



**QUINQUENNIAL INSPECTION REPORT
OF
JARROW, ST. PAUL**

**DIOCESE OF DURHAM
ARCHDEACONRY OF SUNDERLAND
DEANERY OF JARROW**

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

QUINQUENNIAL INSPECTION AND REPORT

December 2020

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REPORT ON THE 2020 QUINQUENNIAL INSPECTION

1.0 INTRODUCTION



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This document is in two parts:

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

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

Date of inspection and weather conditions: 18th June 2020. Dry and overcast.

Date of report: December 2020

Report prepared by: *David S Beaumont* RIBA AABC

2.0 LOCATION AND SITE

Address: St. Paul, Church Bank, Jarrow, NE32 3DZ



Location:

Within the conservation area of Jarrow and the county of Tyne and Wear in the district of South Tyneside. A distance E from the modern town, on a low ridge between the S bank of the river Tyne and its tributary, the river Don. It is part of the monastery site in the care of English Heritage. Jarrow Hall: Anglo-Saxon Farm, Village, and Bede Museum (the former Bed's World) is close by.

National Grid Reference: NZ 338 652

3.0 CHURCH AND LISTING DESCRIPTION

Description:

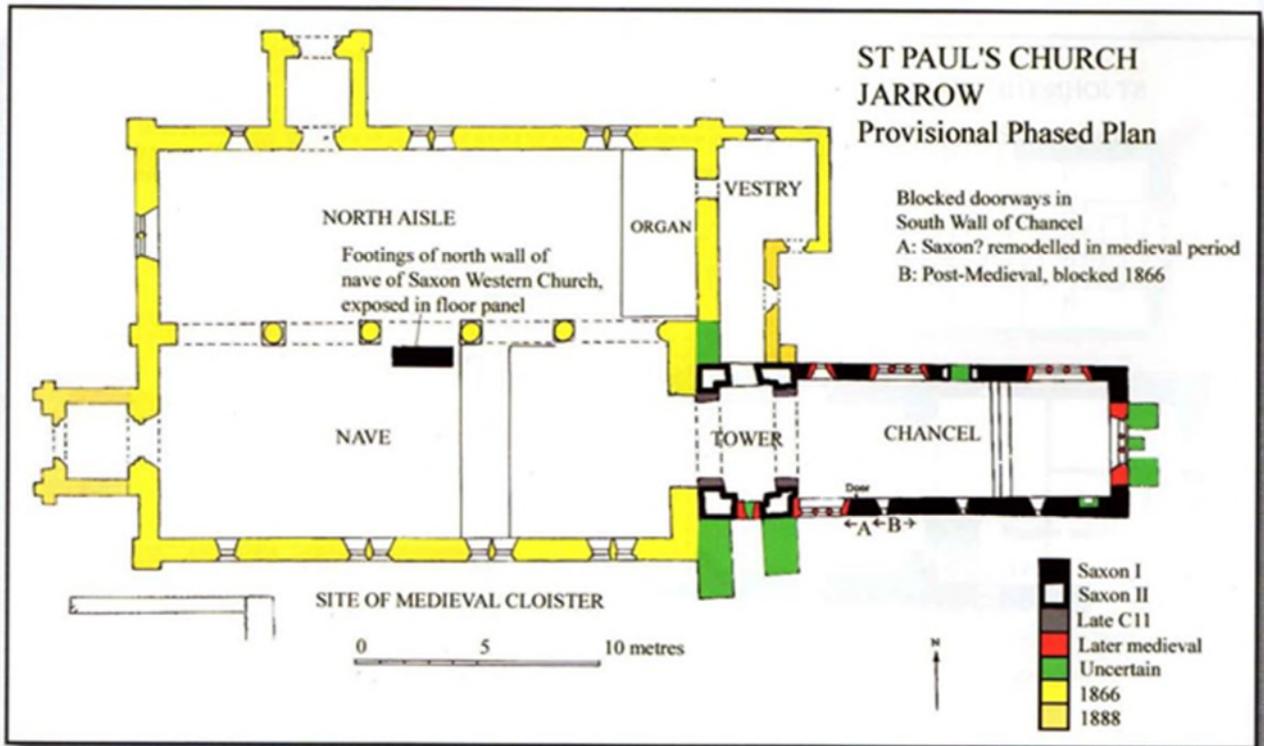
The church was at the centre of the monastery founded by Benedict Biscop on land given by King Egfrith of Northumbria in 681. It is part of the twin monastery site of St Peter, Monkwearmouth (which Biscop founded seven years earlier in 674). It thrived during the C7th and C8th.

Bede, the author of the 'Ecclesiastical History of the English Nation', was born in the territory of the monastery and who lived and died here in 735. His bones are in the Galilee Chapel at Durham Cathedral. Sacked by the Vikings 793-5. The monastery was refounded in 1074 by Aldwine, Prior of Winchcombe Abbey in Gloucester, as a Benedictine cell of Durham. At the Dissolution, it became a Parish Church.



Its medieval remains are standing to the south of the church and they are in the care of English Heritage. It had two church buildings: the western, dedicated in 685, whose foundations are visible, via floor viewing window in the present nave: and the eastern, which the present chancel, and of Bede's time.

The tower was probably begun in the C9th and completed in the C12. The western church was demolished and rebuilt in 1783 and rebuilt again in 1866 by Sir George Gilbert Scott in a C19th Gothic revival lancet style-common at the time and somewhat unsympathetic to the medieval work. The west porch was added in 1888 in similar style.



Sources: *Historic Churches of County Durham*, Peter Ryder. Church pamphlet and previous QI report by Christopher Downs.

Listing Description:

Church of St Paul. (formerly listed as 1/84 (St Paul's Church)

18.1.49

Grade I

Parish Church, formerly two separate churches, part of the monastery of St Paul.

