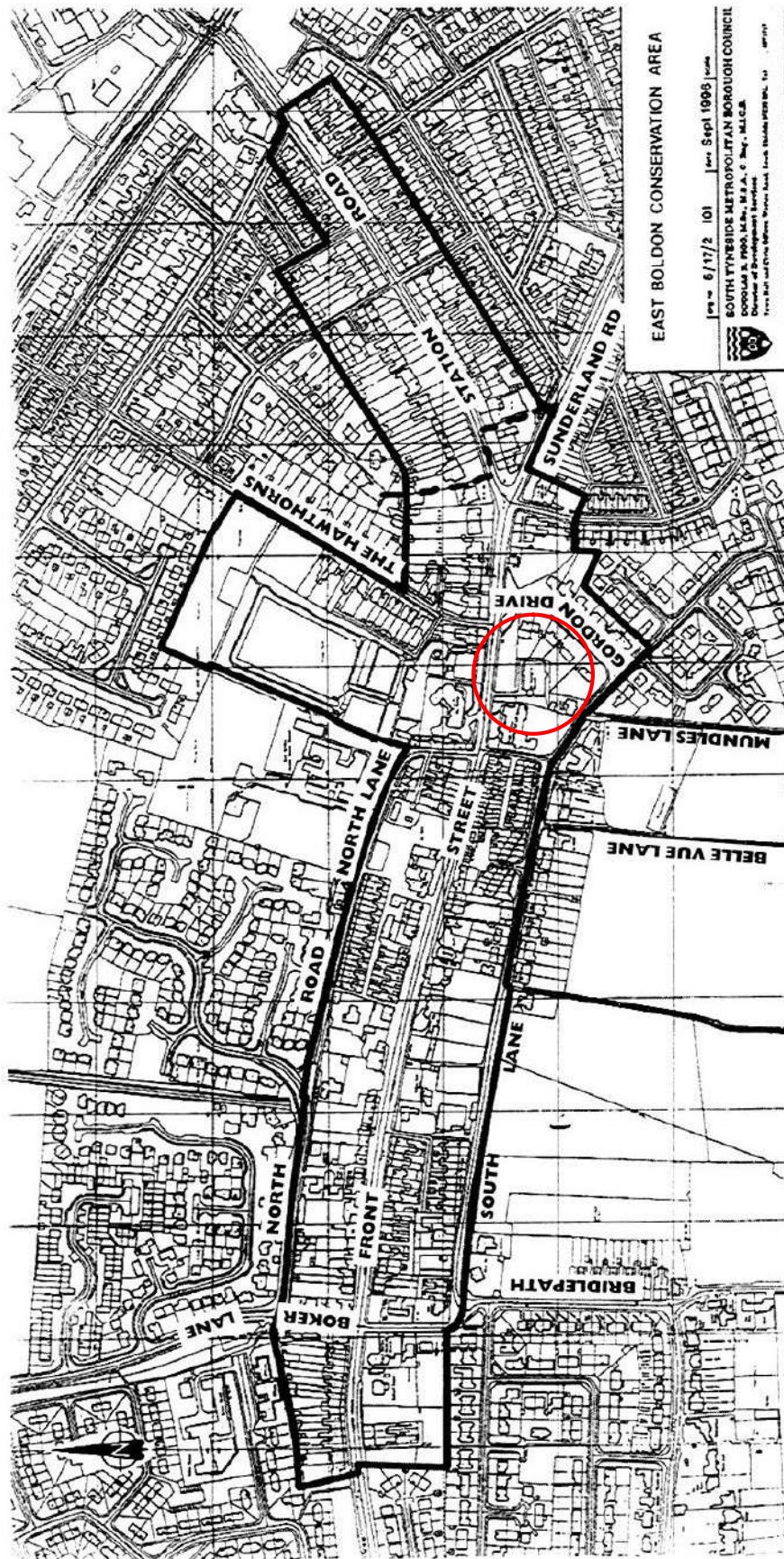
The timber roof structures are covered with red clay roman pantiles with replacement concrete pantiles existing over the south slope of the original church build.

- B.10 The Church is not scheduled as an ancient monument.
- B.11 The Church forms part of the East Boldon Conservation Area adopted by South Tyneside Council in February 2006. By virtue of existing within a Conservation Area those trees within the grounds of the church will have Tree Preservation Order's attached to them.
- B.12 The church grounds do not constitute a burial ground.
- B.13 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.14 Date of Inspection:

The church was visited and inspected on Wednesday 22<sup>nd</sup> July 2020.

Weather: Dry, cloudy and mild.



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

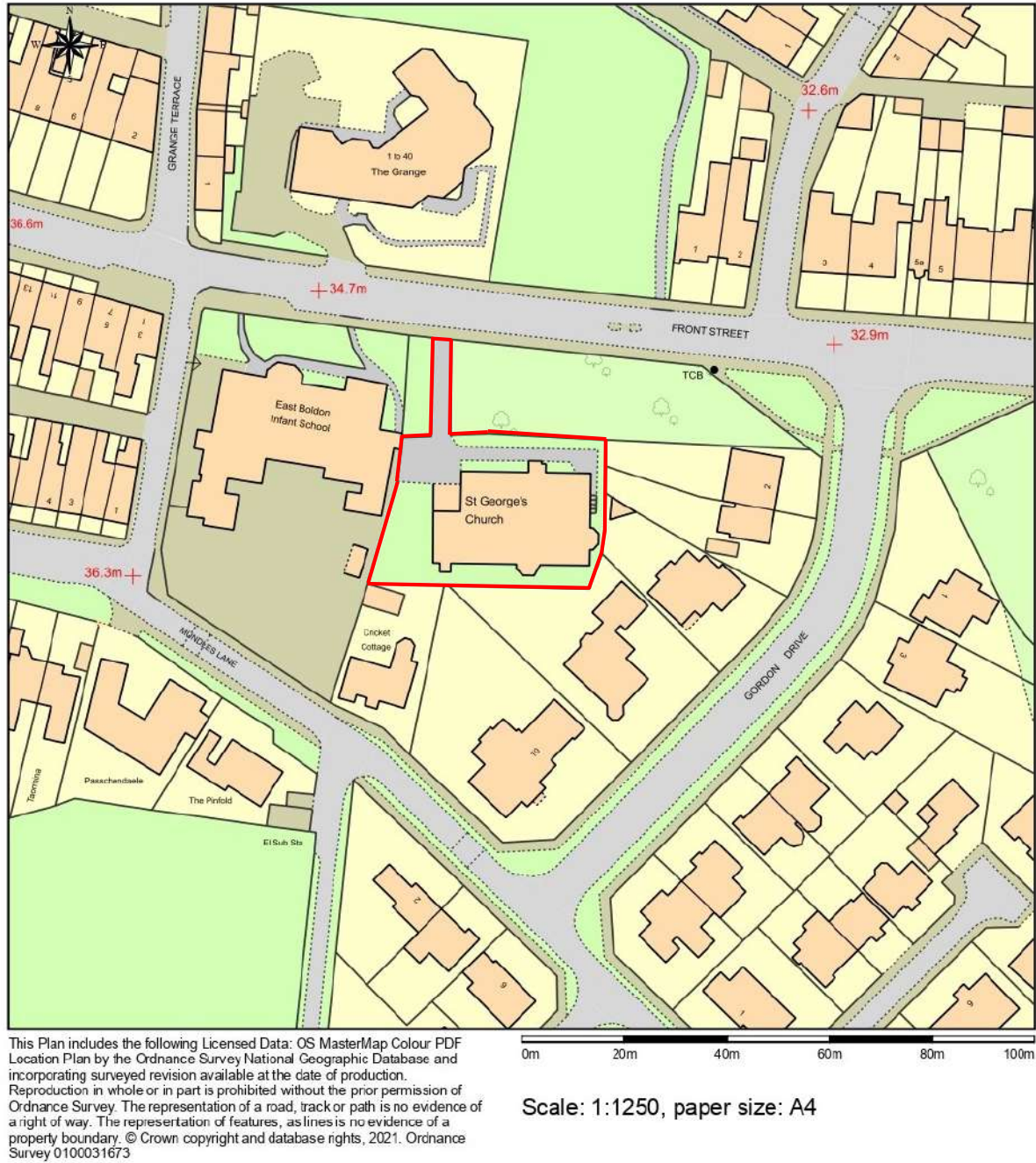


Fig. 2 | Church Location Plan (not to scale)



