

St. Mary Magdalene Church, Millfield,  
Bishopwearmouth

Diocese of Durham  
Archdeaconry of Sunderland  
Deanery of Wearmouth

Quinquennial Inspection Report  
October 2023

Vicar: Vacant



H P Massey BA, BArch. (Hons)  
Inspecting Architect

Hugh Massey Architects  
*MILE House*  
Bridge End  
Chester-le-Street  
Co. Durham  
DH3 3RA

Tel: 0191 3006885  
Email: [hugh.massey@hughmasseyarchitects.co.uk](mailto:hugh.massey@hughmasseyarchitects.co.uk)

## Church

# Quinquennial Inspection Report

St. Mary Magdalene Church, Millfield, Bishopwearmouth

Diocese of Durham

Archdeaconry of Sunderland

Deanery of Wearmouth

Professional  
Advisor

Hugh Massey (BA, BArch)

Hugh Massey **Architects**

MILE House

Bridge End

Chester-le-Street

Co. Durham

DH3 3RA

Tel: 0191 3006885

Email: [hugh.massey@hughmasseyarchitects.co.uk](mailto:hugh.massey@hughmasseyarchitects.co.uk)Date of  
Inspection

April/Oct 2023

Fair Weather

## Contents

A	Background and General
B	Scope of Report
1	Works Carried out Since Previous Report
2	General Condition of Church
EXTERNAL INSPECTION	
3	Roof Coverings
4	Rainwater Goods and Disposal
5	Bellcote and Spire
6	Walls and Masonry
7	Exterior Doors
INTERNAL INSPECTION	
8	Windows
9	Ground Floor and Finishes
10	Roof Structures and Ceilings
11	Fittings, Fixtures and Furniture
12	Heating Installation
13	Electrical and Lighting Installation
14	Security
15	Fire Precautions
16	Vestry and Toilet

17	Disabled Provision
18	Bats
19	Memorials
CURTAILAGE	
20	Churchyard and Environs
21	Log Book
22	Previous Quinquennial Inspections
RECOMMENDATIONS	
	Appendix A: General Conditions etc.
	Appendix B: Photographic Survey

<b>A Brief Description of the Building</b>	
A1	<p><b>Background and General:</b></p> <p>The site is located in an inner-city residential area of mainly single storey traditional terraced housing in the immediate vicinity but with modern four storey houses for students and a primary school nearby.</p> <p>Ordnance Survey Map Reference: NZ 380 570</p>
	<b>General Description of Church</b>
A2	The building immediately abuts the public footpath on the south side, with a small forecourt to the main entrance formed by the south chapel and the projection of the church hall, and immediately abuts a rear access lane on the north side. The church hall forms the west boundary with a lane and previously waste ground beyond which has been made up to an enclosed car parking area. The vicarage stands on the east side with a narrow private access drive in between it and the east end of the church.
A3	<p>The building consists of a rectangular nave with shallow arched aisles and an open chancel with an apsidal end. The nave has a pitched tiled roof (Major's patent double Roman clay tile/ H&amp;C Major, Bridgewater – no longer in business) with flat roofed side aisles, side chapels and vestry. There is a single/two storey pitched roof church hall at the west end, in the position of a proposed tower which was never built. The structure of the building is of solid load bearing exposed brickwork throughout.</p> <p>The Architects of the building were Hicks and Charlewood and it was built 1927-1931.</p>
A4	From Pevsner, "A fine brick Roman basilica of 1927-31 by Hicks & Charlewood. Four-bay nave with narrow passage aisles, the double bay arcades with a central stone column between brick piers. Polygonal apse with side chapels. Regrettably the intended fifth nave bay and a particularly handsome SW tower-porch were never built. STAINED GLASS Window by D. Marion Grant.
A5	The Church has no Listed status under the Town and Country Planning Act.
A6	There is no Conservation Area relating to the Church.
A7	There are no Tree Preservation Orders on the Churchyard.
A8	There are no ancient monuments or internments attached to the Church.

<b>B Scope of Report</b>	
B1	This report, the first undertaken on this Church by the writer, is based on findings of a site visit, undertaken in April 2023, with a follow up inspection in October 2023. The weather was generally good, dry and sunny. Viewing was made from ground level and with the aid of binoculars. No ladder inspection was made externally or into the roof void internally or the belfry.
B2	A photographic record was made internally and externally of representative views.
B3	There are roof voids in the Nave and Chancel and in the adjacent Hall to which access was not available.
B4	The ground floor boarded flooring was not opened up or access panels found.
B5	There is a foul drainage installation from the WC and kitchen area, and this is assumed to connect into the Local Authority sewer in the road, but no manholes were opened up, or access points opened up.
B6	Thanks are acknowledged for help given on the inspection days by Mr. Jim Smith.
B7	See Appendix 'A' in this report for a full description of limitations of the inspection.