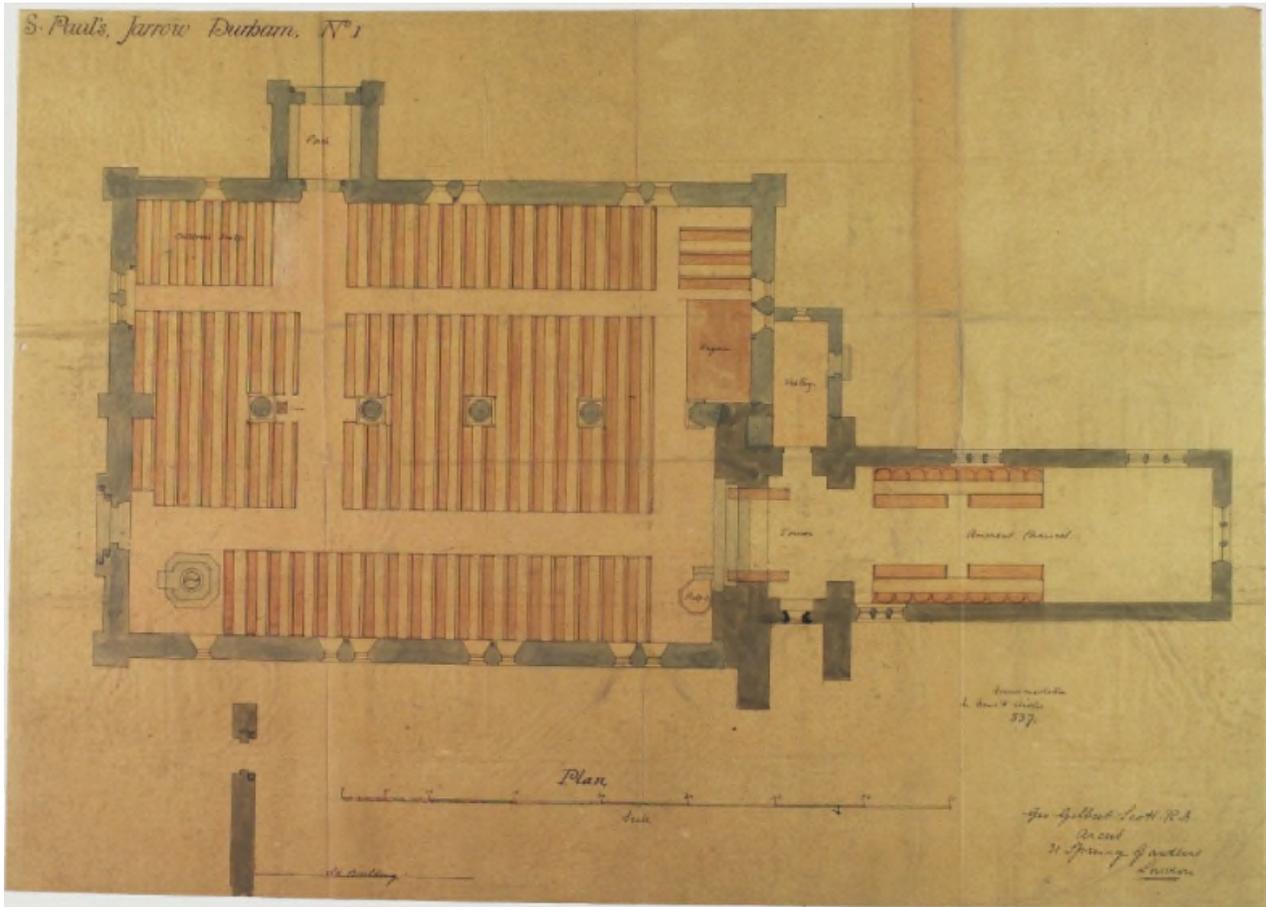
Foundation 681-2 with gift by King Ecgrith to Benedict Biscop, Abbot of Wearmouth; 685 dedication stone of basilica resited in nave over arch to tower.

Eastern Saxon church is present chancel; tower Norman but may incorporate Saxon fabric; former basilica, is present nave, rebuilt 1782. 1866 alterations and additions of large north aisle and north porch by George Gilbert Scott; 1972 restoration.

Nave of snecked sandstone with plinth; tower and chancel of coursed sandstone blocks, some of which are re-used Roman stones. Roofs: graduated Cumbrian slates on nave, lead on chancel; flat stone gable copings. Nave, north aisle and west and north porches; tower joining nave and chancel; chancel has vestry on north-west.

Interior: 5 bays to aisle arcade; groined vault to tower at 1st floor; part of foundations of north wall of basilica exposed under glass in the nave. In the north porch are sculptures and balusters from the earlier building. East window by L C Evetts.

Sources include: R Cramp Archaeological Journal vol CXXXIII 1976, 220-228, 'Jarrow Church'; HM and J Taylor Anglo-Saxon Architecture (1965) vol. I, 338-349.



Plan of 1866-1867 signed by Scott from Lambeth Palace Library. Note hand marked south window at ground floor of tower- that is now infilled with stonework- perhaps intended as a doorway?

CHURCH LISTING - Grade I

4.0 PREVIOUS INSPECTIONS

This is the author's second inspection.

5.0 SCOPE OF REPORT

- 1 This report is made from a visual inspection from ground level. The tower and boiler house were also inspected. Drainage was inspected from ground level only. No testing of the drainage installation has been undertaken. The report is restricted to the general condition of the building and its defects. The tower was assessed in 2017 by ourselves and Structural and Civil Consultants Engineers. Some of the comments in the text refer to that report, as do some of the tower high level images used in this report. For a fuller picture of the tower see their January 2018 report.

6.0 REPORT SUMMARY

Structural Condition:

The tower is of principal interest here in that it is ancient and has been much modified. It had an inspection by us and Structural and Civil Engineers in 2017 as a consequence of the last QI which advised, as had the previous QI by Chris Downs that there would be a need for repairs, and that was borne out by the engineer's report.

The recommendation was to introduce additional tie rods, repair the existing ones and put in some bed reinforcement whilst removing the steel plates in stone bed joints. Because three things are happening: 1- the backs of the tie rod pattresses are rusting and expanding and pushing stones around them INWARDS; 2- the tie rods (which look to have been installed in two phases) aren't managing the window arch spreading at the deafening chamber (second floor level) and are pushing out the sw corner at mid-level and 3- the strips of metal embedded in the stone courses are rusting and expanding and so are jacking up the stonework in various locations (there seems to be no pattern to their placement).

Since the last inspection the fundamental defects still remain and it that there is a little more opening up of the S W corner, midway up the tower, adjacent to the south window. It could be that a limited piece of work could be done here, just repointing and to use the repointing as a crack indicator to judge future movement but that does not remedy the underlying defects. With scaffold up to do just that one begins to think that perhaps the opportunity should be taken for other (once in a generation) works and if so, we would then recommend all the proposed structural repairs and also repointing the tower (and resetting the parapet gutters to fall better).

We reported in 2018 that it was hard to suggest a figure without further technical development but that you should budget for c.£85 - 145,000 ex vat and fees for the full scope of work above. Perhaps just a bit of scaffold and a repoint of the sw crack would be - say, £25,000. Christopher Downs also produced a repair specification following engineer review for the sw corner in June 2011 which received the support of Historic England. Did it ever go out to tender?



Inside, the condition of the tower arches into the nave and chancel are ok, there is some slight movement showing on the nave side of the tower arch, to the right hand buttress on the S side that has been seen before, I don't think there is much change to it. There's a little more cracking to the south window in the deafening chamber suggesting the arch spread the engineer suggested was happening. It's only hairline- but it is there.

At the chancel, there is a really minor crack (perhaps 1mm), inside and out, midway along the N wall above where the door has been blocked in. I don't think that has been picked up before. It is exacerbated by the fact that the chancel has been repointed in cement ribbon pointing and this is brittle and it has snapped. There is no major opening up here, more a minor easing and flexing of the structure which has just snapped that brittle cement. Admittedly there is, on the outside up at high level, directly above the N door and the window above it, a crack at the eaves corbel and might it be that there is some dormant roof spread in the middle of the wall causing that upper level crack? However, the diagnosis isn't really easy to make and so, as there's nothing much here, it should just be monitored.

Roofs:

The general condition of the roofs is good to fair, fair being the condition of the inboard slopes of the nave and aisle but that inboard slopes, the vestry and porches all require some patch repairs. There are areas of flashing that have been replaced with lead substitute particularly at the vestry which are acceptable but they are looking a bit tawdry.

Rainwater Goods:

They all need cleaning out. Gutters to the chancel are leaking and my suspicion is that when looked at a close quarters they will want replacing (they don't match each other- the south is half round- the north is ogee moulded).

Elsewhere the gutters and downpipes, being cast iron, are generally fine, they lead to, in some cases gulleys, other times they discharge to the ground. Some of the gulleys are blocked. Might Scott have put in drainage when he carried out the restoration works in 1866? Possibly only on the northern side, opposite to the monastery. Because on the monastery side, the downpipes just discharge to the ground. The assumption here being that the archaeological impact of underground drainage would be too big and so never installed. A review of the record drawings would be interesting to know what he did.



Walls:

The walls are in good condition, whilst they have hard cement pointing, the stones are in good order, there's the odd stone that might need some attention in maybe 10-15 years but at the moment there doesn't appear to need any stone replacement. The W porch, which was built in 1888, in similar style to Scott's earlier N porch, is suffering from cement pointing at the arch mouldings and is breaking them, and this will only get worse in time. It would be wise to consider some conservation repair works in the future. A conservator's report would be wanted first before any works are carried out. Was this designed by Scott?

