



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

**DIOCESE OF DURHAM  
ARCHDEACONRY OF SUNDERLAND  
DEANERY OF WEARMOUTH  
INSPECTION OF CHURCHES MEASURE 1955  
CARE OF CHURCHES & ECCLESIASTICAL JURISDICTION MEASURE 1991**

**QUINQUENNIAL INSPECTION AND REPORT**

**February 2022**

**David Beaumont BA (Hons) Grad Dip, RIBA, AABC**



Beaumont  
Brown  
Architects LLP

## CONTENTS

1.0	INTRODUCTION .....	4
2.0	LOCATION AND SITE .....	4
3.0	CHURCH AND LISTING DESCRIPTION.....	4
4.0	PREVIOUS INSPECTIONS.....	7
5.0	SCOPE OF REPORT .....	7
6.0	REPORT SUMMARY .....	7
7.0	CONDITION AND RECOMMENDATIONS .....	10
7.1	SERVICES .....	10
7.2	GENERAL.....	13
7.3	WORK SINCE LAST INSPECTION.....	14
7.4	OUTSIDE .....	15
7.4.1	TOWER .....	15
7.4.2	ROOFS .....	21
7.4.3	RAINWATER GOODS .....	22
7.4.4	WALLS, BUTTRESSES AND CHIMNEYS .....	24
7.4.5	FLECHE, BELLS, FRAME AND CLOCK .....	29
7.4.6	WINDOWS AND DOOR OPENINGS.....	29
7.4.7	EXTERNAL IRON AND WOOD .....	29

<b>7.5</b>	<b>INSIDE .....</b>	<b>30</b>
7.5.1	ROOF TIMBERS .....	30
7.5.2	CEILINGS.....	30
7.5.3	ARCHES, ARCADES AND MASONRY .....	31
7.5.4	PLASTER AND DECORATION .....	32
7.5.5	FLOORS.....	33
7.5.6	PARTITIONS, PANELLING, SCREENS AND DOORS .....	34
7.5.7	GLAZING.....	35
7.5.8	VENTILATION .....	37
7.5.9	RAILS, REREDOS, MONUMENTS, BRASSES, FURNISHINGS AND ORGAN .....	38
7.5.10	ANCILLARY ROOMS .....	40
<b>7.6.</b>	<b>EXTERNALS.....</b>	<b>41</b>
7.6.1	CHURCHYARD, BOUNDARIES, SIGNS, PATHS AND TREES .....	41
<b>8.0</b>	<b>PRIORITIES .....</b>	<b>44</b>
	<b>APPENDICES .....</b>	<b>46</b>
	CHURCH PLAN .....	46
	EXPLANATORY NOTES.....	49
	A GUIDE TO ROUTINE MAINTENANCE AND INSPECTION OF CHURCH PROPERTY.....	51

## REPORT ON THE 2021 QUINQUENNIAL INSPECTION

### 1.0 INTRODUCTION



Beaumont Brown Architects LLP, The Old Brewery, Castle Eden, County Durham TS27 4SU  
T. 01642 700803 E. enq@beaumontbrownarchitects.co.uk www.beaumontbrownarchitects.co.uk @dsbbbba  
Company Registration No. OC366225 | VAT No. 116 3832 28



*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: Tuesday 15<sup>th</sup> September 2021. Overcast.

Date of report: February 2022

Report prepared by: *David S Beaumont* RIBA AABC

### 2.0 LOCATION AND SITE

**Address:** St. Paul, Ryhope, Sunderland, SR2 0HH

**Location:** The church is situated within large churchyard on high ground on the north side of the A1018, as it passes through Ryhope village.

**National Grid Reference:** NZ410531

### 3.0 CHURCH AND LISTING DESCRIPTION

**Description:**

The church was built in 1868-73 to serve the growing mining village of Ryhope and extended in the 1920's. It comprises nave with north and south aisles, chancel, south transept and sanctuary with clergy and choir vestries to the north and organ chamber to the south side of the chancel. There is a porch on the south within the base of the tower. One floor above the porch is a bell ringing chamber, which also contains the clock mechanism on the south side. The bell chamber is one floor above. Both of these levels are accessed by a stone spiral stair case. There are two



access doors to the north elevation, one leading to the choir vestry and the second, to a lobby at the west end of the north aisle, which is not in use.



**Listing Description:**

*NZ45SW RYHOPE STREET SOUTH, Ryhope 920-1/7/259 (North East side) Church of St Paul.*

*Grade II*

*Parish church. 1868-73. By TC Ebdy; chancel and N aisle 1920. First build rock-faced snecked limestone with rock-faced sandstone quoins and ashlar dressings; second build sandstone ashlar; ashlar-coped plinth throughout; Welsh slate roof first build, Lakeland slate roof second build, both with stone gable copings.*

*Chancel with N vestry and S organ chamber; nave with N aisle and S transept, tower and aisle.*



*EXTERIOR: stepped, coped angle buttresses of first build project more. All windows of first build have alternate-block jambs and steeply-sloping sills. 3 E lancets with roundel above in gabled chancel with Lombard frieze on N and S elevations over paired lancets, continuing along 5-bay N aisle. S transept has high 3-light window with geometric tracery; block-stopped drip mould under gable with stone cross finial.*

*Adjacent 3-stage tower has 2 orders of nookshafts to roll-moulded pointed arch over double panelled door and soffit panel with low-relief cross; raised straight-pointed dripmould has block finial and stops; similar but smaller dripmoulds over 2 small lancet slits flanking clock above; sill and impost strings to paired tall belfry lancets, louvres renewed, with nookshafts and roll-moulded arches; cornice and pyramidal roof.*

*Left return of tower has wide stepped buttress in front of square projection with high plinth reducing to octagonal-plan stair turret. Turret has pointed arcaded string to top slits below hipped stone roof against tower.*

*Clerestory quatrefoils over S aisle with paired lancets. W nave gable has paired 2-light W windows with cusped quatrefoil tracery and small roundel in gable peak under stone cross finial; pent S aisle has paired cusped W lancets; gabled N aisle has triple cusped lights.*



*INTERIOR shows shouldered arch in tower porch to stair turret. 5-bay arcades, the N of chamfered pointed arches on tall round piers with octagonal capitals; the S arcade includes 2 arches to transept and has short round piers with alternately round and square capitals and double-chamfered pointed arches, one chamfer hollow.*

*Chancel arch and arcade ends rest on paired corbelled shafts. Arch-braced collar and kingpost roof on stone corbels; S aisle has transverse arch to tower.*

*Glass includes high quality W window to WN Taylor, d.1875, with Old Testament figures; and S aisle W end high quality by Bacon Bros (signed 3 bees and triangle) with yellow stain. N aisle second window memorial with a portrait figure to 2nd. Lieut. Bell, D.L.I., d.1917, signed J Eadie Reed. Rood screen and painted carved reredos wood with perpendicular tracery; octagonal stone font.*

*(Corfe T and Milburn G: Buildings and Beliefs: Sunderland: 1984-: 38; Date information from vicar).*

*Listing NGR: NZ4099653031*

## **CHURCH LISTING - Grade II**

### **4.0 PREVIOUS INSPECTIONS**

This is the author's third inspection, and reference to the previous QI has been made in compiling this report.

