

Church of St. Peter,
Monkwearmouth
1801



The Care of Churches Measure 1991
QUINQUENNIAL REPORT
2018

August 2018

1. General Information

1.01 Name of Church & Archdeaconry

Church of St. Peter, Monkwearmouth
Archdeaconry of Sunderland

1.02 Name of Adviser, with qualifications.

John A. Barnes B.A. B.Arch. RIBA AABC IHBC EASA

1.03 Address and contact details of Adviser

JABA Architect Ltd, Selah House, Renwick, Penrith, Cumbria CA10 1JZ
Tel: 07922112886 E-mail: info@jabaarchitect.co.uk

1.04 Dates of Inspection & weather conditions

13th June 2018: cloudy
16th July 2018: light rain
14th August 2018: dry after recent rain

1.05 Date of previous inspection.

5th April 2013 by Christopher Downs

1.06 Brief description of the building

Monastery of Wearmouth founded 674AD by Benedict Biscop, with only the west wall of the Nave and Tower surviving above ground. Tower raised to two stages, then again in

C9th and C11th to present five tier height. Chancel dates from C13th with C14th windows. Nave south wall was rebuilt in 1875 – 6 to the design of Austin & Johnson of Newcastle upon Tyne, when presumably North Aisle, North Transept, North Porch and Vestries were added (North Vestry now lavatories), and east window was restored.

Chapter House wing was added 1973, now Bake House café. A serious fire in 1984 led to the replacement of the pipe organ with an electric instrument, introduction of mezzanine rooms at east end of North Aisle with exhibition area beneath and reconstruction of the Chancel roof.

Roofs are in Westmorland slate with coped gables, except for bitumen felt over the Bake House link. Walls are in local sandstone and plastered internally except for the Tower, west wall of the Nave and North Aisle arcade.

The church stands at a height of 14m AOD in recently landscaped grounds (circa 2015) which depicts the foundations of the early monastic buildings, (separately listed as a Scheduled Monument).

1.07 General condition of the building

The building is in reasonable condition though many of the roofs are beginning to fail owing to corrosion of nails. There is extensive vertical cracking in the Tower and also serious rising damp problems evident in damaged plaster and fittings internally, salt staining of masonry both internally and externally and rotting wood block flooring. The latter was not evident in the previous report and appears to be linked with the recent landscaping works.

1.08 Safety aspects of the building

1. Unfixed ladders in Tower and low parapets on roof require care during access and should only be used by competent personnel.
2. Large sections of artificial stone are loose on south side of Bake House link.
3. Lack of handrail on pulpit steps.

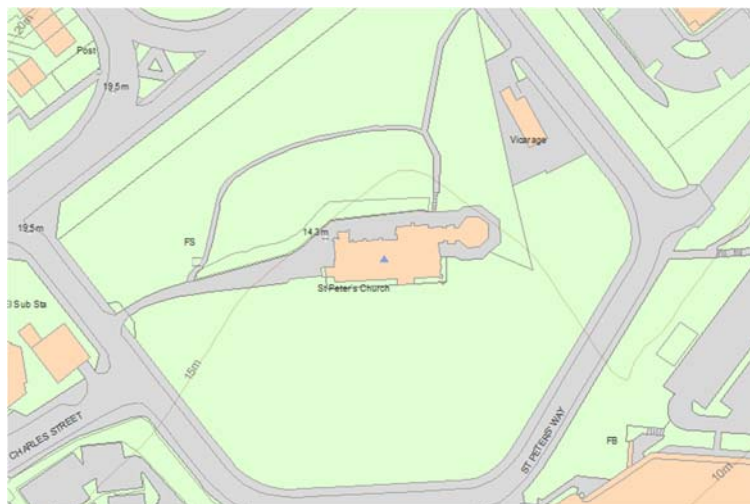
1.09 Listing category

Church listed Grade 1

GV I

Formerly known as: Church of St Peter CHURCH STREET Monkwearmouth. Formerly separate churches of St Peter and St Mary. Monastic church, now parish church. 674-5 first church, of which survive west wall and 2-storey gabled W porch which is now the lower stages of the tower, for Benedict Biscop the founder. Upper stages of tower before 1000. Rest of church by end C14. Nave and chancel much altered in C19: chancel arch removed early C19, N aisle rebuilt and E window reproduced 1875-6 by Austin and Johnson. Interior and roof rebuilt 1985? after fire. Rubble with quoins and C19 ashlar dressings; renewed Lakeland slate roof with stone gable copings. Nave and N aisle; W tower; chancel with S organ chamber. EXTERIOR: E elevation has clasping buttresses and a central buttress below 5-light window with decorated tracery; small top light with ogee tracery; east front of north chancel organ chamber has pent extension with 2-light cusped tracery in pointed-arched window above. South chancel wall has 2 square-headed 2-light windows with tracery. South transept has 3-light window in style of east window under steep gable; Nave has dripmoulds over 4 renewed 3-light south windows; North paired transept gables have 2 windows; north aisle has 3 3-light windows as in Nave, with angle buttresses. West elevation shows single high light half-observed by tower fourth stage. 5-stage tower has open-arched porch with 3 round-headed arches on impost blocks, the W arch with balusters supporting eroded low-relief carving of interlace-type animals. Next stage has single round-headed opening; above this, in former gable, an eroded figure; fourth stage a single plain arched light; belfry has 2 arched lights with baluster mullion; small blocked roundel above. INTERIOR: porch barrel-vaulted. West wall shows sequence of alterations including low wide arch. Nave arcade pointed arches on round piers. Chancel floor has ochre and terracotta coloured tiles repeating motif of figures at west door jambs among other medieval motifs, and inlaid bands of marble. Exhibition panels and cases of finds from excavation displayed in north transept. Organ chamber now with arch blocked to form upper meeting room. Glass includes two lights by Kempe in north transept; other glass by LC Evetts. Ground to south of church a Scheduled Ancient Monument. (Corfe T and Milburn G: Buildings and Beliefs: Sunderland: 1984-: 4-5; Medieval Archaeology: Cramp R: Article: 24-42).

