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ARCHITECTURE & HERITAGE



QUINQUENNIAL INSPECTION REPORT

St. MICHAEL & ALL ANGELS

THE BROADWAY, HOUGHTON-LE-SPRING, DH4 4DN

prepared by

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REVISION HISTORY

ISSUE	DATE	BY	NOTES
v.1	20/05/2025	MA	DRAFT ISSUE

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RECOMMENDATIONS

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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.
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R1	Work recommended to be carried out during the next 12 months.
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R2	Work recommended to be carried out within 18 – 24 months.
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R3	Work recommended to be carried out within 5 years.
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R4	A desirable improvement with no timescale.
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M	Routine items of maintenance.
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APPENDICES

A	Practical Path to Net Zero Carbon (PPNZC)
B	Maintenance Plan
C	Iona Art Glass Condition Report
D	Listing Description
E	Explanatory Notes

A. THE INSPECTING ARCHITECT

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B. BACKGROUND AND GENERAL

- B.1 Church: **St. Michael & All Angels**

The Broadway
Houghton-Le-Spring
Sunderland
DH4 4DN

Archdeaconry	: Sunderland
Deanery	: Chester le Street and Houghton
Parish	: Houghton le Spring

- B.2 The Parish Church of St. Michael & All Angels is situated elevated on a mound in the centre of the town of Houghton-le-Spring, Sunderland. The town is located 7 miles southwest of the City of Sunderland. The A1 is located 4.5m to the southwest and the A19 is located 2.5m to the northeast. The church sits centrally within roughly squared church grounds (fig 1.).

Services at the church include Holy Communion every Sunday at 8.30am, All-age Communion every first Sunday of the month at 10.30am, evening Worship every Sunday at 6pm and Holy Communion every Thursday at 10.00am.

The current parish rector is the Revd John Barron.

- B.3 Ordnance Survey Map reference – NZ 34184 49855.

GENERAL DESCRIPTION OF THE CHURCH

- B.4 A parish church. Late C12 and C13 chancel; C14 nave arcades and west wall; C15 and C19 vestries; C19 aisles, porch, upper-stage of tower. Alterations to tower probably by Hardwick. Cruciform church plan. 4-bay nave, north and south aisles and south porch; 2-bay transepts; chancel with south vestry and a second south-east vestry of 2 storeys.

The Church merits protection under heritage legislation and is Grade I Listed. NHLE reference number - 1184780 (26th April 1950, amended 15th July 1985)

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

B.5 *External*

Externally the church walls are constructed from sandstone. Buttresses diagonal to chancel and tower, angle to transepts and nave. Pinnacled tower of 2 stages; crenellations to vestry; steep-pitched roofs of Westmorland slate have overlapping stone coping to nave gable, flat to chancel and transepts.

B.6 *Interior*

4-bay nave arcades have double-chamfered arches and 8-shaft columns with fillets. 6-bay chancel has small round-headed door in north wall with tympanum, 8 lancet windows on south. Walling generally painted plaster and exposed timber roof structure.

B.7 *Fittings, Fixtures and Furniture*

Octagonal font. Monuments in south transept: chest tomb of Bernard Gilpin, died 1583, with strapwork decoration and arms; brass to Margery Bellasis - her children, kneeling - died 1587; wall tomb with C13 effigy of knight; and another effigy of a knight. Grave slabs in floor have arms of Ralph Carr of Cocken Hill died 1709; of Nicholas Conyers High Sheriff of Durham died 1686. Most fittings and furnishings late C19/early C20.

B.8 *Churchyard*

The church stands centrally within open church grounds of grassed areas under mature tree cover. To the West edge is the former Rectory arch marking the principal entrance into the church grounds (listed grade II - 1025442). To the southwest corner is the town's First World War Memorial (listed grade II - 1438103). The eastern edge is bounded by C17 Kepier Almshouses (listed grade II - 1184826) and C18 Kepier Grammar School (grade II* listed - 1025443).

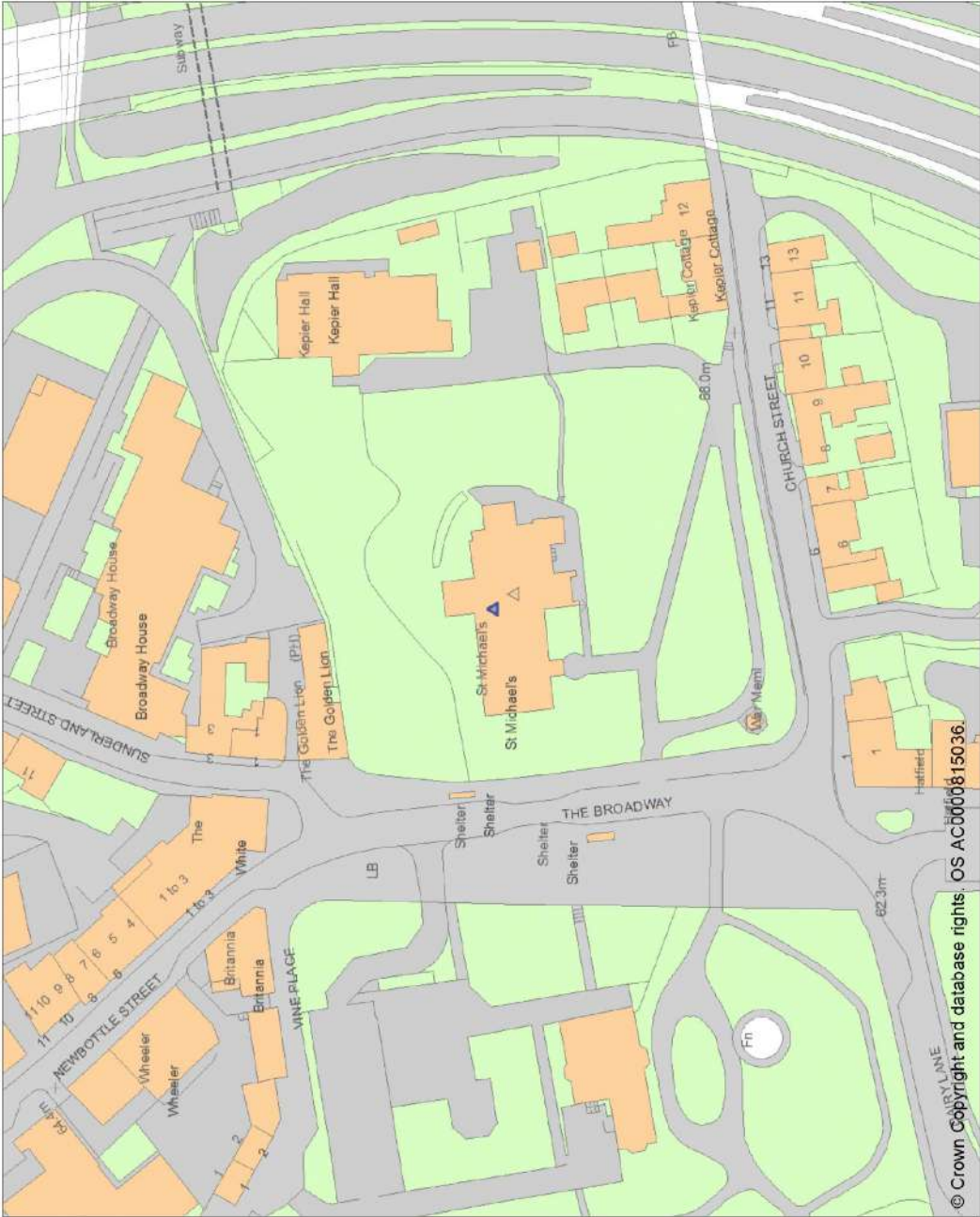
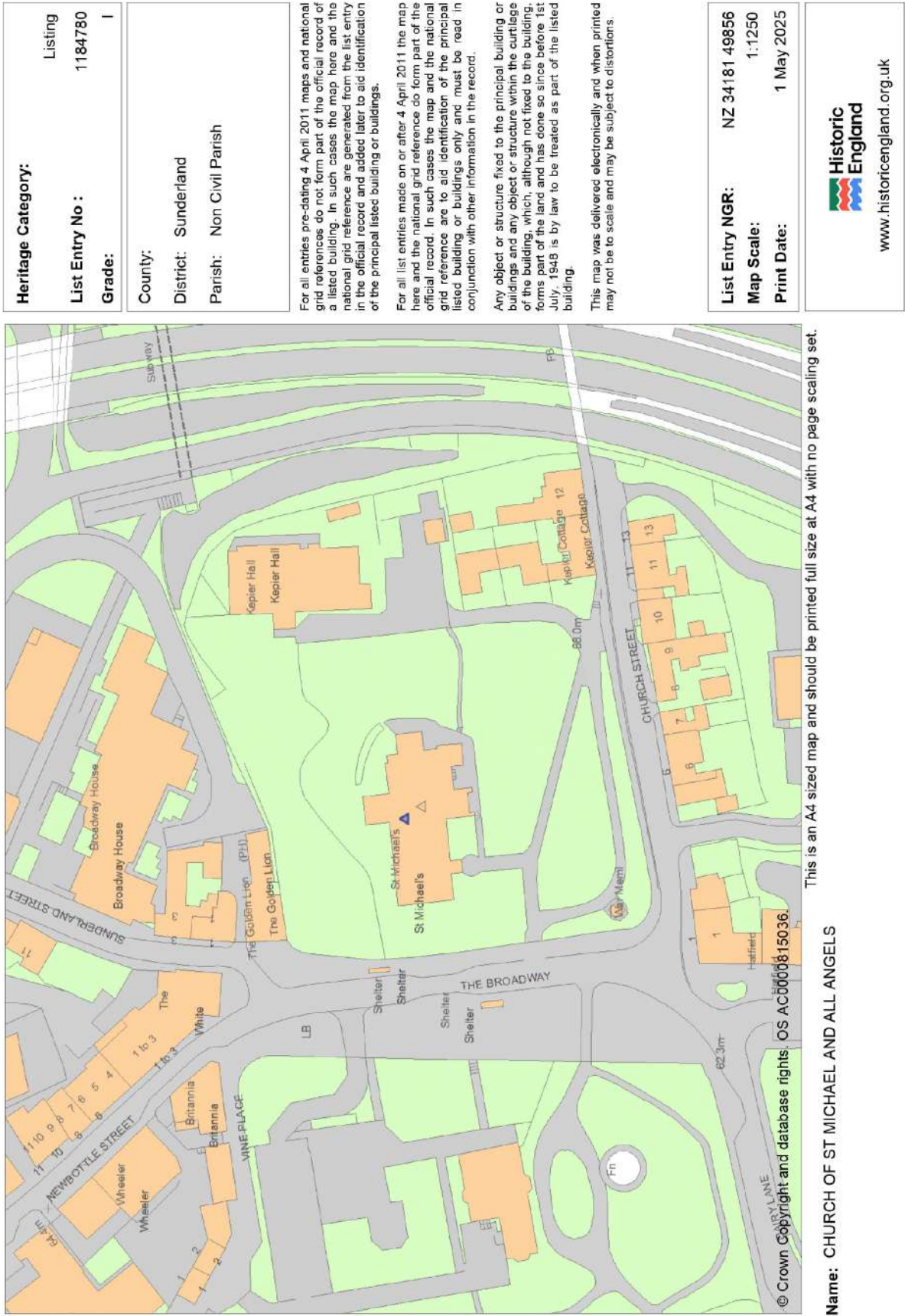
B.10 The Church is not scheduled as an ancient monument however due to its associated history and heritage is deemed of archaeological importance. Any proposed repair, conservation and/or construction work to the existing Church fabric will require careful Archaeological monitoring.