### **5.0 SCOPE OF REPORT**

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.

### **6.0 REPORT SUMMARY**

**Structure:** all structurally sound. The tower needs to be kept on watch as the design of the belfry openings to resist the thrust of the roof hips and hold the top of the tower together relies on a tie rod at the springing of the arches. It's flat bar and rusty which splits the stones that it's embedded in and so loses its grip and becomes ineffective. The S was replaced, along with masonry with stainless steel in 2019.

#### **Roofs:**

All of the Welsh blue slating is of the time of its construction, apart from the nave which was re-slatted in second-hand on ¾ inch battens and counter battens on felt in the 1970's. The N aisle was built in the 1920's on hair felt on sarking boarding. The remainder roofs, vestry, chancel, organ, transept and S aisle are the original 1868 roofs and these now should be considered for renewal. The tower hipped roof has seen multiple repairs and there are missing tiles on this as there are around the main roof, and the question is how do you go about maintain this tower because the hip slates are coming away? By steeplejack or do you go even further and take the top off and turn it into a flat roof to reduce maintenance. Inside the tower there doesn't seem to be any water currently effecting the timber work so perhaps just continual maintenance is appropriate. It might be appropriate to perhaps create a larger lead cap to the pinnacle because this is where the worst of the tiling is coming away.

In planning for future work within the next couple of years it would be wise to replace the vestry roof first and work round the building carrying out work: to also attend to the box gutter

that separates the aisle and the nave after that, the tower roof and then within five years the chancel organ and transept and S aisle- a phased approach to repairs.

During the inspection the S aisle box gutter to the back of the tower was being repaired.

All of the flashings in lead appear to be in position.

#### **Rainwater Goods:**

The church has some original cast-iron gutters and downpipes remaining though the majority are now in plastic and it would be wise to consider completely replacing them with new decorated cast-iron for longevity and ease of maintenance. Downpipes discharge to terracotta gullies and it is likely that these go to soakaways, though their location is unknown. There doesn't seem to be damp showing inside the buildings, so it may well be that rainwater is getting away, if there was any record of soakaway positions it would be worth knowing where they are and perhaps it would be worthwhile checking that the gullies are actually discharging during heavy rain.

#### **Walls:**

Magnesium limestone to the original and sandstone to the N aisle and chancel extension. The mag lime is a quite rocky surface whereas the sandstone is ashlar flat, the ashlar sandstone walling itself is standing up to weathering ok, it looks like it is a lime point originally and its only problem is a loss of its surface crust but structurally it is all in place. The magnesium limestone's undulating surface allows water to lodge on the surface, there has been many attempts to repoint in cement in the past and it does look patchy in places, some is falling out and there are open joints, however it does seem to be keeping the damp at bay. There are some cracking's and easings to the walling but these are historical. It's not yet at a tipping point to repoint the building perhaps in 10-15 years. Any remedial work that is carried out must be in lime mortar.

#### **Windows and Doors:**

All of the window surrounds and door surrounds are good as are the glass and doors within it, there is a little bit of sweeping up of cobwebs off the glass and perhaps renewing some of the dull polycarbonate would be wise and redecoration of the doors.

#### **Externals:**

The churchyard is closed and there is nothing much above ground on show, there are a few broken memorials that would be wise to tidy them up. The churchyard is in the care of the Local Authority who are reasonably diligent in maintaining it. There are some trees particularly to the W and N and these are maintained well. On the N there are a lot of tree cuttings that need to be cleared away and also a ladder which may be of assistance to intruders and this needs removing. The land is mostly laid to grass with some modern paving and a bit of gravel with some weeds growing in it at the entrance. The boundary walls are intact. The S boundary

to the highway wall is the best and most original wall in a mixture of magnesium, limestone and sandstone and it retains the higher level churchyard and the area below ground level is eroding, the joints are significantly open and there is a need for a repoint of this wall in lime mortar within five years. It would also improve the presentation of the site.

**Inside:**

The church is very well presented and the PCC and Church Warden should be congratulated on maintaining the appearance and condition of the building. There is minor water ingress on the S aisle tower box gutter which has been known about in the past that has been repaired at the time of the inspection also there is water ingress at the E end of the gutter that separates the N aisle and nave and a temporary gutter repair has been carried out there. The south aisle has staining to boarding at the west end and under the tower gutter and are historic.

Internally the decorations are up to date and there is no real evidence of plaster or decoration failing, apart from the areas mentioned above. The entrance to the church is stepped and the temporary metal ramp really is not really good enough, and a more permanent solution should be considered. In fact the entrance tower lobby itself is rather a miss match of bits and pieces and isn't the best of welcomes, however once entering the nave the whole of the church presents itself really well. It has some very good fittings and furnishings and some excellent stained glass. The lighting is tungsten and poor light levels and the PCC are minded to replace this in the future and they are also considering their options on heating. The church is currently using an old gas boiler and large pipe distribution network which is coming to the end of its life and a low carbon alternative is being reviewed. There are also thoughts to improve mission and welcome by the additions of a servery and disabled W.C. perhaps at the W end.





## 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 being brought up to date.

**E** **Water:** Service is to the choir vestry in the NE corner providing cold water. Sink in the clergy vestry toilets and kitchenette. Thought to be installed in 1920's question mark over whether it is potable.

**Recommendation:** Consider renewal of the service if there is a reordering.

**E** **Foul drainage:** Underground service for the W.C. and within the choir vestry. Date of installation unknown (1920?). There are external manholes as to where it discharges route is unknown perhaps it goes to the housing to the NE.