<b>1.0</b>	<p><b>Works Carried Out Previous to Report:</b></p> <p>A previous inspection was carried out by John Niven in 2005 with the last inspection by Michael Drage in 2011. This is the first inspection since that date.</p> <p>Since the last Report a number of repairs have been carried out. The parish logbook was not available for inspection, but the following main items appears to be recent work:</p> <ul style="list-style-type: none"> <li>• Some roof and parapet repairs and pointing</li> <li>• Rehanging smaller bell</li> <li>• Total refurbishment of church hall</li> </ul> <p>This report, and records of all future work undertaken should be filed in the logbook.</p> <p>The sketch plans included in this report are for diagrammatic purposes only and should not be relied on for accuracy of detail. They show room titles as used in the report. The inspection included the taking of a comprehensive set of photographs which are retained on the Architect's file for future reference, in addition to those included in this report.</p>
<b>2.0</b>	<p><b>General Condition of Church:</b></p> <p>The Church continues to be carefully maintained and roof repairs attended when required. Regular attention to all gutters is required to avoid leaf collection, which results in blockages. The interior is well kept and welcoming. Annual maintenance items as listed should continue. The recommended works are attached at the end of the report.</p>
<b>EXTERNAL INSPECTION</b>	
<b>3.0</b>	<b>Roof Coverings</b>
3.1	<p><i>Generally:</i></p> <p>The main church roof areas are covered with red clay, Roman-style tiles with clay ridges (Major's patent double Roman clay tile/ H&amp;C Major, Bridgewater – no longer in business). South and north chapels, sacristy and vestry are flat roofed with brick parapets.</p> <p>The western church hall and two-storey office are roofed with natural slate.</p>
3.2	<p><i>Nave roof:</i></p> <p>I understand the nave roof/polygonal apse has suffered wind damage and subsequent repair, and there may be some residual issues with those repairs. The height of the roof precluded inspection other than by scaffolding or cherry picker/drone.</p>
3.3	<p><i>Flat roofs:</i></p> <p>The flat roofs to vestry, sacristy and southern access passage/south aisle and porch appear to have a recent single ply membrane applied, with a parapet top clad in the same material in some areas (Sarnafil)</p> <p>The flat roofs to the north and south show indications of subsequent patch repairs, potential future edge fixity issues, and various residual unprotected parapet tops.</p>
3.4	<p>The parish and community centre buildings have two principal pitched roofs to the two-storey southern block and northern single storey hall. The western extension to the latter has thin profile concrete tiles with a parapet gutter, which has recently had significant remedial works to overcome water penetration and structural timber deterioration.</p>
<b>4.0</b>	<b>Rainwater Goods and Disposal</b>
4.1	<p>All rainwater goods originally consisted of cast iron goods but there are now some recent uPVC additions, which all appear to be generally sound. The downpipes discharge into gullies. Some gulley surrounds are damaged and grids are missing. All gullies, gutters, hoppers, and valley gutters should be checked and cleared regularly.</p>
4.2	<p>The apsidal east end and belfry guttering appear to have been replaced (aluminium?) but discharge in (original) cast iron hopper head and downpipe. The main pitched roof to the church has 3 no. plastic downpipes discharging from a plastic gutter. The majority of what is likely to have been cast iron rainwater pipes have been replaced in plastic. The rainwater downpipes and gutters to the parish and community centre are in white plastic.</p>
4.3	<p>Check that all gullies are free flowing; manholes/access points to be checked for drain flow and rodding on a regular basis. Cracked gulley areas should be pointed as required.</p>

<b>5.0</b>	<b>Bellcote and Spire</b>
5.1	Bells in open bellcote on east gable not inspected closely. Check and grease pivots as and when high level access is available.
<b>6.0</b>	<b>Walls and Masonry</b>
6.1	<i>Interior Walls:</i>
6.1.1	<i>Sacristy:</i> Decoration (plaster) below piscina/sacrarium showing signs of black mould; elsewhere only fair condition. Plaster cracking below window (left hand side) with signs of (historic?) water penetration.
6.1.2	<i>Vestry:</i> Lay-in suspended ceiling and partitioned off wardrobe for vestments, exposed rafters and renewed OSB boarding to roof. Painted fair faced brickwork.
6.1.3	<i>Vestry WC:</i> Recent low-level WC with wall tiling.
6.1.4	<i>Belfry:</i> Exposed brickwork; ladder storage area.
6.1.5	<i>South aisle entrance door:</i> Painted plaster ceiling. Exposed brickwork with high level efflorescence from previous water penetration to south wall.
6.1.6	<i>South aisle entrance passage:</i> Exposed brickwork; steps up to south aisle.
6.1.7	<i>South aisle:</i> Exposed brickwork, plastered ceiling.
6.1.8	<i>South chapel:</i> Painted plaster ceiling. Exposed brickwork with high level efflorescence from previous water penetration to west/north wall/arches.
6.1.9	<i>North chapel:</i> Painted plaster ceiling. Exposed brickwork with high level efflorescence from previous water penetration to south (arched) wall and south/north walls.
6.1.10	<i>North aisle:</i> Painted plaster ceiling. Exposed brickwork with some high-level efflorescence as elsewhere.
6.1.11	<i>Gallery:</i> Exposed timber soffit; timber panelled west wall.  Part decorated organ case; panel infilled at west end.
6.1.12	<i>Parish and Community Centre:</i> Recent renovation leaving internal decoration in good state of repair. Some efflorescence at foot of stairs to upper office.
6.2	<i>Exterior Walls:</i>
6.2.1	<i>Generally:</i> Brickwork condition and character relate to position within the building. A displaced brick in the external areas to the north indicates Usworth (Colliery) brickworks, but this may not be the source of the brick. Generally, bricks are a lightly textured multi with specials to the apsidal east end, intricate eaves and gable brick detailing, with recessed brick detailing to flat roof parapet walls and arch specials to window openings.
6.2.2	<i>Historic repointing:</i> There are various areas of more recent repointing (lower east end apsidal east elevation; south chapel; lower section belfry tower; upper section north chapel, north elevation; south aisle in vicinity of downpipe. Some changes from facing to common brickwork may indicate unfulfilled extensions (north chapel/west end, north chapel/north end, bell tower/north elevation).