B.11 The Church forms part of the Houghton's Conservation Areas adopted by Tyne and Wear County Council in 1975. By virtue of their location within a conservation area the trees existing within the curtilage of the church and church grounds will be afforded protection.

B.12 *Date of Inspection:*

The church was visited and inspected on Wednesday 20th November and Wednesday 4th December 2024.

Weather: Dry, cool and clear skies.



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

Name: CHURCH OF ST MICHAEL AND ALL ANGELS

Fig. 1 | Church Location Plan (not to scale)

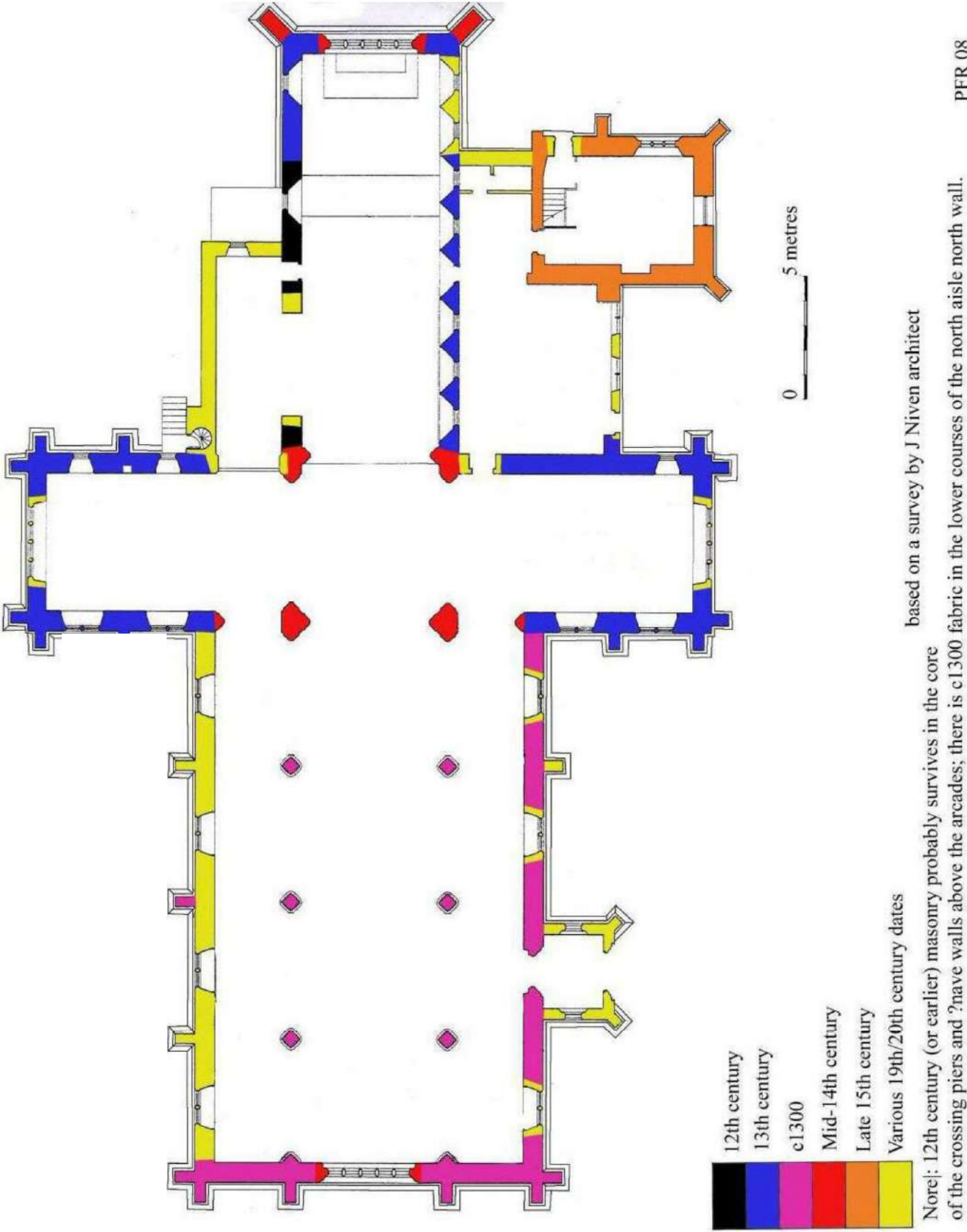


Fig. 2 | Church Plan (not to scale)





Fig. 3 | Church Photographs (3.1 - 3.4 Exterior)





Fig. 4 | Church Photographs (4.1 - 4.4 Interior)





Fig. 5 | Church Photographs (5.1 - 5.4 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. Interior of the Organ.
 - b. Any voids below floor.
 - b. Roof voids (vestries).
 - d. Roofs were examined internally from floor level and externally from ground level and via the tower roof.
- C.4 The boundary and extent of the churchyard is shown on the location plan (Fig. 1, p. 7).
- 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 Logbook and Records, for future reference.

Completion of this Quinquennial Inspection Report has referred to the 2019 Quinquennial Inspection Report completed by Canon Dr Geoffrey Purves of Purves Limited, Kirkwhelpington, Northumberland.

D. SUSTAINABILITY AND NET ZERO CARBON

On 12 February 2020 General Synod recognised that we are in a climate emergency and committed to an ambitious carbon reduction target of Net Zero by 2030. The culture is changing fast, both outside and within the Church; questions of sustainability should inform all our buildings-related decisions from now on, and this report highlights opportunities for action.

<https://www.churchofengland.org/resources/churchcare/net-zero-carbon-church>

See also the Practical Path to Net Zero Carbon (PPNZC) document in the appendix.

The Church of England Research and Statistics Team has created an Energy Footprint Tool. This will tell your church what your 'carbon footprint' is, based on the energy you use to heat and light your buildings, and is part of the Online Parish Returns System. You will need to input the data from the most recent year's electricity and gas/oil etc. bills, and the tool will then tell you the amount of carbon produced annually by heating and lighting your church building; it will also offer some helpful tips to reduce your carbon emissions. As you use the tool each year, you will be able to see how your church improves, as you take steps to cut your carbon footprint.

<https://www.churchofengland.org/about/policy-and-thinking/our-views/environment-and-climate-change/about-our-environment/energy-footprint-tool>

Most dioceses now have a Diocesan Environmental Officer in post, who may be able to offer support, including on questions of ecology and biodiversity, and signpost you to further resources.

<https://www.churchofengland.org/about/environment-and-climate-change/diocesan-environmental-officers-map>

1. SCHEDULE OF RECENT REPAIR AND MAINTENANCE WORKS**1.1** *Repair and Maintenance Work*

- Roofing repairs to tower and organ loft.

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

- PAT Testing of electrical equipment.
- Organ tuning and repair
- Boiler servicing by R Kirkland Ltd., Blyth.
- Fire extinguisher serviced by Peterlee Fire Company.
- Firm Alarm serviced by Peterlee Fire Company.
- Lightning conductor check.

1.2 *Terrier and Logbook*

The Terrier and Logbook were examined as part of the inspection.

M

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

2.1 GENERAL CONDITION OF THE CHURCH

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

There are two key repair issues to prioritise promptly during the forthcoming quinquennial period. Externally, addressing the deteriorating condition of the cast iron rainwater goods and internally, addressing issues with the condition of the walling fabric to the north transept. Aligned with this repair work is checking that testing and inspection of services installation are up to date, predominantly the electrical installation and lightning conductor installation.

The masonry walling is in a sound, good condition however pointing is poor in places with evidence of inappropriate cement pointing together with areas of loose/missing pointing evident. It would be prudent to develop a repointing specification that ensures quality and consistency for patch repairs needed over the forthcoming years.

The roof coverings remain in a sound, good condition with only minor repairs noted. It would be prudent for the PCC to enter a maintenance contract with a local roofing contractor to keep on top of any running repairs necessary, clearing rainwater goods and attending to roof covering repairs twice annually.

The PCC commissioned Iona Art Glass to carry out a condition report of the stained and plain glazing in 2023, attached as an appendix to this QIR. It is highly recommended that the recommendations contained within are scheduled on a phased approach across the quinquennial period.