National Grid Reference: NZ 40168 57781



1.10 Specific limitations of the report.

For General Limitations see also Appendix A; Explanatory Notes

The inspections were visual and non-destructive. Those parts of the structure which were not exposed or inaccessible have not been inspected and it is not possible to report that any such part of the building is free from defect. Access was gained to full height of Tower, to North Transept and Nave Aisle gutters (2017), onto Bake House link roof and North Porch gutters, otherwise inspections were from ground level using binoculars.

Drainage, water and electricity have not been tested.

This report has been prepared for the purpose of the Care of Churches Measure 1991. Contents may be disclosed to other professional advisors but it is **not** intended as a specification for repair works, and no responsibility is accepted for third parties. When the DCC is ready to proceed with any of the recommended repairs, the Inspecting Architect should be asked to prepare Schedule of Work for submission to the DAC for faculty approval, and for seeking quotations from suitably qualified contractors.

Where information has been supplied to the inspector this is assumed to be correct.

1.11 Schedules of Work completed since the previous report.

2013

- Repair alarm sounder and service
- PAT test
- Emergency alarm test
- Design new heating system
- Service extinguishers
- Provide new supply for outside lighting

2014

- Service new boilers
- Roof and slate repairs
- Service extinguishers
- Service alarm

2015

- Service alarm
- Service extinguishers
- Alter intruder alarm
- Repairs to heating control
- Electrical test

2016

- Replace 2No. window panes north side
- Replace lamps and drivers
- Service alarm
- Service extinguishers
- Slate repairs, clean out gutters and gullies

2017

- Repair to heating control
- Service pump
- Service alarm
- Service extinguishers
- Bake House windows painted

1.12 Work outstanding from the previous report

1. Repaint bell fittings and steel plate below Belfry floor.
2. Replace hinges on Tower roof hatch.
3. Consider installing a grease trap on kitchen drain.
4. Inspect capstones and belfry louvre masonry.
5. Reinstatement of window ironwork as Consistory Court decision.
6. Repointing, pointing between copings, renewal of spalled or eroded window surrounds.
7. Minor repairs to internal finishes and flooring.
8. Consider commissioning Structural Engineer to reassess movement in Tower and west wall.
9. Ease and fit latch to Tower access door.
10. Consider replacement of Bake House Link masonry.
11. Consider provision of handrail to pulpit steps.
12. Commission tree survey.

1.13 Log Book

Log book was available for inspection.

2. Recommendations for Repair/Renovation

Please note that the estimates given below are approximate costs excluding VAT) assuming that work is carried out by experienced tradesmen using 2018 prices. Some may be dependent upon further investigation, on who carries out the work, on how much is commissioned at one time, and whether any is done voluntarily. The PCC is advised to have full specifications prepared by the quinquennial architect and to obtain firm quotations from reputable tradesmen familiar with church conservation work.

Budget Costs £

2.1 Urgent Works requiring immediate attention

| | | |
|-----|---|------|
| 1. | Repair slates abutting Tower, North Transept, Lavatories and Bake House | 800 |
| 2. | Clean out all gutters, hoppers and North Transept RWP | 400 |
| 3. | Clean out all gullies | 400 |
| 4. | Inspect chimney | 100 |
| 5. | Remove loose mullions to Bake House link | 60 |
| 6. | Investigate dampness in floors & walls; liaise with DAC & Council | 1000 |
| 7. | Reattach plastic mesh to Belfry | 100 |
| 8. | Ease screen door north side of Chancel | 40 |
| 9. | Adjust electric cupboard doors | 60 |
| 10. | Remove ivy, buddleia and weeds from east boundary wall (Council?) | 600 |
| 11. | Lightning conductor test | 300 |

2.2 Works recommended to be carried out during the next 12 months

| | | |
|-----|---|------|
| 1. | Replace missing airbrick west side of South Transept | 120 |
| 2. | Repoint approx. 20m ² of Vestry & lavatory walls with lime | 2000 |
| 3. | Prepare and repaint railings to Tower | 500 |
| 4. | Repair ring pull on font lid | 60 |
| 5. | Secure steel handrail upto Vicarage | 300 |
| 6. | Prepare and repaint boundary railings (Council?) | 3000 |
| 7. | Re-bed loose retaining wall stones west of Tower (Council?) | 600 |
| 8. | Alter gullies/RWP to more effectively discharge water (Council?) | 3000 |
| 9. | Check boilers for leak onto floor during next service. | 0 |
| 10. | Electrical test | 500 |

2.3 Works recommended to be carried out during the next two years

| | | |
|----|---|-----|
| 1. | Re-paint Bake House gutters and RWP | 800 |
| 2. | Repair and re-paint ironmongery, paint/oil external doors | 600 |
| 3. | Re-paint and re-putty Bake House link windows | 200 |
| 4. | Re-paint bell fittings and steel plate below belfry floor | 400 |
| 5. | Consider installing handrail to pulpit steps | 300 |

2.4 Works needing consideration within the next five years

| | | |
|----|---|------|
| 1. | Monitor cracking in Tower | QI |
| 2. | Replace mullions between windows to Bake House link | 3000 |
| 3. | Consider installing a grease trap to kitchen gully | 800 |
| 4. | Ease Tower access door and fit deadlock | 150 |