Externals:



The churchyard is closed and under the care of the Local Authority, the boundary walls to the N are suffering from three trees close to the boundary which are bursting the walls and this has been advised to the LA. There

are quite a significant amount of mature trees on the site, it would be interesting to know if these are covered by tree preservation orders and if the Local Authority are managing them well. There must be a shared responsibility between English Heritage and the Local Authority, as the walls wrap around the southern part of the site, enclosing the monastery area, these are breaking up in places, it will be worthwhile the PCC understanding if the repair obligations are English Heritage's or the Local Authority.

Entrance gates on the W side are good but the piers are cracking because of iron expansion of the hinges and this should be attended to, as this is the public entrance to the site, and it is important that it doesn't appear run down. The sign board adjacent to it looks a little tired now. The east boundary is overgrown and part of the cottage property and this is beginning to look run down. BBA have independently reported on the cottage in the recent past.

The north entrance piers are in need of attention as the top courses have moved. It would be wise for the LA to use quality stonemasons for the gateway repairs.

Inside:



The church is very well presented, it is light and airy. It has an important display of historical stonework. It benefits from a shop but there are no w.c. facilities or servery.

Condensation remains on the viewing glass to the early foundations in the nave. The heating system is just about adequate (it has a new boiler but old circuit). The lighting level is poor. The glory of the church is the ancient chancel and it is kept very well and it really looks the part.

7.0 CONDITION AND RECOMMENDATIONS

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

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

A- Work requiring urgent attention, B- Within 1 year, C- Within 2 years, D- Within 5 Years, E- A possible improvement or item to note, M- Routine Maintenance or monitor/watching brief

7.1 SERVICES

The log book was up to date and recorded the work done, including routine testing.

- **Water:** There is a supply to the vestry sink which comes from the cottage in the N E corner of the site.

Recommendation: None.

- **Foul drainage:** None.

Recommendation: None.

- **Surface water drainage:** Discharges to the ground on the S side and is to gulleys on the N and W. It is unknown if this is to a drainage system or to soakaways.

Recommendation: None.

- B Lightning conductor:** The system has a rod at the south east corner of the tower fixed to the south wall at high level. The tape winds round the tower anti clockwise to the north elevation where it drops to ground at the junction of the tower and vestry. The stolen tape at the base has been replaced and has now galvanised protection and it looks a little untidy but it is at least protecting the building. The date of the guard fitting is unknown and there has been a test but there is no certificate available in the log book.

Recommendation: Establish date of test and put certificate in the log book.

- B Electricity:** Rewired in 1992. The system has many cabinets in the vestry corridor, all labelled and appearing in good order. Tested in 2011 but no certificate available and it is believed that it has been tested since then but the

date and the test certificate were unavailable at the inspection. At the junction of the tower and chancel N wall there have been cables that have been clipped in the past and cut and this needs attending to.

Recommendation: Establish date of last test and put the certificate in the log book. Tidy cables outside at tower/chancel junction at north.

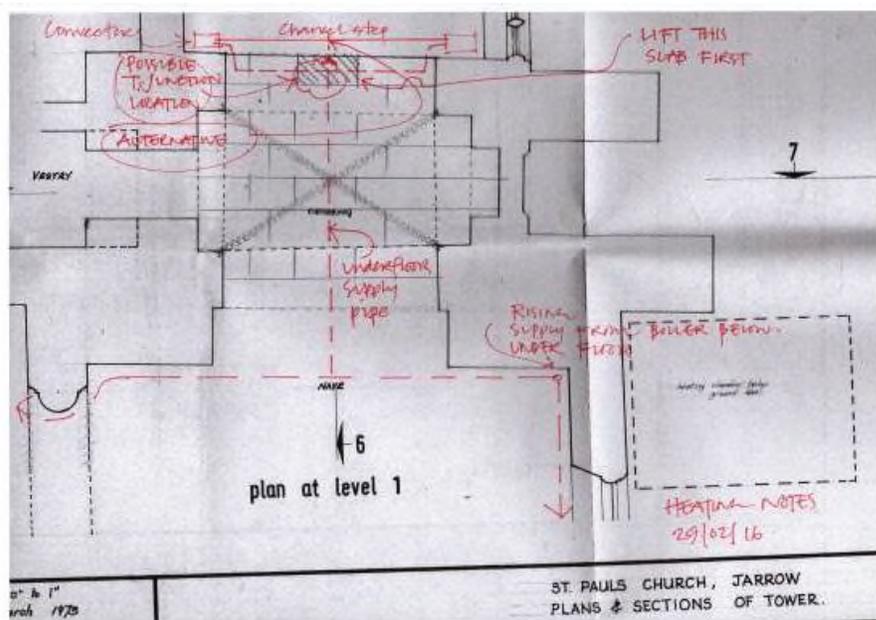
B Lighting: A new system was installed in 1992 and this is mostly tungsten lighting but it does not deliver a really good light level that is required for this church. No date for inspection in the log book.

Recommendation: Establish date of inspection and put the certificate in the log book.

- **Sound system:** Comprises a lectern mic, lapel mic and speaker, it is unknown if there is a loop. **Recommendation:** None.

- **PAT:** Tested in February 2020. **Recommendation:** None.

D Heating: Comprises cast iron radiators and surface pipework, additional fan convectors add to the heating to the nave and chancel. The oil fired boiler was replaced in 2016 along with a new oil tank and grille that is outside in its own hut in the se corner. The existing pipe from the tank to the basement boiler room was validated as being ok and not needing change. There was a water leak at the crossing and this was repaired in 2016 there has been trouble before here and looks to be a recurring maintenance issue).



2016 drawing of investigation at crossing

The system just about delivers adequate heating, it is only fired up for services and it is worth considering at running this at 13° during the heating season to see whether economies can be made and to improve the ambient temperature. The test certificate wasn't in the log book.

Recommendation: Put test certificate into the log book.

- D Bells:** There are two bells hung in a steel frame in the tower, they have been previously identified as of an early date, one with medieval inscriptions and the other of a metal shape. The metal parts of the frame and fittings are rusting, guessing that these are at the date of the Victorian re-build by Scott. There is evidence that there is still a bit of primer on parts of the iron work suggesting that the parts that are built in to the wall which are surround by concrete are still primed, there doesn't appear to be an expansion of rust.



Incidentally the older oak frame timbers are still retained within the tower. I wonder how old the timber is. Might this be converted into fundraising furniture or objects?

Recommendation: Clean down rust and paint with inhibiting paint.

- D Organ:** 1911 by JJ Binns. Grade II. Major overhaul by Harrison and Harrison 1997. The blower was resited from the pit under the vestry floor to within the organ enclosure. It is tuned regularly and plays well though there isn't any record of any inspections in the log book.

Recommendation: Carry out inspections as required.

- D Rainwater goods:** There is no arrangement in place to inspect the rainwater goods and that is evident from the fact that nothing has been done to them since the last QI.

Recommendation: Put into place a management structure to have their rainwater goods inspected regularly in November and June.

7.2 GENERAL

- Churchyard:



It is closed and the responsibility lies with Sunderland City Council. There are no standing gravestones, they have all been laid flat. Within the site are mature trees and it is unsure if these are covered by a tree preservation order.

There are three trees threatening the N boundary wall as the graveyard is higher than the external ground levels, those three trees were inspected by the Local Authority in January 2020 and the PCC have yet to be advised what their fate is.