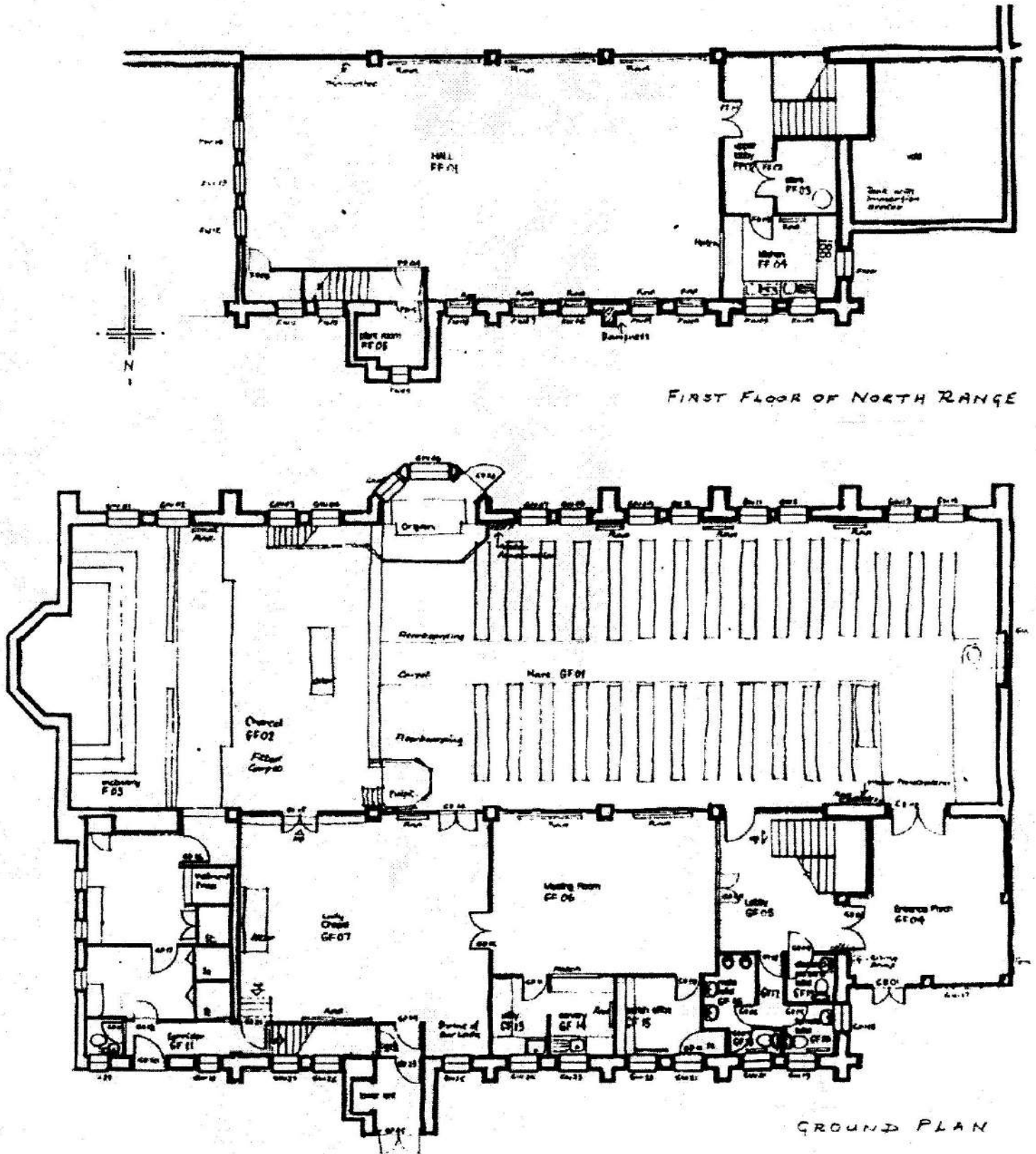


Fig. 3 | Church Floor Plan (not to scale)



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 Church Grounds)

**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. Roof void above ceilings including the Nave, Chancel, Vestries and ground floor rooms generally in those areas of the original church now forming part of the 1986/7 reordering.
  - c. Interior of the Organ and its Chamber.
  - d. Ceilings were examined internally from floor level and roofs externally from ground level, accessible flat roofs and valley gutters.
  - e. The south slope of the Nave and Chancel roof was not visible from accessible levels.
- C.4 The boundary and extent of the churchyard is shown on the location plan (Fig. 2, p. 8).
- 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*

Replacement of timber frames and glazing to entrance porch with white uPVC double glazing.

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

The church structurally remains in a sound, good condition. There is little evidence of severe movement of the walling fabric and the roof structure also is in similar condition. The hard work of the PCC over the preceding quinquennial period is to be commended.

There is surface cracking of the junction between wall and ceiling along the north side of the church. It is assumed that this is due to the nature and construction of the first floor inserted in 1986-7. As previously reported there are two defects arising from this intervention; excessive springiness and undulations in the flooring and sound leakage into the Chapel below from the first floor activities. It is advised that investigations are made into the feasibility of improving the acoustic performance of the floor construction.

The roof covering appears to be in a sound, satisfactory condition. Ridge tiles also look to be well bedded and in good order. Damage was noted to the pantiles at the exit onto the chapel roof from the tower. The existing timber door in this location has fallen out, laid on the roof covering where there are now several cracked pantiles. Urgent attention to both roof repair and installation of a new door is recommended.

Several of the red clay double-roll roman pantiles are exhibiting delamination of their surface finish most probably due to age and the continuing effects of weathering and temperature fluctuations. Nothing more is required here other than monitoring the condition of the roof covering generally over the course of the quinquennium.

On-going repairs have been carried out to sections of gutters and pipework where defects have continually occurred. These areas include the gutter between the chapel and chancel (which is in need of clearing of leaf debris and bird guano), the valley gutter between the tower and first floor hall and both the organ chamber and high altar.

The eaves gutters appear to be exclusively made from asbestos cement and are in a poor condition. Certain sections of the gutter linings have not long since been lined in a waterproofing material however on inspection several cracks are evident to the underside. It is recommended that replacement of the rainwater goods is considered over the course of the quinquennium.

The external walls are of a dark red brick – smooth finish to the original building and a wire cut rustic effect to the 1933 extension, now forming the main church. Generally, their condition is in good order with the brickwork of the original building looking much durable than that of the later extension.

Repointing remains an issue however especially along the south elevation at low level. The detailing of the brickwork plinth to the 1933 extension is poor, large flat areas of brickwork allow water to settle and be driven into the fabric instead of shedding immediately away from the wall surface. It is highly recommended that a phased repointing strategy is developed over the course of the quinquennium.

There are also areas where plant growth has been left to developed unchecked, most critically to the south face of the tower which is hidden from view at ground level. Here substantial plant growth is emanating from the south belfry opening and brick courses locally, all of which must be removed promptly.

Internal finishes are generally plastered throughout and in good condition. There are isolated exceptions where staining and/or disturbance to the plaster finish are evident. On inspection these areas of staining are due to water ingress and/or defects in rainwater goods externally.

The carpet floor covering to the nave and chancel is severely faded and replacement in the short term is recommended. The condition of softwood boarding beneath pew platforms are sound but would benefit from restaining in line with any carpet replacement.

The painted boarded ceiling to the Chancel recess has a large split in it running north to south. This may well be due to water ingress from the roof and/or rainwater goods externally causing swelling and separation of the boarding. It is recommended to investigate whether the boarding requires refixing to the ceiling structure behind.

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 and aid the PCC over the course of the next quinquennium.

**EXTERNAL**

**3. ROOF COVERINGS**

3.1 NAVE + CHANCEL

*Duo-pitch red clay double-roll Roman pantiles to even courses draining to asbestos cement eave gutters to north and south sides. Mortar bedded round clay ridge tiles. East and west gable ends terminating in mortar bedded verges. The sanctuary apse extends at low level to the east end, semi-octagonal in form and is covered in copper sheet with square timber batten jointing techniques. A similar roof covering exists over the organ chamber which projects at low level to the south side of the nave + chancel.*

3.1.1 Due to access restrictions, the south slope of the nave + chancel roof covering was not able to be inspected.

It is understood that the roof covering over the nave + chancel is maintained in a weathertight condition. Several individual pantiles to the north slope are showing signs of a degree of delamination to the surface finish, indicative of an ageing roof covering. The coursing pattern of the tiles is maintained suggesting that the peg/nail fixings continue to be in an acceptable condition. There is algae build up to the flat section of the pantile, between each individual roll, not wholly unexpected for the north facing roof slope. The ridge has the occasional missing section of mortar bedding.

Despite the minor defects mentioned above the roof covering all appears in a sound, satisfactory condition.

<b>M</b>	It is recommended that as a routine item of maintenance the roof covering is checked and any necessary repairs carried out on a twice-yearly basis.
<b>R1</b>	3.1.2 It is recommended that a drone survey is commissioned to assess the condition of the roof covering to the south slope.

3.1.3 The copper sheet covering to both the sanctuary apse and organ chamber appear to be in a sound, serviceable condition. There are signs internally that water ingress may well be penetrating the fabric, particularly at the north side of the sanctuary apse.

<b>R1</b>	It is recommended that the copper sheet roof coverings are examined by a competent and experienced roofing contractor.
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<b>M</b>	3.1.4 It is recommended that as a routine item of maintenance the metal roof coverings are checked and repairs carried out on a twice-yearly basis.
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It is assumed that these metal roof coverings have been treated with SmartWater to help track and tracing in the event of lead theft.

3.1.5 It is possible that a seagull nest exists behind the chimney stack on the north slope, east end.





**R1** Carefully remove once the seagulls have finally flown the nest.

3.2 CHAPEL

*Duo-pitch clay double-roll Roman pantiles to even courses draining to asbestos cement eave gutters to north and lead lined box gutter to the south, abutting nave + chancel. The south slope of the roof covering has been retiled in the past with a grey concrete pantile in matching profile laid. Mortar bedded half round clay ridge tiles. East and west gable ends terminating in mortar bedded verges.*

3.2.1 It is understood that the roof covering over the chapel is maintained in a weathertight condition. Several individual pantiles to the north slope are showing signs of a degree of delamination to the surface finish, indicative of an ageing roof covering. The pantiles to the south slope are in a satisfactory condition. The coursing pattern of the tiles is maintained suggesting that the peg/nail fixings continue to be in an acceptable condition. There is algae and moss build up to the flat section of the pantile, between each individual roll, not wholly unexpected for the north facing roof slope. At the point of exit onto the north slope from the tower there is pantile impact damage due to the timber door falling out of its opening and onto the pantile roof.

**RO** It is recommended that roof repairs are carried out to this damaged section of pantiles by a competent and experienced roofing contractor.

3.2.2 The lead lined box gutter to the south eaves is clogged with leaves and bird guano and will need clearing.

**RO** It is recommended to clear the box gutter.

**M** 3.2.3 It is recommended that as a routine item of maintenance the roof covering is checked and any necessary repairs carried out on a twice-yearly basis.

3.3 TOWER

*The tower roof slopes are of pyramid stye pitching to north, south, east and west edges terminating in cast iron gutters. It is covered in welsh slate with a blue-glazed clay hip tile.*

3.3.1 Due to access restrictions, the roof covering of the tower was not able to be inspected.

**R1** It is recommended that a drone survey is commissioned to assess the condition of the roof covering and hip tiles.

3.4 VESTRY

*Duo-pitch clay double-roll Roman pantiles to even courses draining to asbestos cement eave gutters to east and 'lead effect' lined box gutter to the west, abutting the chapel. Mortar bedded half round clay ridge tiles. North gable end terminates in a mortar bedded verge. South gable abuts nave + chancel brickwork with lead stepped flashing.*



- 3.4.1 It is understood that the roof covering over the vestry is maintained in a weathertight condition. Several individual pantiles are showing signs of a degree of delamination to the surface finish, indicative of an ageing roof covering. The coursing pattern of the tiles is maintained suggesting that the peg/nail fixings continue to be in an acceptable condition.