2.5 Works needing attention in the long term

| | | |
|----|--|-------|
| 1. | Continue replacement of gauged cement pointing with lime | 10000 |
| 2. | Repair damaged stone mullions and headmoulds | 8000 |
| 3. | Replace Vestry glazing and repair stonework | 4000 |
| 4. | Commission tree survey (Council?) | 500 |

2.6 Works required to improve energy efficiency

1. No measures are considered to be cost effective

2.7 Works required to improve disabled access

1. No measures are considered to be cost effective

3. External Elements

3.01 Roof Coverings

Westmorland slate roofs are generally approximately 60° pitch except for 40° pitch over the Vestry and 35° pitch over the later Bake House. Heavy section stone roll-top ridges and wide stone coped gables.

1. Nave

Circa 1876. Slipped slates and loose flashings are visible on north and south sides abutting Tower, these coincide with daylight visible from below. Daylight also visible between stone ridge. Eaves slates secured centrally along lower edge using large copper nails. Lead gutter to North Aisle (1987 – 89) in good condition though collects debris.

2. North Aisle

South slope partly re-covered (1986), circa 1876 north slope, has 2No. broken slates. Cut in lead flashings over copings intact. Eaves slates secured centrally along lower edge using large copper nails where not re-covered. Lead gutter to Chancel (1987 – 89) in good condition. 4No. roof windows with condensation between panes. 4No. pitched lead valley linings to North Transept in good condition.

3. North Transept

Circa 1876 west roof, east roof re-covered (1986). 6No. slipped and missing slates on east face of concealed roof. Lead gutter in good condition though collects debris.

4. North Porch

Slates run under projecting stone string on North Aisle, cut in lead flashings over copings; all in good condition.

5. Chancel and South Transept

Re-covered 1987-89 and in good condition. 2No. pitched lead valley linings appear in good condition. Walk-in lead gutter not inspected.

6. Vestry

Slates and abutment flashings all intact.

7. Lavatories

Slipped slate south side, pitched lead valley lining to Vestry previously repaired.

8. Bake House

Octagonal roof with mitred hips and raised cupola with large cut slates and timber louvres (1973). Upper roof has missing slate to southeast, repaired with bitumen felt, main roof has 2No. broken slates to west and 1No. to southeast, 1No. lead slate repair to northeast, otherwise in reasonable condition.

9. Link

Bitumen felt (2011) with 300mm upstands to wide flat copings with anti-climb deterrent. Good condition though collects debris.

10. Tower

Lead roof falls to east with gutter discharging to northeast outlet. Reasonable condition though accumulation of seagull nest and debris.

3.02 Rainwater goods and disposal systems

Rainwater goods are all in cast iron, painted black and in good condition unless stated otherwise. Rainwater pipes are of generous proportions, fitted without offsets on south side, which causes poor alignment in upper sections. Second sections treated with anti-climb paint.

1. Lavatory has 125mm moulded gutter in reasonable condition with a square lead adaptor into 75mmØ RWP.
2. North Transept has 125mm deep half round gutter. 100mmØ RWP blocked in lower sections causing rust staining, also paint peeling owing to poor preparation.
3. Nave has 150mm deep half-round gutter with 100mmØ RWP.
4. North Porch has 125mm deep half-round gutter with 2No. 100mmØ RWP.
5. Main lead valley gutter drains to 100mmØ RWP on west gable.
6. Nave has 125mm deep half-round gutter and 2No. 85mmØ RWP.
7. South Transept has 125mm deep half-round gutter and 2No. 85mmØ RWP with anti-splash shoe 200mm above gully. Grass in gutter.
8. Chancel south side has 125mm deep half-round gutter with shared 85mmØ RWP with South Transept. Grass in gutter.
9. Chancel north side has 125mm deep half-round gutter with unpainted short 75mmØ RWP onto Vestry roof below.
10. Main valley gutter drains through short 100mmØ RWP on east gable into a 150mmØ stainless steel (?) channel over slates. Hopper head blocked with debris, grass in both ends of gutter.
11. Vestry has 125mm deep half-round gutter and 100mmØ RWP. Hopper head blocked with debris, grass in both ends of gutter.
12. Link roof drains to 75mmØ RWP north and south.
13. Bake House has yellow-painted small section ogee gutters on fascia brackets. Laid level with 75mmØ RWP to south and short RWP to west which drains onto link. Main outlet blocked with debris, sections rusting.

3.03 Drainage below ground

1. Drains appear to run to mains sewers with inspection chamber to north and east. It is not known where the drainage from the south discharges.
2. Terracotta gullies to Bake House in good condition.
3. Salt-glaze gully to Lavatories blocked.
4. Shallow terracotta gully to west side of North Transept appears to overflow adjacent doorway.
5. Salt-glaze gully blocked with gravel on west gable.

6. 2No. recent iron grates set flush in granite paving on south side of Nave directing water against the walls from where it runs into the building.
7. 1No. blocked grate and 1No. missing grate to Vestry.
8. 1No. blocked grate against north steps causes water to pond on gravel surfaces.

3.04 Parapets, chimneys and verge upstands.

1. Tower has low rubble stone parapet with concrete ring beam below large stone copings and lead flashing above roof. All intact.
2. Gables finished with 350 x 100mm chamfered stone copings; all blackened, with a lead cover flashing cut into top edge at slate abutments. Apex finished in large stone rolls. All appear in good condition.
3. Matching stone foliate cross finials terminate east gables of Nave and Chancel; both appear in good condition.
4. Low stone chimney above Vestry gable has ornate moulded coping. Not known if capped, eroded stone east side and eroded mortar joints, otherwise in reasonable condition.