Internally, the church is generally well presented the exception being the deteriorated condition of the north transept walling and at low level to the north and south aisles. There is an interesting collection of fixtures, fittings and memorials existing with the church. Integrated within the south transept are 9 ledger stones of blue/grey limestone together with the stone chest tomb of Bernard Gilpin and 2no. stone knight effigies. Within the chancel a stone chest tomb of Marjorie Bellasis and a carved tympanum depicting dragons and dog tooth detailing over. Addressing concerns over the condition of the chancel tiled flooring and south wall is also recommended to be addressed.

Service installations appear to be in a safe, working condition. The heating installation is known to be checked annually and all is in good, working order. The electrics are working however it is not known when the last 5 yearly periodic inspection took place, this should be actioned promptly if overdue.

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

EXTERNAL**3. ROOF COVERINGS**

Nave, chancel, aisles and transept roofs are covered in Westmoreland slate to diminishing courses with a mortar bedded stone ridge. Abutments against the central Tower are generally lead cover flashings and gable end abutments are terminated with stone copings.

The tower roof is covered in lead sheet, jointed with wood core rolls. The C15 and C20 vestry roofs are covered in high performance roofing felt. Over the C20 boiler house lean-to is a suspected corrugated asbestos sheet roof.

3.1 NAVE, NORTH + SOUTH AISLES

Steeply double pitched roof form to nave discharging directly over shallower mono pitched roof form to N and S aisles, in turn discharging to cast iron rainwater gutters.

- 3.1.1 Records indicate that the north aisle was completely recovered in 1986 and the south aisle was recovered in 2015. It is not known when the nave roof covering was last reslated.

The condition of the nave and aisle roof coverings are found to be in a sound, satisfactory condition. There is a single slipped slate sitting in the eaves gutter to the south aisle, west end. Recent repairs have been carried out to a dislodged section of flashing to the south aisle immediately above the south entrance porch. The mortar fillet installed directly underneath the west gable end water tabling to the nave is loose, cracked and missing in areas. Excessive moss build-up to the nave (north slope) and north aisle.

R2	Reapply mortar fillet to west gable end by experienced roofing contractor.
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R2	3.1.2 Remove moss build-up to north roof slopes via use of a MEWP.
-----------	--

3.2 NORTH TRANSEPT

Steeply double pitched roof form discharging into cast iron rainwater gutters.

- 3.2.1 The condition of the north transept roof covering is found to be in a sound, satisfactory condition. Abutment and gable end flashings all appear to be in sound order. There is the occasional split corner to slates however the coursing seems to be consistent without undulations.

There are no side abutment flashings existing to the stair enclosure leading to the tower. The gutter to the rear of the stair enclosure is tight and vulnerable to blockage. There are open joints to the stone roof to the stair enclosure.

R1	Install cover flashings, repoint and investigate rear gutter to stair enclosure.
-----------	--

3.3 SOUTH TRANSEPT

Steeply double pitched roof form discharging into cast iron rainwater gutters.

- 3.3.1 The condition of the south transept roof covering is found to be in a sound, satisfactory condition. Abutment and gable end flashings all appear to be in sound order. There is the occasional split corner to slates however the coursing seems to be consistent without undulations.

3.4 CHANCEL

Steeply double pitched roof form discharging into cast iron rainwater gutters. Mono pitch roof form to north over organ chamber.

- 3.4.1 The condition of the chancel roof covering is found to be in a sound, satisfactory condition. Abutment and gable end flashings all appear to be in sound order. There is the occasional split corner to slates however the coursing seems to be consistent without undulations. Moss build-up to the north slope.

R2

Remove moss build-up to north roof slopes via use of a MEWP.

- 3.4.2 The corrugated asbestos sheet roofing over the boiler house is covered in its entirety with moss, the condition of the roof covering could not be clearly identified. The roof material should be removed on health & safety reasons.

R1

Replace roof covering over boiler house.

3.5 TOWER

Shallow double pitched roof form discharging to lead lined parapet gutters.

- 3.5.1 The condition of the tower roof covering is found to be in a satisfactory, albeit a greatly repaired condition. The lead sheet is of considerable age and has strong historical and evidential values which contribute to its high significance. The lead sheet surface is highly graffitied, carried out by choir boys in Victorian times. Alongside the important graffiti is evidence of numerous patch repairs across the surface of the lead sheet. Despite its weathered and deteriorating condition, it is understood to be weathertight.

3.6 C15 VESTRY

Shallow double pitched roof form discharging to Parapet gutters.

- 3.6.1 The condition of the C15 vestry roof was inspected 'afar' from the tower roof. It appears to be in a sound, satisfactory condition and is providing a weathertight covering to the parish office immediately below.

3.7 C20 VESTRY

Flat roof covering hidden behind parapet.

- 3.7.1 The condition of the C20 vestry roof appears to be in a sound, satisfactory condition. There is considerable moss build up, particularly to the east section of the roof covering which is sheltered between chancel and C15 vestry and leaf build up to the southwest corner.

There are two flues punctuating the roof covering and a selection of loose pipework scattered across the surface. There is standing water at the mid-point and signs of bubbling to the felt, suggesting trapped air underneath.

R1 Remove moss and leaf build-up to roof covering.

R1 3.7.2 Remove loose sections of flue pipework from roof covering.

3.8 MAINTENANCE

3.8.1 The ongoing maintenance of the roof coverings is a key component in maintaining a weathertight condition to the church building fabric.

M It is recommended that as a routine and regular item of maintenance the roof covering is checked twice yearly, and any defects attended to immediately.

4. **RAINWATER GOODS AND DISPOSAL SYSTEMS**

To pitched roofs the rainwater goods, consist of ogee profiled cast-iron eaves gutters painted stone/beige in colour, sat projecting from the wall head fixed on rafter brackets. The gutters discharging into rectangular/square plain cast iron hoppers, serving a mix or circular or rectangular section cast iron downpipes. Shoes at base of downpipes discharging over clay gullies. No rainwater goods to nave. Lead lined parapet gutters to tower discharging internally through the bell and clock chamber exiting through west elevation of tower at ridge level and tracking via circular cast iron pipe down north slope of nave, terminating into gutter (west) of north transept.

4.1 NAVE, NORTH + SOUTH AISLES

4.1.1 No rainwater goods to nave.

Cast iron gutters to north and south aisles are choked with leaf build up and require removal and cleaning out. To the north elevation (bay 1) there is streaking of the masonry walling from joints in the gutter above and (bay 3) significant staining of the masonry walling suggesting defect to the guttering. To the south elevation (bay 1) the cast iron downpipe is badly rusted at the base and at higher level a vertical split exists to the rear, all suggesting blockage of the downpipe. There is considerable staining of the masonry walling (bay 3) suggesting defects to the guttering.

R0 It is recommended that gutters and downpipes are cleared of leaf debris.

R1 4.1.2 Carry out investigation of rainwater goods, prepare schedule of work and make necessary repairs.

4.2 NORTH TRANSEPT

4.2.1 Cast iron gutters to north transept contain leaf build up and require removal and cleaning out. To the east elevation (bay 2) there is considerable streaking of the masonry walling from joints in the gutter above and the

downpipe collar at high level is cracked with streaking of the downpipe below. To the west elevation (bay 2) there is considerable staining of the masonry walling from joints in the gutter above. All these notes suggest defects with the rainwater goods that need addressing.

R0 It is recommended that gutters and downpipes are cleared of leaf debris.

R1 4.2.2 Carry out investigation of rainwater goods, prepare schedule of work and make necessary repairs.

4.3 SOUTH TRANSEPT

4.3.1 Cast iron gutters to south transept contain leaf build up and require removal and cleaning out. To the west elevation the base section of downpipe is discoloured which suggest possible blockage in the pipe resulting in overflow of water at the joint above.

R0 It is recommended that gutters and downpipes are cleared of leaf debris.

R1 4.3.2 Carry out investigation of rainwater goods, prepare schedule of work and make necessary repairs.

4.4 CHANCEL

4.4.1 Cast iron gutters to chancel contain leaf build up and require removal and cleaning out. To the south elevation at mid-point there is staining of the masonry walling from joints in the gutter above. At the east end the downpipe collar at low level is cracked with streaking of the downpipe below. All these notes suggest defects with the rainwater goods that need addressing.

R0 It is recommended that gutters and downpipes are cleared of leaf debris.

R1 4.4.2 Carry out investigation of rainwater goods, prepare schedule of work and make necessary repairs.

4.5 TOWER

4.5.1 Parapet gutters to tower contain leaf/moss build up and require removal and cleaning out. The internal downpipe arrangement has been previously blocked causing damage to the internal building fabric, particularly evident within the ringing chamber. It is however currently free flowing and in working condition.

R0 It is recommended that the parapet gutters are cleared of leaf/moss debris.

4.6 C15 VESTRY

4.6.1 The condition of the C15 vestry roof was inspected 'afar' from the tower roof. Parapet gutters contain leaf build up and require removal and cleaning out.

R0 It is recommended that the parapet gutters are cleared of leaf debris.

4.7 C20 VESTRY

- 4.7.1 Masonry walling is saturated immediately behind hopper and downpipe which may indicate an issue with draining.

R1	Carry out investigation of rainwater goods, prepare schedule of work and make necessary repairs.
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4.8 MAINTENANCE

- 4.8.1 The ongoing maintenance of the rainwater goods is a key component in maintaining a weathertight condition to the church building fabric.

M	It is recommended that as a routine item of maintenance the rainwater goods should be checked and cleared as a minimum on a twice-yearly basis.
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5. **BELOW GROUND DRAINAGE**

- 5.1 *Surface rainwater from the church roofs is diverted into a network of pipes below ground understood to be connected into the main public sewer located within The Broadway. Foul water from WC/kitchen facilities at the west end of church and WC within north transept links into existing system. Surface rainwater to north side of the church may well divert into soakaways.*

- 5.1.1 The below ground drainage was not tested as part of the inspection. It is understood however that the drainage system is working satisfactorily.