<b>M</b>	It is recommended that as a routine item of maintenance the roof coverings are checked and any necessary repairs carried out on a twice-yearly basis.
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3.5 ENTRANCE PORCH

*Roof covering consists of a flat shallow pitch to north and west parapet edges. It is covered in high performance bituminous felt.*

- 3.5.1 The roof covering all appears to be in a sound, satisfactory condition. There is a build-up of leaf debris, moss and algae present.

<b>M</b>	It is recommended that as a routine item of maintenance the roof coverings are checked and any necessary repairs carried out on a twice-yearly basis.
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**4. RAINWATER GOODS AND DISPOSAL SYSTEMS**

4.1 NAVE + CHANCEL

*Asbestos cement half-round gutters with a mix of plastic and asbestos cement circular downpipes.*

- 4.1.1 The eaves guttering is in a deteriorating condition with on-going repairs necessary. Waterproofing of the inner lining of the gutters has been carried out but there are numerous signs of surface cracking to the underside of the asbestos cement guttering. The material nature of the gutters is hazardous, particularly so if the fabric of the gutter begins to break down and would be best replaced. The plastic downpipes, albeit in perfect working condition are not the most appropriate choice of material and/or appearance for a building dating early C20 or located within a conservation area.

<b>R3</b>	It is recommended therefore that a phased approach to the replacement of all rainwater goods is put in place over the course of the quinquennium.
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<b>M</b>	4.1.2 It is highly recommended that all the gutters, downpipes, hoppers and gullies are continually checked and cleared out regularly (at least twice a year).
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4.2 CHAPEL

*Asbestos half-round gutters with two no. cast iron circular downpipes.*

- 4.2.1 The guttering is in similar condition to that of the nave + chancel. The cast iron downpipes are showing some signs of rusting. There is a particularly awkward junction at the transition between gutter and downpipe that consists of narrow and twisted sections of downpipe. This is a weak point for blockages etc. and it would be beneficial to find an alternative solution that reduces the amount of bends to the top section of the downpipe.



The material nature of the gutters is hazardous, particularly so if the fabric of the gutter begins to break down and would be best replaced.

<b>R3</b>	It is recommended therefore that a phased approach to the replacement of all rainwater goods is put in place over the course of the quinquennium.
<b>M</b>	4.2.2 It is highly recommended that all the gutters, downpipes, hoppers and gullies are continually checked and cleared out regularly (at least twice a year).

4.3 VESTRY

*Grey plastic eaves gutter and single circular cast iron downpipe.*

4.3.1 All appears to be in good working condition.

The plastic eaves gutter, albeit in perfect working condition are not the most appropriate choice of material and/or appearance for a building dating early C20 or located within a conservation area.

The valley gutter between the Vestry roof and east elevation of the Chapel consists of a lead lined box gutter draining at its north end and receiving water runoff from the east end of the Nave-Chapel valley gutter (via a hopper head and downpipe arrangement). There is a reasonable arrangement of bay lengths laid to a fall with minimal stepped drips.

Previous QI reports have noted blockages and the need for regular leaf clearance to this area. It is therefore naturally a weak spot that requires on-going checking and maintenance.

<b>R3</b>	It is recommended therefore that a phased approach to the replacement of all rainwater goods is put in place over the course of the quinquennium.
<b>M</b>	4.3.2 It is highly recommended that all the gutters, downpipes, hoppers and gullies are continually checked and cleared out regularly (at least twice a year).

4.4 TOWER

*Cast iron half round gutters and single circular cast iron downpipe located on south elevation.*

4.4.1 All appears to be in a satisfactory condition. Albeit the circular downpipe could benefit from refurbishment.

<b>R3</b>	It is recommended that the downpipe is refurbished including cleaning down, treating with rust inhibitor, re-painting and joints re-sealed.
<b>M</b>	4.4.2 It is highly recommended that all the gutters, downpipes, hoppers and gullies are continually checked and cleared out regularly (at least twice a year).

4.5 ENTRANCE PORCH

*Hopper head and single asbestos cement downpipe located to north-east corner receiving water run-off from the flat roof behind the parapet.*



- 4.5.1 This configuration is greatly restricted particularly at the junction between parapet outlet and hopper head. The diameter of the discharge pipe at this location is thin.

The material nature of the downpipe is hazardous, particularly so if the fabric of the downpipe begins to break down and would be best replaced.

**R3** It is recommended therefore that a phased approach to the replacement of all rainwater goods is put in place over the course of the quinquennium.

**M** 4.5.2 It is highly recommended that all the gutters, downpipes, hoppers and gullies are continually checked and cleared out regularly (at least twice a year).

## 5. BELOW GROUND DRAINAGE

- 5.1 *It is assumed that both surface and foul water discharges into a public sewer located on Front street.*

- 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.

**M** It is recommended that as a routine item of maintenance the gulleys are cleared in conjunction with item 4.1.2, 4.2.2, 4.3.2, 4.4.2 and 4.5.2.

## 6. PARAPETS/UPSTAND WALLS, FINIALS, CROSSES

- 6.1 NAVE + CHANCEL  
*Single large metal apex cross at east and west ends.*

- 6.1.1 East and west apex cross look 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 CHAPEL  
*Single large metal apex cross at east end.*

- 6.2.1 East apex cross look 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 VESTRY  
*No parapets/upstand walls or apex crosses.*



- 6.4 TOWER  
*No parapets/upstand walls or apex crosses.*
- 6.5 ENTRANCE PORCH  
*Red brickwork parapet incorporating a stone cornice and capping.*
- 6.5.1 Brickwork and stone capping all looks to be in a sound, satisfactory condition. There are moss/algae build up on the inside face of the parapet and open joints between capping units.

**R1**

It is recommended that repointing is carried out to the parapet capping.

**7. WALLING**7.1 NAVE + CHANCEL**North Elevation**

*This side of the church is divided into seven bays of red brickwork. Each bay has at clerestorey level a lunette sub-divided into three in a Roman style with natural stone surrounds. A chimney stack exists centrally and rising above eaves level to the first bay from the east. The remainder of the elevation is incorporated into the Chapel and First Floor Hall.*

**East Elevation**

*Red brickwork with a semi-octagonal Chancel Apse projecting from the centre of the elevation. Restricted viewing of the elevation was only possible from within the church grounds.*

**South Elevation**

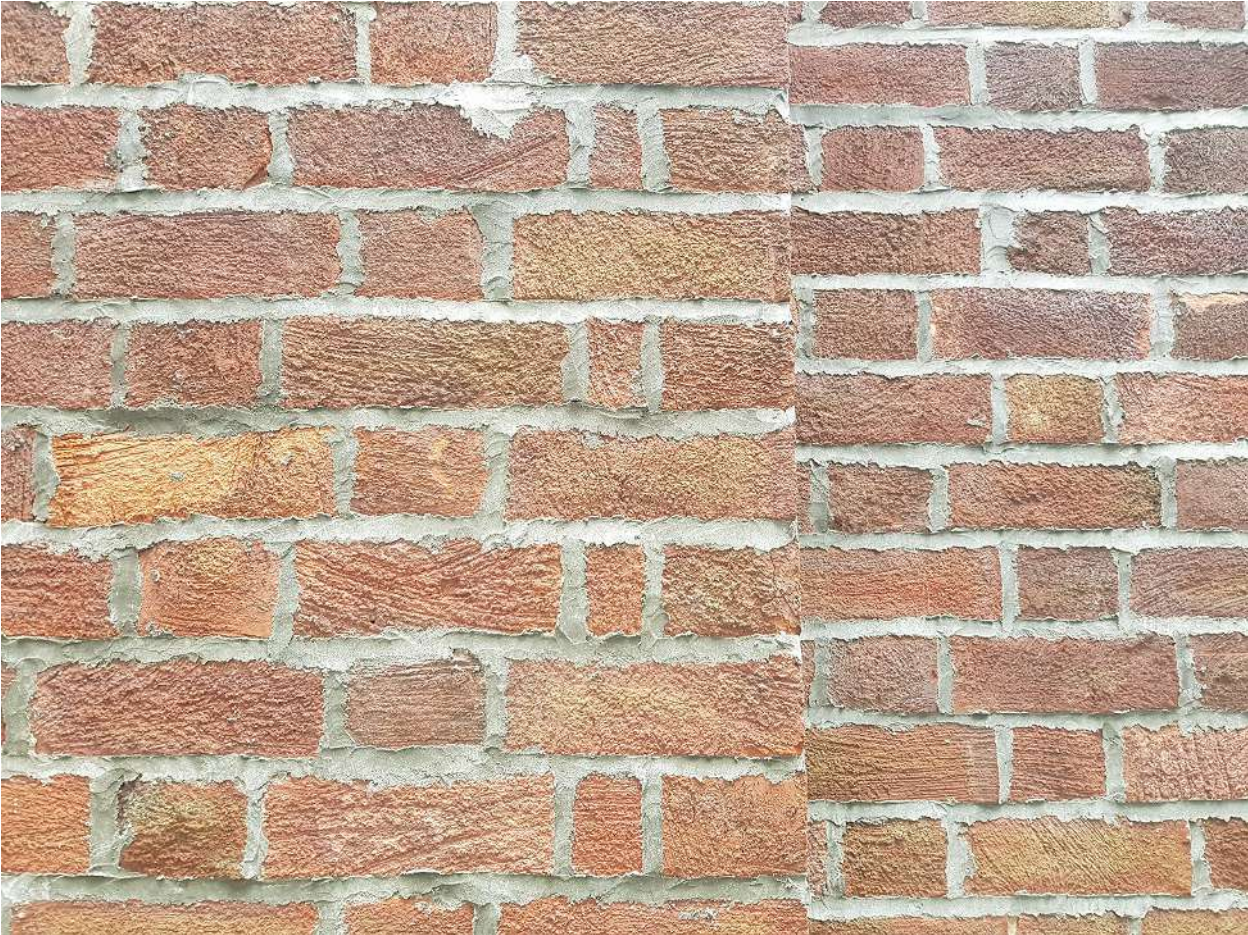
*This side of the church is divided into seven bays of red brickwork with a semi-octagonal Organ Chamber projecting from the third bay from the east. Each bay has two round-headed windows each at main level and then at clerestorey level a lunette sub-divided into three in a Roman style. The windows at clerestorey level have natural stone surrounds whereas the lower windows are of brickwork. Projecting buttresses in matching brick exist between the bays terminating in a concave curve at their head.*

**West Elevation**

*Red brickwork with large circular window at high level consisting of matching red brickwork surround.*

- 7.1.1 The face of the red brickwork to the nave and chancel is textured in appearance, it has had a wire or drag finish. This creates a contrast with the smoother face of the original church build. There is some loss of fragments to the brick face is evident at high level due principally to frost damage. Also, noted that the particular design of the plinth arrangement is weak and encourages standing water on its projections.