There are repairs needed to the N boundary wall where the trees are pushing the wall, and the gate piers that have moved tops, the W is in good condition apart from one of the gate piers which has rusting iron breaking the stonework. The junction down to the S wall where it turns into brickwork is breaking up a bit and is this the responsibility of Historic England? The W wall is mostly covered with ivy and no easy to inspect but it looks ok.

Recommendation: see inspection section

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

Recommendation: None.

- **Wheelchair access:** Wheelchair users are dropped off at the W highway and this is level to the W porch. There are steps up to the low altar position and also a step at the chancel and at the communion rail. The open plan layout provides for an open space and the space flows well between the nave and the arcade to the N aisle.

Wheelchair users generally go to the front of the nave or are in the N aisle facing S.

Recommendation: None.

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

Fire extinguishers noted:

Chancel – 3ltr water

Tower crossing – 3ltr water

Vestry corridor – 2kg C^o2

Nave crossing – 2kg carbon dioxide

Nave west end – 2ltr water

Boiler house – 2kg powder

The inspection was due in March 2020 but was suspended due to lockdown.

Recommendation: Carry out the annual test.

- **H & S policy:** Has been produced and is regularly updated.

Recommendation: None.

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

Recommendation: None.

D Asbestos: In 2016 a report was carried out and none was found. There isn't an asbestos register.

Recommendation: *The PCC to create an Asbestos Register.*

- **Bats:** None reported.

Recommendation: None.

- **Security:** There is a security alarm system in place and that has been regularly serviced.

Recommendation: None.

D Telephone: There is a telephone line into the vestry and the cable externally is precarious and not clipped back adequately, there has been a fault previous reported but repaired.

Recommendation: Repair cable.

7.3 WORK SINCE LAST INSPECTION

2016 –Boiler replaced. Heating pipes under crossing repaired. Oil tank replaced. Grill to oil tank room replaced and pump added.

2018 –Inspection of tower with engineer recommendations.

2020 –Tower access platform renewed.

7.4 FABRIC INSPECTION

7.4.1 TOWER

C Tower Roof:



Lead covered with a parapet gutter all the way round, its ponding on the N W side. Outlet on the S E side looks ok but silted up and should be cleaned out.

The lead covering is sound, solid timber battens and lead rolls. There is a ridge fixing nail showing and that could do with a patch over it. The hatch is copper but on rather rusty hinges these need attending to. Glass fibre pole that is rocking and it has a poor copper apron flashing trying to shield the lower lead welded joint and that is cracked and will be leaking. There needs to be a grab handle at the hatch exit.

It has a very low coping, perilously dangerous in fact. The stones look alright but they have been silconed in that past that is beginning to wear away, as reported last time. The flashings are ok but interestingly it looks as if the plastic pointing has shrunk back and so it doesn't need attention now but it's not perfect but it will do for the moment. Really it all needs redoing in lime if there are other repair works to the tower that come in the future.



There is one cracked flashing on the W side but it doesn't really need anything doing at the moment.

Recommendation: remove silt from outlets, patch ridge nail, ease hatch hinges, provide grab rail, repair pole flashing and pole fixing down, repoint flashings. Reset fall of gutter when next carrying out significant repair works to the tower.



C Belfry:



- **Ceiling** – Roof timbers are ok, no water penetration through the leadwork. Timber a bit gnarled but to be expected.
- **Walls** – The walls comprise large stones with belfry openings. General walling is ok. The balusters are wasting at their joints but they look sound enough, there is a bit chipped off at the S W and the N but I think they will do for the present,
- **Floor** – Lead covered, no obvious route out for any rainwater that might come in, it is seemingly settling on the floor and water has come in here because it is a bit damp. There is a build-up of gravel and dust that needs to be removed along with a few dead birds. There is a large central light mounted on the floor with boxing we don't know that it works.
- **General** – There is also an ABT alarm here for the roof, The roof hatch covering is breaking up now and the perimeter frame of it is broken it needs replacing, there needs to be a grab handle at the top of the stair.
The glass fibre pole terminates at this level and it is a bit wobbly, it is secure enough, it will rattle in the wind and it all breaks apart in the end.



There is a large central floor beam with rusting bolt fixings some of the nuts have gone on it so we need to know what job it is doing on the ceiling below, it is beginning to break-up now and is a bit green in places with some rot on it.

The belfry openings are covered by mesh and that is clearly not effective as there have been birds getting in here, they seem to be broken mostly at the bottom part and they all need fixing back.



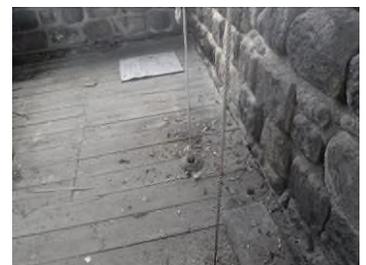
There is a rusting metal bell frame carrying two bells which are tolled, the bell frame goes into concrete pads and these look sound. There is evidence of it having been primed and painted in the past therefore the buried part should still have its priming on and so it shouldn't expand, one would hope.

There is a downpipe in the S E corner it's got runs on it suggesting it is blocked.

The access stair up to the roof is sturdy but has a bit of damp to it, don't think it has got a problem just yet but in the S E corner there is a bit of a ponding and there is some dirt and one of the strings is sat in that dirt so it is just getting wetter and wetter over time, it needs a proper sweep out in here.

Recommendation: sweep up floor, investigate if the floor drains water out, check light works, replace hatch, provide grab rail, ensure bird mesh is effective, prime the bell frame, check bell operation, unblock the downpipe, check stair foot is ok

C Deafening Chamber:



- **Ceiling** – There is no explanation for that central beam that is in the floor above. The ceiling is beamed with boarding and the S E corner beam is effected by water, there is also water on the floor directly below it, that is where it is ponding on the lead above, that beam plus the central beam looks as if it has got poor joist bearing.
- **Walls** – The walls are all ok, the same as the last inspection. This room has the two levels of tie rodding in it- up at ceiling and at floor level and it's all as before.
- **Floor** – The floor has a bell hatch with loose floorboards in, there is also a piece of plywood that is screwed over part of the floor but you can't tell what that is, maybe we will know underneath it. The wall cracking is unchanged since the last inspection.
- **Windows** – The windows have diamond leaded glazing. Is this a more modern edition because there is what looks like old bird droppings on the tie bars, so perhaps these were infilled in later years? It has polycarbonate and this is breaking down, the joints are breaking down on the S side they are very cobwebby and they really need a clean down to be inspected further. There is something odd about the position and design of the central baluster in the arch- it isn't in the middle of the wall- it's towards the inside, and the capital outside is cantilevered to catch the arch.



- **General** – In the S W corner just below the window cill we have got a crack running through the joint just above the tie rod this is reflected on the masonry on the outside, there is also a shear crack on the corner of the S W window jamb as it joins on to the cill. Also on the N as well as the S. The S cill seems to be the most affected. It's obvious that this is the weak corner on the tower and that this needs repair. The structural engineer report recommends this as well and makes further recommendations for additional measures. The scope of the repair requires review.

Recommendation: clean down the glass and inspect, review repair options to the cracked corner

D

Platform Stage:



- **Ceiling** – The ceiling is beamed and boarded and is structurally sound. It has had water penetration in the past thus reinforcing the fact that the windows in the stage above used to be open. There is a pair of high level tie rods running N to S, these are painted, unlike the ones above it which are not. There is a lower tie rod of a bigger section and different pattern, unpainted on the E side running N to S. So does that suggest that there were two phases of tie rodding?
- **Walls** – The walls are in good condition, arches are all sound.
- **Floor** – The floor has quite a slope to it running high at the south and low to the N.
I see that the floor has a drainage hole on the N side I wonder therefore if the ceiling is a later introduction and that this actually used to be a double height space?
- **General** – Dirty glazing needs sweeping up.
There is some old historical timbers in here, one is an old timber headstock so it seems very likely that these are the timbers from the old oak bell frame, so what historical worth have they? And when was the steel frame put in?