M	It is recommended that as a routine item of maintenance the below ground drainage system is checked as a minimum twice yearly.
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- 5.1.2 The condition of the internal walling fabric within the north transept is poor and rapidly deteriorating, the role of possible defective drainage surrounding the transept has yet to be ascertained.

RO	Recommend that investigation work to the below ground drainage surrounding the north transept is carried out, include cctv survey of drain runs.
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6. **PARAPETS/UPSTAND WALLS, FINIALS, CROSSES**

6.1 NAVE, NORTH + SOUTH AISLES

Flat, overlapping sandstone roof coping (water tabling) at gable east end. Concave return to underside of projecting edge. Single large cross at apex.

- 6.1.1 The roof copings and cross appear to be in a satisfactory condition.

6.2 NORTH TRANSEPT

Flat sandstone roof coping (water tabling) at gable north end. Concave return to underside of projecting edge. Single large cross at apex.

- 6.2.1 The roof copings and cross appear to be in a satisfactory condition. A single chipped corner edge to coping on east slope.

6.3 SOUTH TRANSEPT

Flat sandstone roof coping (water tabling) at gable north end. Concave return to underside of projecting edge. Single large cross at apex.

6.3.1 The roof copings and cross appear to be in a satisfactory condition.

6.4 CHANCEL

Flat sandstone roof coping (water tabling) at gable north end. Concave return to underside of projecting edge. Single large cross at apex.

6.4.1 The roof copings and cross appear to be in a satisfactory condition.

6.5 TOWER

Large, chamfered stones as part of crenelated parapet. Crocketed stone pinnacles to each corner of the tower.

6.5.1 The parapet copings appear to be in a satisfactory condition, albeit signs of erosion are noted. A single crack is noted through one of the crenelated parapet stones and there is the very occasional open joint. Stones are lichen covered throughout.

R2

Pin crack to parapet stone and carry out patch repointing in a lime mortar.

6.5.2 The stone pinnacles appear to be in a satisfactory condition, some slight erosion to crocket detailing.

R3

It is recommended that pinnacles are checked and tested by a steeplejack to assess their ongoing structural integrity.

6.6 C15 VESTRY

Large, carved stones as part of crenelated parapet.

6.6.1 The parapet copings appear to be in a satisfactory condition albeit there are signs of surface erosion. Pointing has been carried out in a hard cementitious mortar and there are areas of missing pointing.

R3

Assess, carry out repointing of parapet in a soft lime mortar.

6.7 C20 VESTRY

Large, carved pitched stones as part of crenelated parapet.

6.7.1 The parapet copings appear to be in a sound, satisfactory condition.

7. WALLING

Externally the church walls are constructed from locally quarried sandstone, generally coursed rubble masonry, with ashlar masonry to quoins, window and door openings.

7.1 NAVE, NORTH + SOUTH AISLES

7.1.1 The condition of the nave, north and south aisle walling masonry is found to be in a sound, satisfactory condition, exceptions as follows:

Nave	N	- Cementitious pointing noted to masonry.
	S	- Cementitious pointing noted to masonry.
	W	- Some loss of face to individual masonry units, particularly at high level over W window.
		- Erosion noted to individual masonry units.
N Aisle		- Cementitious pointing noted to masonry.
		- Occasional open joints noted to masonry.
		- Some discolouration/disturbance at apex of W window hood mould suggesting rainwater ingress from above.
N Aisle	N	- Some loss of face to individual masonry units.
		- Erosion noted to individual masonry units.
		- Cementitious pointing noted to masonry.
		- Occasional open joints noted to masonry.
S Aisle	W	- as above
	S	- Some loss of face to individual masonry units.
		- Erosion noted to individual masonry units.
S Aisle		- Cementitious pointing noted to masonry.
		- Occasional open joints noted to masonry.
	W	- As above

R2

Prepare lime mortar repointing specification and carry out patch repairs.

7.2 NORTH TRANSEPT

7.2.1 The condition of the North transept walling masonry is found to be in a sound, satisfactory condition, exceptions as follows:

N	- Some loss of face to individual masonry units.
	- Erosion noted to individual masonry units.
	- Cementitious pointing noted to masonry, particularly at low level either side of N window.
	- Occasional open joints noted to masonry.
E	- As above
W	- As above

R2

Prepare lime mortar repointing specification and carry out patch repairs.

7.3 SOUTH TRANSEPT

7.3.1 The condition of the South transept walling masonry is found to be in a sound, satisfactory condition, exceptions as follows:

- S - Some loss of face to individual masonry units, particularly at high level over S window.
- Erosion noted to individual masonry units.
- Cementitious pointing noted to masonry, particularly at low level.
- Occasional open joints noted to masonry.
- E - As above
- W - As above

R2

Prepare lime mortar repointing specification and carry out patch repairs.

7.4 CHANCEL

7.4.1 The condition of the chancel walling masonry is found to be in a sound, satisfactory condition, exceptions as follows:

- N - Erosion noted to individual masonry units.
- Cementitious pointing noted to masonry, particularly W end (high level).
- Occasional open joints noted to masonry.
- E - Erosion noted to individual masonry units.
- Cementitious pointing noted to masonry, particularly at low level and against E window where it is smeared.
- Occasional open joints to masonry.
- S - As above.

R2

Prepare lime mortar repointing specification and carry out patch repairs.

7.5 TOWER

7.5.1 The condition of the tower walling masonry is found to be in a sound, satisfactory condition, exceptions as follows:

- N - Occasional loss of surface to masonry units.
- E - As above.
- S - As above.
- W - As above.

7.6 C15 VESTRY

7.6.1 The condition of the C15 vestry walling masonry is found to be in a sound, satisfactory condition, exceptions as follows:

- N - Cementitious pointing noted to masonry.
- Occasional open joints noted to masonry.
- E - As above.
- S - As above.
- W - As above.

R2

Prepare lime mortar repointing specification and carry out patch repairs.

7.7 C20 VESTRY

7.7.1 The condition of the C20 vestry walling masonry is found to be in a sound, satisfactory condition, exceptions as follows:

- E - None.
- S - Cementitious pointing noted to masonry.

R2

Prepare lime mortar repointing specification and carry out patch repairs.

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

8.1 SOUTH ENTRANCE DOOR

External

Double leaf open wrought iron gate with pointed arched head. Crucifix pattern on upper section to each leaf and repeating dragon head detail across mid rail.

8.1.1 Gates are in a sound, good condition.

Internal

Double leaf solid timber door with pointed arched head, vertical boarded finish, dark brown stained and incorporating decorative iron strap hinges and handle.

8.1.2 Door is in a sound, good condition. The stain finish is in satisfactory condition.

R3

Carry out refurbishment of internal entrance door.

8.2 NORTH TRANSEPT DOOR (TOWER STAIR – LOW LEVEL)

Single solid timber door with pointed head, vertical boarded finish, black stain and plain handle.

8.2.1 Door and frame is in a satisfactory condition. The stain finish is deteriorating.

R1

Carry out refurbishment of tower stair door.

8.3 NORTH TRANSEPT DOOR (TOWER STAIR – HIGH LEVEL)

Single solid timber door with flat head, vertical boarded finish, black stain and plain handle.

8.3.1 Door and frame is in a satisfactory condition. The stain finish is deteriorating.

R1

Carry out refurbishment of tower stair entrance door.

8.4 C20 VESTRY

Single solid timber door with pointed arched head, vertical boarded finish, black stain and incorporating decorative metal handle.

8.4.1 Door is in a sound, good condition.

R3

Carry out refurbishment of vestry door.

9. **WINDOWS**

9.1 The church possesses a large number of stained-glass windows, C19 and C20 in date. The majority date from the C19 and are of figurative designs. A significant proportion of the stained glass is crafted by the firm William Wailes of Newcastle, recognised as one of the most prolific studios of that period.

Of great significance is the chancel east window that differs from Wailes distinct style, with considerable amount of portraiture work. The nave features a later Wailes scheme, more characteristic of his repetitive work. These figurative windows share a similar format with matching borders, traceries and inclusion of finely painted emblems. Equally these stylistic similarities suggest that the windows within the nave were created contemporaneously and therefore represent an historically significant example of a unified Wailes scheme.

Two windows within the church lack firm attributions of their makers. One of the is within the chancel, north side and has the monogram AEL, possibly Alfred Edward Lemmon of Birmingham, however the window does deviate stylistically from his work. The main north transept window previously attributed to Wailes has stylistic characteristics more closely attributed to the work of Gibbs of London or John Gibson of Newcastle.

Within the chancel there are eight windows by Fred Burrows, previously conserved by Iona Art Glass. Additionally, there is an excellent west window within the nave by Septimus Waugh – the Bernard Gilpin Window (1981).

External protection of the windows is a mix of mesh and polycarbonate.

In August 2023 Iona Art Glass prepared a condition report of the stained-glass windows at the church and laid out recommendations for repair over a phased approach. A copy of this condition report is included in the appendices.

R1

9.1.1 Carry out IAG recommendations listed as 'now' within report.

R2

9.1.2 Carry out IAG recommendations listed as 'Phase One' within the report.

R3

9.1.3 Carry out IAG recommendations listed as 'Phase Two' within the report.

- 9.1.4 In January 2025 the church was subject to a break-in and vandalism, resulting in considerable damage to the nave window s(xvi). A third of the window was left shattered on the outside of the church building and the polycarbonate protection pulled away.

Iona Art Glass carried out a church visit/inspection and have provide recommendations for repair. This includes for restoration of the glass which can be recovered and repainting those elements that are loss. The polycarbonate requires replacing following damage.