Despite the above comments the red textured brickwork generally continues to be found in a sound, good condition.



Repointing of the brickwork, 5-10mm in width is patchy in places particularly at high level on the open faces of the buttresses. There is the occasional open joint due to weathered and/or missing mortar. Render to the curved top face of the buttresses could do with the occasional minor repair. There is evidence of repointing in a cementitious mortar, alongside being inappropriate in material the workmanship of the repointing is poor that gives an unpleasing aesthetic appearance.

To the south elevation there is considerable plant growth, particularly ivy at low level which if left unattended will rapidly grow and cause damage to the walling fabric.

<b>R1</b>	It is recommended that a lime : sand mortar repointing specification and methodology is drawn up to inform current and future fabric repair needs.
<b>R2</b>	7.1.2 Carry out repointing repairs to red facing brickwork and natural stone window surrounds by a competent and experienced masonry contractor.
<b>M</b>	7.1.3 As a routine item of maintenance carefully remove plant growth away from the low-level walling fabric of the church, check and action twice yearly.

7.2 CHAPEL

**North Elevation**

*This side of the church is divided into five bays of smooth-faced pressed red brickwork with the Tower projecting from the second bay to the east. Each bay has two round-headed windows with brick surrounds and a projecting cill. Projecting buttresses in matching brick exist between the bays each with splayed brick cappings in a tumbled gable arrangement.*

**East Elevation**

*Smooth red brickwork matching the north elevation.*

**West Elevation**

*Smooth red brickwork matching the north elevation.*

7.2.1 Red facing brickwork all generally in a sound, good condition.

Pointing of the brickwork, <5mm is patchy in places particularly at high level on the open faces of the buttresses and at selected areas of the plinth. There is plant growth growing out of the buttress top to the north elevation.

<b>R1</b>	It is recommended that a lime : sand mortar repointing specification and methodology is drawn up to inform current and future fabric repair needs.
<b>R2</b>	7.2.2 Carry out repointing repairs to red facing brickwork and natural stone window surrounds by a competent and experienced masonry contractor.
<b>M</b>	7.2.3 As a routine item of maintenance carefully remove plant growth away from the low-level walling fabric of the church, check and action twice yearly.



### 7.3 TOWER

*The Tower has a short ground floor stage with double entrance doors set in a deep porch on its north elevation, a tall intermediate stage with a single round-headed window at the base on its north elevation and then finally a short Belfry stage with openings in each of its north, east, south, and west elevations.*

*A dedication stone exists within the porch at the base of the Tower recording:*

*'this stone of the Church of St. George was laid by the Bishop of Jarrow, St. Nicholas Day, December 6<sup>th</sup>, 1922'*

*Walling all in a smooth-faced pressed red brick.*

#### 7.3.1 Red facing brickwork and pointing all generally in a sound, good condition.

The dedication stone has in the past developed a black crust which in part remains. Where the crust has fallen off it appears that a degree of erosion to the lettering has occurred, albeit the inscription is still legible. There are also signs of salt efflorescence locally.

At bell chamber level there is considerable plant growth emanating from the south elevation of the tower. The root system for these established plants will be burying itself within the walling fabric and therefore needs removal.

**RO**

Remove plant growth from the south elevation of the tower.

### 7.4 VESTRY

#### **North Elevation**

*Smooth-faced pressed red brickwork with two round-headed windows with sandstone cills flanking a central round-headed doorway.*

#### **East Elevation**

*Smooth-faced pressed red brickwork with three round-headed windows. A chimney stack rises through the eaves level at about mid-way along this elevation with a stone capping block.*

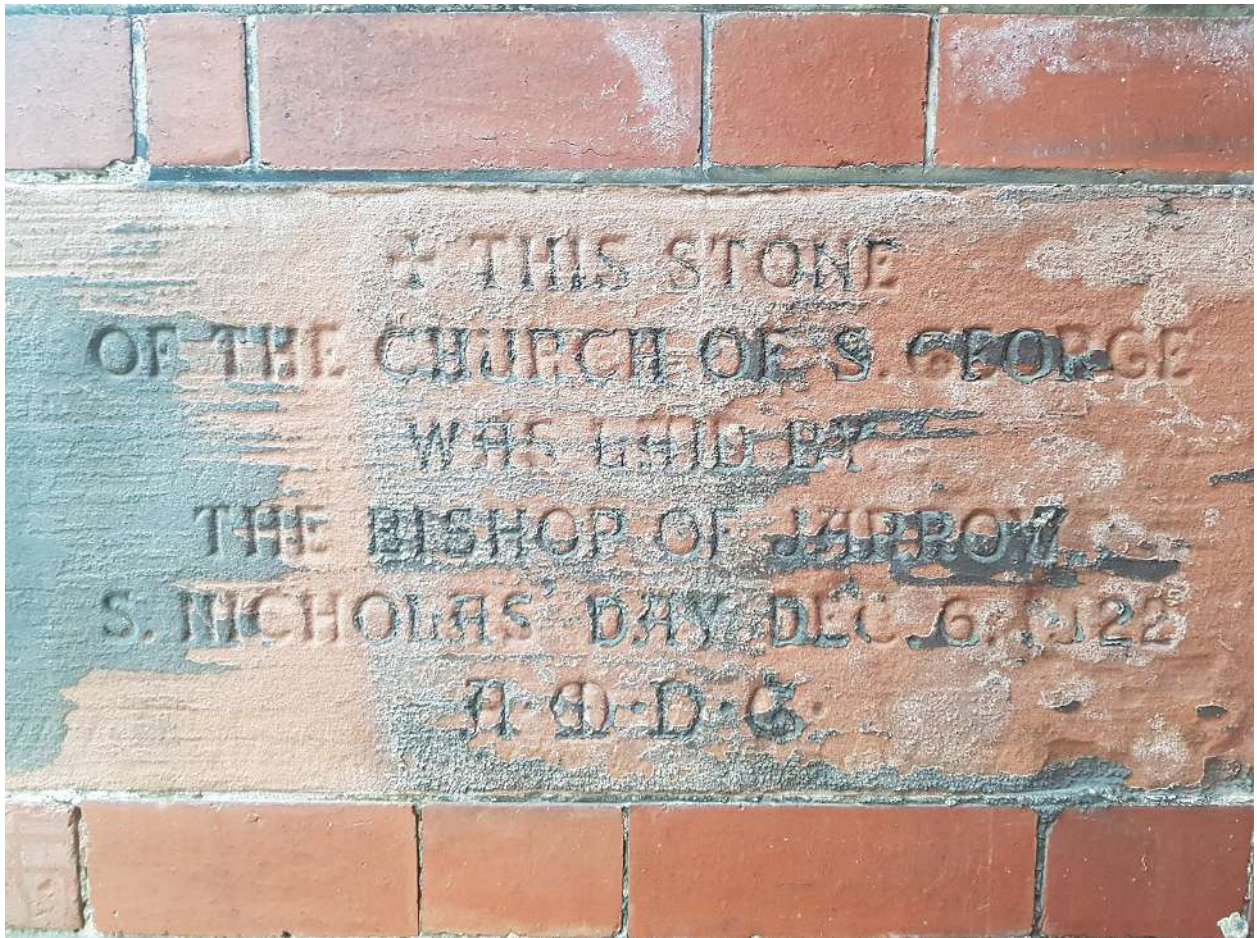
#### 7.4.1 Red facing brickwork and pointing all generally in a sound, good condition.

There are signs of sections of missing mortar, possibly indicating the presence of masonry bees. Plant growth is also emanating from the plinth detail.

There is considerable plant growth out of the top of the chimney stack. The root system for these established plants will be burying itself within the walling fabric and therefore needs removal.

**R1**

It is recommended that a lime : sand mortar repointing specification and methodology is drawn up to inform current and future fabric repair needs.





**R2** 7.4.2 Carry out repointing repairs to red facing brickwork and natural stone window surrounds by a competent and experienced masonry contractor.

**R0** 7.4.3 Remove plant growth from the chimney stack.

## 7.5 ENTRANCE PORCH

### **North Elevation**

*This side of the church is divided into a two-bay arcade constructed of red brickwork with a parapet incorporating a stone cornice and capping. At low level there exists a stone plinth with matching capitals to the arcade.*

*The round-headed arcades have been infilled with recently installed white UPVC frames and glazing.*

### **West Elevation**

*Matching layout as per the north elevation, exception being that the most southern arcade is infilled in matching brick up to the springing point of the arcade.*

7.5.1 Red facing brickwork and pointing all generally in a sound, good condition.

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

8.1 There are five external doors to the church: Vestry, Heating Chamber, Tower, Main Entrance Door and Organ Chamber.

8.1.1 The Chapel roof access door (via the Tower south elevation) has completely detached from its structural opening and is laid on the roof covering. The condition observed is such that a replacement timber door is necessary.

Refer to item 3.2.1.

**R0** Install new timber framed, ledged and braced door to tower, south elevation.

8.1.2 There is a new replacement door to the main entrance replacing the previous timber double doors with white UPVC door frames and glazing.

It is all in good condition.

8.1.3 Other timber doors are in a sound, satisfactory condition.

**R3** It is recommended that these doors are refurbished and redecorated over the course of the forthcoming quinquennium to maintain their ongoing condition.

## **9. WINDOWS**

9.1 Most of the windows in the church are filled with uncoloured obscure glass in rectangular leaded patterns probably contemporary with the original church build of 1922 and 1933. There is no protection externally.





Timber infill panels to the entrance porch have been recently replaced with white UPVC frames and double glazing.

9.1.1 Generally the windows remain in a sound, satisfactory condition.

Some window frames contain iron framed vents, assumed to be no longer in an operating condition.

**R4**

It is desirable to commission a conservator's report on the condition of the windows by an ICON registered conservator.