6.2.3	<p><i>Areas of concern:</i> The principal areas of concern are as follows:</p> <ul style="list-style-type: none"> <li>• North elevation: <ul style="list-style-type: none"> <li>○ North chapel high level parapet – open joints; Buddleia growth (3 no.)</li> <li>○ Sill level below window - Buddleia growth; open joints</li> <li>○ North aisle high level parapet – open joints; Buddleia/vegetable growth</li> <li>○ Adjacent to central downpipe - Buddleia growth</li> </ul> </li> <li>• A limited amount of face deterioration corresponding to the bottom of the parapet wall to the south elevation of the south aisle</li> <li>• North wall of Parish and Community Centre is rendered with a parapet gutter and the bottom of this wall corresponds to the area of staircase foot dampness in this building.</li> <li>• Vegetable growth adjacent to north clergy door</li> </ul>
7.0	<b>Exterior Doors</b>
7.1	<p><i>South Entrance:</i> Main entrance doors to south aisle are 6-panel stained timber with glazed fanlight above.</p>
7.2	<p><i>Clergy:</i> Secondary (hardwood) door to north elevation.</p>
7.3	<p><i>Boiler:</i> There is a door to the cellar boiler space to the north elevation.</p>
<b>INTERNAL INSPECTION</b>	
8.0	<b>Windows</b>
8.1	Windows throughout the principal church are steel framed, either with steel mullions or leaded lights.
8.2	In the chapels there are bottom hung opening lights.
8.3	There is acrylic window protection to all main windows, fitted tight into openings.
8.4	Belfry windows (north) lead cams have bowed significantly, as has the central window in the vestry (others have bottom hung opening lights).
8.5	WC window and vestry storage area have side hung steel framed windows.
8.6	Adjacent hall windows have been renewed in white uPVC.
9.0	<b>Ground Floor and Finishes</b>
9.1	<p><i>Nave:</i> Suspended timber floor with linoleum to walkways and appears sound.</p>
9.2	<p><i>North chapel:</i> Area under carpeted raised plinth and east end of aisle renewed c. 20 years ago following discovery of dry rot outbreak, probably resulting from inadequate ventilation to underfloor areas.</p>
9.3	<p><i>Chancel:</i> Floor has stone steps with clay effect linoleum tiles, all heavily polished, which appears sound except for some deterioration of concrete floor beams in crypt, likely caused by periodic high humidity within the underfloor (crypt) area. At time of inspection the crypt appeared dry and reasonably well ventilated.</p>
9.4	<p><i>Gallery:</i> A small gallery to west end supports the pipe organ. Previous dry rot has damaged one floor joist and part of main beam in northwest corner, which remains unrepaired. One stair baluster is missing.</p>