The stair up to the deafening chamber is good but again there is no grab handle which is necessary.

Recommendation: provide grab handle, review what to do with the bell frame timbers.

- **Tower Crossing:**



- **Ceiling** – The crossing comprises stone ribs and stone vaulting. The ribs are twisted slightly, probably due to the weight of the walling added over time and historic ground movement.



West arch

- **Walls** – Arch looks ok, there is one diagonal crack coming from the S buttress radiating upwards which we know of in the past. Suggesting of a crack in the arch on the nave side but not in the stone only in the joints. Hard pointing doesn't help.
- When weighed up with the observations outside it suggests that the S E corner of the tower has had differential settlement. Or other reasons, as there are competing forces acting on the structure due to tie rods



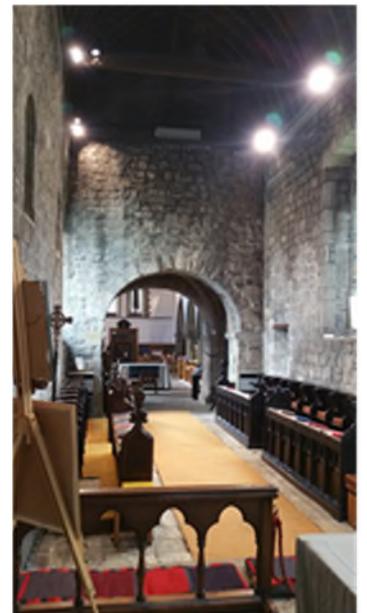
west



west



west



east

and the massive buttresses may be dragging the tower a little but it's not going anywhere.

- East has different masonry in the middle- rebuild to the inner or outer edges?
- **Floor** – ok

Recommendation: none

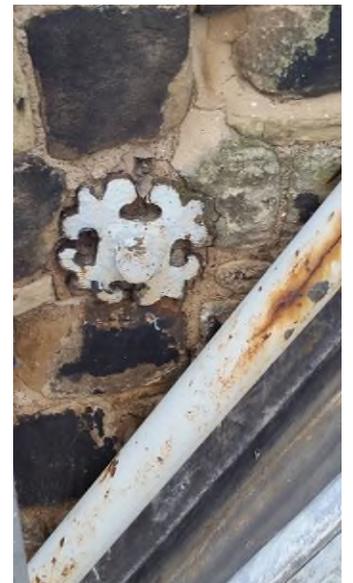


east

TOWER EXTERIOR

- Tower

East Elevation – The buttress back is rusting and pushing the stone inwards. There doesn't even seem to be any metal in the stone beds, that is seen on the south and west elevations.



- **North Elevation** – The down tape comes down on this side, albeit crosses over on the E and comes from the S E corner, there is also another terminal on the N W corner.

This elevation has tie rods showing at two stages, they seem ok, this doesn't really have much in the way of cracking on this side,



There is something odd about the position and design of the central baluster in the twin arch- it isn't in the middle of the wall- it's towards the inside, and the capital outside is cantilevered to catch the arch. The pointing in of the polycarbonate to the windows looks rather ham-fisted.

The bottom patress next to the buttress top is rusting badly.

- **West Elevation** – This has the most serious cracking at the S W corner at the deafening chamber level and in-between the tie rods, the corner is coming apart.



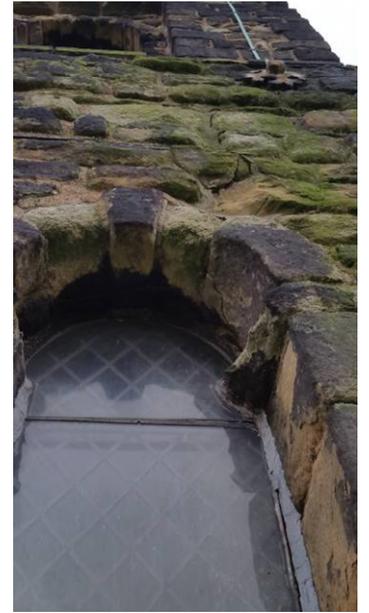
There is also four noticeable bands of bedded metalwork in the stonework that starts from the corbel projection and there are four levels above that, there is also a further crack forming more towards the centre above the apex at the stonework above the top pattern, the belfry stonework and balusters all looks ok above it.

- **South Elevation** –

At the time of the inspection the access platform to the tower was being rebuilt and unable to inspect behind the scaffold sheeting below. The W buttress has a flue coming out of it and seems ok.

The belfry baluster looks ok. Comments for the deafening chamber twin arch opening are the same as the north side.



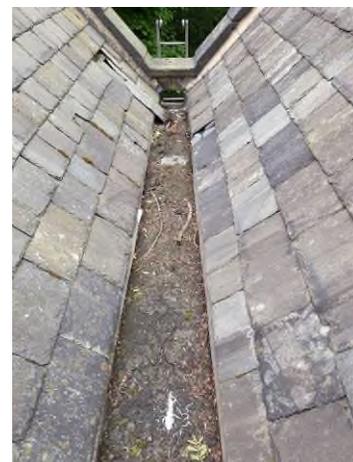


The cracking comes round on to the S W upper parrass there is also a bit by the E parrass, this elevation also has horizontal bands of steel in.

Recommendation: see comments in the summary

7.4.2 ROOF COVERINGS

B Roof general:



The nave was reslated in 2005 with Westmorland to the outer slope and reclaimed to the inner. This was repeated in 2008 to the north aisle. Half of the stone ridges were renewed. Stainless steel box gutter between. Lead flashing thefts in 2009 resulting in lead replacements.

At the W end the slates have been broken by intruders getting into the box gutter, the E end suffers even more badly.

The chancel is a leaded roof of some age now, it has some horizontal cracks. No obvious leaks inside. But is one to watch.

The E and N porches are in Westmoreland, and patchy in places. There is a general low level need for various cracked and slipped slates to be replaced around the job.

Recommendation: procure quotation for general roof maintenance repairs.

M Chancel:



Some patching at the E end in the past, the roof is a bit stained from the copper clips and its age but generally sound. Some horizontal splits identified at last QI but no water penetration obvious inside.

Nave:



Central gutter

Ridge bedding and tiles are all ok, some loose slates. Abutment flashing to tower ok and cement pointed to the rebated water table but looks ok.

North Aisle:

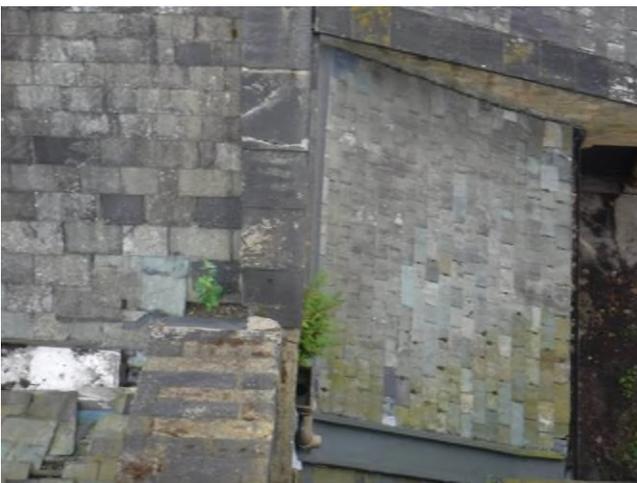


Same as the nave apart from both water tables are cement pointed and are sound. Abutment to the tower at west end slates missing.