**Recommendation:** Establish if there are any records as this will assist for any future reordering plans. Sink waste doesn't drain very well and does block up.

**M** **Surface water drainage:** This is highly likely to be soakaway rather than an underground drainage system.

**Recommendation:** Check the system during heavy rain to see that it drains away and establish if there are any records of the system.

- **Lightning conductor:** The earlier copper tape has been replaced now in wire and comes down on the S side to the ground which is now protected. Last tested in 2019 by Tailor Hastwell whilst they were carrying out the tower repair works.

**Recommendation:** Carry out five yearly test and recommendations of the test report.

- B** **Electricity:** Overhead supply to the S elevation to the tower to a distribution board within the tower. Last tested in 2018, nothing above 2.5m was tested. There are concerns that the system is out of date and that the thoughts of changing lighting and so is time to reset the whole system

**Recommendation:** Consider future reordering.

- E** **Lighting:** Whilst an inspection was carried out in 2018 nothing was inspected above 2.5m so the lighting has probably not been inspected, the condition of the cable is unknown. The light fittings are tungsten high level and fairly utilitarian. PCC are considering a relighting scheme.

**Recommendation:** Establish a relighting scheme as part of a reorder.

- **Sound system:** Installed circa. 2000 comprises lapel mic, lectern mic, handheld and speakers.

**Recommendation:** None.

- B** **PAT:** The test is due.

**Recommendation:** Carry out the test.

- E** **Heating:** Ideal concord CXSI boiler in basement boiler house. Pipework upgraded in 2005. Central heating system comprising large diameter pipework to perimeter radiators. Modified in S aisle circa. 2015. Electric heaters to choir vestry. No heating in the W.C. and tea kitchen. Last service was in 2019 where routine repairs were carried out.

PCC are considering alternative heating system and are seeking quotations and an option appraisal.

**Recommendation:** Consider alternative heating system.

**E** **Gas meter:** Contained within the tower lobby, last test unknown, it has very unsightly gas supply coming from the W side of the tower through the window and if there was a chance for a change of this for a new system that would be worthwhile

**Recommendation:** tidy up gas pipe in lobby

**D** **Bells:** Six fixed bells, chimed by hammers and electrically operated. The assembly is on a rusting painted steel frame and should be redecorated. The bells should be turned as the striking hammers are denting the sound bow. The bell frame was installed in 1999 and has an automatic chime.

**Recommendation:** Make improvements to the bell installation.

**M** **Clock:** The clock is an AW8 series barrel drive auto wind unit serviced by Smith of Derby. Last inspection unknown. The dial polycarbonate is dulling off.

**Recommendation:** Ensure inspection is carried out.

**M** **Organ:** Replacement organ by JJ Binns, Filton and Haley of Leeds, installed in 1946. Tuned in 2011-2. Electric piano in s transept and unused harmonium at the n aisle crossing.

Details from the national pipe organ register:

**Builders**

**1965** **Unknown**  
see [N15158](#)

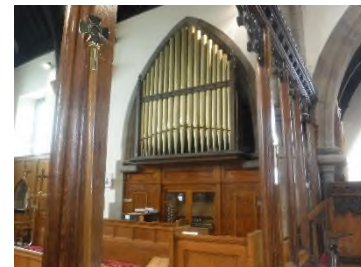
**c1993** **Unknown**

organ by Binns, Fitton & Haley, Leeds, 1930s, for Central Methodist Church, Billingham, Cleveland ([D06009](#)), moved here; no changes;

**Cases**

Position **S chancel chamber**  
Postill case retained

**Recommendation:** Service at regular intervals





- M**      **Rainwater goods:** These are inspected as and when by wardens.
- Recommendation:** The PCC should enter into an annual contract with an Ecclesiastical roofing contractor to inspect and maintain the rainwater goods.

## 7.2      GENERAL

- **Churchyard:** The churchyard is closed and looked after by the Local Authority.

**Recommendation:** None.

- E**      **Trees:** A number of semi mature trees, it would be worth establishing whether these are subject to a tree preservation order and when they were last inspected by a tree surgeon and trimmed.

**Recommendation:** None.

- **Access for the Disabled:** It is unknown if the PCC has a resolution in place which addresses the requirements of the Discrimination Against Disabled Act. It is not known if an access audit has been carried out and a written record is retained in the Parish records. No disabled WC provision.

**Recommendation:** Establish if a resolution is in place and carry out an access audit which will also be relevant should there be thoughts to reorder.

- E**      **Wheelchair access:** There is ramped access from the footpath against the highway which gets you to the tower door entrance where there are steps. The church does have a modest ramp but this was found to be ineffective on the day of inspection and so a better ramp arrangement is required, from there it is level throughout the church including the pew platforms up to the low altar.

**Recommendation:** Consider new ramp entrance.

- **Fire matters:** It is unknown if 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).

**Recommendation:** Establish if a fire risk assessment has been carried out and that the inspection of the extinguishers is up to date.

**D H & S policy:** It is unknown if one exists.

**Recommendation:** Create an H & S policy.

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

**Recommendation:** None.

**B Asbestos:** There is no Asbestos Register, and it is unknown if there is any asbestos within the building.

**Recommendation:** The PCC to create an asbestos register outlining the presence or not of any asbestos within the building.

- **Bats:** None reported.

**Recommendation:** None.

### 7.3 WORK SINCE LAST INSPECTION

#### **2015**

*War memorial plaque installed*

#### **2016**

*Tower slate repairs*

*Reinforcing straps to the belfry windows added on the south*

*Updated bird spikes added*

#### **2017**

*Organ overhaul*

#### **2018**

*Overhaul of minor roof works*

#### **2019**

*Tower masonry and slating repairs, repointing to upper stages. replacement of S belfry arch tie rod with s/steel tie rod and split stonework. Additional downtape added to lightning protection. Worth obtaining a debrief from the steeplejack to understand their view on condition.*

*Tower back gutter replaced due to lead theft in Feb 2019. Lightning conductor theft and replacement.*

**2021**

*Tower back gutter being remade during inspection*



## 7.4 OUTSIDE

### 7.4.1 TOWER

#### **INSIDE**

#### **B Belfry:**

**Ceiling** – Open roof there are some slates missing on the outside but there doesn't seem to be any water penetration on the hips, it seems all reasonably sound.