**INTERNAL****10. TOWER**

10.1 *The internal walls of the tower are finished in smooth-faced pressed red brickwork. Access from the ground floor stage is via a staircase against the north wall of the chapel building rising in a westerly direction. At the top of the staircase is a storeroom which contains a vertical ladder, leading to the belfry containing bell and bell frame above. Flooring at ground floor level is of solid construction, above to the first and second floors is of timber boarding resting on timber joists.*

*The Belfry contains a single bell mounted with an iron wheel on timber bearers. The bell is small and has no inscription. The bell hangs from two parallel timber beams running north to south on two matching parallel timber beams running east to west at the edge of the Belfry, all sitting on four corner corbel stones.*

10.1.1 The interior of the belfry is covered in bird guano; this is due to the loss of the timber door onto the roof adjacent which has allowed pigeons to roost within the belfry interior. There are four number opening at high level which have mesh guards to the interior, they look secure but could well benefit from checking to ensure the windows are not causing an issue with pigeon infestation.

<b>RO</b>	It is recommended to carry out an environmental clean of the belfry interior.
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<b>M</b>	10.1.2 As a routine item of maintenance the mesh guards to the upper window openings are to be checked to ensure that they remain secure/bird proof.
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10.1.3 Ironwork to the bell fixings is rusting badly in places and requires careful preparation, treatment and painting alongside the bearings that are all in need of lubrication. There are signs of deterioration to the beam ends due to dampness and water ingress of the lower sections resting on the corbel stones all of which requires further detailed examination and subsequent careful preparation and treatment.

<b>R1</b>	It is recommended to carry out a condition inspection of the bell and bell frame timbers confirming recommendations for maintenance and repair.
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<b>M</b>	10.1.4 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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<b>R1</b>	10.1.5 It is desirable to arrange inspection by the Diocesan Bells Advisor in connection with item 10.1.3.
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10.1.6 At ground floor level to the tower the solid floor construction is covered in ribbed entrance matting. Walking across the floor it is clear that the structure beneath is suffering from ground heave and is uneven, providing an undulating surface.



To remedy this issue, it is more than likely needed to identify the cause of the ground heave, remove the floor covering and structure and lay new floor construction designed as such to negate the influence of ground swelling and movement in the future.

**R1** Carry out replacement of floor covering and structure.

## 11. CLOCKS AND THEIR ENCLOSURES

11.1 There are no clocks existing within the Tower.

## 12. ROOF AND CEILING VOIDS

12.1 See note made within Limitations of the Inspection.

## 13. ROOF STRUCTURES, CEILINGS, CEILURES

### 13.1 NAVE + CHANCEL

The ceiling takes the form of a plaster barrel vault with lunettes to the clerestory windows. This vaulting is subdivided into seven bays by timber arch braces to the roof trusses with just a single bottom curved plate showing beneath ceiling level with tie rods connecting this space.

In addition, a timber rood beam over the Chancel step carries a large crucifix.

All appears in a sound, satisfactory condition. As reported in previous QI reports there is slight cracking between the ceiling panels and the timber trusses. This appears not to have worsened between inspections therefore no intervention is needed now.

### 13.2 CHAPEL

#### 13.2.1 *Chapel*

Flat painted plastered ceiling.

All appears in a good condition.

Hairline cracking along the junction of wall and ceiling along the north edge where the intervention of the timber floor meets the masonry wall.

**M** The incidents of hairline cracking should be carefully monitored for any signs of ongoing movement as a matter of ongoing maintenance.

Should there be any perceptible opening up of this crack then immediate notification to the church architect should be made.

#### 13.2.2 *Meeting Room*

Flat painted plaster ceiling.

All generally in a good condition.



13.2.3 *Kitchen and Servery*

Flat painted plaster ceiling.

All generally in a satisfactory condition.

Hairline cracking along the junction of wall and ceiling along the north edge where the intervention of the timber floor meets the masonry wall.

**M** The incidents of hairline cracking should be carefully monitored for any signs of ongoing movement as a matter of ongoing maintenance.

Should there be any perceptible opening up of this crack then immediate notification to the church architect should be made.

13.2.4 *Parish Office (west of the kitchen)*

Flat painted plaster ceiling.

All generally in a satisfactory condition.

Hairline cracking along the junction of wall and ceiling along the north edge where the intervention of the timber floor meets the masonry wall.

**M** The incidents of hairline cracking should be carefully monitored for any signs of ongoing movement as a matter of ongoing maintenance.

Should there be any perceptible opening up of this crack then immediate notification to the church architect should be made.

13.2.5 *Stair Hall*

Painted plastered ceiling.

All generally in a good condition.

13.2.6 *WC Facilities (Male, Female and Accessible)*

Flat painted plastered ceiling.

There are signs of mould growth to both the male and female WC ceilings most probably due to insufficient ventilation.

**R1** It is recommended to check existing ventilation arrangements against current day building regulation requirements.

13.2.7 *First Floor Landing*

Painted plastered ceiling.

The ceiling shows water staining understood to be historic damp penetration.

**R2** Carry out minor ceiling repairs, cleaning and redecoration.





13.2.8 *Store Cupboard*

Flat painted plastered ceiling.

In a sound, satisfactory condition.

13.2.9 *Kitchen*

Flat painted plastered ceiling.

Hairline cracking along the perimeter of the ceiling generally.

<b>M</b>	The incidents of hairline cracking should be carefully monitored for any signs of ongoing movement as a matter of ongoing maintenance.
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Should there be any perceptible opening up of this crack then immediate notification to the church architect should be made.

13.2.10 *First Floor Hall*

Ceiling in four bays with queen-post arch-braced trusses supporting arch-braced purlins with steel bolts and straps to joints. The ceiling is underdrawn with painted hardboard or fibreboard. All timbers painted.

All in a sound, satisfactory condition.

The truss strapping between the principal rafter and tie-beam has slipped and dropped in places.

<b>R1</b>	It is recommended that these are pushed and wedged back into position.
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13.2.11 *Fire Escape Stairs*

Painted plastered ceiling.

Evidence of historic water ingress (via the Tower gutter abutting the Chapel) to ceiling finish. This is now understood to be resolved.

<b>R2</b>	Carry out minor ceiling repairs, cleaning and redecoration.
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13.3 TOWER13.3.1 *Belfry*

Exposed structural softwood timbers to the underside of the pyramidal roof form together with sarking boarding beyond.

All in a satisfactory condition.

13.3.2 *Intermediate Chamber*

Exposed underside of Belfry floor.

All in a satisfactory condition.

**13.4** VESTRY**13.4.1** *Vestry Lobby (off north side of the Chancel)*  
Sloping painted plaster ceiling.

All in a satisfactory condition.

**13.4.2** *Vestry*  
Flat painted plaster ceiling.

All in a satisfactory condition.

**13.4.3** *Sacristy (to the north of the Vestry)*  
Flat painted plaster ceiling.

All in a satisfactory condition.

**13.4.4** *Access Corridor (to the north east corner of the Vestry Range)*  
Painted plastered ceiling.

All in a satisfactory condition.

**13.4.5** *WC (at east end of access corridor)*  
'Artex' painted plastered ceiling.

In a sound, satisfactory condition.

**13.5** ENTRANCE PORCH  
Board marked concrete ceiling, painted with 'Artex'.

All in a good condition.

**14. UPPER FLOORS, BALCONIES, ACCESS STAIRWAYS****14.1** Refer to internal inspection notes.**15. PARTITIONS, SCREENS, PANELLING, DOORS AND DOOR FURNITURE****15.1** *Nave North Screens and Doors*

The junction between the north wall of the nave and chapel consists of a run of five no. round-headed arched bays consisting of a mix of partition infills, glazed screens and/or doors in the 2<sup>nd</sup> and 3<sup>rd</sup> bay from the east and 1<sup>st</sup> and 2<sup>nd</sup> bay from the west. The top section of each arched bay consists of a series of vertical timber mullions.

All appears in a good condition.

<b>M</b>	It is recommended that as a matter of routine maintenance the door closers, hinges and handles are lubricated to continue good working use.
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15.2 *Chapel Screens and Doors*

The junction between the Chapel and Meeting Room consists of a run of glazed screens and doors (north – south) all in hardwood frames.

All appears in a good condition.

**M** It is recommended that as a matter of routine maintenance the door closers, hinges and handles are lubricated to continue good working use.

15.3 *Meeting Room Screens and Doors*

The junction between the Meeting Room and Stair Hall consists of a run of glazed screens and doors (north – south) all in hardwood frames.

All appears in a good condition.

**M** It is recommended that as a matter of routine maintenance the door closers, hinges and handles are lubricated to continue good working use.

15.4 *First Floor Hall Screens and Doors*

The junction between the First Floor Hall and Landing Area consists of a run of glazed screens and doors (north – south) all in hardwood frames.

15.4.1 All appears in a good condition.

**M** It is recommended that as a matter of routine maintenance the door closers, hinges and handles are lubricated to continue good working use.

**R1** 15.4.2 It is anticipated that the glazing is not safety rated and that upgrading (by applying a clear reinforcing film to its internal face) should be carried out for compliance under the Building Regulations.

15.5 *former Chapel Mosaic*

On the east wall below the windows to the first-floor hall is a full-length mosaic dating from the 1920's. This would have been part of the design of the end wall of the original church and subsequent north aisle prior to its subdivision.

A proportion is now obscured by items in use by the playgroup that uses the hall. A section of the mosaic has become enveloped into a small store cupboard to its north end.

There are minor repairs necessary to selected isolated mosaic pieces that have fallen out and are now missing. Otherwise, all in a good condition.

**R2** Carry out minor repairs to former chapel mosaic.

15.6 *Chapel Altar Painting*

Behind the chapel altar is located a large painting titled 'the Annunciation', given by the artist John Hanson Walker. Original to the former 1922 church.

All in a good condition.





15.7 *Chancel East Recess*

A Roman Basilican style setting to the chancel altar with a large domed canopy above topped with a decorative cross and flanked by paired columns with decorative capitals. A painted decorative ceiling to the recess exists that depicts the sun, stars and sky.

Generally, all in a good condition.

**R1**

There is a crack to the ceiling boarding which should be further investigated for any potential movement due to water ingress.

**16. GROUND FLOOR STRUCTURE, TIMBER PLATFORMS**16.1 NAVE + CHANCEL

Flooring comprises of softwood boarding on a solid base with a red/burgundy carpet to the central aisle and to the east end generally.

16.1.1 The softwood boarding is in a satisfactory condition albeit the finish is bleached in places and could therefore benefit from refurbishment in the form of staining.