South side of north aisle abutment to tower has poor back gutter detail.

Chancel: The inboard areas of the nave and aisle can't be seen from the ground but have been commented on from the roof.

Vestry:





Back gutter clogged and high level planting.

Both of these roofs are patched and not in the best conditions. Their flashings have been lost over time and been replaced by lead alternative which are tearing and looking slightly worn. There are a few slates missing where intruders have tried to get up on to the roofs in the past, some slates slipped as well.

North Porch: Terracotta ridge tile, bedding ok. The flashing to the N aisle is in lead and ok. The flashing to the N gable is by soaker and this has been covered in cement but it is ok, but on the W face the soakers aren't covered in cement they are in place but someone has tried to pull them away and also tried to pull away the lead against the N aisle.

West Porch:

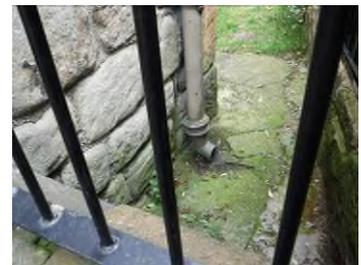


Ridge bedding missing at the abutment to the W nave gable, abutment flashing to the gable is in cement and cracked in places but generally ok, some of the slating cracked as well. It's abutment to the nave wall is in cement and doesn't look very obvious what is there. On the S side there is slate loss and some bad patching in the past.

7.4.3 RAINWATER GOODS

B General:

Rainwater goods are cast iron gutters and downpipes sometimes in different patterns. Same condition as last QI.



Cracked tower pipe



Chancel north backfall



Chancel gutters both sides need replacement and connections to downpipes repaired and refixed. Downpipes are probably ok but should be checked by roofer. Internal tower downpipe at belfry level is blocked.

Vestry gutters are ok and the porches are generally ok.

Recommendation: seek quotation for repairs to system



7.4.4 WALLS

- **General:** There are some repairs that could be carried out but there is a bigger project beckoning in the tower. The comments below are all routine really and they can be put into work in 10-15 years' time.

Recommendation: none

Nave:



South side – Over sailing cornice to hold up the guttering has open joints, some open joints to part of the stonework, cement pointed in various ages, a couple of the plinth stones have lost their face and the bottom part of the wall the pointing is slightly poor but it will all survive.

Four windows, three of which are twin lancets the hood moulds have seen some wear and above them the relieving arches pointing is poor in some instances, some water penetration from the hood moulds because of open jointing and there is delamination of the arch stonework. The cills have been patched in cement and that is breaking up in places. Windows are covered in polycarbonate are a bit dusty and cobwebby but fair. The glass is diaper and some of it is polycarbonate covered of various opacity.

Evidence of earlier damp proof system.



West side – Large feature gable with rebated water tabling, some of the high level stonework beneath the water tabling on the S side is a little worn but that is probably just the pollution been washed away, the walling over all is generally sound. Two twin light lancet with circular light above, permanently pointed in polycarbonate glazing in grey mortar looks poor, the jointing of the

polycarbonate is breaking down. The stonework of the windows is all ok. Buttress between that and the N aisle is a little worn at high level but satisfactory.

North Aisle:

West side - this is a smaller version of the N aisle window where the three forms are all joined into one, they look ok, just some water wearing away of the pollution up at the upper levels but all sound as is the buttress on the corner.

North side – Some open joints to the gutter support corbel, the walling itself is all sound. Same design of windows as the aisle on the S.



This has more modern over glazing in polycarbonate- more see through. But there are some cobwebs, behind this is pictorial glass. Some wear to the ashlar losing its crust slightly but not really problematic. Arches are in better condition on this side.

East side – Gable above the vestry's water table looks ok, the walling itself is alright apart from slight erosion to the N side above to the right of the windows. Twin light lancets, hoodmould is ok, generally alright, the ceiling of one of the lancet cills on the S side doesn't look right, large horizontal joint perhaps from cabling close to where the hopper outlet is, where there is some greenery.



Chancel:



North side – There is a minor crack in the middle of the walling above the single lancet up at high level, there is some cracking inside at low level to the blocked in N door, so I wonder if there is something going on here, the crack doesn't descend down to the ground. However, it's not an issue, just something to keep an eye on.

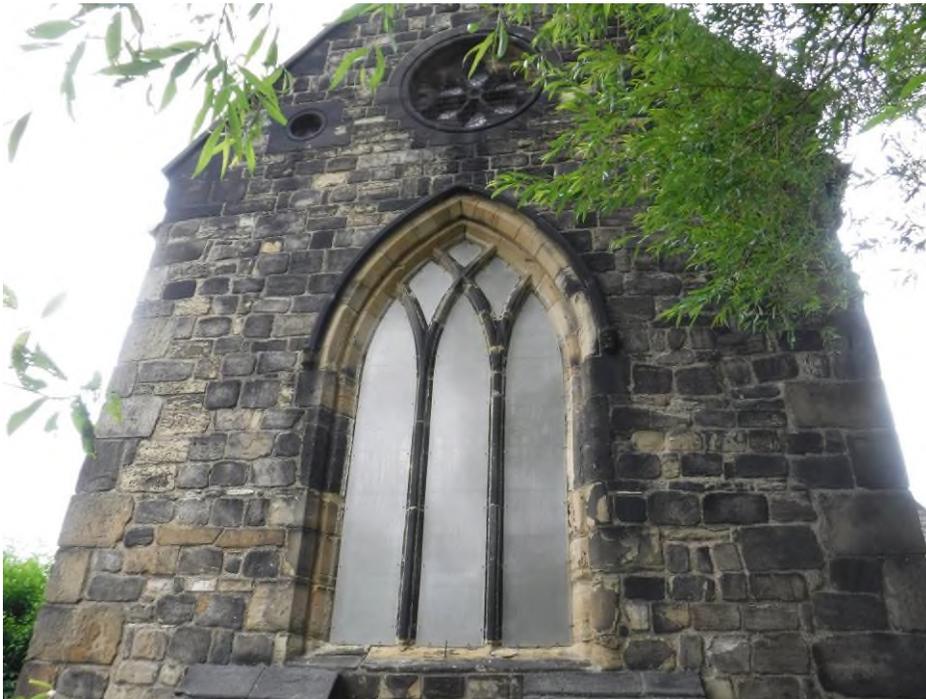
The walling is generally sound, there are four windows, from left to right;



- 1) Wide tracery three light, no hoodmould to this. Slight wear to the upper parts and possibly a crack to the inner crossing transom but seems ok.
- 2) Narrow, vertical window with pictorial glass has lost a little bit of pointing to the apex. Below that blocked in N doorway is all sound.
- 3) Square shaped three light with circular tops, slight erosion to the frame at the top, seemingly sound, quite slender.
These three windows have aged polycarbonate to them.
- 4) Small window with some wear to the arch stone this has a new combination metal guarding and polycarbonate cover.
Below that a piece of metal in the wall, above it is a big horizontal piece of steel and you can see how it is jacking to the left hand side, to the right of this window is the down tape which all looks very scruffy and various bits of cable that have been cut and that needs to be tidied up.

Recommendation: include removing the north chancel embedded steel as part of the tower repair works

- **West side –**



Cross looks ok as does the water table. The general walling is ok, at low level are two massive buttresses and a mini one in between.

Large central wide tracery three light with some erosion to the bottom of the mullions and cill. The arch dressings are ok. The label stop on the S side is badly eroded. Hoodmould looks ok, above that is a large circular window with three small porthole style windows around it, the big circular has rusting metal mesh covering it as do the little portholes.

South side – Walling is all generally sound, it has three small window openings. The fourth is the large three light wire tracery which has open joints at the cill. The polycarbonate over most of it is very grey.