RO	Carry out repairs to nave window s(xvi).
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INTERNAL**10. TOWER****10.1 RINGING CHAMBER**

Walls are painted plaster on sandstone masonry substrate. Exposed roof structure is of light blue painted timber consisting of a series of rectangular joists spanning space with perpendicular joist at midspan, all resting on large square timber beams, timber boarded finish over. Flooring is carpeted throughout. Access to the ringing chamber is via a narrow corridor cut out of the northeast corner of the tower walling. Timber dog leg open stairs exist to the southeast corner leading up to the clock chamber.

10.1.1 The condition of the walling plasterwork and decoration is satisfactory, exceptions as follows:

- deterioration to decoration finish at high level to northeast and northwest corners, suggest water ingress believed to be historic and no longer ongoing.
- severe deterioration to plasterwork and decoration at high level to southeast corner immediately above access stairs, linked to historic issue of blockage to tower rainwater goods (internal) now understood to be cleared.

R3

Carry out plasterwork repairs and redecoration.

10.1.2 The exposed roof structure is generally in a sound, satisfactory condition, exception as follows:

- historic water ingress noted to southeast corner resulting in white staining to timber board finish above.

M

Advise as a routine item of maintenance, regular checks are carried out concerning its ongoing condition and for any signs of developing rot.

Floor construction unable to be fully examined due to presence of carpeting.

10.2 CLOCK CHAMBER

Low floor to ceiling height with clock mechanism housed in simple timber partitions at west side of space. Several vertical posts across space giving support to bell frame and bells above. Space cluttered with various items of furniture and loose fittings.

The internal walls of the clock chamber are finished in painted plaster on sandstone masonry substrate. Roof structure above generally covered by painted boarding although section exposed above clock mechanism which shows timber joists and timber boarded finish over. Flooring is timber boarded finish. Access to the bell chamber above is via a timber open staircase set to the south side of the space.

10.2.1 The condition of the walling plasterwork and decoration is satisfactory, exceptions as follows:

- severe deterioration to plasterwork and decoration to southeast corner, linked to historic issue of blockage to tower rainwater goods (internal) now understood to be cleared.

R3

Carry out plasterwork repairs and redecoration.

10.2.2 The ceiling finish is generally in a sound, satisfactory condition, exception as follows:

- water staining to the boarding at approximately mid-point of the space, presumed historic and no longer active.

M

Advise as a routine item of maintenance, regular checks of the ceiling are carried out concerning ongoing condition and for any signs of developing rot.

10.2.3 Floor construction unable to be fully examined due to extent of furniture and loose fittings.

R1

It is recommended that a 'sort and clear out' is carried out to enable clearer examination of the church building fabric in this area.

10.3 BELL CHAMBER

The internal walls of the bell chamber are finished in exposed sandstone masonry. The flooring consists of exposed timber board, covered in thin board panels. The ceiling is an exposed timber roof structure consisting of beams, purlins, rafters and roof boarding. Bell chamber openings consist of timber louvres and timber shutters to aid deterring roosting birds. Timber ladder access to roof above along east side of space.

Eight bells, 6 no. founded 1826 by Thomas II Mears and 2 no. 1928 by Gillett & Johnston. All set within a painted metal bell frame.

10.3.1 Stonework walling all appears to be in a sound, satisfactory condition although pointing is generally using a hard cementitious material and unsightly. The timber shutters to the bell chamber openings are in a good condition.

The underside of the exposed roof structure appears to be in a sound, satisfactory condition. There is excessive cobwebbing to the roof structure in places, particularly in and around the internal gutter against the south edge.

The floor condition was unable to be fully ascertained due to the presence of the bell frame and thin board panels.

M

It is recommended to carry out regular checks of the timberwork for any signs of decay and/or developing rot.

- M** 10.3.2 Carry out regular checks of timber shutters to bell chamber openings to ensure ongoing good condition and therefore bird proofing.

11. CLOCKS AND THEIR ENCLOSURES

11.1 *The clock is located within its own chamber, an intermediate stage of the Tower. It dates 1884 and is a turret clock by Reid and Sons, Newcastle. There is a single clock dial, circular in shape with white glass backing and black metal numerals and hands. Located on the W elevation of the tower.*

11.1.1 It is understood that the clock is in working condition however it is not known whether the instrument is under any service agreement with a company experienced in the care and maintenance of church turret clocks.

Annual maintenance would involve checking the clock installation for any safety issues, signs of wear or areas of concern that may cause problems over the coming year. The clock movement needs to be cleaned and lubricated along with any other accessible parts within the church including dial motion works, bevel gearing and universal joints. Bell hammers and bell cranks to be checked and cleaned where necessary.

The clock dial on the west elevation is in a good, sound condition.

- M** It is recommended that as a routine item of maintenance the clock is serviced on an annual basis by an experienced turret clock horologist.

12. NAVE, NORTH + SOUTH AISLES

12.1 *The nave, north and south aisles are a large and bright open space, lit via the north and south aisle windows and west tower window through stained glass. Ceiling is of dark varnished timber consisting of a series of arch braced trusses bearing on stone corbels against the north and south sides of the nave walls. Trusses carrying purlins and rafters over with flat painted plaster panels between purlins, turquoise in colour. Similar roof construction to aisles with truss arched braced beams. Walls throughout are painted plaster on masonry substrate with exposed ashlar stonework to arcading on both north and south sides. Flooring is of solid construction, insulated concrete slab, finished with sandstone flags.*

12.1.1 The condition of the walling plasterwork and decoration is generally in a satisfactory condition, exception as follows:

- At low level to both north and south aisles the decoration condition is breaking down which may well be linked to dampness held against the walling fabric externally or dampness in the ground forced into the base of the walls due to the non-breathable nature of the flooring construction.
- At eaves level to the south aisle there is breakdown of the decoration adjacent to the south entrance porch, possible defect in the rainwater gutter at this point allowing dampness into the walling fabric.

- water streaking above the arch to the tower crossing suggest a weakness in the flashing against the tower allowing water ingress.
- disturbance to decoration finish above window openings to north aisle suggesting water ingress via rainwater goods.
- roughness to plasterwork at high level to the nave, south elevation (E end).

M It is recommended that periodic checks are carried out, monitoring the condition of these areas where the decoration condition is breaking down.

Repairs to rainwater goods are recommended elsewhere within this QIR.

12.1.2 There is visual movement noted to the south side of the nave arcading, particularly surrounding the first stone column at the east end. The top of the column has a hairline crack through it and the first stone of the arch springing off this column looks to have been pinned. It is understood that this movement is longstanding, and no worsening of condition has been observed, certainly since the last QI.

M It is recommended as a routine item of maintenance; regular checks of the column are undertaken and any worsening of condition reported to the CI.

R1 12.1.3 Obtain structural advice regarding the need for monitoring and/or structural intervention required to the column and arch.

12.1.4 In addition, there is a movement joint to the cill of a window to the south aisle.

M It is recommended that regular checks of the movement joint to the window are undertaken and any worsening of condition reported to the CI.

12.1.5 The condition of the stone flag flooring is generally in a sound, satisfactory condition, exception as follows:

- there is a fractured flag to the nave, south side adjacent to the middle arcading column which would benefit from replacing.
- adjacent to the WC facilities at the southwest corner of the nave there is a stone flag that is delaminating and would benefit from replacement.

R2 Carry out nave flooring repairs.

12.1.6 There is a section of glass flooring to the south side of the nave, adjacent to the central arcading column. The glass floor allows a view of found walling fabric to an earlier Anglo Saxon church, exposed during archaeological work carried out in 2008.

The glass flooring is covered in condensation to the internal face suggesting that a lack of ventilation to the below floor void is creating the issue. This effect completely obscures any view of the historic fabric

R2 It is recommended to introduce ventilation to the floor void to improve visibility of the historic Anglo-Saxon walling.

13. NORTH TRANSEPT

13.1 *Ceiling is of dark varnished timber consisting of a series of arch braced trusses bearing on stone corbels against the north and south sides of the nave walls. Trusses carrying purlins and rafters over with flat painted plaster panels between purlins, turquoise in colour. Walls throughout are painted plaster on masonry substrate with exposed ashlar stonework to arch and window openings. Flooring is of solid construction, insulated concrete slab, finished with sandstone flags, carpet to meeting room. A mezzanine has been inserted in 2008 that creates a heritage centre to the upper floor and meeting room to the lower floor.*

13.1.1 The condition of the walling plasterwork and decoration is generally in a poor, deterioration condition.

This is at its worse to the walling fabric of the lower meeting room where a combination of factors is having a negative effect. Of what can be viewed the plaster appears to be non-breathable in nature and potential issues with below/above ground drainage and a lack of ventilation within the lower space have resulted in plaster and decoration delaminating from the walls.

R0

It is recommended that the non-breathable plaster is taking off the walls in its entirety to allow a significant drying out period.

Investigation and potential repairs to below/above ground drainage are highlighted elsewhere in the QIR.

R2

13.1.2 Carry out walling repair and redecoration once external repairs are complete.

R2

13.1.3 Introduce ventilation across the meeting room to the lower floor.

13.1.4 The condition of the walling decoration at high level, above the mezzanine space is also in a poor, deteriorating condition. This is particularly evident to the east wall, but deterioration is also noted elsewhere. It is suggested that this is due to defects in rainwater goods which should be addressed before any repairs carried out internally.

R2

Carry out walling repair and redecoration once external repairs are complete.

13.1.5 The flooring condition was difficult to fully establish due to the lower floor being covered in a carpet.

The carpet covering to the upper mezzanine level looks to be in a sound, serviceable condition.

R3

It is recommended to carry out a professional clean of the carpet coverings.

14. SOUTH TRANSEPT

- 14.1 *Ceiling is of dark varnished timber consisting of a series of arch braced trusses bearing on stone corbels against the north and south sides of the nave walls. Trusses carrying purlins and rafters over with flat painted plaster panels between purlins, turquoise in colour. Walls throughout are painted plaster on masonry substrate with exposed ashlar stonework to arch and window openings. Flooring is of solid construction, insulated concrete slab, finished with sandstone flags.*

Integrated at the south end of the flooring are 9 ledger stones of blue/grey limestone together with the stone chest tomb of Bernard Gilpin and 2no. stone knight effigies. A huge sculpture of the Risen Christ by Fenwick Lawson is located to the east side of the transept adjacent to the vestry door.

