Michael Atkinson

ARCHITECTURE & HERITAGE

QUINQUENNIAL INSPECTION REPORT

CHURCH OF St. BARTHOLOMEW

THORNLEY VILLAGE, WOLSINGHAM, DL13 4PD

THE CHURCH OF ENGLAND

DIOCESE OF DURHAM

prepared by

Michael Atkinson Architecture + Heritage
Clarewood
144 New Ridley Road
Stocksfield
Northumberland
NE43 7EH

07800 593 347
info@atkinsonarchitecture.co.uk
@architecturo

With thanks to The Church of St. Bartholomew PCC for their assistance and support in the preparation of this Quinquennial Inspection Report.

REVISION HISTORY

ISSUE	DATE	BY	NOTES
v.1	*30/05/2025*	*MA*	*DRAFT ISSUE*

CONTENTS

CURTILAGE

Where work is recommended within the main body of the Quinquennial Inspection Report a code is used to highlight the relevant text and indicate the priority as follows:

R0	Urgent works requiring immediate attention.
R1	Work recommended to be carried out during the next 12 months.
R2	Work recommended to be carried out within 18 – 24 months.
R3	Work recommended to be carried out within 5 years.
R4	A desirable improvement with no timescale.
M	Routine items of maintenance.

APPENDICES

A. THE INSPECTING ARCHITECT

A.1 Michael Atkinson
BA BArch DipPPM (Newcastle) MACons (York) RIBA AABC

Michael Atkinson Architecture + Heritage
Clarewood
144 New Ridley Road
Stocksfield
Northumberland
NE43 7EH

07800 593 347
info@atkinsonarchitecture.co.uk
@architecturo

B. BACKGROUND AND GENERAL

B.1 Church: **Church of St. Bartholomew**
Thornley Village
Wolsingham
County Durham
DL13 4PD

Archdeaconry	:	Auckland
Deanery	:	Durham Dales
Benefice	:	Wolsingham & Thornley
Parish	:	Thornley

B.2 The Church of St. Bartholomew is located within the small village of Thornley between Wolsingham and Tow Law, County Durham. The church and churchyard are located to the south side of Thornley Road in the heart of the village. It is bounded by stone walling and set in an attractive churchyard of mature trees and headstones. Thornley Hall is located to the south of the church. The City of Durham is 12.5 miles to the east.

Worship includes a Holy Communion service at 9.30am on Sundays.

The church Priest in Charge is the Revd Jon Whalley.

B.3 Ordnance Survey Map reference – NZ 11617 37148.

GENERAL DESCRIPTION OF THE CHURCH

B.4 Parish Church dating from 1840, with chancel added in C19 and southwest tower in 1891. Accommodation consists of nave, chancel, southwest tower and north vestry.

B.5 Externally the church is constructed from sandstone rubble with ashlar dressings; Welsh slate roofs with stone gable copings. 3-bay nave with south-west tower; 3-bay chancel. 4-centred-arched surround to tower door with linenfold panelling under stepped drip-string. Second stage has paired louvred belfry openings with Tudor heads in square surround.

Diagonal buttresses; battlemented parapet on string with Tudor flowers and corner gargoyles; slender octagonal spire has paired louvred opening in lower part and iron cross finial. Sundial between nave lancets; lower chancel has 2-light Decorated windows in bays defined by buttresses, and diagonal east buttresses. 3-light Decorated east window. Roofs have block kneelers to copings; stone cross finials; small west bellcote.

B.6 Internally, walls are generally painted plaster with ashlar chancel arch; king post nave roof ceiled above collar beams; cusped scissor-truss chancel roof. Double-chamfered 2-centred chancel arch with filleted shafts and head-stopped drip mould. 3 steps up to chancel and one to sanctuary. Filleted east sill string forms reredos cornice; brass strip above has Gothic-lettered inscription commemorating Rev. J. Elliot, died 1855. Cusped 2-centred-arched aumbry and sedilia with ball-flower stopped drip moulds. Gothic-arcaded stone communion rail has Frosterley marble shafts. C17 Frosterley marble font, on water-leaf base, probably originally from Wolsingham parish church. Mid C19 glass by William Wailes in strong primary colours in west, east and some chancel windows.