**R2**

Carry out refurbishment of boarded softwood floor.

16.1.2 The condition of the carpet covering is generally sound however the colour is severely bleached due to exposure to sunlight.

**R2**

It is recommended to replace the floor covering with a UV resistant carpet.

16.2 CHAPEL16.2.1 *Chapel*

Flooring comprises of a tan/light brown carpet laid on a timber base.

All in a good condition.

16.2.2 *Meeting Room*

Flooring comprises of a tan/light brown carpet laid on a timber base.

All in a good condition.

16.2.3 *Kitchen and Servery*

Flooring comprises of a sheet vinyl on a solid base.

All in a satisfactory condition.

16.2.4 *Parish Office (west of the kitchen)*

Flooring comprises of a carpet laid on a solid base.

All in a good condition.



16.2.5 *Stair Hall*

Flooring comprises of a tan/light brown carpet on a solid base.

All in a good condition.

16.2.6 *WC Facilities (Male, Female and Accessible)*

Flooring comprises of a sheet vinyl laid on a solid base.

All in a good condition.

16.2.7 *First Floor Landing*

Flooring comprises of a carpet laid on a timber base.

All in a satisfactory condition.

16.2.8 *Store Cupboard*

Flooring comprises of sheet vinyl tiles on a timber base.

All in a satisfactory condition.

Undulations do exist which may well be due to slight structural distortion and/or movement.

16.2.9 *Kitchen*

Flooring comprises of a sheet vinyl laid on a timber base.

All in a satisfactory condition. Undulations do exist which may well be due to slight structural distortion and/or movement.

16.2.10 *First Floor Hall*

Flooring comprises of a sheet vinyl with some areas of carpeting all laid on a timber base.

All in a satisfactory condition. Again, there are slight undulations but generally structurally the floor feels firm. There are ongoing issues with a lack of soundproofing within the floor and the possible slight structural distortion and/or movement of the floor structure demands further investigation.

**R2**

It is recommended that investigations are carried out regarding the upgrading of the floor make-up to improve acoustic performance.

16.2.11 *Fire Escape Stairs*

Flooring comprises of a carpet laid on a timber base.

All in a satisfactory condition.

16.3 TOWER16.3.1 *Belfry*

A lead covered timber floor. Refer to item 10.1.1.



16.3.2 *Intermediate Chamber*

The floor is made up of a softwood tongue & grooved boarding.

Generally, all in good condition.

16.4 VESTRY16.4.1 *Vestry Lobby (off north side of the Chancel)*

Refer to item 16.1

16.4.2 *Vestry*

Flooring comprises of a carpet thinly laid on a timber base.

All in a satisfactory condition.

16.4.3 *Sacristy (to the north of the Vestry)*

Flooring comprises of a carpet thinly laid on a timber base.

All in a satisfactory condition.

16.4.4 *Access Corridor (to the north east corner of the Vestry Range)*

Flooring comprises of a carpet thinly laid on a solid base.

All in a satisfactory condition.

16.4.5 *WC (at east end of access corridor)*

Flooring comprises of a carpet thinly laid on a timber base.

All in a satisfactory condition.

16.5 ENTRANCE PORCH

Flooring comprises of a tan/light brown carpet laid on a solid base.

All in a satisfactory condition.

**17. INTERNAL FINISHES**17.1 NAVE + CHANCEL

Painted plastered walls, exposed brickwork to arcades and window surrounds.

## 17.1.1 All in a sound, good condition. Minor defects include the following:

- water staining to the north wall above the archway through to the Vestry.
- water staining to the north wall of the Chancel recess.

**R1**

It is recommended that the rainwater goods are checked for any leaks and/or defects in these areas.

**R2**

17.1.2 Minor repairs and redecoration in due course.



17.2 CHAPEL17.2.1 *Chapel*

Painted plastered walls.

All in a sound, good condition.

Hairline cracking is evident at the junction of wall and ceiling to the north side of the chapel. This may be due to slight structural distortion and/or movement in connection with the inserted floor above.

**M** As a routine item of maintenance, a visual check of the hairline cracking is recommended twice yearly to ensure that the condition is not worsening.

17.2.2 *Meeting Room*

Painted Plastered walls.

All in a sound, good condition.

Some hairline cracking exists to the partitions at the junction of Meeting Room and Kitchen/Servery/Church Office. This may be due to slight structural distortion and/or movement in connection with the inserted floor above.

**M** As a routine item of maintenance, a visual check of the hairline cracking is recommended twice yearly to ensure that the condition is not worsening.

17.2.3 *Kitchen and Servery*

Painted Plastered walls.

All in a sound, good condition.

Some hairline cracking exists at the junction of wall and ceiling to the north. This may be due to slight structural distortion and/or movement in connection with the inserted floor above.

**M** As a routine item of maintenance, a visual check of the hairline cracking is recommended twice yearly to ensure that the condition is not worsening.

17.2.4 *Parish Office (west of the kitchen)*

Painted Plastered walls.

All in a sound, good condition.

Some hairline cracking exists at the junction of wall and ceiling to the north. This may be due to slight structural distortion and/or movement in connection with the inserted floor above.

**M** As a routine item of maintenance, a visual check of the hairline cracking is recommended twice yearly to ensure that the condition is not worsening.



17.2.5 *Stair Hall*

Painted plastered walls.

All in a sound, good condition.

17.2.6 *WC Facilities (Male, Female and Accessible)*

Painted plastered walls.

All in a sound, good condition.

17.2.7 *First Floor Landing*

Painted plastered walls.

The walls show a certain degree of mould spotting due to condensation build up and water staining due to damp penetration.

**R2**

Minor repairs, cleaning (incorporating a fungicidal wash) and redecoration in due course.

17.2.8 *Store Cupboard*

Painted plastered walls – partly obscured by shelves and contents.

All in a sound, good condition.

17.2.9 *Kitchen*

Painted plastered walls.

All in a sound, satisfactory condition.

Some hairline cracking exists at the junction of wall and ceiling particularly to the north and east. This may be due to slight structural distortion and/or movement in connection with the inserted first floor.

**R2**

Lack of adequate ventilation may also be an issue which will require further investigation and correction.

17.2.10 *First Floor Hall*

Painted plastered walls, exposed brickwork to arcades and window surrounds.

All in a sound, good condition.

17.2.11 *Fire Escape Stairs*

Painted plastered walls.

There is considerable staining and signs of water ingress at high level above the door to the tower intermediate chamber. The source of which is presumably the defective pantiles as noted in item 3.2.1.

**R1**

Once rectified carry out redecoration of affected wall finishes.



17.3 TOWER17.3.1 *Belfry*

Wall finish is unplastered and of exposed brickwork. There is a single round-headed window to each elevation with galvanised mesh to prohibit birds.

All appears to be in a sound, good condition.

17.3.2 *Intermediate Chamber*

Wall finish is unplastered and of exposed brickwork. There is a small window existing in the north wall.

All appears to be in a sound, good condition.

17.4 VESTRY17.4.1 *Vestry Lobby (off north side of the Chancel)*

Refer to item 17.1

17.4.2 *Vestry*

Painted plastered walls.

All appears to be in a sound, satisfactory condition.

17.4.3 *Sacristy (to the north of the Vestry)*

Painted plastered walls.

All appears to be in a sound, satisfactory condition.

17.4.4 *Access Corridor (to the north east corner of the Vestry Range)*

Painted plastered walls with brick archways and window surrounds.

There is increasing signs of staining and peeling paint to the north wall due to water ingress, leaving a somewhat unsightly appearance.

<b>R1</b>	It is recommended that the rainwater goods are checked for any leaks and/or defects in this area.
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<b>R2</b>	17.4.5 Minor repairs and redecoration in due course.
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17.4.6 *WC (at east end of access corridor)*

'Artex' painted plastered walls.

In a sound, satisfactory condition.

17.5 ENTRANCE PORCH

Wall finish is unplastered and of exposed brickwork. The brickwork has been repointed in a cementitious mortar.

All appears to be in a sound, good condition.

**18. FIXTURES, FITTINGS, FURNITURE AND MOVABLE ARTICLES**

18.1 There are several items of fittings and furniture of note existing within the Church.

Solid oak altar rails, altar and Organ loft all are in a good condition.

Oak pews in the Nave with a two-toned stained effect all in a satisfactory condition.

A grey stone font bowl with oak cover all in a good condition.

Oak pulpit in the Nave all 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. The Church Architect is to be informed on any suspicious new findings.

**19. TOILETS, KITCHENS, VESTRIES ETC.**

19.1 TOILETS

Refer to items 13.2.6, 13.4.5, 16.2.6, 16.4.5, 17.2.6 and 17.4.5.

The layout of the Accessible WC is not currently compliant with current guidance and regulations.

**R1** It is recommended to assess the current layout of the ground floor WC facilities and carry out a feasibility study for compliance with Building Regulations.

19.2 KITCHEN

Refer to items 13.2.3, 13.2.9, 16.2.3, 16.2.9, 17.2.3 and 17.2.9.

19.3 VESTRY

Refer to items 13.4.2, 16.4.2 and 17.4.2.

**20. ORGANS AND OTHER MUSICAL INSTRUMENTS**

20.1 The church organ is located on the south wall of the nave and chancel. Third bay from the east with most of the instrument housed in the projecting Organ Chamber beyond. The organist sits on a gallery at high level cantilevered out from the wall.

The instrument was made by Wood Woodsworth and Co. of Leeds (undated) and restored in 1998 by John Lightbown of North Shields, Tyne & wear.

The full National Pipe Organ Register entry can be found here: [www.npor.org.uk/NPORView.html?RI=N15106](http://www.npor.org.uk/NPORView.html?RI=N15106)

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 by an experienced and competent organ builder.

## 21. MONUMENTS, TOMBS, PLAQUES, ETC.

There are several plaques of note existing within the Church.

### 21.1 Medieval Cross Slab

Set above the archway through to the Vestry at the east end of the north wall is a fragment of a medieval cross slab, believed to have been brought from the mother church of this parish and set in place when this church was built.

Appears in a sound, stable condition.