3.05 Walling

1. Nave west gable north end
Anglo-Saxon masonry, coursed rubble with massive quoins. Reddened by fire. Gauged cement pointing intact. Several stones and quoins are severely eroded. There is a full-height 3mm wide crack behind quoin stones and cracked lower quoin.
2. Tower north elevation
Anglo-Saxon, five tiers. Lower in coursed small rubble including Marsden and magnesium limestone with wide joints, in reasonable condition, though again reddened by fire. Larger square coursed blocks over in reasonable condition though severely eroded quoins between 4m and 8m height. Gauged cement pointing intact. Cracking starts 4m high and passes through window recess, 4mm wide abutting Nave and 1-2mm wide centrally.
3. Tower west elevation
As north, except vertical crack 6mm wide where it passes through string course at first floor and statue stage. Also cracking of north quoin at first floor 3mm wide. Gauged cement pointing intact.
4. Tower south elevation
As north except several vertical cracks, including 4mm crack above 4m height adjacent Nave gable, a 3mm crack above the arch at ground floor, and a 3mm crack 500mm off Nave gable at 4-6m height, and a 3-4mm crack at the junction of the Nave roof coping running up behind the quoin stones. Gauged cement pointing intact.
5. Nave west gable south end
Anglo-Saxon masonry, coursed rubble with 2No. large lower quoins, otherwise small square quoins in C19th rebuild. Some deterioration of individual stones at high level and quoins at 3m, 6m and 8m height. 2-4mm wide vertical crack running up behind quoin stones above 3m height. Gauged cement pointing intact.

QUINQUENNIAL INSPECTION REPORT 2018: ST. PETER, MONKWEARMOUTH

6. Nave south elevation

C19th rebuild in coursed rubble, several severely eroded blocks below windows and several recently replaced stones at 700mm height set in hard cement mortar. Remaining gauged cement mortar intact.

Sandstone surrounds in reasonable condition except for cill of western window which is eroded and has 3 – 4mm wide crack, also stooling in poor condition on mullion and west jamb, and slight distortion in tracery where joints have missing mortar. Eastern window has split tracery.

7. South Transept

C19th rebuild in coursed rubble, several eroded blocks, gauged cement mortar intact. Slight easing each side of south elevation string course below gable vent, 2-4mm wide, probably due to thrust from copings. Hoodmould delaminating. Hole with missing airbrick west side allows vermin to enter.

8. Chancel south elevation

Medieval masonry is mainly Marsden limestone rubble with slight erosion to isolated stones, otherwise in reasonable condition with gauged cement mortar intact. Slight vertical crack through cill of west window where the base of the mullion is severely delaminated and gaps are visible internally. West jamb of east window eroded, remainder renewed C19th and in good condition except for slight crack east side running up behind window jamb.

9. Chancel east gable

As south except much C19th renewal including tracery, hoodmould, cill and mullions. Vertical crack slightly north of window centre 1-6mm wide at cill level and 2No. 1-2mm cracks above east window. Outer arch of window eroded and with slight delamination, especially north side, otherwise in reasonable condition.

10. Chancel north elevation

Medieval masonry rises above Vestry roof in squared blocks with irregular coursing. Mix of Marsden limestone and various sandstones. Gauged cement mortar intact.

11. North Aisle east gable

C19th in large rectangular blocks, blackened, with isolated spots of deterioration, otherwise in reasonable condition. Mortar joints eroded, especially south of window.

12. Vestry east elevation

C19th similar to North Aisle above. String course stone north end severely eroded. 5-light ogee headed window has eroding cill, some cement patch pointing loose, also eroded lime mortar.

13. Lavatory south elevation

C19th similar to North Aisle adjacent.

14. Bake House

Split-faced sandstone cavity wall with artificial stone surrounds, quoins and plinth (1973). Much vertical cracking also open mortar beds where presumably mild steel fixings are corroding. Artificial stone mullion and window surrounds disintegrating where reinforcement is corroding. Face of mullion in danger of collapse south side of link.

15. Lavatory north elevation

C19th long rectangular blocks, plinth and hoodmould have slight erosion. Also cracking above arched doorway 3-6mm wide and slight erosion of head mould. Cement patch pointing in poor condition, also eroded lime mortar.

16. North Transept

C19th long rectangular blocks have slight erosion and are blackened. 2No. north facing 3-light windows with ogee tracery are in good condition except for slight erosion on mullion feet. West facing arched doorway in good condition. West facing masonry has efflorescence upto 500mm height.

17. North Aisle north elevation

C19th long rectangular blocks in good condition. Four bays with west porch and 3No. 3-light windows under reticulated tracery. Recent infill stones at 800mm height set in hard cement mortar. Efflorescence upto 1m high at east end and upto 600mm on east buttress.

18. North Aisle west gable

C19th long rectangular blocks in reasonable condition except for slight erosion of individual stones. 3-light window under reticulated tracery in good condition. Slight movement where wall abuts Nave with some loose and missing pointing below 3m height.

3.06 External doors

1. All external doors are oak plank frame, ledge and brace.
2. North Porch has pair of re-used arched doors in stone rebates with scroll hinges. Arch of different profile leaving a 50mm gap at head. Also cracking of planks and corrosion of ironwork, including fixings. Fair condition.
3. North (west facing) has arched door (C19th) in oak frame with strap hinges, alarmed. Corroding ironwork otherwise in good condition.
4. North (north facing) has arched door (C19th) in oak frame with strap hinges, alarmed. Corroding ironwork otherwise in good condition.
5. Bake House has pair of square-headed doors in oak frame with mock strap hinges. Surface very weathered, some distortion of planks at low level caused by water ingress. Fair condition.