9.5	<i>Hall:</i> Main space, kitchen and WC's) all vinyl covered, presumably over original suspending timber floor. All appear sound but void not checked. Other rooms carpeted and all in good condition.
9.6	<i>Vestry:</i> Floor is exposed tongue and grooved flooring, which appears sound except to WC side of sink and under position of roof leak on west wall.
9.7	<i>Corridor:</i> A section of floor under belfry is rotten and in urgent need of attention. Middle step at entrance to south aisle deflects under load.
9.8	<i>Sacristy:</i> Floor is suspended timber, carpeted, and appears sound except where affected by roof leak near door.
<b>10.0</b>	<b>Roof Structures and Ceilings</b>
10.1	<i>Church roof:</i> Consists of nine tied king post timber trusses supporting large timber purlins with dressed timber rafters and sarking boards. The roof structure generally appears to be sound.
10.2	<i>Aisles roofs:</i> It is assumed these are of flat concrete or screeded timber construction and appear generally sound, except where noted below under 'Ceilings' (see item 10.5).
10.3	<i>Hall roofs:</i> Not inspected due to suspended ceilings but reportedly consist of 4 no. tied timber trusses. Roof damage by dry rot previously reported (caused by leakage from valley gutter) and assumed repaired in previous refurbishment of the hall.
10.4	<i>Church ceilings:</i> Exposed timber sarking, which appears to be sound.
10.5	<i>Aisles and chapels ceilings:</i> Sound except where damaged or discoloured by condensation, and by penetrating dampness from parapets.
10.6	<i>Hall ceilings:</i> Lightweight suspended ceilings as referenced above (see item. 10.3).
<b>11.0</b>	<b>Fittings, Fixtures and Furniture</b>
11.1	<b>Organ:</b> Original pipe organ is a H&T Vincent 3 manual with 15 playing stops, with electromagnetic action. It was rebuilt in 1956, having originally been built for All Saints, Monkwearmouth. The instrument is reportedly in need of major overhaul and is not used at present.  A Viscount electronic organ is currently employed to provide musical accompaniment.
11.2	<b>Pulpit:</b> Pulpit and lectern are integral with structure in stone, with apsidal west facing ends and stone pierced returns.
11.3	<b>Seating:</b> Seating is linked wooden chairs, beech shaped top rail, bowed middle rail, saddle seat (with cushions) and book pocket between back posts.
11.4	<b>Font:</b> Simple stone font on plinth, centrally positioned, situated below gallery at west end.
11.5	<b>Altar and Rails:</b> No altar rails. Separate altar table has been brought forward level with pulpit/lectern positions.
11.6	<b>Reredos:</b> Arched headed stone reredos with sculptured figures in apses, with central figure of Christ apsidal east end, with curtains and painted ceiling with painted stars.

<b>12.0</b>	<b>Heating Installation</b>
12.1	Boiler in basement below hall, externally accessed (single Ideal Concord CXS1 with original redundant modular cast iron boiler still in place), however it is rusting at base due to wet floor. It would be advisable to mount it on a plinth. The boiler should be serviced annually.
12.2	The electrical conduits serving the boiler at floor level are rusting and unsupported. This requires urgent attention.
12.3	Gas fired, low pressure hot water system serving large bore steel pipes and cast-iron column radiators.
12.4	The attached church hall has independent heating/power systems.
12.5	Hall heating is wall hung combi boiler in kitchen cupboard, with small bore radiator system.
<b>13.0</b>	<b>Electrical and Lighting Installation</b>
13.1	Church fed from 3-phase supply to hall. Two consumer units in church, with generally MICC cable (date of next inspection 20/12/21 - overdue).
13.2	<i>Electrical Test Certificate:</i> No current certificate was available.
13.3	<i>Lighting:</i> Natural lighting from extensive (uncoloured) clerestory glazing and lower-level glazing to north and south aisles. Brickwork's dark tone creates contrast with natural light. Pendant fittings to arcaded aisles with high level LED lighting at higher window sill level.
13.4	<i>Lightning Protection:</i> There is no lightning protection to the building and a risk assessment should be undertaken.
<b>14.0</b>	<b>Security</b>
14.1	The doors appear to be adequately locked. I am aware that illicit entry via the front door has been an issue previously.
14.2	Windows have recent clear (acrylic) protection.
14.3	There is a fire alarm system in the hall.
<b>15.0</b>	<b>Fire Precautions</b>
15.1	There is provision of extinguishers in the church. These must be maintained, and annual testing should be continued. A carbon dioxide extinguisher must only be used on electrical equipment and the organ.  Note: Avoid using dry powder extinguishers (see Archdeacon's newsletter 2006).
15.2	Kitchen servery hatch should be fire resistant and linked to alarm system.
15.3	Escape routes in the hall are clear and have illuminated signs.
<b>16.0</b>	<b>Vestries and Toilet</b>
16.1	<i>Vestry:</i> Fitted with hanging cupboards for vestments and safe etc. Desk, table and two bowl sink on cupboard base unit
16.2	<i>WC's:</i> There is a recent single unisex WC (not fully accessible) adjacent to the vestry, with walls fully lined out.
<b>17.0</b>	<b>Disabled Provision and Access</b>
17.1	Principal access to the Church from the site footpath is at the south ramp with handrails.
17.2	Access inside the Church is generally satisfactory for wheelchair and disabled access but without a suitable ramp for access to the chancel/altar area.