**Walls** – The stair tower wall at the S some quite big erosion to a few stones. The walls are covered in limewash and they seem sound enough but it is the stair tower side that seems to have the worst erosion on it. Walls are infilled with modern timber louveres whose chicken wire mesh is all eroded and there is evidence of pigeons in the room.

**Floor** – Looks like it is a boarded floor covered in sand, it is hard to see. The room has got a lot of sand and lumber in it that needs to be cleared out. There's water marking on the ceiling below so there maybe water getting on to the floor. The sand will certainly hold damp and might induce rot.

**Bell Frame** – Is rusting and the decoration has broken down. The connection into the walls is just about ok I think, it is rather a bodged-up affair and the beams are beginning to laminate a bit on one of the lancet openings. The bells themselves have some corrosion on them, it seems they have lost their outer face and they have could be turned as the hammers are denting the soundbow significantly and specialist advice should be sought.

Door to the room can't be closed because of the sand.

**Recommendation:** renew louvere mesh, sweep up floor, redecorate bell frame and turn bells if specialist advises





**B**

**Stair Tower:**

Daylight visible in the roof, large rusting bar across it, stairs are covered in sand, slight open joints up at the top.

**Recommendation:** repoint roof. establish use of tie bar and whether it needs repair.



**D**

**Clock Room:**





**Ceiling** – Open boarded and looks ok, though there is some white marking from water penetration whether that is recent is not clear. Sweeping up the floor above will help.

**Walls** – Lime washed, generally ok, looks to be losing its limewash on its stair side that is the S, one big arch in it with white glazed tiles in it for the window dial for light it looks ok.

Limewash breaking down on the walls.

Door ok but catches in the frame. Historic graffiti of great social interest needs recognising and guarding from loss.

**Floor** – Timber floor with bell hatch seems ok. A lot of dust and dirt in the room.

Room contains the large Potts clock of 1912 and various debris from previous clock workings and the room could really do with a sweep out (protecting the clock mechanism). Historic graffiti of great social interest needs recognising and guarding from loss.

**Recommendation:** sweep out the room

**B Bottom of Tower (Porch entrance):**

**Ceiling** – Boarded ceiling with heavy ribbing looks good supported on stone corbels all looks ok.

**Walls** – Crack at both W and E that have been patched over in time, I don't think there is any movement, slight erosion to some of the stones but ok.

**Floor** – Painted concrete, some pitting in the floor but ok.

Double doors to the nave catching on the floor.



**Recommendation:** ease doors



## **OUTSIDE**

- B** **Apex roof:** Some slates missing across the width of the roof as well as at the hips and some patching needed. This roof covering is always giving trouble and an assessment is worth carrying out now- reslate with lead hips? Remove the roof?







**Recommendation:** repair failed slating

**B**

**Belfry Stage:**

Now has pigeon spikes, has had steeplejack masonry repairs, louvres look alright, arches seem ok, they have had some reinforcement there is a single on the E and double on the S, some erosion to the joints as the lightening tape comes down on the S side, there isn't a belfry opening on the W- that is the stair



tower and the one at the N is not easily seen. I'm worried that there might be some open joints to it.

**Recommendation:** obtain steeplejack debrief on their repairs to understand future repair needs better.



- **Clock Stage:**

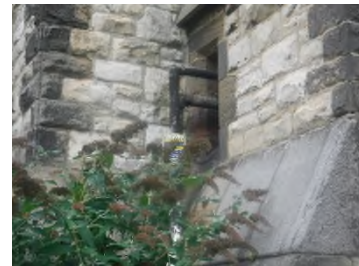
Seems ok there doesn't seem to be any cracking to it, the clock dial polycarbonate is yellowing a bit now.

**Recommendation:** none

- **Porch:**

Has had some remedial walling in a hard cement, green staining from the former copper and the massive built in buttress stones seem ok. Overhead power comes in at this corner, some open joints particularly around the clock tower lancets, doorway is eroding but ok, each of the shafts have a bit of erosion in their own fashion and some cement repairs that are not successful, below that there is an area of masonry out below the plinth stone. Gas pipes come in on the W side- it isn't a good look. Perhaps this will be removed if heating is changed to electric?

**Recommendation:** none





C

### Stair Tower:



There is daylight visible inside, so the roof must need repointing (that was part of the steeplejack work to do), there is some hairline cracking to the facets, it is as we have seen before. The glass that has chicken wire in it- the obscure glass- is rusting, there is some rust staining as well. No pigeons about which is good.

**Recommendation:** repoint roof

## 7.4.2 ROOFS

D Welsh blue slating is original, apart from the nave which was re-slatted in second-hand on  $\frac{3}{4}$  inch battens and counter battens on felt in the 1970's. The N aisle was built in the 1920's on hair felt on sarking boarding.

The remainder roofs, vestry, chancel, organ, transept and S aisle are the original 1868 roofs and these now should be considered for renewal.

The tower hipped roof has seen multiple repairs and there are missing tiles on this as there are around the main roof, and the question is how do you go about maintain this tower because the hip slates are coming away? By steeplejack? or do you go even further and take the top off and turn it into a flat roof to reduce maintenance?.

Inside the tower there doesn't seem to be any water currently effecting the timber work so perhaps just continual maintenance is appropriate. It might be appropriate to perhaps create a larger lead cap to the pinnacle because this is where the worst of the tiling is coming away.

In planning for future work within the next couple of years it would be wise to replace the vestry roof first and work round the building carrying out work: to also attend to the box gutter that separates the aisle and the nave after that, the tower roof and then within five years the chancel organ and transept and S aisle.

During the inspection the S aisle box gutter to the back of the tower was being repaired.



**Recommendation:** consider phased plan of roof covering replacement

### 7.4.3 RAINWATER GOODS

**B** The church has some original cast-iron gutters and downpipes remaining, though the majority are now in grey plastic and it would be wise to consider completely replacing the plastic with new decorated cast-iron for longevity and ease of maintenance.

Downpipes discharge to terracotta gullies and it is likely that these go to soakaways, though their location is unknown. There doesn't seem to be damp showing inside the buildings, so it may well be that rainwater is getting away, if there was any record of soakaway positions it would be worth knowing where they are and perhaps it would be worthwhile checking that the gullies are actually discharging during heavy rain.