3.07 Windows

1. Combination of late C19th plain diamond quarries with tinted borders in Nave and North Aisle, and late C19th stained glass behind polycarbonate protection. All leaded lights have internal saddle bars and appear in good condition except for slight corrosion of C19th ferrous saddle bars.
2. North Transept has 2No. square-headed 3-light traceried stained glass thought to be by Charles Eamer Kempe though unsigned.
3. Western window on south side of Nave has arched 3-light traceried stained glass by Mike Davis.
4. West window in North Aisle has arched 3-light traceried stained glass war memorial window by Kempe and Tower.
5. East and central windows in North Aisle have arched 3-light traceried stained glass by Leonard Evetts.
6. East window of Chancel has arched 5-light traceried stained glass by Leonard Evetts.

QUINQUENNIAL INSPECTION REPORT 2018: ST. PETER, MONKWEARMOUTH

7. South side of Chancel has 2No. square-headed 2-light traceried stained glass by Leonard Evetts.
8. East window in North Aisle has a small arched 2-light stained glass by Kempe.
9. West window of Tower at first floor re-glazed c2010 to design of Christopher Downs based upon consecration cross incorporates polycarbonate protection and supporting metal work.
10. South window of Tower at first floor required re-glazing in retained timber frame.
11. Vestry 5-light square-headed traceried window is in a poor condition with many cracked wired panes within tracery sections. Also eroded south mullion.
12. Bake House has 12No. timber windows repaired 2017 with fused glass art installation internally by Rachel Welford and Adrian Ridley (2017); all appear in excellent condition.
13. Bake House link has steel casements in timber sub-frames. Missing putty and flaking paint otherwise serviceable.

4. Internal Elements

4.01 Tower

1. Tower refurbished mid C20th with new timber floors, ladders and gauged cement repointing.
2. Tower roof with narrow hatch; good condition though loose ladder.
3. Two Mears & Stainbank, London 1903 bells chimed by hammers. Reasonable condition except for corrosion of ironwork.
4. Belfry has rubble masonry, good condition except for light erosion to individual blocks. 3No. arched openings with impost shafts, north appears to be Anglo-Saxon original. South and west renewed (C19th?). South shaft and cap in fair condition with heavy erosion and delamination, west side slightly eroded. North shaft severely eroded but serviceable, cap is delaminating and requires monitoring. Birds excluded by green plastic mesh, though this is loose on one side. Timber flooring is regularly wetted by driving rain but is in fair condition over a combination of ancient and replacement joists. Central joist plated with steel each side.
5. Upper intermediate chamber has rubble masonry and is in good condition except for 2mm vertical cracking in southwest corner, 1-2mm in northwest corner, 4mm in southeast corner and 3-4mm in lower half of northeast corner. West face has small window recess, east face (Nave wall) has original consecration cross. Timber flooring is in good condition over ancient beams built into north and south walls.
6. Lower intermediate chamber has rubble masonry in good condition except for vertical cracking which is more evident at this level where tell-tales have been installed (1975).

Northeast corner has a 10mm crack mid-height, the lower of 3No. tell-tales has opened 2mm. In the southeast corner a 5mm wide crack widens to 10mm at higher level with 4No. tell-tales all opened around 2mm.

The east (Nave) wall has a slight crack at the south end of the arched doorway into the Nave.

The south wall has two cracks rising vertically and one rising diagonally westwards from the top of the blocked opening at 1.5m height. The east crack is 3mm wide at approximately 3m height and runs down the jamb of the surround to the stone floor. The west crack also runs down the jamb of the surround in 5mm wide, reducing to 2-3mm above.

The floor of the rubble stonework has an irregular crack running north-south some 5mm wide.

Narrow door into Nave catches on timber frame otherwise in reasonable condition.

7. Lower Chamber has door to east (Nave) and open arches to south, west and north. This open area is protected by wrought iron railings set into lead pockets in stone plinths and masonry rebates with pair of gates to west. Extensively corroded. A pair of bell ropes hang through stone vaulted ceiling on southeast corner.

4.03 Roof and ceiling voids

The only ceiling voids are the inaccessible barrel vault over the Chancel and lean-to ceiling over the Vestry which is accessed through a small hatch. The space above the lavatories has been converted to a boiler room with a drop-down ladder.

4.04 Roof structures and ceilings

1. Nave has skeletal barrel vault with 3No. widely spaced trusses supporting horizontal beam with propped rafter and softwood boarding over. All dark stained and appear in good condition except that there is daylight visible in two locations adjacent the Tower.
2. Chancel has similar construction to the Nave except that it is panelled on the underside to form a vault with only 2No. truss ties and posts visible below ornate stencilled panels. Rebuilt after a fire (1986) it appears in excellent condition.
3. North Aisle has trusses at 2m ctrs with 2pairs of 150 x 150mm purlins, ridge board, 100mm x 100mm rafters with softwood boarding over. All dark stained and appear in good condition. Alternating trusses have extended legs on small corbel stones. East trusses have had tie beams removed where steel framed first and second floors have been added; there are no significant signs of consequent movement.
4. North Porch has a stone rib supporting an inclined stone soffit following the pitch of the slate roof above.