17.3	Those suffering auditory disabilities have been provided with sound reinforcement but no hearing loop.
17.4	An access audit should be considered to comply with the Equality Act (2010), and it is recommended that Churches obtain the publication "Widening the eye of a Needle" by John Penton published by Church House Publishing (1999).
<b>18.0</b>	<b>Bats</b>
18.1	There were no reports of bats in the Church or Churchyard.
<b>19.0</b>	<b>Memorials</b>
19.1	Foundation stone within building. Carved stations of the cross to the external aisle walls.
19.2	There have been no interments within the site curtilage
<b>CURTILAGE</b>	
<b>20.0</b>	<b>Churchyard and Environs</b>
20.1	There have been no interments within the site curtilage
20.2	<p>The southern principal access point lies just north of the existing pavement, via a ramp with suitable hand railings.</p> <p>There is an enclosed areas to the north of the church (accessed from a back lane) with original gate (accessing the basement boiler room) and the concreted yard. Since the initial inspection, significant self-seeded shrubs have been removed, however their roots have tended to cause low boundary walling and metal railings to lean outwards.</p> <p>The base of the boundary wall to the adjacent vicarage garden is supported on an exposed reinforced concrete beam/slab, which has lost cover to the reinforcement.</p> <p>Boiler house steps are without handrails and lichen covered, and there is a temporary cover to the manhole at the bottom of the steps.</p>
20.3	There is a separate gated/fenced car parking area to the west of the hall.
<b>21.0</b>	<b>Log Book</b>
21.1	Unable to access logbook; important to have access for future visits.
<b>22.0</b>	<b>Previous Reports</b>
	<ol style="list-style-type: none"> <li>1. 2011 Michael Drage</li> <li>2. 2005 John Niven</li> </ol>

	PRICE
<b>URGENT WORKS REQUIRING IMMEDIATE ATTENTION - Category 1</b>	
None	
<b>WORK RECOMMENDED TO BE CARRIED OUT DURING NEXT 12 MONTHS - Category 2</b>	
Undertake asbestos survey with particular reference to redundant boiler	£200.00
Undertake high level roof inspection to nave/apsidal end/belfry etc. (access platform)	£300.00
Review condition of single thickness Sarnafil to flat roofs with manufacturer	TBC
Clear out/kill high level vegetation (Buddleia etc.)	£500.00
Make safe and secure access to boiler room	£400.00
Remove existing redundant boiler/loose fittings etc.	£300.00
Check on number/placing of fire extinguishers and upgrade as required	£150.00
Check on structural security of rear (north) fencing	£100.00
Investigate heating system for performance efficiency, tariff etc.	£150.00
Check on safety testing of electrical systems, including requirement for hearing loop	£100.00
<b>WORK RECOMMENDED TO BE CARRIED OUT DURING NEXT 5 YEARS - Category 3</b>	
Undertake comprehensive window survey, checking on airtightness, corrosion condition of leadwork etc.	£500.00
Investigate parapet pointing, potential areas requiring waterproof capping	£1,500.00
Prepare schedule of localized pointing in association with above and elsewhere	£4,000.00
Make northern external areas more secure with improved fencing and potential other uses	£2,000.00
Check on integrity of blanked off west end	
<b>WORK TO BE CONSIDERED BEYOND 5 YEARS - Category 4</b>	
Investigate potential for repurposing underused areas (gallery/organ), including provision of full accessible WC	
<b>ITEMS RECOMMENDED TO IMPROVE ENERGY EFFICIENCY - Category 5</b>	
Look at comprehensive heating/lighting upgrades in association with zero carbon goals	
<b>WORK REQUIRED TO IMPROVE DISABLED ACCESS – Category 6</b>	
Consider provision of fully accessible WC as part of full access audit	
Provision of hearing loop	

#### NOTE

Churchwardens should be aware of their responsibility under the Care of Churches and Ecclesiastical Jurisdiction Measure 1991 which includes guidance to routine maintenance and inspection of Church property.

‘A Guide to Church Inspection and Repair’ published by the Council for the Care of Churches can be obtained from SPCK bookshops.

Hugh Massey Architects, Planning and Landscape Consultants

MILE House, Bridge End, Chester-le-Street, Co. Durham, DH3 3RA

T: 0191 3006885 Email: [hugh.massey@hughmasseyarchitects.co.uk](mailto:hugh.massey@hughmasseyarchitects.co.uk)

***Pearson Park Entrance Archway, Hull:***

*Winner, AABC Conservation Award (Highly Commended), Civic Trust Awards 2022*

*Listed Status, Institution of Mechanical Engineers, Engineering Heritage Awards 2020*

***Wyndham Park Visitor Centre, Grantham:***

*Winner, Best Public Service Building, LABC Building Excellence Awards 2019*

***Bentley Park Pavilion, Doncaster:***

*Winner, Best Restoration and Conversion, LABC Building Excellence Awards 2015*

***West Park, Goole:***

*Finalist, East Riding of Yorkshire Council, Chairman's Awards 2015*

***Wesleyan Reform Church, Ashington:***

*Finalist, LABC Building Excellence Awards 2017*

## **APPENDIX**

### **A. General:**

This report is not a specification for the execution of works and must not be used as such. It is a general report only as required by the Inspection of Churches Measure 1955.