- 14.1.1 The condition of the walling plasterwork and decoration is generally in a sound, satisfactory condition, exceptions are as follows:

- southeast corner at high level, disturbance to the decoration finish.
- southwest corner at high level, disturbance to the decoration finish.
- disturbance at low level to the decoration finish, like that of the aisles.

R2

Carry out walling repair and redecoration once external repairs are complete.

- 14.1.2 The condition of the flooring fabric is generally in a sound, satisfactory condition.

R4

It is desirable to commission a condition report concerning the Bernard Gilpin Tomb, knight effigies and ledger stones, by an ICON registered conservator.

The exposed roof structure all looks to be in a sound, good condition.

15. CHANCEL

- 15.1 *Ceiling is of dark varnished timber consisting of a series of arch braced trusses bearing on stone eave corbels against the north and south sides of the chancel walls. Trusses carrying purlins and rafters over with flat painted plaster panels between purlins, maroon in colour. Walls throughout are painted plaster on masonry substrate with exposed ashlar stonework to arch and window openings. Flooring is of solid construction, tiled throughout and steps up to the east end.*

Integrated within the south wall of the chancel is a stone chest tomb of Marjorie Bellasis and over the organ chamber door to the north side is a stone tympanum with carved dragons and dog tooth detailing over.

- 15.1.1 The chancel flooring is generally in a sound, satisfactory condition, exceptions as follows:

- Plain tiling between organ chamber and vestry doors have white efflorescence on their surface suggesting a degree of moisture within the tile and/or substrate beneath.
- disturbance noted to the Minton decorative tiling in and around the high altar. This is principally at the south end of the high altar but also observed to the north side of the double steps up to the sanctuary and to a lesser extent, the tiling to the north side of the high altar. These defects all suggest a failure and/or 'heave' of the screed beneath.

R1 Carry out a conservation clean of the plain tiles removing evidence of efflorescence, all by an ICON registered conservator.

R2 15.1.2 Carry out repair to the stone steps and disturbed Minton tiling to the sanctuary, all by an ICON registered conservator.

15.1.3 The walling plasterwork and decoration is generally in a sound, satisfactory condition, exceptions are as follows:

- the finish to the south side walling fabric is tiled, subsequently covered by a possible thin hard render and painted white. The outline of the tiling is 'grinning' through the paintwork and in some instances is breaking down, revealing a decorative tile underneath.
- disturbance to the decoration at high level to the northeast corner, evidenced in addition by debris scattered on the tiled floor below.
- disturbance to the decoration at high level to the south elevation above the third stained glass window from the west.
- water streaking above the arch to the tower crossing suggest a weakness in the flashing against the tower allowing water ingress.

R1 It is recommended to carefully strip paintwork from the painted tiles to the south elevation walling, all by an ICON registered conservator.

R2 15.1.4 Carry out walling repair and redecoration once external repairs are complete.

15.1.5 The integrated stone chest tomb of Marjorie Bellasis is in a poor condition, dampness appears to be affecting the monument with severe, critical erosion to the visible faces of the chest tomb.

R1 It is recommended to commission a condition report on the condition of the Marjorie Bellasis chest tomb with recommendations for maintenance/repair.

The exposed roof structure all looks to be in a sound, good condition.

Adjacent organ chamber all looks to be in a satisfactory condition.

16. TOWER CROSSING

16.1 *Ceiling is of light varnished timber consisting of an attractive, decorative bossed roof structure, geometric in form. Walls throughout are painted plaster on masonry substrate with exposed ashlar stonework to columns and arches.*

Flooring is of solid construction, insulated concrete slab, finished with sandstone flags. Adjacent to the northwest column is a circular stone plug, when removed reveals a Roman lewis hole, discovered during archaeological work in 2008.

16.1.1 The tower crossing; walling, roof and floor is in a sound, satisfactory condition.

17. C15 VESTRY

17.1 *Across ground and first floors walls are painted plaster on sandstone masonry substrate with ashlar window surrounds painted over. Ceilings are generally painted plaster, to first floor exposed trusses are evident. Flooring generally carpeted.*

17.1.1 The walling plasterwork and decoration is generally in a sound, satisfactory condition, exceptions are as follows:

- to the first floor there is deterioration to the walling fabric at high level indicating historic water ingress possibly from poor external pointing as mentioned elsewhere within the QIR.
- there is a crack to the staircase lintel.

R1	Pin crack to staircase lintel.
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R3	17.1.2 Carry out walling repair and redecoration once external repairs are complete.
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The ceiling coverings all look to be in a sound, good condition

The flooring is in a sound, satisfactory condition.

18. C20 VESTRY

18.1 *Walls are painted plaster on sandstone masonry substrate with ashlar window surrounds painted over. Ceilings are generally painted plaster. Flooring generally carpeted.*

18.1.1 The walling decoration all looks to be in a sound, good condition.

The ceiling coverings all look to be in a sound, good condition

The flooring is in a sound, satisfactory condition.

19. PARTITIONS, SCREENS, PANELLING, DOORS AND DOOR FURNITURE

19.1 CHANCEL REREDOS

Striking reredos constructed from hardstone part sculptural, part inlay. Cross iconography to rear of reredos set within diamond pattern, border detail to edges all using inlay technique. Framed side and top with detailed carved hardstone. Date and provenance unknown.

- 19.1.1 Of sound, satisfactory condition. Some evidence of movement, comparable to that seen in the floor construction and detailed elsewhere in the QIR. Inlay damage to south border edge.

R3

It is recommended to commission a condition report by an ICON registered conservator, highlighting repair/maintenance suggestions.

19.2 CHANCEL SCREEN

Richly carved oak chancel screen dated 1903-4.

- 19.2.1 Of sound, good condition.

M

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

19.3 CHANCEL PANELLING

Oak, plain panelling with carved hood and dentil course atop, supported at each end with carved corbelled brackets. Located at north and south sides of chancel behind choir stalls.

- 19.3.1 Of sound, good condition.

M

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

20. FIXTURES, FITTINGS, FURNITURE AND MOVABLE ARTICLES

20.1 FONT

Octagonal stone font on a square dating C14, or possibly post-medieval Gothic Survival. Located at west end of nave. Timber cover with decorative black ironwork consisting of short posts and twisted rail.

- 20.1.1 The font is in a sound, satisfactory condition. Bowl and stem showing signs of erosion. Its base has been subsumed into the new stone flag flooring installed in 2008.

20.2 PULPIT

Richly carved oak pulpit with carved decorative stone octagonal base, dating 1903-4. Located at southeast corner of tower crossing.

- 20.2.1 The pulpit is in a sound, satisfactory 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.

20.3 RISEN CHRIST

Huge sculpture of the Risen Christ by Fenwick Lawson, dating from 1974. Created from one single twisted tree trunk. Located on the east wall of the south transept adjacent to vestry door.

20.3.1 The timber sculpture is in a sound, good condition.

M It is recommended that annual checks of fixings are carried out to ensure that the sculpture remains stable and secure.

20.4 NAVE PEWS

Oak, freestanding, four-seater pews which permits various liturgical layouts and a wide range of community events and activities. Created by Treske, Thirsk, North Yorkshire. Dating from 2008.

20.4.1 Pews are in a sound, good condition.

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

20.5 SANCTUARY FURNITURE

Located within the tower crossing, new sanctuary furniture comprising of oak choir stalls (complete with removable reader shelves), freestanding reader shelves to the front and an octagonal oak altar table that echoes forms found in the C14 font. Created by Treske, Thirsk, North Yorkshire. Dating from 2008.

20.5.1 Sanctuary Furniture are in a sound, good condition.

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

20.6 CHANCEL CHOIR STALLS

Oak, dark stained benches with panelled backs are carved ends. Installed by Rector Grey around 1860 when the church was reordered by the renowned Newcastle architect, John Dobson.

20.6.1 The chancel choir stalls are in a sound, good condition.

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

20.7 ALTAR RAILS

Oak, dark stained altar rails. Decorative carved wood turned posts and flat rail, carved ends with central break to high altar. Removeable rail at centre, matching design of fixed rails. Possibly introduced at same time of choir stalls.

20.7.1 The altar rails are in a sound, good condition.

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

20.8 BELL RINGING BOARDS

Located within the ringing chamber of the tower are bell ringing boards, 3 no. black painted timber with lettering and 2 no. timber with painted lettering, all commemorating significant bell ringer occasions – armistice day etc.

20.8.1 Bell ringing boards are in a sound, satisfactory 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.
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20.9 ALTAR TABLE

Oak altar table, Laudian work of 1631. Located on the mezzanine level of the north transept.

20.9.1 Altar table is in a sound, satisfactory 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.
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20.10 BELLS AND BELL FRAME

Eight brass bells, 6 no. founded 1826 by Thomas II Mears and 2 no. 1928 by Gillett & Johnston. All set within a painted metal bell frame. The frame itself is laid out 8.3 and has trusses of 8.3c, high sided H-frames.

20.10.1 It is understood that the bells and frame are in a sound, satisfactory condition.

21. **ORGANS AND OTHER MUSICAL INSTRUMENTS**

21.1 The church pipe organ is located north of the chancel, sited within its own organ chamber. The former pipe organ was replaced in 1863 by Forster & Andrews, Hull with an instrument that utilised some of the former pipe organ in Holy Trinity, Coventry. In 1932 Harrison & Harrison, Durham created a new organ using much of the previous instrument. Subsequent alterations include; violone added in 1955, cleaned and overhauled in 1966 and 1995 and trombone added 1995. All by Harrison & Harrison, Durham.

The NPOR entry can be found here: <https://npor.org.uk/survey/G00068>

In 2010 it was awarded an historic organ certificate at grade II* by the British Institute of Organ Studies (BIOS).