4.05 Internal structures, arcades, upper floors, balconies and access stairways.

1. First floor has two meeting rooms accessible via wide carpeted staircase with oak rails, rooflight, plastered walls and ceilings. Condition is good though landings are used for general storage.
2. Large meeting room is carpeted, has radiators, rooflight, plastered walls and ceiling, screen, tables and chairs, filing cabinets and computers. Good condition except for the blown rooflight; is used for general storage.
3. Small meeting room is carpeted, has a radiator and extract fan. It is used for general storage including a freezer.
4. Second floor is accessed via a carpeted winding stair with oak rails within the roof space, it has radiators, 2No. rooflights and a recently replaced east widow. It is in reasonable condition and used for general storage.

4.06 Partitions, screens, panelling, doors and ironmongery.

1. Recent light oak screen north side of Chancel (1986). Good condition except door has swollen with dampness preventing closure.
2. Tower has dark stained oak round-headed framed plank door in an oak frame; alarmed. Good condition except for blistering owing to fire.
3. North Porch has pair of dark stained oak pointed arch framed plank doors into stone rebates. Large timber lock case; alarmed. Good condition except for blistering.
4. Modern light oak fire door separates the public area from the service area. It appears to have had a ply panel inserted to rear. Overhead closure does not operate properly, some smoke staining but otherwise in reasonable condition.
5. Vestry has dark-stained oak framed plank door in stone surround. Poor fit to rebates, blistered stain finish owing to fire.

QUINQUENNIAL INSPECTION REPORT 2018: ST. PETER, MONKWEARMOUTH

6. Lavatories have lightweight painted hardwood doors in reasonable condition.
7. Bake House has painted fire doors with wired glass panels in plywood; in reasonable condition.
8. First floor has oak-faced fire doors in good condition.
9. Emergency escape is possible through three doors on north side and through the Bake House east side. Full smoke alarm system supports exit from first and second floors through a protected staircase.

4.07 Ground floor structure, timber platforms

1. Nave and North Aisle have 3No. red-coloured insitu concrete panel circulation aisles with tiled margins. Seating areas are finished in 330 x 100 x 40mm pitch pine parquet blocks. These are generally in a poor condition especially south side where most are rotting on the underside. Many have swollen and lifted leading to an uneven floor.
2. East end of Nave has recent low raised sandstone flagged dais in excellent condition.
3. Choir has mosaic floor in good condition.
4. Choir stalls have raised timber boarded floors over joists without ventilation.
5. Chancel has 2No. recent sandstone steps with non-slip commercial kitchen quality tiles between; all in good condition.
6. Sanctuary has sandstone step with efflorescence on face. Remainder has encaustic tile and marble finish in reasonable condition.
7. Bake House, kitchen and lavatories have vinyl flooring in reasonable condition.
8. Remaining areas have carpets in reasonable condition apart from grit and efflorescence deposits against stone walls.
9. Carpet in exhibition area has illuminated glazed viewing panel set in to chamber below. Two other chambers have lift-out manhole covers and are 1300mm deep; north chamber has 40mm of standing water on the concrete floor.

4.08 Internal finishes

1. Apart from the pointed rubble masonry to the west end of the Nave and ashlar masonry to the Chancel arch, arcade and window reveals, the remaining walls are finished in plaster.
2. Plaster is in reasonable condition apart from at low level where it is suffering from rising damp. This is especially visible in the northwest corner of the Nave, the southeast corner of the Chancel and around the stair/Vestry area.
3. Efflorescence and peeling paint above 3m in the South Transept appears to have been caused by an earlier gutter problem.
4. Recent small fall of plaster from high point of east gable in Chancel.
5. Southeast corner of Vestry has rusting angle beads and plaster damage which coincides with a blocked hopper head externally.

QUINQUENNIAL INSPECTION REPORT 2018: ST. PETER, MONKWEARMOUTH

6. Internal ashlar masonry is suffering from extensive efflorescence upto a height of 1500mm on columns, especially on the pier north side of the Chancel arch. This is causing serious damage to the surface of the stone, as well as to the floor finish beneath.

4.09 Fittings, fixtures, furniture and moveable articles.

1. Dark oak altar is in good condition.
2. Light oak and iron altar rail with a pair of bifold gates is in good condition.
3. Carved oak pulpit on sandstone plinth and steps with black marble shafts. It is in good condition except for deterioration of sandstone caused by rising damp.
4. Oak Bishop's chair is in good condition.
5. Contemporary light oak and glass altar at east end of Nave (2008) in good condition.
6. Contemporary light oak clergy stall matches the altar and is in good condition.
7. The oak lectern matches the pulpit and is in good condition.
8. Octagonal black marble font on 2No. sandstone steps at west end of North Aisle with dark oak and brass cover; excellent condition except for broken ring-pull.
9. Electricity cupboard doors in North Transept required adjustment.
10. Numerous display and exhibit cases; in good condition.

4.10 Vestry

1. Carpeted timber floor in reasonable condition. 2No. airbricks east side provides minimal ventilation beneath.
2. A slightly foisty smell appears to be the result of a blocked RWP adjacent which has damaged plaster and rusted corner beads.
3. White-painted timber cupboards to south and west in good condition with 3No. built-in safes in reasonable condition.
4. Large twin-door safe built into wall north side not in use, with rusting edges indicating high levels of humidity.
5. Basin in reasonable condition.
6. Large radiator
7. Stone window cills eroding, wired glass cracked and rusting where previously cut to fit tracery; fair condition.

4.11 Organs and other instruments

1. Large free-standing electric organ on North Aisle with purpose-made light oak case. Matching pipe casing above on west facing wall provides decorative feature to speakers. Organ tuned annually; said to function well.
2. Technics electric keyboard appears in excellent condition. Said to function well.