**Recommendation:** replace plastic rainwater goods and repair existing cast iron

**chancel:** metal rust

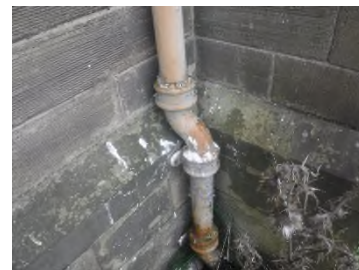


**Nave:** plastic

**Recommendation:**



**Transept:?** broken gully surrounds



## Vestry



## chancel/ vestry box gutter



### 7.4.4 WALLS, BUTTRESSES AND CHIMNEYS

C Magnesium limestone to the original and sandstone to the N aisle and chancel extension. The mag lime is a quite rocky surface whereas the sandstone is ashlar flat, the ashlar sandstone walling itself is standing up to weathering ok, it looks like it is a lime point originally and its only problem is a loss of its surface crust but structurally it is all in place. The magnesium limestone's undulating surface allows water to lodge on the surface, there has been many attempts to repoint in cement in the past and it does look patchy in places, some is falling out and there are open joints, however it does seem to be keeping the damp at bay. There are some cracking's and easings to the walling but these are historical. It's not yet at a tipping point to repoint the whole building perhaps in 10-15 years. Any remedial work that is carried out must be in lime mortar.

The following are notes made at the inspection

**Recommendation:** point up open joints as noted below

- **South Aisle:**



Mostly covered with scaffold during inspection, buttress has some open joints and Ivy growing in it. On the W side a little bit of cracking by the kneeler. The watertables are replacements in concrete.

- **Nave:**

**South** – Walling looks generally ok within it there are quatrefoil style windows which have their cusps missing in some instances.

**West** – Concrete watertable, walling generally sound with some open joints by the air grilles those look retrofitted and they are not in the aisles only in the nave, buttresses look ok, the double twin lancets have had cement patching on them and those are failing.

**North** – Into box gutter.

**East** – Looks like the original watertables, small amount of walling visible as the chancel abuts it seems ok and the stone cross looks alright.



- **North Aisle:**







**West** – Original watertables fine tooling generally good, three light window within it ok and some loss of crust on the buttresses.

**North** – Generally sound though it is losing its crust a bit. Windows are alternate lancet and trefoil head and shortened above the N door, surrounds look alright, mullions look ok, polycarbonate coming away from the eastern most at high level, door varnish is breaking down and the steps giving away a bit and could do with pointing up.

**East** – Original watertable some slight open joints into the gutter, walling is generally sound as is the buttress apart from some open joints at upper level.

- **Vestry:**



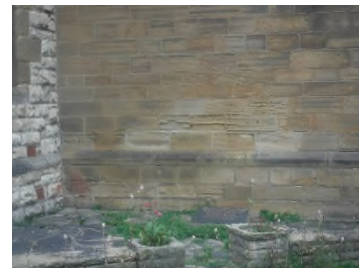
**South** – Heavily cement pointed underneath the chimney which itself is tilting slightly and is a bit of a botch. Has a twin light lancet like the north aisle ok. Caernarfon arch to the doorway and varnished door looks ok as do the steps. Iron work railings to the boiler steps look a bit poor.

**East** – Original watertables on the gable, some water marking on the kneeler on the N, walling itself is ok, few open joints at the top but nothing too bad. Twin lancet light slight loss of crust of the ashlar surround.

- **Chancel:**

**North** – Lombardy corbelled frieze ok, the wall is green from the box gutter to the vestry, buttress ok.

**East** – Original watertable, some open joints, loss of crust to the walling, it is the same facing as the 1920's N big buttress. Circular window cill is eroding slightly but ok, three individual trefoil light windows same as on the N side they look alright, open joint at the cill, some eroding to stonework at plinth.





**South** – Part of the eaves goes over the organ it has been patched a bit with cement in the past, Lombardy frieze got some open joints, walling below ok apart from just above the plinth where there is some erosion to the stone, has been repaired in cement so it is going to erode even further, below the plinth is ok and buttress is ok.

- Nave: small triangle of masonry at gable. Has a plant that needs removing.



**B Organ:**

**East** – Original stone watertable eroding, some of the joints in the walling are opening up particularly at the built-in mid stage kneeler, rather heavy handed cement pointed to the cill of the two light lancet window has some retrofitted air grates both above and below the plinth line.

**South** – Some open joints to the wall. Principal feature is terrible aluminium wood boarded window with a broken catch it is an invitation for intruders.

**Recommendation:** make organ window secure







- **Transept:**



**East** – OK.

**South** – Original watertable some open joints slightly open jointed at the built-in mid length kneelers, walling is generally ok, it has had this pebbly mortar pointing in the past which drops out, quite a few bushes so it is hard to see what is below the plinth but I suspect open joints, has a three light three circle window, ashlar jambs that is all ok.

7.4.5 FLECHE, BELLS, FRAME AND CLOCK

- none

7.4.6 WINDOWS AND DOOR OPENINGS

- see comments within the walls and interior sections.

7.4.7 EXTERNAL IRON AND WOOD

- none

## 7.5 INSIDE



### 7.5.1 ROOF TIMBERS



- Open ceilings throughout and the nave has five principle trusses and secondary trusses within them which is supporting purlins and rafters and sarking boarding all of that looks ok. Both of the aisles are of the same design and principle.

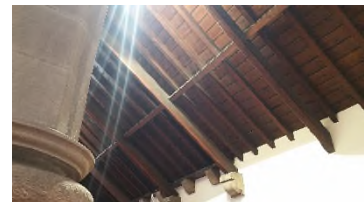
**Recommendation:** none



### 7.5.2 CEILINGS

- Open boarded ceilings throughout with some slight marking of timbers to the S aisle over the entrance porch. The back rooms have suspended ceilings and the clergy vestry suspended ceiling metal frame is rusting probably due to a roof leak.

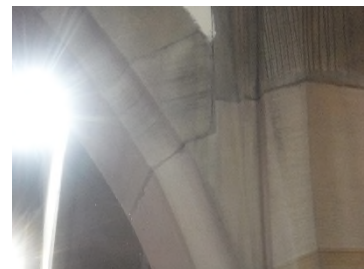
**Recommendation:** none





### 7.5.3 ARCHES, ARCADES AND MASONRY

- **Chancel Arch:**



Lofty pointed arch with quite a few cobwebs on which make you think if might be cracking but there only seems to be one possible one which is just down from the apex on the nave side and this has been repointed in the past I think it is just settlement otherwise I think the arch is fine. The chancel arch stops on twin supports and that then leads down to a chamfered base and there is some erosion to that.