B.7 The current pipe organ is located on the north side of the chancel. The organ itself dates from c.1850, possibly James Nicholson of Newcastle (possibly using older parts). Renovated in 1981 by Prested of Durham and fully restored in 2007 by John Lightbown & Sons of Tynemouth.

The musical instrument has been awarded a historic organ certificate by the British Institute of Organ Studies.

B.8 There is a single bell located within the west bellcote, foundry unknown, dating from c.1843, diameter c16 inches.

B.9 The sundial located on the south wall of the nave dates from 1880 and is of a traditional vertical type. It measures approximately 700mm square, constructed from sandstone with an iron gnome.

The shadow of the tower starts to cover the dial plate in th elate afternoon. The dial plate is square, but the upright Roman hour numerals are marked out as on a shield, for 7am to 6pm.

Included within the register kept by the British Sundial Society.

B.10 Within the northeast corner of the nave is a WWI and WWII memorial made from dark oak. The plaque has a pedimented top 27 inches high x 31 inches wide surmounted by a plain cross. The dedication – 'Their Names Liveth for Evermore' – 'They died for freedom and honour' – is incised into the upper and lower raised borders in elaborate lower case gilded lettering.

There is a traceried pattern which divides the memorial into two arched panels into which the names are carved and gilded using roman and sans serif upper case lettering. There is a dark oak shelf immediately below.

B.11 The churchyard is a slightly skewed rectangular form and enclosed by a stone wall, part mortar bedded, part drystone and contains several mature trees. The principal access is at the East side through an iron gated entrance, with lantern overthrow leading directly to the southwest tower/porch. Several headstones exist to the south and west side of the church. The church is orientated east-west, geographically and liturgically. Overall, the churchyard is in an attractive rural village setting.

B.12 The Church merits protection under heritage legislation and is Grade II Listed.

NHLE reference number - 1233313 (5th June 1987).

The Church is not scheduled as an ancient monument and is noted of having low archaeological significance.

B.13 The Church forms part of the Thornley Conservation Areas designated in 1993 by the local authority. By virtue of their location within a conservation area the trees existing within the curtilage of the church and church grounds will be afforded protection.

B.14 Date of Inspection:

The church was visited and inspected on Tuesday 15th October 2024.

Weather:

Dry, cool and cloudy.