D Vestry:



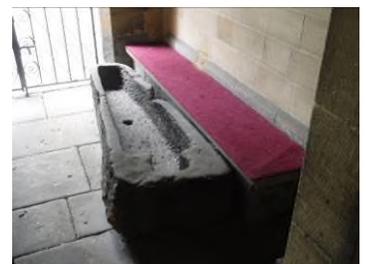
Unused door- decoration pretty poor. Stonework generally ok, there is a snapped stone probably at a hinged location. The projecting vestry door is unused, the handle is missing and painted in-situ rather roughly.

The stonework could do with a bit of dusting off but it is sound enough, it is rather a forgotten corner here. Should it be fenced off or might that make it worse?

The N side has a pair of single lancets together with slight wear to the stonework but nothing troublesome the windows are guarded with clear polycarbonate behind that. Sandwiched in between it are some rusting metal security bars, suggesting of cracking at high level to the abutment to the buttress, is it moving fractionally if it is as its only 1mm.

Recommendation: update doors and ironmongery decoration.

North Porch: Original to Scott's design.



Some light loss of the surface crust to the ashlar buttresses but ok.



Internally- Open rafter ceiling. Walling is ashlar and okay. The North wall has some open joints at the dressings. The aisle entrance stonework is good, although it has bird marking. The moulded archway to the nave has some open joints to it. The door is in good condition.



Recommendation: none

West Porch: An addition 22 years after the church was built. Likely added to protect the Nave from draughts and a possible internal reordering (the font was on the right as you went in but is now towards the east end of the nave).



Bit of graffiti on the N wall some open joints on the S side. Couple of open joints on the buttresses.



The W doorway has been heavily repaired in cement mortar and this has led to the breakdown of the stonework at the joints, it is such a shame because it has become a mess. It has affected all of the arch and the jamb stonework. More

damage can be done in removing the cement. It really needs a conservator report or experienced stonemason to report on remedial proposals. The nook shafts are ok apart from a loss of surface on one them. The ground feels a little bit too high for their bases. Perhaps that has ironed out a step, perhaps they brought the tarmac level up a bit higher to do that. Door within it is fine.

Inside- Open timber roof. The walling is all ashlar apart from the W. There is spalling to the stonework on all porch sides apart from the W gable of the nave. Internal gable keystone has dropped- as seen at last QI) suggesting eaves spread although this is not obvious on the outside. The flooring is concrete with a 3mm crack at the church entrance.

Recommendation: procure remedial report on stonework



7.4.5 EXTERNALS

General:



The church has a closed graveyard in the care of the Local Authority. It is grassed with mature trees. It has stone boundary walls and gates to the entrances at the W and W. Whilst in mostly good condition, there are areas of cracking and open joints to walling and gate piers. There are quite a significant amount of mature trees on the site, it would be interesting to know if these are covered by tree preservation orders and if the Local Authority are managing them well. There are some trees affecting the north side - that are expected to be remedied in 2021.

East Side



Boundary not easily discernible. Part of it forms the boundary wall of the cottage. Looking rather run down now.

Southside

Is there a shared responsibility between English Heritage and the Local Authority? As the walls wrap around the southern part of the site, enclosing the monastery area, these are breaking up in places, it will be worthwhile the PCC understanding if the repair obligations are English Heritage's or the Local Authority.



Brick erosion at sw corner

Westside



Entrance gates on the N side are good but the piers are cracking because of iron expansion of the hinges and this should be attended to. It is the principal public entrance to the site, and it is important that it doesn't appear run down. The sign board adjacent to it looks a little tired now.



Northside



Wall is suffering from three trees close to the boundary which are bursting the walls and this has been advised to the Local Authority who are responsible for repair. Works are planned for 2021. North gate pier top courses have moved and require repair.

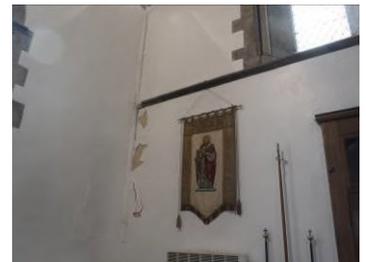


7.4.6 INTERIOR

D Nave and Aisle:



- **Ceiling** – The nave and aisle roofs are open and formed of five bays by trusses, with a lower ridge, scissor beams and strutting up to a higher ridge. The rafters are infilled with boarding and some of the joints can be seen. But all ok.
Former leak at the E end of the box gutter that's shared between the nave and aisle needs decorating.



- **Walls** – The walls are painted white. There has been plaster loss in the past but only the skim coat and this has been decorated over recently.



S W corner of nave, just below mid-level, damp or paint coming away. At the S W side of the nave there is a dropped arch at the window. Arcade all looks fine.

- **Floor** – The flooring throughout the church is sandstone paving and there are some open joints, particularly to the trafficked areas. The glazed in floor panel allows a view of the lit C 7th foundations of the north wall of the nave of the Saxon western church. It has condensation on the underside obscuring the view.
- **Windows** – The windows within the nave and aisle are all in good condition, although there is some erosion to the cills of a couple of them on the S side.

Recommendation: partial redecorate walls, repoint open joints and bed down loose slabs in flooring, repair floor viewing panel

Nave Rear Area

Formed behind the shop at the west end of the aisle. Contains shelving and storage for many items. It is beginning to feel full. Loose slab by rad at north door.

D Chancel:



- **Ceiling** – curved rafter roof supported by large principal beam trusses.
- **Walls** – Exposed stonework that received a repaint in cement pointing with surface ribbon decoration. Little can be done other than keep the external pointing in lime to let the wall breathe as best as possible. The alternative is to remove it, repaint in lime and then limewash it. There are other more pressing issues to contend with.
Crack at the N door commented on in the external section, otherwise everything else is ok.
- **Floor** – Couple of open joints at the sanctuary steps and sinking paving slabs adjacent to the floor memorial in the chancel, where the older paving is eroded and deteriorating.
- The previous QIs identifies heating pipes beneath the chancel floor and that this area is of interest to archaeologists. There has been a geo physical or ground penetrating radar survey by Professor Sam Turner of Newcastle University who suggests that there may be a crypt.
- The previous report's recommendations were to probably abandon removal of the pipes and patch the flooring where required for safety.

Recommendation: repair flooring

Tower Crossing: see tower section above

D Vestry and corridor:



- **Ceiling** – The board panelling at the first aid kit could be redecorated. Some ceiling paint peeling.
- **Walls** – painted plaster. Some coming away at corridor water tank. Historical water staining. Vestry wall decoration is good
- **Floor** – The floor is squeaking slightly by the doorway.
- **General** – It has multiple cupboards and these are containing garments, pamphlets, booklets etc. They also house the distribution board and electrical cabinets. There is also further electrical works above the entrance into the vestry and within the cupboard to the left-hand side of it.
- Has a sink and hot water heater.

Recommendation: repair floor and redecorate

E Organ Chamber:



The arcade wall has had water ingress in the past and flaking plaster - from leaking valley gutter at the E end between the nave and aisle. This has since

been repaired. The room is full of organ so it's not really possible to tell what wall and ceiling condition is like.

Recommendation: investigate wall and ceiling condition in time.

Windows, Doors, External Joinery And Ironwork:

Saxon stained glass excavated and reinstated in the south chancel at high level.

C19th and C20th pictorial glass in north aisle and chancel.

East window by Leonard Evetts.

Chancel north wall by John Piper.

All appear in good condition. They are protected by polycarbonate sheeting externally. Attempts to remove the last of previous external sealing in some areas has been unsuccessful.

See Terrier and Inventory for description of artefacts.