### 21.2 Rood Beam Plaque

Situated on the north wall of the Nave immediately behind the pulpit is marble plaque bearing the following inscription:

*'THE GREAT ROOD IS TO THE GLORY OF OUR SAVIOUR CHRIST, AND IN MEMORY OF HIS SERVANTS WALTER AND MAY LAYTON, (OF SAINT LAURENCE-IN-THANET) TO WHOM HE WAS "MADE KNOWN IN THE BREAKING OF BREAD" IN THIS CHURCH ON SAINT BARTHOLOMEW'S DAY 1930.'*

It is in a good condition.

### 21.3 Chapel Altar Painting Plaque

Situated on the north wall of the corridor adjacent to Vestry and Chapel is a bronze plaque bearing the following inscription:

*'THIS ALTAR PICTURE IS A THANK OFFERING FOR VICTORY AND FOR THOSE WHO RETURNED FROM THE WAR 1914 – 1918 PAINTED AND GIVEN BY JOHN HANSON WALKER'*

It is in a good condition.

**R4** It is worth considering relocating this plaque to the Chapel itself adjacent to the painting it references.

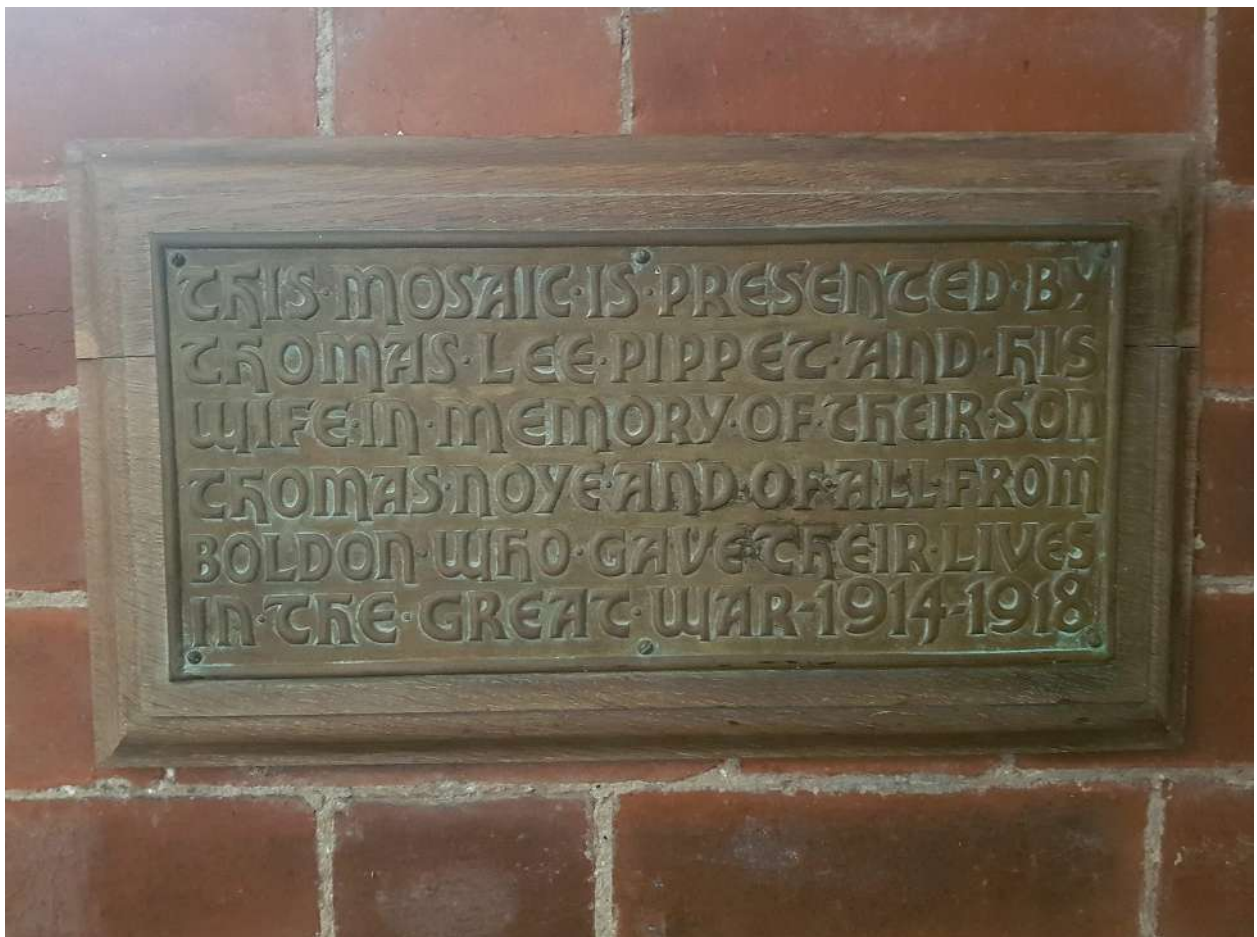
### 21.4 Church Mosaic Plaque

Situated on the north wall of the corridor adjacent to Vestry and Chapel is a bronze plaque bearing the following inscription:

*'THIS MOSAIC IS PRESENTED BY THOMAS LEE PIPPET AND HIS WIFE IN MEMORY OF THEIR SON THOMAS NOYE AND OF ALL FROM BOLDON WHO GAVE THEIR LIVES IN THE GREAT WAR 1914 – 1918.'*

It is in a good condition.

**R4** It is worth considering relocating this plaque to the First Floor Hall itself adjacent to the mosaic it references.



**21.5 Church Date Stone**

Situated in the wall of the entrance porch at low level to the south west corner is the date stone of the church, carved in sandstone with the following inscription:

*'A. M. D. G. 1933.'*

It is in a good 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 two boilers: a large Ideal Concord unit serving the main church area and a Thorn EMI M20/150C boiler serving the new accommodation within the original church build of 1922. Both located within a boiler house underneath the vestry. Checking faculty records it is understood that the Ideal Concord boiler dates from 1978 and the Thorn EMI boiler from 1986. The gas meter is also located within 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 at low level to the perimeter of the nave and chancel. Elsewhere cast iron column radiators are used.

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

Despite the age of the boilers, it is understood that they are both in a working condition.

**M** It is recommended to continue to carry out annual servicing of the heating installation by a competent gas safe registered engineer.

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.

**R2** 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. ELECTRICAL INSTALLATION

24.1 The existing electrical metering and distribution equipment is located within the base of the Tower. The installation is a mixture of varying dates and types including both conduit wiring and PVC insulated cables are visible at the intake position. Later cabling dates from 1986 and suggests that it is contemporary with the major alterations made at that time.

Lighting to the principal worship area is a combination of old fittings on the underside of the lunette of the vault above the clerestorey windows and modern indoor flood lights at clerestorey window cill level.

This provides an overall acceptable level of lighting however there are issues with glare, access for maintenance and efficiency of the installation.

24.1.1 It is understood that the installation is inspected and is in a satisfactory condition.

**M** It is recommended that the electrical installation is carried out by a competent, experienced and accredited electrician.

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.

**R2** 24.1.2 It would be recommended that a feasibility report is commissioned for a new lighting installation at the church by an independent M&E consultant.

## 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 A single conductor vertical tape exists to the Tower's west face and has a test clamp just above ground level. It is anticipated that there is no surge protection fitted to the church electrical installation.

26.1.1 The date of the last lightning protection system is not known.

**M** If not already action in the last 2 ½ years, it is recommended that the installation is tested by a competent lightning conductor installer.

## 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)

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

<b>M</b>	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.
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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 Entrance Porch into the Nave and Chapel. Access to the Chancel is via two steps and there is a stepped approach to the high altar.

Access from the public highway is level with a tarmac driveway from Front Street.

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

<b>R1</b>	If not already actioned, 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.
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## 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 grounds within which the church sits do not constitute a burial ground. There is very little land existing beyond the footprint of the church itself. A narrow entry gives access from the main road to the north of the church which includes a tarmac driveway, and a planted bed occupies its width.

### 35. RUINS

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

### 36. MONUMENTS, TOMBS AND VAULTS

- 36.1 There are no known monuments, tombs and vaults existing within the churchyard.

### 37. BOUNDARY WALLS, LYCHGATES AND FENCING

- 37.1 The boundaries are marked by a mix of fencing and walling.

- 37.1.1 The red brick wall along the west boundary is purported to fall under the responsibility of the local school.

**R1**

If not already made enquiries should be lodged to confirm ownership.

- 37.1.2 The timber fencing is generally in a sound, satisfactory condition. There is the occasional missing and/or broken vertical pale which could do with repair.

**R1**

Carry out isolated repairs to timber fence.

### 38. TREES AND SHRUBS

- 38.1 A number of mature trees are included within the church grounds located predominantly within the narrow section of land leading in from the main road and along the west boundary.

It is generally recommended that the conditions of these trees are checked once every five years by a suitably qualified arborist.

**M**

If this has not been carried out within the preceding quinquennium then it is recommended to action promptly.

Planting beds are all in a good condition.

- 38.2 The section of land separating the north side of the church and the main road is owned by the South Tyneside Council.





**R1**

It is recommended that enquiries are made with the Council regarding when these trees were last examined by an arborist and their current condition.

**39. HARDSTANDING AREAS**

- 39.1 The tarmac access path has been renewed within the last ten years. It incorporates an area for parking outside the north-west porch. The resurfacing did not include the area along the north elevation of the church.

The tarmac surface to the access driveway is maintained in a good condition.

The tarmac track along the north elevation of the church is in a satisfactory serviceable condition.

**40. NOTICEBOARD**

- 40.1 A single large noticeboard exists at the north west corner of the church grounds facing Front Street, red background with gold lettering and includes capacity for changing advertisement within two slim perspex cases. Signs of previous phases of refurbishment are legible as previous incumbents and service times have been painted over in a matching red paint.

Generally all in a sound, good condition.

## **RECOMMENDATIONS**

**RO** Urgent works requiring immediate attention.

3.2.1	<i>Chapel</i>	
	It is recommended that roof repairs are carried out to this damaged section of pantiles by a competent and experienced roofing contractor.	
3.2.2	<i>Chapel</i>	
	It is recommended to clear the box gutter.	
7.3.1	<i>Tower</i>	
	Remove plant growth from the south elevation of the tower.	
7.4.3	<i>Vestry</i>	
	Remove plant growth from the chimney stack.	
8.1.1	<i>Tower Door</i>	
	Install new timber framed, ledged and braced door to tower, south elevation.	
10.1.1	<i>Tower – Belfry</i>	
	It is recommended to carry out an environmental clean of the belfry interior.	