It is understood that the instrument is played and tuned regularly.

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

22.1 There are several monuments, tombs and plaques existing within the church of note and are listed as follows:

22.1.1 Marjorie Bellasis Chest Tomb

In the chancel S wall, half of the chest tomb to Marjorie Bellasis, 1587. Plain design with guilloche framing, much decayed.

22.1.2 C13 Knight Effigy

In the S wall of the south transept, worn late C13 effigy of a cross-legged knight with shield held high up, set within a segment-headed C13 recess (projecting noticeable externally) with a continuous filleted moulding.

22.1.3 C14 Knight Effigy

Located in the southwest corner of the south transept, a cross-legged knight with mail coif, sandstone, c.1300.

22.1.4 Marjorie Bellasis Brass

Located on the E wall of the south transept brass from the chancel tomb of Marjorie Bellasis, 1587. Brass plaque depicting her twelve kneeling children.

22.1.5 Bernard Gilpin Chest Tomb

Located at the S end of the south transept, large chest tomb of Bernard Gilpin, Apostle of the North, Rector of Houghton-le-Spring (1583). Sandstone, sides decorated with large panels of squares and circles. Gilpin family crest carved within end panel, incorporating wild boar.

22.1.6 C17 and C18 Ledger Stones

Integrated at the south end of the flooring are 9 ledger stones of blue/grey limestone.

22.1.7 Roman Sarcophagus

Located external at the east end of the chancel, below the E window is believed to be a Roman coffin.

22.1.8 WWI MEMORIAL

Located on the wall of the north aisle is a memorial commemorating WWI.

Plaque, rectangular, 66 inches high x 90 inches wide with a gothic arched top at the centre. There is a border of fawn mottled marble, also used to divide the plaque into four panels of white marble. Within the arched top is a cross, carved and gilded with the dedication below, incised using Gothic script and coloured black. Each section of white marble contains the names of those lives lost in sans serif lettering.

Inscription reads as follows:

ERECTED BY THE CONGREGATION
OF THIS CHURCH TO THE HONOURED MEMORY
OF THEIR RELATIVES WHO FELL IN THE GREAT WAR
1914-1918

"THEIR NAME LIVETH FOR EVERMORE"
"THE SOULS OF THE RIGHTEOUS ARE IN THE HAND OF GOD"

Dedicated 22nd December 1920.

23. SERVICE INSTALLATIONS GENERALLY

- 23.1 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.

24. HEATING INSTALLATION

- 24.1 *The church is heated via two gas condensing boilers located within a cupboard accessed via the C20 vestry – Quinta Pro 90kw by Remeha. It was installed in 2018 by Nigel Stoves P&H Ltd. of Stockton-on-Tees. The gas meter is located within the C15 vestry. A second boiler is located at first floor of the C15 vestry, serving the vestry spaces only – Worcester 24i Junior.*

The heating installation at the church is of a 'wet system' type and serves a series of wall mounted steel radiators, powder coated white and underfloor heating, installed in 2008 as part of the church reordering project.

- 24.1.1 It is understood that the heating installation is checked and tested on an annual basis and is in good working condition.

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

- 25.1 *The existing electrical metering and distribution equipment is mounted on the wall within the organ chamber (marked DB1). A second distribution board is located within the ground floor of the north transept and a third within the kitchen facilities at the west end of the nave. The wiring installation is over 50 years old and has been adapted with phases of alteration and reordering during that time. Externally, the incoming electrical supply is buried and tracks from The Broadway into the church.*

- 25.1.1 The last full electrical inspection and test was carried out in 2018 and was deemed unsatisfactory. The next periodic 5 yearly inspection was due in 2023; it is not known if this has been carried out.

RO	It is recommended that inspection/testing of the electrical installation is carried out by a competent, experienced and accredited electrician.
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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.

26. SOUND SYSTEM

26.1 The Church operates a sound reinforcement system.

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

27. LIGHTNING CONDUCTOR

27.1 The existing lightning protection system includes for a full faraday cage installation to current British Standards.

27.1.1 The last inspection/test was carried out in 2020 along with remedial works including installation of new earth electrode to lower resistance to the tower and installation of new stainless steel test clamp. The periodic bi-quinquennial inspection is overdue.

RO

It is recommended that inspection/testing of the lightning conductor installation is carried out by an experienced and accredited engineer.

28. FIRE PRECAUTIONS

28.1 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 and www.ecclesiastical.com/churchmatters/churchguidance/fireguidance

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

M

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 logbook and on the individual extinguishers.

A minimum of two water type fire extinguishers (sited adjacent to each exit) should be provided plus additional special extinguishers for the organ and boiler house, as detailed below. As a rule of thumb, one water extinguisher should be provided for every 250m² of floor area.

29. ACCESSIBLE PROVISION AND ACCESS

29.1 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.

29.1.1 The existing access into the church is suitable for those individuals who are wheelchair users, the infirm and elderly. Access via the south entrance porch involves push button control to open doors and once in the church there is level access to the nave, north/south aisles and north/south transepts. Stepped access with handrails exist into the chancel and vestry.

There is no induction loop, but the existing sound reinforcement installation provides fully amplified speech facilities.

Natural and artificial light levels appear adequate.

An accessible WC exists within the nave, southwest corner and is in good working condition.

30. INSURANCE

30.1 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.

31. HEALTH AND SAFETY

31.1 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.

32. MANAGEMENT OF ASBESTOS IN THE BUILDING

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

33. PROTECTED WILDLIFE

- 33.1 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 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.

34. MAINTENANCE

- 34.1 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

35. CHURCH GROUNDS

- 35.1 The church stands centrally within open church grounds of grassed areas under mature tree cover. To the West edge is the former Rectory arch marking the principal entrance into the church grounds (listed grade II - 1025442). To the southwest corner is the town's First World War Memorial (listed grade II – 1438103). The eastern edge is bounded by C17 Kepier Almshouses (listed grade II – 1184826) and C18 Kepier Grammar School (grade II* listed – 1025443).

36. RUINS

- 36.1 There are no known ruins existing within the churchyard.

37. MONUMENTS, TOMBS AND VAULTS

- 36.1 To the southwest corner of the church grounds stands the town's First World War Memorial. The Portland stone memorial is c6m tall and takes the form of a great pylon. The upper part of the pylon dies back in four stages to an immense wheel-head, similar in form to the cross head of the St Cuthbert cross. The dates 1914 – 1919 are incised on either side of the middle stage below the cross head, with OUR GLORIOUS DEAD to the front and rear of the lower stage. The commemorated names are listed in three columns on the front and rear faces of the pylon.

The figure of a sailor, c1.5m tall, in profile and fully equipped with his hands resting on the muzzle of his grounded rifle, is carved in relief on the north-west face of the pylon. On the south-east face of the pylon this figure is matched by a soldier, also in profile. Fully equipped and wearing his helmet, his rifle is slung over his right shoulder as he walks forward.

The memorial is raised on a platform and chains are slung across the faces of the base, to hold wreaths and floral tributes.

Responsibility for the repair and maintenance of the memorial rests with the local authority.

The war memorial appears to be in a sound, satisfactory condition.

38. BOUNDARY WALLS, LYCHGATES AND FENCING

- 38.1 Boundary wall to North, South and West elevations consist of coursed rectangular sandstone blocks with large thick flat copings. Tooling looks to have rock faced finish throughout. Due to elevated position of church the boundary walls act as retaining structures finishing flush with grassed areas. Black metal railings exist atop boundary wall to north elevation.

- 38.1.1 Walling stonework is generally in a sound, satisfactory condition.

Some areas of loose and/or missing pointing together with streaking from the copings suggesting open joints, particularly evident along the west elevation. Some movement/bulging to boundary wall behind a public bench on The Broadway.

R3

It is recommended to carry out patch repointing in a soft lime: sand mortar by a local and experienced masonry contractor.

M

38.1.2 It is recommended as a routine item of maintenance carry out visual checks of movement to west boundary wall for any worsening of condition.

38.2 Stone arched entrance to church grounds from west are historic fragment from former part of Rectory Lodges located across The Broadway. Originally dating from C18 and resited c.1950 following demolition of the lodges to the rectory, constructed from sandstone blocks. Pointed arch with string at base of the arch crenelations, flanked by stepped crenelated walls with plinths and shields. Listed grade II.

38.2.1 Arch stonework is generally in a sound, satisfactory condition, some erosion noted to individual blocks, more pronounced at low level.

Some areas of loose/missing pointing.

Tree growth at north side obscuring shield depicting arms of the See of Durham. Some deterioration of shield decoration to Shield of Sancroft and Shield of Davenport. Shield of Gilpin in good condition.

R3

It is recommended to carry out patch repointing in a soft lime: sand mortar by a local and experienced masonry contractor.

39. TREES AND SHRUBS

39.1 There is a substantial number of mature trees and vegetation within the churchyard which contributes greatly to the setting and character of the church. By virtue of their location within a conservation area the trees existing within the curtilage of the church and churchyard will be afforded protection. Should the PCC wish to undertake any works to any of the trees then permission is required from Durham County Council.

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

R2

Check condition of trees within the churchyard by a suitably qualified arborist.

R1

39.1.2 Carry out tree work by a local and experienced arborist to adjoining entrance arch to improve setting of arch and display of shields.

40. HARDSTANDING AREAS

40.1 All the paths, including access to the south porch have been resurfaced in natural stone with new walls and railings as part of a comprehensive environmental improvement scheme carried out by the Local Authority.

40.1.1 Hardstanding areas are generally in a sound, good condition albeit can be slippery in freezing conditions and/or covered in algae.

M	It is recommended as a routine item of maintenance to carry out annual clean of hardstanding areas.
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41. MISCELLANEOUS

41.1 A garden of remembrance exists for the interment of ashes to the south of the church, a section of grassed area bounded by the south aisle, south transept and south entrance porch. Central to the garden of remembrance is a tall stone memorial consisting of a square base, cylindrical column and topped by a sphere with cross motif deeply cut into. Carved within the face of the memorial are those names whose cremated remains are interred within.