Including:

Saxon Cross within aisle exhibition

Saxon Dedication Stone inset in the chancel arch

Saxon glass within the middle chancel window

Saxon Aumbry

Chair, venerated as Bede's

Late C15th Choir stalls

Bishops Chair

Stone octagonal bowl font

Recommendation: Exposed eaves timberwork should be redecorated when the gutters are repaired. The basement railings require redecoration.



D Boiler House:



Brick vault ceiling with render coming away and the walls are also brick and somewhat sooty. Floor is on two levels in concrete and the room contains various bits of stonework and lumber and could do with a clear out. Contains a Harrier GTS boiler new in 2106 utilising the existing oil feed pipe that runs under the Monastery site from the remote oil tank. Metal door in frame jambs in the opening rusted a bit and needs easing. The retaining brickwork walls are ok, steps are a bit slippery, and stonework below is a little bit patchy but is ok.

Recommendation: ease door and sweep steps

8.0 PRIORITIES

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

A- Work requiring urgent attention, B- Within 1 year, C- Within 2 years, D- Within 5 Years, E- A possible improvement or item to note, M- Routine Maintenance or monitor/watching brief

Priority	Location and Scope	£
A - URGENT		
	None	
B- WITHIN 1 YEAR		
B	Lightning conductor: Establish date of test and put certificate in the log book.	-
B	Electricity: Establish date of last test and put the certificate in the log book. Tidy cables outside at tower/chancel junction at north.	250
B	Lighting: Establish date of inspection and put the certificate in the log book.	-
B	Fire matters: Carry out the annual test.	-
B	Roof general: procure quotation for general roof covering and rainwater goods maintenance repairs.	5,000
B	Tower Repairs: review tower repair options and decide course of action. The repairs could be carried out over the next 5 years but the planning needs to commence soon.	-
C- WITHIN 2 YEARS		
C	Tower Roof: 1. remove silt from outlets, patch ridge nail, ease hatch hinges, provide grab rail, repair pole flashing and pole fixing down, repoint flashings.	1. 500 2. 1,000
	2. Reset fall of gutter when next carrying out significant repair works to the tower.	

C	Belfry: sweep up floor, investigate if the floor drains water out, check light works, replace hatch, provide grab rail, ensure bird mesh is effective, prime the bell frame, check bell operation, unblock the downpipe, check stair foot is ok	750
C	Deafening Chamber: clean down the glass and inspect, review repair options to the cracked corner	-
D	Heating: Put test certificate into the log book.	-
D	Bells: Clean down frame rust and paint with inhibiting paint.	500
D	Organ: Carry out inspections as required.	-
D	Rainwater goods: Put into place a management structure to have their rainwater goods inspected regularly in November and June.	-
D	Asbestos: <i>The PCC to create an Asbestos Register.</i>	-
D	Telephone: Repair cable.	-
D	D- WITHIN 5 YEARS	
D	Vestry: update doors and ironmongery decoration.	250
D	Nave and Aisle: partial redecorate walls, repoint open joints and bed down loose slabs in flooring, repair floor viewing panel	750
D	Nave and Chancel: repair flooring	500
D	Vestry and corridor: repair floor and redecorate	250
D	Boiler House: ease door and sweep steps	100
	E- IMPROVEMENT/ NOTE	
E	Organ Chamber: investigate wall and ceiling condition in time.	-
	M- MAINTENANCE/ MONITOR	
M	Chancel: keep lead covering under observation to see if splits worsen.	-

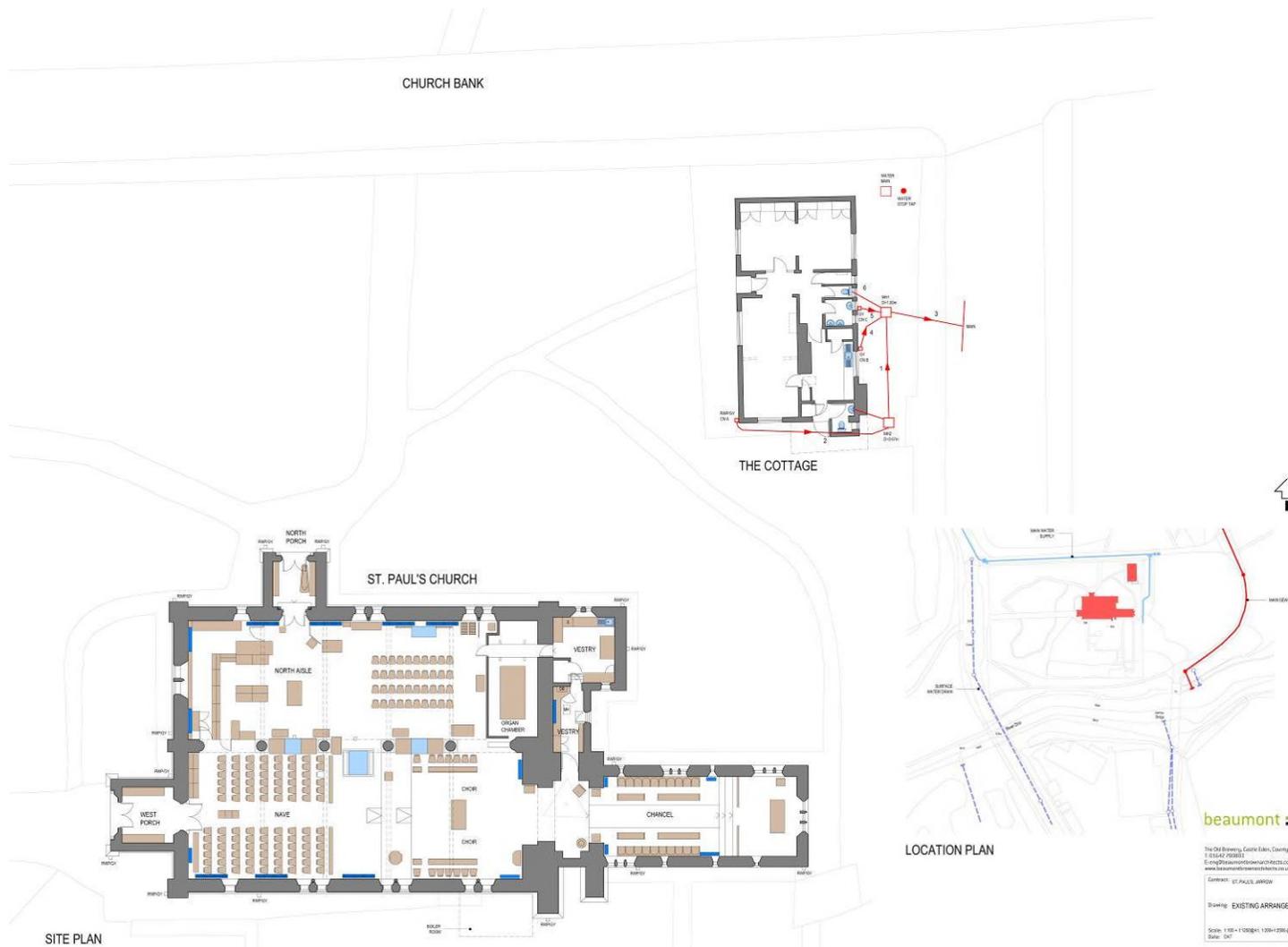
APPENDICES

Church Plans

Explanatory Notes

Guide to Routine Maintenance & Inspection of Church Property

CHURCH PLAN





EXPLANATORY NOTES

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

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

Summary:

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

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

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

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

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

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

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

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

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

A GUIDE TO ROUTINE MAINTENANCE AND INSPECTION OF CHURCH PROPERTY

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

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

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

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