**R1**

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

3.1.2	<i>Nave + Chancel</i>	
	It is recommended that a drone survey is commissioned to assess the condition of the roof covering to the south slope.	
3.1.3	<i>Nave + Chancel</i>	
	It is recommended that the copper sheet roof coverings are examined by a competent and experienced roofing contractor.	
3.1.5	<i>Nave + Chancel</i>	
	Carefully remove once the seagulls have finally flown the nest.	
3.3.1	<i>Tower</i>	
	It is recommended that a drone survey is commissioned to assess the condition of the roof covering and hip tiles.	
6.5.1	<i>Entrance Porch</i>	
	It is recommended that repointing is carried out to the parapet capping.	
7.1.1	<i>Nave + Chancel</i>	
	It is recommended that a lime : sand mortar repointing specification and methodology is drawn up to inform current and future fabric repair needs.	
7.2.1	<i>Chapel</i>	
	It is recommended that a lime : sand mortar repointing specification and methodology is drawn up to inform current and future fabric repair needs.	
7.4.1	<i>Vestry</i>	
	It is recommended that a lime : sand mortar repointing specification and methodology is drawn up to inform current and future fabric repair needs.	
10.1.3	<i>Tower – Bell + Bell Frame</i>	
	It is recommended to carry out a condition inspection of the bell and bell frame timbers confirming recommendations for maintenance and repair.	
10.1.5	<i>Tower – Bell + Bell Frame</i>	
	It is desirable to arrange inspection by the Diocesan Bells Advisor in connection with item 10.1.3.	
10.1.6	<i>Tower – Ground Floor</i>	
	Carry out replacement of floor covering and structure.	
13.2.6	<i>Chapel – WC Facilities</i>	
	It is recommended to check existing ventilation arrangements against current day building regulation requirements.	

13.2.10	<i>Chapel – First Floor Hall</i>	
	It is recommended that loose truss straps are pushed and wedged back into position.	
15.4.2	<i>Chapel – First Floor Hall : Screens and Doors</i>	
	It is anticipated that the glazing is not safety rated and that upgrading (by applying a clear reinforcing film to its internal face) should be carried out for compliance under the Building Regulations.	
15.7	<i>Nave + Chancel – Roman Basilican Apse</i>	
	There is a crack to the ceiling boarding which should be further investigated for any potential movement due to water ingress.	
17.1.1	<i>Nave + Chancel – Internal Finishes</i>	
	It is recommended that the rainwater goods are checked for any leaks and/or defects in these areas.	
17.2.11	<i>Chapel – Fire Escape Stairs</i>	
	Carry out redecoration of affected wall finishes.	
17.4.4	<i>Vestry – Access Corridor</i>	
	It is recommended that the rainwater goods are checked for any leaks and/or defects in this area.	
19.1	<i>Toilets</i>	
	It is recommended to assess the current layout of the ground floor WC facilities and carry out a feasibility study for compliance with Building Regulations.	
28.1	<i>Accessible Provision + Access</i>	
	If not already actioned, 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.	
37.1.1	<i>Boundary Walls – West</i>	
	If not already made enquiries should be lodged to confirm ownership.	
37.1.2	<i>Boundary Walls – North</i>	
	Carry out isolated repairs to timber fence.	
38.2	<i>Trees and Shrubs</i>	
	It is recommended that enquiries are made with the Council regarding when these trees were last examined by an arborist and their current condition.	



**R2**

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

6.1.1	<i>Nave + Chancel – Apex Crosses</i>	
	It is recommended that inspection and testing of the apex cross fixing is carried out to assess its structural integrity.	
6.2.1	<i>Chapel – Apex Crosses</i>	
	It is recommended that inspection and testing of the apex cross fixing is carried out to assess its structural integrity.	
7.1.2	<i>Nave + Chancel</i>	
	Carry out repointing repairs to red facing brickwork and natural stone window surrounds by a competent and experienced masonry contractor.	
7.2.2	<i>Chapel</i>	
	Carry out repointing repairs to red facing brickwork and natural stone window surrounds by a competent and experienced masonry contractor.	
7.4.2	<i>Vestry</i>	
	Carry out repointing repairs to red facing brickwork and natural stone window surrounds by a competent and experienced masonry contractor.	
13.2.7	<i>Chapel – First Floor Landing</i>	
	Carry out minor ceiling repairs, cleaning and redecoration.	
13.2.11	<i>Chapel – Fire Escape Stairs</i>	
	Carry out minor ceiling repairs, cleaning and redecoration.	
15.5	<i>former Chapel Mosaic</i>	
	Carry out minor repairs to former chapel mosaic.	
16.1.1	<i>Nave + Chancel</i>	
	Carry out refurbishment of boarded softwood floor.	
16.1.2	<i>Nave + Chancel</i>	
	It is recommended to replace the floor covering with a UV resistant carpet.	
16.2.10	<i>Chapel – First Floor Hall</i>	
	It is recommended that investigations are carried out regarding the upgrading of the floor make-up to improve acoustic performance.	
17.1.2	<i>Nave + Chancel</i>	
	Carry out minor walling repairs, cleaning and redecoration.	
17.2.7	<i>Chapel – First Floor Landing</i>	
	Minor repairs, cleaning (incorporating a fungicidal wash) and redecoration in due course.	

17.2.9	<i>Chapel – Kitchen</i>	
	Lack of adequate ventilation may also be an issue which will require further investigation and correction.	
17.4.5	<i>Vestry – Access Corridor</i>	
	Carry out minor repairs and redecoration.	
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.	
24.1.2	<i>Electrical Installation</i>	
	It would be recommended that a feasibility report is commissioned for a new lighting installation at the church by an independent M&E consultant.	

**R3**

Work recommended to be carried out within 5 years.

4.1.1	<i>Nave + Chancel</i>	
	It is recommended therefore that a phased approach to the replacement of all rainwater goods is put in place over the course of the quinquennium.	
4.2.1	<i>Chapel</i>	
	It is recommended therefore that a phased approach to the replacement of all rainwater goods is put in place over the course of the quinquennium.	
4.3.1	<i>Vestry</i>	
	It is recommended therefore that a phased approach to the replacement of all rainwater goods is put in place over the course of the quinquennium.	
4.4.1	<i>Tower</i>	
	It is recommended therefore that a phased approach to the replacement of all rainwater goods is put in place over the course of the quinquennium.	
4.5.1	<i>Entrance Porch</i>	
	It is recommended therefore that a phased approach to the replacement of all rainwater goods is put in place over the course of the quinquennium.	
8.1.3	<i>Timber Doors</i>	
	It is recommended that these doors are refurbished and redecorated over the course of the forthcoming quinquennium to maintain their ongoing condition.	
31.1.1	<i>Asbestos</i>	
	If not already carried out it is recommended that an asbestos management survey is commissioned.	

**R4**

A desirable improvement with no timescale.

9.1.1	<i>Windows</i>	
	It is desirable to commission a conservator's report on the condition of the windows by an ICON registered conservator.	
21.3	<i>Chapel Altar Painting Plaque</i>	
	It is worth considering relocating this plaque to the Chapel itself adjacent to the painting it references.	
21.4	<i>Church Mosaic Plaque</i>	
	It is worth considering relocating this plaque to the First Floor Hall itself adjacent to the mosaic it references.	

**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 Covering – Nave + Chancel</i>	
3.1.4	<i>Roof Covering – Nave + Chancel (Copper Sheet)</i>	
3.2.3	<i>Roof Covering – Chapel</i>	
3.4.1	<i>Roof Covering – Vestry</i>	
3.5.1	<i>Roof Covering – Entrance Porch</i>	
	It is recommended that as a routine item of maintenance the pantile roof covering should be examined, and repairs undertaken on a twice-yearly basis.	
4.1.2	<i>Rainwater Goods – Nave + Chancel</i>	
4.2.2	<i>Rainwater Goods – Chapel</i>	
4.3.2	<i>Rainwater Goods – Tower</i>	
4.4.2	<i>Rainwater Goods – Vestry</i>	
4.5.2	<i>Rainwater Goods – Entrance Porch</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, 4.3.2, 4.4.2 and 4.5.2.	
7.1.3	<i>Walling – Nave + Chapel</i>	
7.2.3	<i>Walling – Chapel</i>	
	As a routine item of maintenance carefully remove plant growth away from low-level walling fabric of the church, check and action twice yearly.	
10.1.2	<i>Tower – Belfry Openings</i>	
	As a routine item of maintenance, the mesh guards to the upper window openings are to be checked to ensure that they remain secure/bird proof.	
10.1.4	<i>Tower – 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.	
13.2.1	<i>Chapel – Chapel Ceiling</i>	
	The incidents of hairline cracking should be carefully monitored for any signs of ongoing movement as a matter of ongoing maintenance.	

13.2.3	<i>Chapel – Kitchen and Servery Ceiling</i>	
13.2.4	<i>Chapel – Parish Office Ceiling</i>	
13.2.9	<i>Chapel – Kitchen</i>	
	The incidents of hairline cracking should be carefully monitored for any signs of ongoing movement as a matter of ongoing maintenance.	
15.1	<i>Nave North Screens and Doors</i>	
15.2	<i>Chapel Screens and Doors</i>	
15.3	<i>Meeting Room Screens and Doors</i>	
15.4.1	<i>First Floor Hall Screens and Doors</i>	
	It is recommended that as a matter of routine maintenance the door closers, hinges and handles are lubricated to continue good working use.	
17.2.1	<i>Chapel – Chapel Walls</i>	
17.2.2	<i>Chapel – Meeting Room</i>	
17.2.3	<i>Chapel – Kitchen and Servery</i>	
17.2.4	<i>Chapel – Parish Office</i>	
	As a routine item of maintenance, a visual check of the hairline cracking is recommended twice yearly to ensure that the condition is not worsening.	
18.1	<i>Fixtures, Fittings, Furniture and Movable Articles</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. The Church Architect is to be informed on any suspicious new findings.	
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.	
24.1.1	<i>Electrical Installation</i>	
	It is recommended that the electrical installation is carried out by a competent, experienced and accredited electrician.	
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.	

27.1.1	<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	<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 George, Front Street, East Boldon.

A handwritten signature in black ink that reads "M Atkinson". The letters are cursive and somewhat stylized, with a period at the end.

MICHAEL ATKINSON RIBA AABC

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