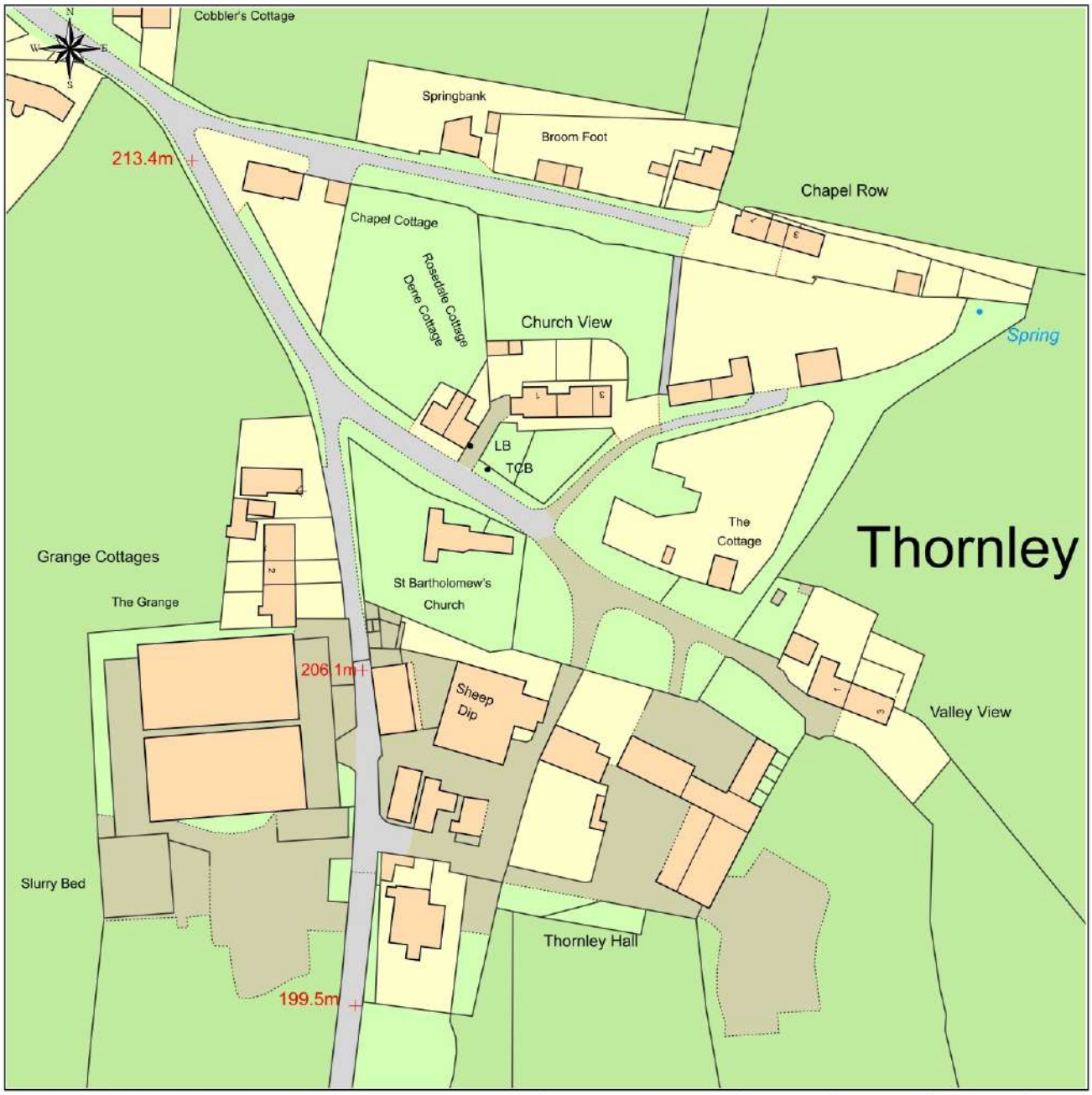

Fig. 1 | Church Location Plan (not to scale)