**Organ Arch:**

OK.

**Blind Arch to Choir Vestry:**

Has had some slight movement but ok.

**South Aisle Arch:**

Cross arch, slight crack as it supports the truss but that is looking ok.

**Recommendation:** none



**Arcades:**



All of the arcades are good, they sit on massive bases on the S side and whilst there is some stone erosion through damp they are all sound. Bases are not so big on the N side, they are eroding but they are alright. Couple of repairs in black pointing in the past, arch to choir vestry is ok.

**Recommendation:** none

**Masonry:** The condition to the masonry to arcades is ok.

**Recommendation:** none

**7.5.4 PLASTER AND DECORATION**

Walls are plastered throughout and decorated in light colours, all of the walls are good, some slight plaster damp showing at the chancel E end above the dado panelling. There is some previous markings from the S aisle gutter water leak but that has now been repaired.



**Nave and Arcades:** Are all ok.

**North Aisle:** Is ok.

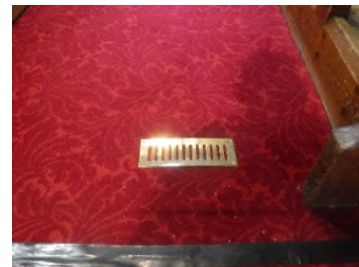
**Clergy vestry:** OK.

**W.C. and Kitchenette:** OK.

**Recommendation:** none

## 7.5.5 FLOORS

**B** It appears to be suspended timber throughout, level pew platforms, carpet in the circulation areas that's covered heating floor grilles which has left some undulations. Carpet is taped down at some points and that is wearing away. Chancel is ok, slight trip hazard at the archway into the sanctuary. Sanctuary marble flooring a bit stained but ok.

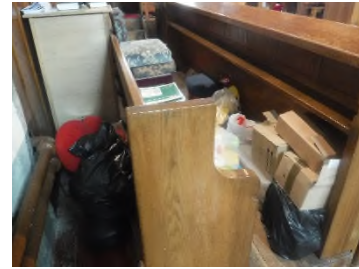
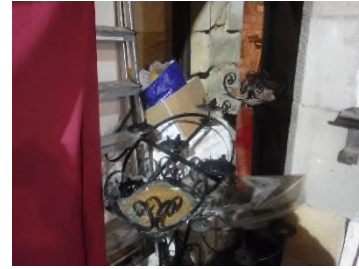


**Recommendation:** fix down loose carpet

## 7.5.6 PARTITIONS, PANELLING, SCREENS AND DOORS

**D**      **Partitions:** None. There are hidy places around the tower that collect lumber, that should be cleared out

**Recommendation:** remove lumber



-      **Panelling:** Chancel panelling looks ok.

**Recommendation:** none

-      **Screens:** Screen to the children's area is alright and also the enclosure to the N doorway.

**Recommendation:** none

**D**      **Doors:**

**Entrance Porch:**

Modern pair of doors ok.

**Stair Tower door:**

Just catches slightly in the frame.

**Transept:**

Door to transept just catching on the floor.

**Nave Entrance doors:**

Pair of doors slightly loose when latched but will do. Catches on the floor.

**North Aisle lobby doors:**

Pair of half glazed doors catching in the frame and stiff operation.



**North door:**

Timber boarded door looks ok.

**Clergy Vestry:**

Panelled door, handle is a bit stiff, it's got a timber plate on looks a bit odd, and no locking to it might want to improve the security.

**Vicars Vestry:**

Boarded door locked ok.

**Clergy Vestry door to outside:**

Boarded ledged braced looks ok.

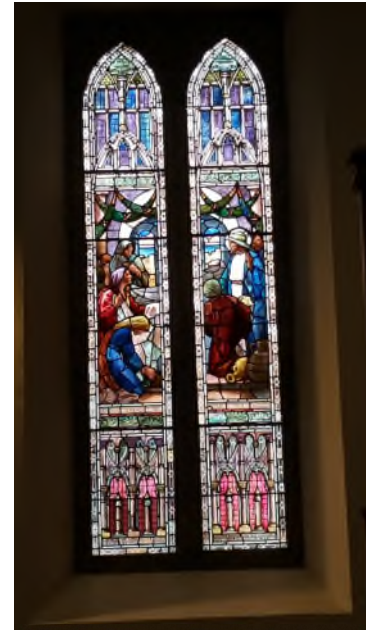
**Kitchenette and W.C.**

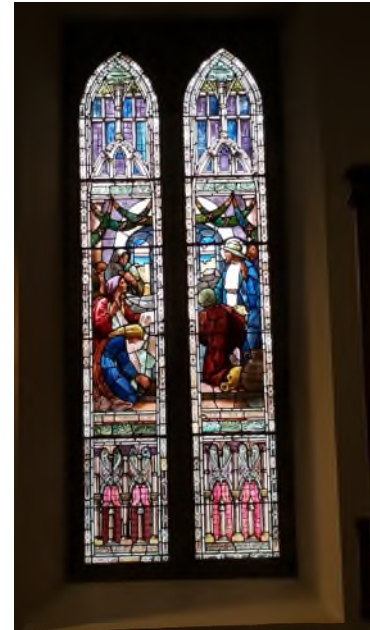
Plain varnished veneered doors ok.

**Recommendation:** repair doors, improve security and redecorate

7.5.7 GLAZING

**M** The following are defects noted when walking round:





**Chancel:**

**East** – Stone beginning to spall on the southernmost lowest saddle bar and does this have a cobweb or a crack?

**South Transept:**

Just some slight dirt to the window.

**South Aisle:**

**South side** - This looks like an ancient pictorial window, a bit of erosion to the stonework but it is ok.



**West side** – Pictorial ok.

**Nave:**

**South Clerestory** – Three lights set within the arcade a little dirty but they are ok. Cills are rather dirty.

**West side** – OK.

**North Aisle:**

**West side** – Modern glass, cobwebs around it and could do with cleaning up.

**North side** – Plain rectangular, polycarbonate is quite dirty so there is not as much light coming through but the installation seems ok.

**Clergy Vestry:**

Just a little dirty otherwise ok.

**Vicars Vestry:**

Could not see into it.