The Architect has indicated in it such maintenance items, if any, which may safely be conducted without professional supervision.

Conservation and repair of Churches is a highly specialised subject if work is to be conducted both aesthetically and technically in the best manner, without being wasteful in expenditure. It is, therefore, essential that every care is taken to ensure that no harm is done to the fabric or fittings and when the Parochial Church Council is ready to proceed it should instruct the Architect accordingly, when he will prepare specifications and schedules and arrange for the work to be carried out by an approved Contractor under his direction.

Costs on much of the work or repairing Churches cannot be accurately estimated because the full extent of damage is only revealed as work proceeds, but when the Architect has been instructed to prepare specifications, he can obtain either firm prices or considered approximate estimates, whichever may be appropriate.

The Architect will be glad to help the Parochial Church Council complete an appeal application to a charitable body if necessary, or to assist in applying for the essential Faculty or Archdeacon's Certificate.

### **B. Scope of Report:**

The Report is based on the findings of an Inspection made from the ground and from other easily accessible points, or from ladders provided by the Parochial Church Council, to comply with the Diocesan Scheme under the Inspection of Churches Measure 1955.

It is emphasised that the inspection has been purely visual and that no enclosed spaces or inaccessible parts, such as boarded floors, roof spaces, or hidden timbers at wall heads have been opened up for inspection. Any part which may require further investigation is referred to in the appropriate section of this Report.

### **C. Cleaning of Gutters etc.:**

The Parochial Church Council is strongly advised to enter into an annual contract with a local builder for cleaning out the gutters and downpipes twice a year.

### **D. Pointing and Masonry:**

Wherever pointing is recommended it is absolutely essential that the procedure in item (a) of this appendix be adhered to as without proper supervision much harm can be done to the fabric by incorrect use of materials and techniques.

### **E. Heating Installation:**

Subject to any comments to the contrary in Section 21.0 of this Report, the remarks in this Report are based only upon a superficial examination of the general condition of the heating installation, particularly in relation to fire hazards and sightliness. The installation and maintenance of any oil-fired equipment should be in accordance with current editions of the British Standards Code of Practice CD 3002 and British Standards BS799.

**NB:** A proper examination and test should be made of the heating apparatus by a qualified engineer each summer, prior to the start of the heating season and the report of such examination should be kept in the Church Log Book.

The Parochial Church Council is strongly advised to consider arranging a regular inspection contract.

Wherever practicable, subject to finances, it is recommended that the installation be run at a low setting throughout the week, as distinct from being 'ON' during services only, as constant warmth has a beneficial effect on the fabric, fittings and decorations.

**F. Electrical Installation:**

Any electrical installation should be tested every quinquennium and immediately if not done within the last five years (except as may be otherwise recommended in this Report) by a competent electrical engineer or by the Supply Authority and an insulation resistance and earth continuity test should be obtained on all circuits. The engineer's test report should be kept with the Church Log Book.

Where no recent report or certificate of inspection from a competent electrical engineer (one who is on the Roll of Approved Contractors issued by the National Inspection Council for Electrical Installation Contracting) is available, the comments in this Report are based upon a visual inspection made without instruments of the main switchboard and of sections of wiring selected at random. Electrical installation for lighting and heating, and other electrical circuits, should be installed and maintained in accordance with the current editions of the Institution of Electrical Engineers Rules and the more specific recommendations of the Council for the Care of Churches, contained in the publication "The Lighting of Churches".

**G. Lightning Conductors:**

As a defective conductor may attract lightning, the lightning conductor should be tested every quinquennium in accordance with the British Standard Code of Practice (current edition) by a competent electrical engineer and the record of the test results, conditions and recommendations should be kept with the Church Log Book.

Conductors on lofty spires and other not readily accessible positions should be closely examined every ten years, particularly the contact between the tape and the vane rod or finial. If the conductor tape is without a test clamp, one should be provided above ground level.

**H. Maintenance between Inspections:**

Although the Measure requires the Church to be inspected by an Architect every five years it should be realised that serious trouble may develop between surveys if minor defects such as displaced slates and leaking pipes are left unattended.

**J. Fire Insurance:**

The Parochial Church Council is advised that the fire insurance cover should be periodically reviewed to keep pace with the rising cost of repairs.

At least one fire extinguisher should be kept in an easily accessible position in the Church, together with an additional extinguisher of the foam or CO<sub>2</sub> type where heating apparatus is oil fired.