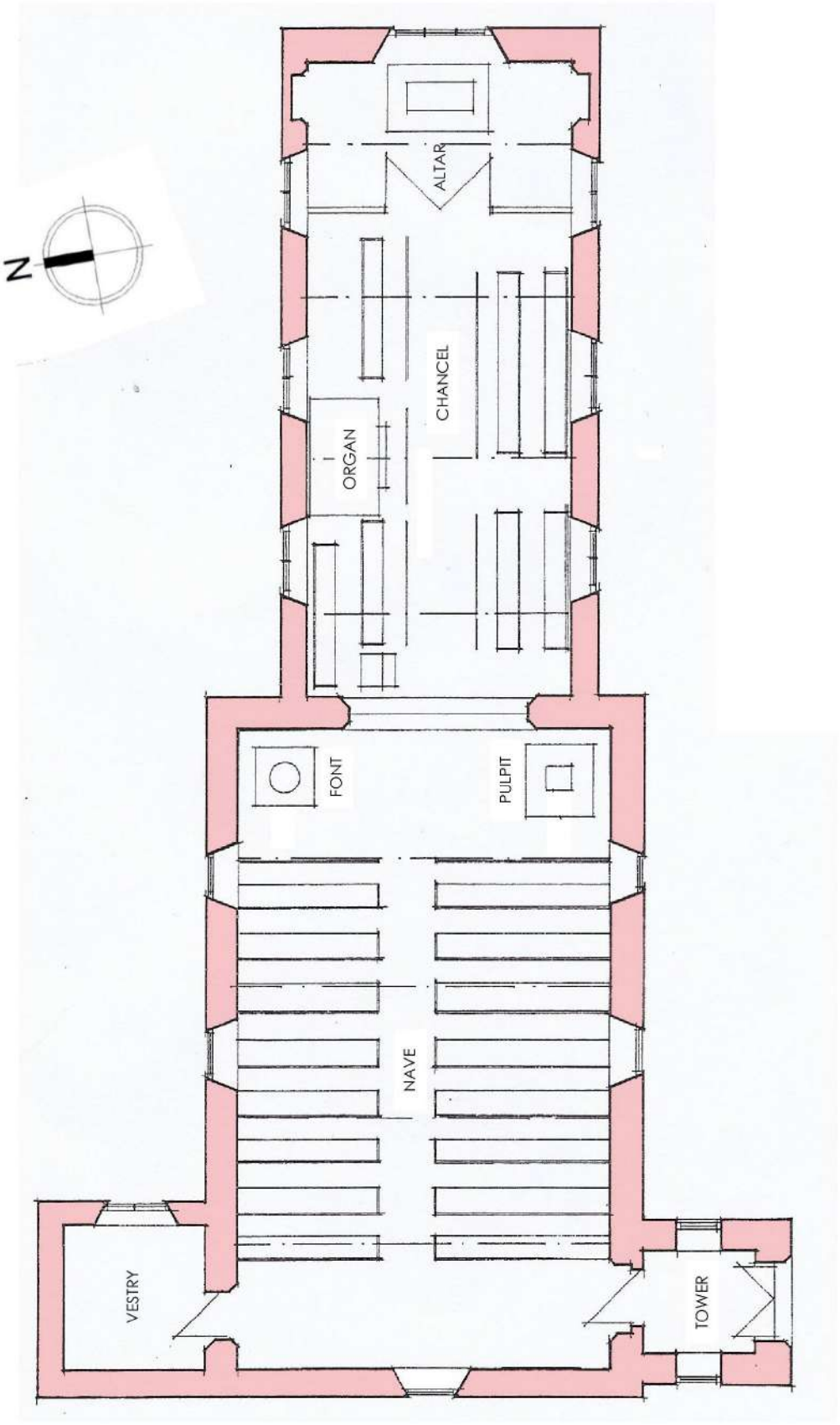

Fig. 2 | Church Floor Plan (not to scale)

Fig. 2 | **Church Photographs** (2.1 - 2.4 Exterior)


264
205
382

Fig. 3 | Church Photographs (3.1 – 3.4 Interior)

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

C. SCOPE OF THE REPORT

C.1 A visual inspection of the church has been carried out such as could be undertaken from ground-level and any accessible roofs, galleries and stagings. Binoculars were used for roof and high-level masonry inspections externally. Parts of the structure which were inaccessible, enclosed or covered were not opened or any loose floor coverings lifted.

C.2 The inspection does not comprise of a structural survey of the Church. Where, in the opinion of the Inspecting Architect, it is apparent that specialist structural or civil engineering advice should be sought; this is recorded as such in the report.

C.3 The following inaccessible parts were not included in this inspection:

a. Any voids below floor.
b. Interior of the Organ and its Chamber.
c. Roof voids over the Nave.
d. Roof structures were examined internally from floor level and externally from ground level and via the Vestry roof.

C.4 The boundary and extent of the churchyard is shown on the location plan (Fig. 1, p. 8).

C.5 No manhole covers were lifted or drains checked.

C.6 This report describes defects observed. It is not a specification for execution of any work and must not be used for obtaining builders' estimates. An indication of likely repairs costs is included, but it must be understood that the scope of repair work is undefined, and no measurements have been taken, so the figures are no more than `educated guesses' and should not be relied upon beyond the purpose of indicating the likely spending commitment to maintain the property to a high standard.

C.7 The Parochial Church Council is reminded that it must notify the Diocesan Advisory Committee and/or obtain a faculty before putting any repair work in hand. In most cases specifications, schedules and descriptions of the proposed repairs will be required. This report is not a substitute for such documents, but it may be cited in support as identifying the need for repairs.

C.8 One copy of this Report should be kept with the Church Logbook and Records, for future reference. The Architect will send the requisite number of copies direct to the Diocesan Office.