**Recommendation:** clean glass and openings and reinspect

## 7.5.8 VENTILATION

**E** There are no ventilators to any of the glass and subsequently no ventilation at all to the building.

**Recommendation:** consider methods for achieving natural ventilation

## 7.5.9 RAILS, REREDOS, MONUMENTS, BRASSES, FURNISHINGS AND ORGAN

### Rails and screens



**Chancel:** Almost modern looking timber oak communion rail  
1950's?

**Recommendation:** none

### Reredos:



Nice oak painted simple screen.

**Recommendation:** none

### Monuments and Brasses:

#### South Transept:

Monument to those who died at Ryhope Colliery and tablet to  
Luke Weatherall.

#### South Aisle:

Brass memorial in marble surround to Reverend William Wilson.

**Nave:**

Octagonal font with lead drain. World War 1 memorial timber framed set above the radiator.

**North Aisle:**

Modern memorial tablet. Brass onto timber. 2<sup>nd</sup> World War memorial timber framed painted set within a small area with pews removed.

Brass memorial to Alfred Bell MC died age 19 of wounds in the battle of Arras. Brass tablet in memory of Isabella Clark Morris and the window above it is beautiful.

Elementary oak altar and reredos forming a lady chapel.

**Recommendation:** none

**Furnishings:**



Plain pews throughout the body of the church and fairly upright and simple oak choir stalls, two Priest chairs and desks and four loose chairs with two larger ones in the choir. Octagonal oak pulpit. Small electric organ. There is a low altar and a freestanding pulpit. Stone font at the W end.

**Recommendation:** none

7.5.10 ANCILLARY ROOMS

**D BOILER ROOM:**

**Ceiling** – curved brickwork barrel vault, bit of erosion to the masonry brickwork which has been covered with remedial render which is failing.

**Walls** – Brickwork again, a bit patched with cement and a bit of limewash, some of the walls are also stone around where the coal chute was, it is ok.

**Floor** – Brick floor has a bit of blinding over it, it has got the roof rubbish fallen on to it but it is generally ok.

The room contains the Ideal Concorde CXSI boiler and all the controls, the pipe work looks recent really. Room has a 9kg powder fire extinguisher. Metal door catching in the frame slightly, the bottom of the stair is covered in leaves, the steps are a little bit mossy and the handrails rusting. Wall enclosure is fair.

**Recommendation:** repair door and balustrade, sweep up.



- **Choir Vestry:** Simply furnished space for the choir with built-in cupboards, loose heaters and some second-hand furniture generally satisfactory.

**Recommendation:** none



**Vicar's Vestry:** locked at inspection



- **Kitchenette and W.C.**

This has been created by reducing the bigger vestry down with a partition between and borrowed light, it has a basic sink and over the sink water heater which the sink blocks and fairly basic W.C. but it is satisfactory enough. No disabled provision.

**Recommendation:** none



7.6. EXTERNALS

7.6.1 CHURCHYARD, BOUNDARIES, SIGNS, PATHS AND TREES

**D** It is a closed churchyard and there is very little above ground evident now, just a few memorials in poor condition.





**South** – Masonry wall gate piers and pair of iron gates retains the churchyard.

**West**



Brick and stone onto houses. Small copse of well-kept trees on this boundary, mixed trees.

**North**



– It is not a defined boundary, that leads onto dwellings, it is all mixed shrubs with a few trees, all the trees have been trimmed and the branches left on the ground and there is also a ladder here.

**East**



Masonry wall has had some cement facing to it in areas seems generally ok.



Whole of the site is grassed apart from the circulation which is modern concrete pavers and an area of gravel getting a bit mossy by the entrance porch now. The road side of this wall needs repointing (it is a fine example of concretionary limestone walling).

Signboard: timber decoration breaking down



**Recommendation:** repoint south boundary wall, repair broken memorials, repaint sign board



## 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

### B- WITHIN 1 YEAR

B	Electricity: Consider future reordering.	-
B	PAT: Carry out the test.	-

B	<b>Asbestos:</b> The PCC to create an asbestos register outlining the presence or not of any asbestos within the building.	-
B	<b>Belfry:</b> renew louvre mesh, sweep up floor, redecorate bell frame and turn bells if specialist advises	500
B	<b>Stair Tower:</b> repoint roof. establish use of tie bar and whether it needs repair.	500
B	<b>Bottom of Tower (Porch entrance):</b> ease doors	100
B	<b>Tower apex roof:</b> repair failed slating	250
B	<b>Tower repairs:</b> obtain steeplejack debrief on their repairs to understand future repair needs better.	-
B	<b>Rainwater goods:</b> replace plastic rainwater goods and repair existing cast iron	7,500
B	<b>Organ:</b> make organ window secure	500
B	<b>Flooring:</b> fix down loose carpet	100

## C- WITHIN 2 YEARS

C	<b>Stair Tower:</b> repoint roof	250
C	<b>Walls:</b> point up open joints	7,500

## D- WITHIN 5 YEARS

D	<b>Bells:</b> Make improvements to the bell installation.	2,000
D	<b>H &amp; S policy:</b> Create a H & S policy.	-
D	<b>Clock Room:</b> sweep out the room	-
D	<b>Roofs:</b> consider phased plan of roof covering replacement over 5 years	100,000
D	<b>Partitions:</b> None. There are hidy places around the tower that collect lumber, that should be cleared out <b>Recommendation:</b> remove lumber	-
D	<b>Doors:</b> repair doors, improve security and redecorate	100
D	<b>BOILER ROOM:</b> repair door and balustrade, sweep up.	-
D	<b>Churchyard:</b> repoint south boundary wall, repair broken memorials, repaint sign board	LA 100

## E- IMPROVEMENT/NOTE

E	<b>Water:</b> Consider renewal of the service if there is a reordering.	-
E	<b>Foul drainage:</b> Establish if there are any records as this will assist for any future reordering plans. Sink waste doesn't drain very well and does block up.	-
E	<b>Lighting:</b> Establish a relighting scheme as part of a reorder.	-

- E      **Heating:** Consider alternative heating system. -
  - E      **Gas meter:** tidy up gas pipe in lobby -
  - E      **Trees:** establish whether these are subject to a tree preservation order and when they were last inspected by a tree surgeon and trimmed. -
  - E      **Wheelchair access:** Consider new ramp entrance. -
  - E      **Ventilation:** consider methods for achieving natural ventilation -
- M- MAINTENANCE/MONITOR**
- M      **Surface water drainage:** Check the system during heavy rain to see that it drains away and establish if there are any records of the system. -
  - M      **Clock:** Ensure inspection is carried out. -
  - M      **Organ:** Service at regular intervals -
  - M      **Rainwater goods:** The PCC should enter into an annual contract with an Ecclesiastical roofing contractor to inspect and maintain the rainwater goods. -
  - M      **Windows:** clean glass and openings and reinspect -