QUINQUENNIAL INSPECTION REPORT 2018: ST. PETER, MONKWEARMOUTH

4.12 Monuments, tombs, plaques, etc.

1. 2No. ornate alabaster memorials (Williamson) and several plain slabs in North Transept are in reasonable condition.
2. War memorial roll of honour in glazed oak case in South Transept is in good condition.
3. Brass plaque (Robson), memorial (Peacock), and a vicar board in North Aisle are in good condition.
4. Mediaeval stone tomb at change of level between Choir and North Aisle is suffering from efflorescence owing to rising damp.
5. Mediaeval grave slabs and Saxon baluster shafts displayed on the north door cross wall, which were collected during the 1872 restoration, are in reasonable condition.

5.0 Services

5.01 Service installations generally

Brief visual inspection only. No services have been tested.

5.02 Heating installation

1. 2No. *Remeha Quinta-Pro* gas boiler with vertical balanced flues, a megaflo cylinder, pressure vessel and pumps installed above lavatories with new small-bore steel pipework and radiators. Boilers were last serviced 09/2016. All appear in excellent condition except for a small leak under the south boiler which is damaging the chipboard floor.

5.03 Gas installation

Gas meter is located in a cupboard on the Bake House corridor, directly below the boilers.

5.04 Electrical installation

1. Incoming main rises in cupboard in North Transept.
2. System last tested 06/2015.
3. White PVC fire-resisting cables.

5.05 Water installation

1. Water main rises in southwest corner of kitchen through difficult-to-reach cut-out access to stopcock.

5.07 Sound system

1. Sound system said to function satisfactorily.
2. Induction loop said to function satisfactorily.

5.08 Lightning Conductor

1. 20mm copper tape runs down northwest corner of Nave, 10mmØ plastic coated aluminium rod runs down southeast corner of Tower.
2. Last test unknown.

5.09 Fire precautions

1. Extinguishers:
 - 6L Foam in Vestry
 - 2kg CO₂ adjacent north(west) door
 - 6L Foam adjacent North Porch
 - 6L Foam first floor landing
2. Extinguishers last inspected 05.2018
3. Full fire alarm system present with control board in Plant Room

5.10 Asbestos

1. No asbestos was seen.
2. No asbestos survey was available.

6.0 Curtilage

6.01 Churchyard

1. The church stands in a slight depression in the centre of a large church yard which was cleared by the Local Authority in the 1960s when remaining headstones were placed against the east boundary wall and on the ground adjacent. Recent landscaping (circa 2015) to south, again by the Local Authority, depicts the foundations of the adjacent early monastic buildings on the site. The landscaping abuts the church on all sides and includes a stone flagged ramp to the north and granite setts laid in concrete. In many places these have been laid to fall towards the church and the gullies have been poorly designed so that they spill water which runs into the walls causing serious damage to the building.

6.02 Ruins

1. Several of the relocated headstones against the east wall have snapped. Others which have been laid flat in concrete surrounds have lost their inscriptions.
2. Other headstones have been used to form the path upto narrow late C20th brick and concrete steps below the Vicarage gate. Lower steel balusters and hand rail are loose.

6.04 Boundary walls, gates, fencing and hedges.

1. Boundary railings surround the site, except for a separately listed stone retaining wall to the east which retains the Vicarage garden.
2. Steel railings to 1.3m height in concrete plinth; beginning to corrode otherwise in reasonable condition.
3. Battered east retaining wall comprises Marsden limestone, magnesium limestone, various colours of sandstone and some brick patching. 20m² area south end recently rebuilt. Remainder in reasonable condition except for heavy ivy, buddleia and weed growth
4. Recent ashlar piers to the steel gated vehicular entrance west side in excellent condition.
5. Recent ashlar piers to the south pedestrian entrance have steel gate and pre-cast concrete finials encased in stainless steel. All in excellent condition.

6.05 Trees and shrubs

1. The churchyard contains several mature trees including poplars, rowan, whitebeam, willow, ash, beech and cherry. All appear to be in a healthy condition. Recent plantings established except for 2No. large-leafed oak and 3No. beech to west and south.

6.06 Hardstanding areas

1. A tarmac drive and small parking area to west continues around to the north and east sides of the church. Recently resurfaced with a partly bound crushed grit surface which is in good condition. Unfortunately the loose grit washes down to block the gullies causing surface water to seep down under the church, again causing serious damage to the building. Stone retaining wall and steps north side are in good condition, stone retaining wall south side has loose blocks and is in a poor condition.
2. Macadam parking north of main gates and plastic reinforced grass parking south side; both in excellent condition.

6.07 Floodlighting

1. Recent ashlar housing for LED floodlights to illuminate Tower.
2. Recent 800mm long LED striplights set in granite surround against walls vertically wash the elevations with light.

6.09 Disabled Access

1. Level access is available from the parking area to the west, up a recently installed gently-inclined stone ramp to the north (west facing) door. The whole of the ground floor is then accessible apart from the Chancel and raised dais at the east end of the Nave.