C.9 Completion of this Quinquennial Inspection Report has referred to the 2019 Quinquennial Inspection Report completed by John Niven, Architect of T.O.*h*.P. Architects.

D. SUSTAINABILITY AND NET ZERO CARBON

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

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

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

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

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

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

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

1. SCHEDULE OF RECENT REPAIR AND MAINTENANCE WORKS

1.1 *Repair and Maintenance Work*

The church Logbook records repairs and alterations since the last report, extracts of work carried out over the preceding quinquennial period are included within Appendix B of this report.

1.2 *Terrier and Logbook*

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

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

2. GENERAL CONDITION OF THE CHURCH

The church structure remains in a sound, good condition. Previous incidents and observations of movement and easing across the masonry walling have been observed and well noted. The good news is that there is no significant change since the last quinquennial inspection. The PCC has been working diligently over the preceding quinquennial period regarding repair and maintenance of the church, particularly so over a challenging period when the COVID pandemic meant temporary closure of so many churches. The church and churchyard are presented well within an attractive setting.

The key focus for repair issues moving into the forthcoming quinquennial period focuses on addressing the following: high level masonry repairs to the tower, repointing and pinning of loose corner pinnacle stones and masonry repairs to the water tabling, particularly over the east gable where in conjunction with repointing to the walling fabric will be beneficial in preventing water ingress. Aligned with this repair work is ensuring that testing and inspection of services installation are up to date, predominantly the electrical and lightning conductor installation.

The inspection has revealed that the roof covering is in a weathertight condition. Minor defects have noted which are contributing to isolated areas of disturbance to the internal decoration finish. The church will benefit from entering a contract with a local, experienced roofing contractor to attend to repairs and maintenance twice yearly.

The walling fabric is generally in a sound, satisfactory condition. However, the dominant use of a hard, cementitious mortar across the walling surfaces is detrimental to a building of this age and traditional construction. The good news is that the stonework has yet to show serious signs of any decay due to the nature of the pointing, the only exception being the north gable end of the vestry where localised stone replacement is recommended. Elsewhere it is recommended to carry out repointing of the fabric in a soft lime mortar.

Internally the church is well presented, exceptions being the aforementioned areas of disturbance to the decoration finish to the nave (walling adjoining the tower and ceiling to the northwest corner) and chancel (east walling, south side). It would be prudent to investigate the cause of failure of the high altar flooring and action repairs over the course of the quinquennium.

Heating of the church is basic and considering the Church of England's commitment to net zero carbon and living sustainably it would be highly recommended to commission a feasibility study to improve the heating installation, incorporating all areas of the church and to make use of renewable sources of energy.

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

EXTERNAL

3. ROOF COVERINGS

3.1 *Generally over nave, chancel and vestry, duo-pitch Welsh slate to even courses. Stone mortar bedded angle ridge tile. There are thin mortar fillets against water tabling at gable ends.*

The octagonal tower spire is clad in similar Welsh slate to even courses over two sections, separated by timber louvres at the bell chamber. Top spire section has a swept slate skirt and is capped in lead with iron cross surmounted atop.

3.1.1 NAVE

Inspection of the nave roof was from the ground floor level via binoculars. It is anticipated that the roof covering has not been recovered since the church was established in 1840, certainly a check of the diocesan faculty records indicates this although the installation of the tower in 1891 would need a degree of reroofing to the south slope.

The roof covering appears to be complete and, in a sound, satisfactory condition. Ridge tiles, albeit eroded and uneven are satisfactory along with mortar bedding. Noted minor defects are scheduled as follows:

- occasional split corner of individual slates
- slipped slates noted across north and south slopes indicating loss of single nail fixing, 6 no. to north slope, 3 no. to south slope
- algae/moss build up north slope
- evidence of slate repairs by existence of lead 'tingles' and/or lead slips
- unevenness of slates near the ridge
- occasional lifted individual slates

RO	It is recommended that identified slating defects are repaired by a local competent and experienced roofing contractor.