APPENDICES

Church Plans

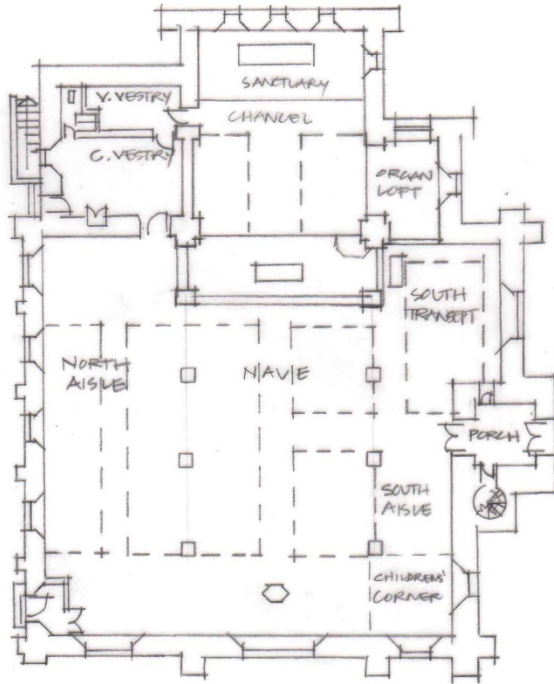
Explanatory Notes

Guide to Routine Maintenance & Inspection of Church Property

Steeplejack 2015 inspection report

**CHURCH PLAN**

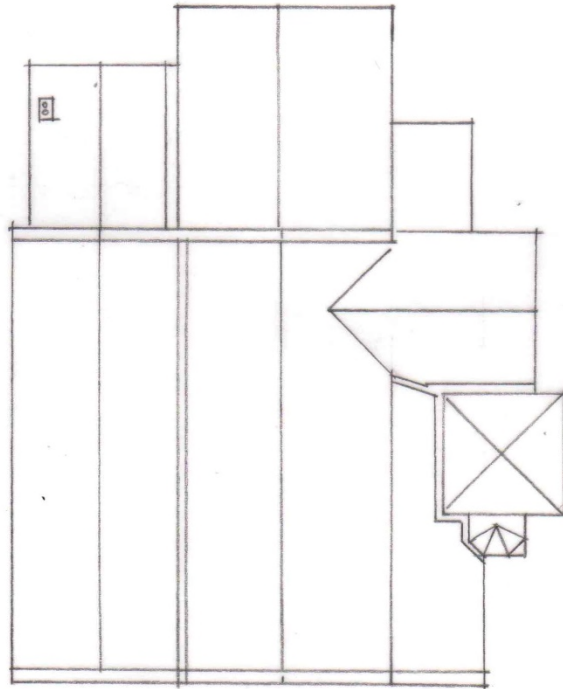




RYHOPE, ST PAUL  
FLOOR PLAN

beaumont : brown  
architects

The Old Brewery, Castle Eden, County Durham TS27 4SU  
 T: 01642 700 803  
 E: enq@beaumontbrownarchitects.co.uk  
 www.beaumontbrownarchitects.co.uk



RYHOPE, ST PAUL  
ROOF PLAN

beaumont : brown  
architects

The Old Brewery, Castle Eden, County Durham TS27 4SU  
T: 01642 700 803  
E: enq@beaumontbrownarchitects.co.uk  
www.beaumontbrownarchitects.co.uk

## 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:

<b>Location</b>	<b>Type of Extinguisher</b>
General area	Water
Organ	CO <sup>2</sup>
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> <p>Arrange for any external painting required.</p>



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.

St. Pauls Church, Ryhope.  
Inspection 2015.



Examples of lead cap and weathervane.







Examples of slates and stone to spirelet..







Examples of section A.

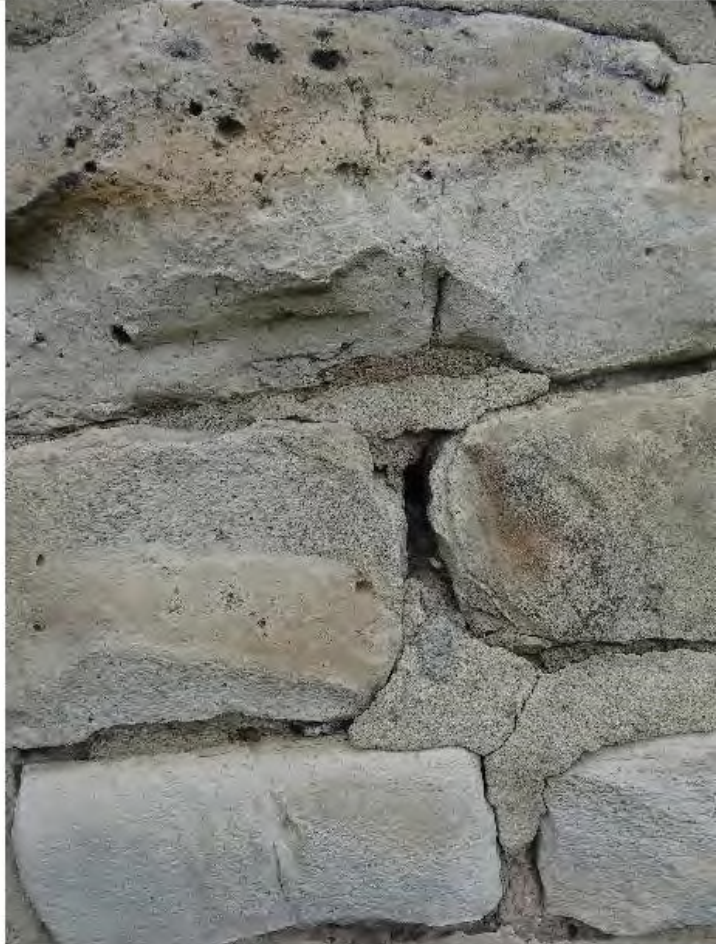














Examples of uppermost stringcourse (South Face).

























Examples of section B.











Examples of central string course.







Examples of section C.

















Examples of West face stair turret.