Appendix A : Explanatory Notes for PCCs – April 2004:

- a) The need for a faculty
The inclusion of an item of work in a Quinquennial Report does not remove the need for a faculty before it is carried out. A faculty will normally be required (with the exception of some minor maintenance items).
- b) General Limitations of the Quinquennial Report
The Quinquennial Report is a *summary report only* as required by the Inspection of Churches Measure. It is restricted to the condition of the building and its defects and is not a specification for the execution of any necessary repair work and should not be used as such. The Professional Adviser is normally willing to advise the PCC on implementing the recommendations and will, if so requested, prepare a specification, seek tenders and oversee the repairs.
- Woodwork or other parts of the building that are covered, unexposed or inaccessible will not normally be inspected in a Quinquennial Inspection. The Adviser cannot therefore report that any such part is free from defect. The report may include the recommendation that certain areas are opened up for inspection.
- Further specific limitations on access etc. may be noted in the Report text.
- c) Annual Inspections by the Church wardens
Although the Inspection of Churches Measure requires the Church to be inspected every five years, it should be realised that serious trouble may develop in between surveys if minor defects are left unattended. Churchwardens are required by the Care of Churches 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. Guidance on these inspections and statutory responsibilities are contained in the publication 'How To Look After Your Church' published for the Council for the Care of Churches by Church House Publishing. Guidance on routine inspections and house keeping is contained in 'The Churchwardens' Year' and guidance on cleaning is given in 'Handle with Prayer' also published by Church House Publishing.
- d) Rainwater gutters and downpipes
One of the most common causes of damage in Churches is the blockage of the rainwater gutters and downpipes. The PCC are strongly advised to enter into a contract with a local builder for the cleaning out of gutters and downpipes twice a year
- e) Insurance cover
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.
- f) Electrical installation
Any electrical equipment should be tested at least once every quinquennium by a registered NICEIC electrician or other suitably qualified consultant, 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. Inspections carried out by the Professional Adviser will normally be based on a visual inspection of the main switchboard and certain sections of the wiring selected at random, without the use of instruments.
- g) Lightning conductor
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 condition should be kept with the Church Log Book.
- h) Heating installation
A proper examination and test should be made of the heating installation by a qualified engineer each summer before the heating season begins.
- j) Fire extinguishers
A minimum of two water type fire extinguishers (sited adjacent to each exit) should be provided and in addition special extinguishers for the organ and boiler house. Large Churches will require more extinguishers and, as a general rule, one water extinguisher should be provided for every 250 square metres of floor area. All extinguishers should be inspected annually by a competent engineer to ensure that they are in good working order. Further advice can be obtained from the fire prevention officer of the local fire brigade and from insurers. A summary of the recommendations is as follows:

| <u>Location</u> | <u>Type of extinguisher</u> |
|-------------------|--|
| General areas | Water (one for every 250 square metres) |
| Organ | CO ₂ |
| Boiler House | |
| Solid fuel boiler | Water |
| Gas fired boiler | Dry powder |
| Oil boiler | Foam (or dry powder if electricity supply cannot easily be isolated) |

APPENDIX B – PHOTOGRAPHS

Photo 1: (cover) Tower, Nave and South Transept from south west



Photo 2
Bake House, Vestry and Chancel from southeast



Photo 3
Slipped slates on North Transept valley roof



Photo 4
Slate and debris on Bake House link roof



Photo 5
Debris in gutter and eroded mortar and window cills on Vestry



Photo 6
Slipped and missing slates on Bake House roof



Photo 7
Rainwater runs into building at gullies south side



Photo 8
Blocked gully to kitchen seeps below
building



Photo 9
Efflorescence on external North
Transept wall



Photo 10
Movement and cement patch pointing
over North vestry door



Photo 11
Localised stone decay in gauged
cement pointing



Photo 12
Cracking through wide gauged cement
pointing on Tower



Photo 13
Recent infill stones to former flues in
hard cement mortar



Photo 14
Cracking of artificial stone on Bake
House owing to steel corrosion

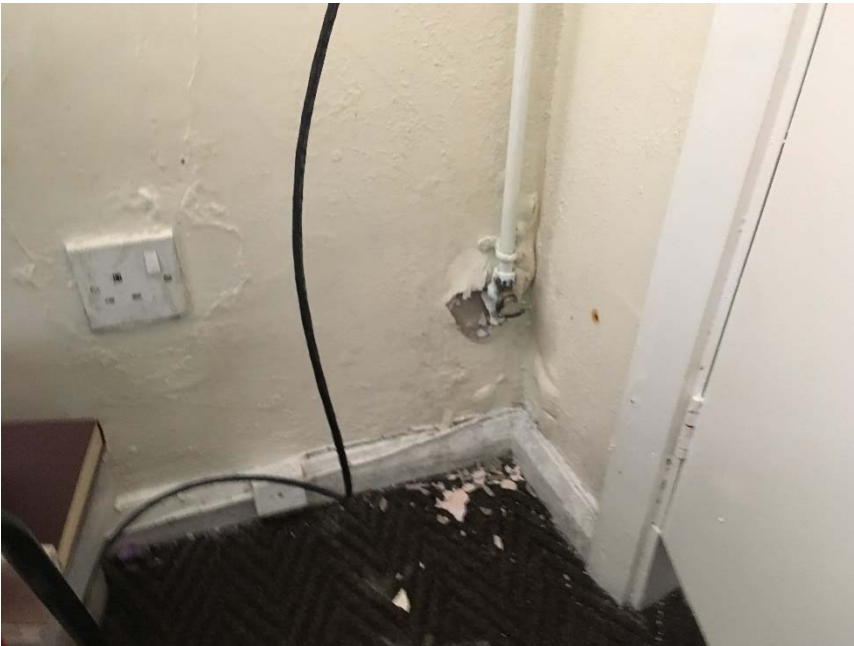


Photo 15
Plaster damage in Vestry due to
blocked hopper externally



Photo 16
Plaster damage above raised floor in
Sanctuary



Photo 17
Efflorescence on Nave north wall



Photo 18
Efflorescence on tomb below Chancel screen



Photo 19
Efflorescence on north Chancel arch pier



Photo 20
Water standing in chamber below North Transept floor



Photo 21
Rot in woodblock flooring



Photo 22
Leak onto chipboard floor below boiler



Photo 23
Vertical cracking within Tower