3.1.2 Internally there is disturbance to the plasterwork and decoration to the following areas which suggests water ingress via the roof covering above:

- south wall adjacent to tower
- ceiling at northwest corner

The south wall issue may well be linked to slate and/or gutter defects (lead box gutter behind the tower). The patch of decoration peeling to the ceiling to the northwest looks to be via the slate covering.

RO	It is recommended to investigate the roof covering and attend to defects by a local competent and experienced roofing contractor.

3.2.1 CHANCEL

Inspection of the chancel roof was from the ground floor level via binoculars. It is anticipated that the roof covering has not been recovered since the chancel was established in C19, certainly a check of the diocesan faculty records indicates this.

The roof covering appears to be complete and, in a sound, satisfactory condition. Ridge tiles, albeit eroded and uneven are satisfactory along with mortar bedding. Noted minor defects are scheduled as follows:

- occasional split corner of individual slates
- 1 no. snapped slate to north slope
- cracking to ridge mortar bedding
- algae/moss build up north slope
- mismatching slate replacement to south slope
- occasional 'dropped' slate to south slope suggesting weakness with nail and batten fixing
- occasional lifted individual slates

RO	It is recommended that identified slating defects are repaired by a local competent and experienced roofing contractor.

3.3.1 VESTRY

Inspection of the vestry roof was from the ground floor level. It is anticipated that the roof covering has not been recovered since the church was established in 1840, certainly a check of the diocesan faculty records indicates this.

The roof covering appears to be complete and, in a sound, satisfactory condition. Ridge tiles, albeit eroded and uneven are satisfactory along with mortar bedding. Noted minor defects are scheduled as follows:

- occasional split corner of individual slates
- cracking to ridge mortar bedding

RO	It is recommended that identified slating defects are repaired by a local competent and experienced roofing contractor.

3.4.1 TOWER + SPIRE

Inspection of the tower spire roof was from the ground floor level via binoculars. It is anticipated that the roof covering has not been recovered since the tower was established in 1891, certainly a check of the diocesan faculty records indicates this.

The roof covering appears to be complete and, in a sound, satisfactory condition. Noted minor defects are scheduled as follows:

- couple of missing and/or damage slates to northwest face

R1	It is recommended that identified slating defects are repaired by a local competent and experienced steeplejack.

3.4.2 The timber louvres are covered in a heavy gauged mesh, all of which appears sound. The condition of the timber and decoration underneath is deteriorating with several areas of bare timber evident. In addition, the moulded timber cill detail is damaged in places.

R1 It is recommended that joinery repairs and redecoration of the timber louvres are carried out by a local competent and experienced joinery contractor.

The roof covering to the tower, hidden behind the stone crenelations was not able to be examined as part of the quinquennial inspection.

3.5 MAINTENANCE

M 3.5.1 It is recommended that as a routine item of maintenance the roof coverings should be examined, and repairs undertaken on a twice-yearly basis.

4. RAINWATER GOODS AND DISPOSAL SYSTEMS

4.1 *Black painted half-round profiled guttering on rafter brackets discharging into hoppers and/or circular black painted eared downpipes fixed directly to church walls. Mix of materials – cast iron, UPVC and fibre cement. Drainage at ground level connects direct into below ground drainage.*

4.1.1 NAVE

The rainwater goods all appear to be complete and, in a sound, satisfactory condition. The gutters, unsurprisingly contain heavy leaf debris.

The mix of materials however are not complimentary of a traditional and listed building dating from the C19. The use of cast iron across all the elements of the rainwater goods would be a more appropriate choice of material. In addition, the introduction of clay gulleys at ground level would improve the maintenance of the installation.

R3 It is recommended to replace the rainwater goods to the nave in their entirety with traditionally designed cast iron, painted black.

4.2.1 CHANCEL

The rainwater goods all appear to be complete and, in a sound, satisfactory condition. The gutters, unsurprisingly contain heavy leaf debris.

The mix of materials however are not complimentary of a traditional and listed building dating from the C19.

R3 It is recommended to replace the rainwater goods to the chancel in their entirety with traditionally designed cast iron, painted black.