41.1.1 Memorial is in a sound, good condition albeit covered in a green bloom of algae.

R1	It is recommended to carry out a conservation clean of the memorial by a local and experience masonry contractor.
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41.2 A single large noticeboard exists to the west side of the church facing The Broadway. It is rectangular with blue backing and has timing details of the church services along with a contact number and website. Secured into the ground via two square timber posts. The noticeboard itself is aluminium backed with printed design on the frontage.

41.2.1 The noticeboard is in a sound, good condition.

RECOMMENDATIONS

R0

Urgent works requiring immediate attention.

QI Ref.	Recommendations	Budget Cost (£)
4.1.1	<i>Rainwater Goods – Nave, North + South Aisles</i>	
4.2.1	<i>Rainwater Goods – North Transept</i>	
4.3.1	<i>Rainwater Goods – South transept</i>	
4.4.1	<i>Rainwater Goods – Chancel</i>	
4.5.1	<i>Rainwater Goods – Tower</i>	
4.6.1	<i>Rainwater Goods – C15 Vestry</i>	
	It is recommended that gutters and downpipes are cleared of leaf debris.	01,500.00
5.1.2	<i>Below Ground Drainage</i>	
	Recommend that investigation work to the below ground drainage surrounding the north transept is carried out, include cctv survey of drain runs.	00,750.00
9.1.4	<i>Windows</i>	
	Carry out repairs to nave window s(xvi).	05,000.00
13.1.1	<i>North Transept</i>	
	It is recommended that the non-breathable plaster is taking off the walls in its entirety to allow a significant drying out period.	05,000.00
25.1.1	<i>Electrical Installation</i>	
	It is recommended that inspection/testing of the electrical installation is carried out by a competent, experienced and accredited electrician.	01,500.00
27.1.1	<i>Lightning Conductor</i>	
	It is recommended that inspection/testing of the lightning conductor installation is carried out by an experienced and accredited engineer.	01,500.00

R1

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

QI Ref.	Recommendation	Budget Cost (£)
3.2.1	<i>Roof Covering – North Transept</i>	
	Install cover flashings, repoint and investigate rear gutter to stair enclosure.	02,500.00
3.4.2	<i>Roof Coverings - Chancel</i>	
	Replace roof covering over boiler house.	04,500.00
3.7.1	<i>Roof Covering – C20 Vestry</i>	
	Remove moss and leaf build-up to roof covering.	00,150.00
3.7.2	<i>Roof Covering – C20 Vestry</i>	
	Remove loose sections of flue pipework from roof covering.	PCC
4.1.2	<i>Rainwater Goods – Nave, North + South Transept</i>	
4.2.2	<i>Rainwater Goods – North Transept</i>	
4.3.2	<i>Rainwater Goods – South Transept</i>	
4.4.2	<i>Rainwater Goods – Chancel</i>	
4.7.1	<i>Rainwater Goods – C20 Vestry</i>	
	Carry out investigation of rainwater goods, prepare schedule of work and make necessary repairs.	35,000.00
8.2.1	<i>Doors – North Transept Low Level)</i>	
	Carry out refurbishment of tower stair door.	00,500.00
8.3.1	<i>Doors – North Transept High Level)</i>	
	Carry out refurbishment of tower stair door.	00,500.00
9.1.1	<i>Windows</i>	
	Carry out IAG recommendations listed as 'now' within report.	IAG
10.2.3	<i>Tower – Clock Chamber</i>	
	It is recommended that a 'sort and clear out' is carried out to enable clearer examination of the church building fabric in this area.	PCC
12.1.3	<i>Nave, North + South Aisles</i>	
	Obtain structural advice regarding the need for monitoring and/or structural intervention required to the column and arch.	01,000.00
15.1.1	<i>Chancel</i>	
	Carry out a conservation clean of the plain tiles removing evidence of efflorescence, all by an ICON registered conservator.	03,000.00
15.1.3	<i>Chancel</i>	
	It is recommended to carefully strip paintwork from the painted tiles to the south elevation walling, all by an ICON registered conservator.	05,000.00

QI Ref.	Recommendation	Budget Cost (£)
15.1.5	<i>Chancel</i>	
	It is recommended to commission a condition report on the condition of the Marjorie Bellasis chest tomb with recommendations for maintenance/repair.	01,800.00
17.1.1	<i>C15 Vestry</i>	
	Pin crack to staircase lintel.	01,200.00
39.1.2	<i>Trees and Shrubs</i>	
	Carry out tree work by a local and experienced arborist to adjoining entrance arch to improve setting of arch and display of shields.	00,500.00
41.1.1	<i>Miscellaneous – Garden of Remembrance</i>	
	It is recommended to carry out a conservation clean of the memorial by a local and experience masonry contractor.	02,000.00

R2

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

QI Ref.	Recommendations	Budget Cost (£)
3.1.1	<i>Roof Covering – Nave, North + South Aisles</i>	
	Reapply mortar fillet to west gable end by experienced roofing contractor.	04,500.00
3.1.2	<i>Roof Coverings – Nave, North + South Aisles</i>	
	Remove moss build-up to north roof slopes via use of a MEWP.	02,000.00
3.4.1	<i>Roof Coverings – Chancel</i>	
	Remove moss build-up to north roof slopes via use of a MEWP.	Incl.
6.5.1	<i>Parapets/Upstand Walls - Tower</i>	
	Pin crack to parapet stone and carry out patch repointing in a lime mortar.	01,500.00
7.1.1	<i>Walling – Nave, North + South Aisles</i>	
7.2.1	<i>Walling – North Transept</i>	
7.3.1	<i>Walling – South Transept</i>	
7.4.1	<i>Walling – Chancel</i>	
7.6.1	<i>Walling – C15 Vestry</i>	
7.7.1	<i>Walling – C20 Vestry</i>	
	Prepare lime mortar repointing specification and carry out patch repairs.	50,000.00
9.1.2	<i>Windows</i>	
	Carry out IAG recommendations listed as 'Phase One' within the report.	IAG
12.1.5	<i>Nave, North + South Aisles</i>	
	Carry out nave flooring repairs.	02,000.00
12.1.6	<i>Nave, North + South Aisles</i>	
	It is recommended to introduce ventilation to the floor void to improve visibility of the historic Anglo-Saxon walling.	03,000.00
13.1.2	<i>North Transept (Meeting Room)</i>	
	Carry out walling repair and redecoration once external repairs are complete.	25,000.00
13.1.3	<i>North Transept</i>	
	Introduce ventilation across the meeting room to the lower floor.	05,000.00
13.1.4	<i>North Transept (Mezzanine)</i>	
	Carry out walling repair and redecoration once external repairs are complete.	10,000.00
14.1.1	<i>South Transept</i>	
	Carry out walling repair and redecoration once external repairs are complete.	10,000.00

QI Ref.	Recommendations	Budget Cost (£)
15.1.2	<i>Chancel</i>	
	Carry out repair to the stone steps and disturbed Minton tiling to the sanctuary, all by an ICON registered conservator.	25,000.00
15.1.4	<i>Chancel</i>	
	Carry out walling repair and redecoration once external repairs are complete.	10,000.00
17.1.2	<i>C15 Vestry</i>	
	Carry out walling repair and redecoration once external repairs are complete.	05,000.00
39.1.1	<i>Trees and Shrubs</i>	
	Check condition of trees within the churchyard by a suitably qualified arborist.	DCC

R3

Work recommended to be carried out within 5 years.

QI Ref.	Recommendations	Budget Cost (£)
6.5.2	<i>Parapets/Upstand Walls - Tower</i>	
	It is recommended that pinnacles are checked and tested by a steeplejack to assess their ongoing structural integrity.	01,500.00
6.6.1	<i>Parapets/Upstand Walls - C15 Vestry</i>	
	Assess, carry out repointing of parapet in a soft lime mortar.	02,000.00
8.1.2	<i>Doors – South Entrance Door</i>	
	Carry out refurbishment of internal entrance door.	00,500.00
8.4.1	<i>Doors – C20 Vestry</i>	
	Carry out refurbishment of vestry door.	00,500.00
9.1.3	<i>Windows</i>	
	Carry out IAG recommendations listed as 'Phase Two' within the report.	IAG
10.1.1	<i>Tower – Ringing Chamber</i>	10,000.00
	Carry out plasterwork repairs and redecoration.	
10.2.1	<i>Tower – Clock Chamber</i>	Incl. 10.1.1
	Carry out plasterwork repairs and redecoration.	
13.1.5	<i>North Transept</i>	
	It is recommended to carry out a professional clean of the carpet coverings.	02,000.00
19.1.1	<i>Chancel Reredos</i>	
	It is recommended to commission a condition report by an ICON registered conservator, highlighting repair/maintenance suggestions.	01,500.00
38.1.1	<i>Boundary Walls, Lychgates & Fencing</i>	
	It is recommended to carry out patch repointing in a soft lime: sand mortar by a local and experienced masonry contractor.	08,500.00
38.2.1	<i>Boundary Walls, Lychgates & Fencing – C18 Arch</i>	
	It is recommended to carry out patch repointing in a soft lime: sand mortar by a local and experienced masonry contractor.	Incl. 38.1.1

R4

A desirable improvement with no timescale.

QI Ref.	Recommendations	Budget Cost (£)
14.1.2	<i>South Transept</i>	
	It is desirable to commission a condition report concerning the Bernard Gilpin Tomb, knight effigies and ledger stones, by an ICON registered conservator.	04,500.00

This concludes the Quinquennial Inspection Report of the Church of St. Michael & All Angels, The Broadway, Houghton-le-Spring, Sunderland.

A handwritten signature in black ink, reading 'M Atkinson'.

MICHAEL ATKINSON RIBA AABC

Michael Atkinson Architecture + Heritage

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