**APPENDIX B: Photographic Survey:**



P1 (3190):  
Sarnafil parapet fixing detail  
showing fitting heads grinning  
through



P2 (3197):  
Parapet brick head detail





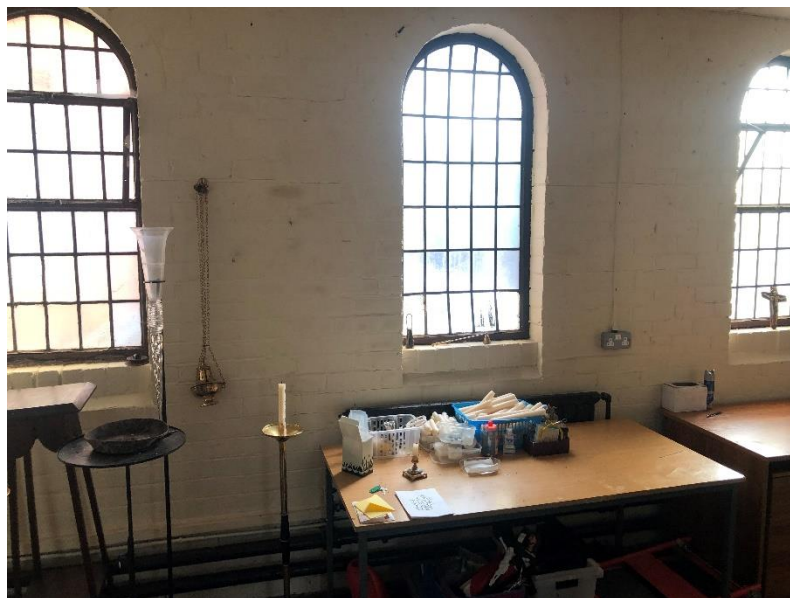
P3 (3209):  
Belfry upper window leadwork  
distortion, and vegetation in brickwork



P4 (3214):  
Excess roof water causing greening and  
vegetation growth



P5 (3218):  
Ivy infestation to north chapel,  
east gable

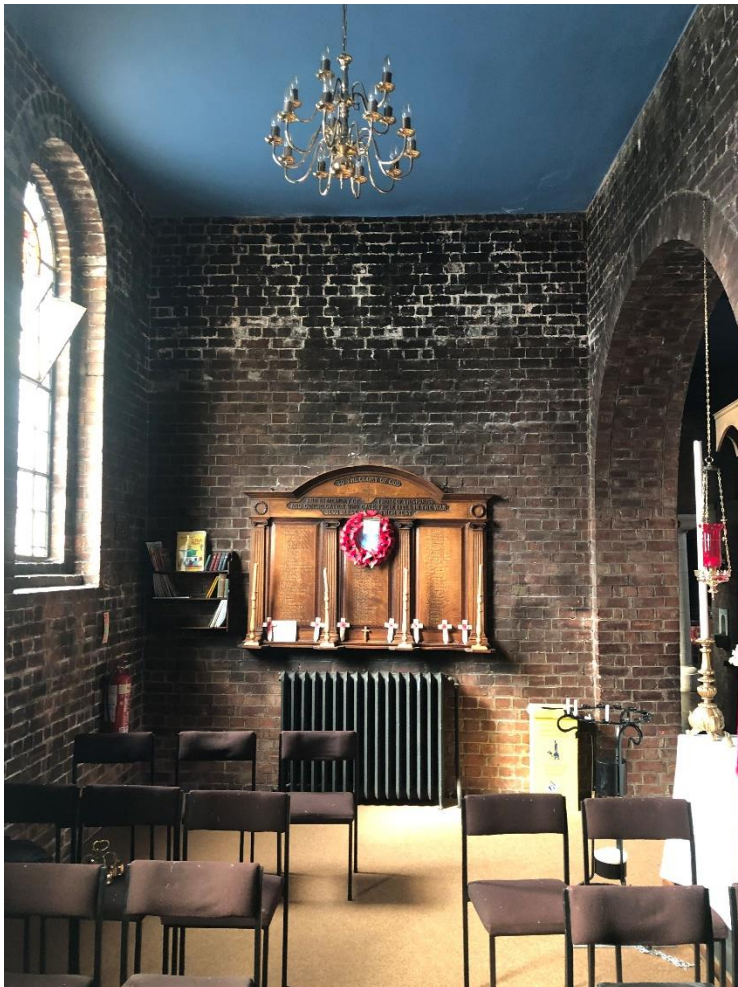


P6 (1097):  
Vestry window: leadwork  
distortion





P7 (1104):  
Metal window deterioration: Vestry WC

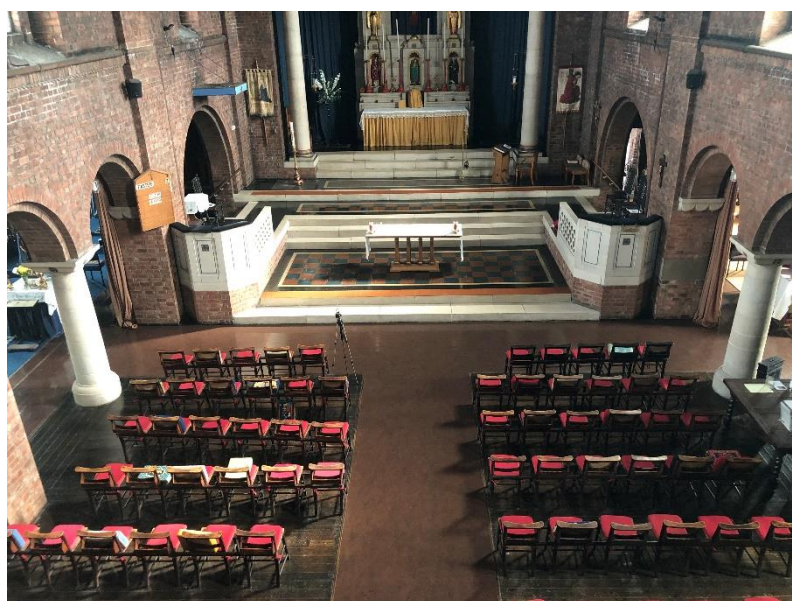


P8 (1111):  
High level salts in brickwork  
southern chapel, west end





P9 (1224):  
General internal view, looking west



P10 (1148):  
Altar/lectern/pulpit area from gallery

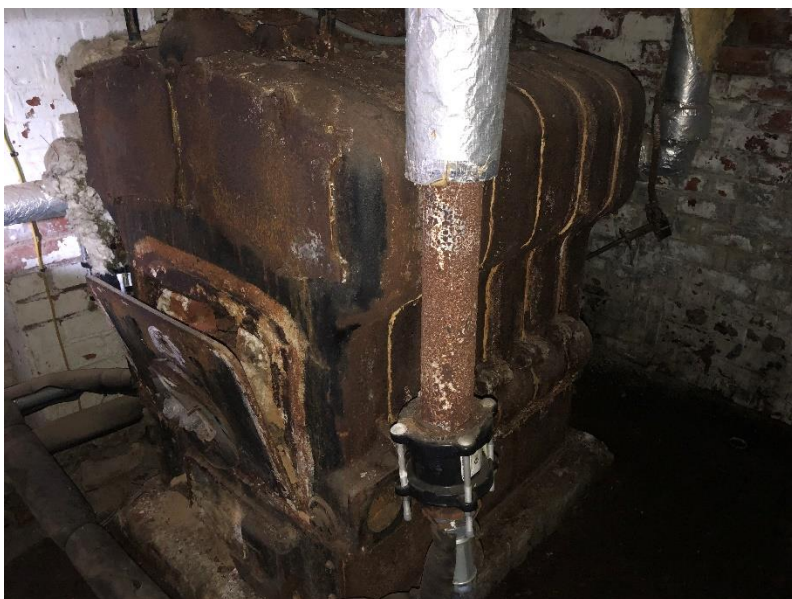




P11 (1149):  
High altar from gallery



P12 (1165):  
South aisle and south chapel



P13 (1175):  
Redundant boiler





P14 (1179):  
Boiler room access



P15 (1204):  
Southern street frontage.  
Note incomplete extent of coping  
capping to south chapel and belfry





P16 (1219):  
Incomplete west end with tile hanging, with Church Hall running north/south



P17 (3208):  
Vicarage garden: tree in close proximity to southern aisle, and deteriorated concrete foundation to Vicarage wall





P18 (3201):  
Part view, north elevation,  
showing perimeter fencing  
movement from vertical and  
pruned shrubbery; also buddleia/  
vegetation to uncapped parapet



P19 (3212):  
Belfry tower steel frame window  
with distorted leadwork and  
higher-level open pointing





P20 (3168):  
Patch repairs to Sarnafil flat roof  
covering



P21 (3168):  
Additional area of patch repairs to  
Sarnafil flat roof covering





P22 (3179):  
Details of material (Sarnafil)  
identification



P23 (3170):  
Parapet detail to southern wall  
showing vegetation/open jointing  
due to uncapped parapet coping



P24 (3181):  
Parapet detail showing vegetation





P25 (1191):  
Beginnings of vegetation growth,  
north side below window



P26 (1200):  
View of west end, Church Hall

Hugh Massey Architects, Planning and Landscape Consultants  
 MILE House, Bridge End, Chester-le-Street, Co. Durham, DH3 3RA  
 T: 0191 3006885 Email: [hugh.massey@hughmasseyarchitects.co.uk](mailto:hugh.massey@hughmasseyarchitects.co.uk)

**Pearson Park Entrance Archway, Hull:**

Winner, AABC Conservation Award (Highly Commended), Civic Trust Awards 2022

Listed Status, Institution of Mechanical Engineers, Engineering Heritage Awards 2020

**Wyndham Park Visitor Centre, Grantham:**

Winner, Best Public Service Building, LABC Building Excellence Awards 2019

**Bentley Park Pavilion, Doncaster:**

Winner, Best Restoration and Conversion, LABC Building Excellence Awards 2015

**West Park, Goole:**

Finalist, East Riding of Yorkshire Council, Chairman's Awards 2015

**Wesleyan Reform Church, Ashington:**

Finalist, LABC Building Excellence Awards 2017