4.3.1 VESTRY

The rainwater goods all appear to be complete and, in a sound, satisfactory condition. The gutters, unsurprisingly contain heavy leaf debris.

The mix of materials however are not complimentary of a traditional and listed building dating from the C19.

R3	It is recommended to replace the rainwater goods to the vestry in their entirety with traditionally designed cast iron, painted black.

4.4.1 TOWER + SPIRE

The rainwater goods all appear to be complete and, in a sound, satisfactory condition. The mix of materials however are not complimentary of a traditional and listed building dating from the C19.

R3	It is recommended to replace the rainwater goods to the tower in their entirety with traditionally designed cast iron, painted black.

4.2 MAINTENANCE

4.2.1 Keeping on top of the operation of the rainwater goods is an important task. Without ensuring their continual free flowing and dispersal of water defects to the building fabric can inevitably occur.

M	It is highly recommended that all the gutters, downpipes, hoppers and gullies are continually checked and cleared out regularly (at least twice a year).

5. BELOW GROUND DRAINAGE

5.1 *It is assumed that surface water from the church discharges directly into the ground to soakaways.*

5.1.1 The below ground drainage was not assessed and/or tested as part of the quinquennial inspection. It is understood however that the below ground drainage system is working adequately.

M	It is recommended that as a routine item of maintenance the below ground drainage system is checked on a minimum twice-yearly basis.

6. PARAPETS/UPSTAND WALLS, FINIALS, CROSSES

6.1 *Gable ends to nave, chancel and vestry generally terminate in flat, chamfered water table coping stones. An apex cross exists at the east end of the nave and chancel. To the west gable end of the nave is a small bellcote.*

The parapet to the tower is crenelated, coping stones have a projecting edge which is chamfered and a concave face to the external face. At each corner is a slender square section base to small crocketed stone pinnacles.

6.1.1 NAVE

The water tabling all appears to be in a fair, satisfactory condition. There is considerable damage to individual stone units ranging from large chipping of corners to general erosion of the face. This leaves the water tabling vulnerable to water ingress. The thin mortar fillet against the water tabling appears sound albeit looks to be formed in hard cementitious mortar.

The apex cross to the east gable is in a sound, satisfactory condition with little erosion noted to the stonework carved cross. There is however a vertical crack running through its base, noted to both north and south sides of the church.

R1	It is recommended to crack stitch the base stone of the apex cross.

6.1.2 The stonework to the bellcote looks to be in a sound, good condition. There are signs of lean and/or open joints which could benefit from repointing.

R1	Repoint bellcote in a soft lime:sand mortar.

6.2.1 CHANCEL

The water tabling all appears to be in a fair, satisfactory condition. The top face of the water tabling is covered in lichen. The thin mortar fillet against the water tabling appears sound albeit looks to be formed in hard cementitious mortar. Internally there is developing disturbance to the plaster finish underneath the water tabling to the south slope.

R1	It is recommended to carry out investigation of the water tabling at the chancel east gable for signs of defects/water ingress.

The apex cross to the east gable is in a sound, satisfactory condition with little erosion noted to the stonework carved cross.

6.3.1 VESTRY

The water tabling appears to be in a poor, deteriorating condition. To the east slope there is a single coping which is badly delaminated and fractured, requiring replacement. To the west slope there is misalignment of the copings and an open joint at high level.

R1	It is recommended to lift and rebed the water tabling, including replacement of individual damaged copings.

6.4.1 TOWER + SPIRE

The parapet, copings and pinnacles appear to be in a fair, satisfactory condition. There is little erosion noted to the carved detail to the pinnacles. Exceptions being the following noted defects are scheduled as follows:

- open joints noted to parapet walling
- misalignment of base stones to corner pinnacles

R1	It is recommended to carry out masonry repair to the tower parapet including pinning of base stones to pinnacles and repointing in a soft lime:sand mortar.

7. WALLING

7.1 *Externally the church is constructed from sandstone rubble with ashlar dressings; Welsh slate roofs with stone gable copings. 3-bay nave with south-west tower; 3-bay chancel.*

4-centred-arched surround to tower door with linenfold panelling under stepped drip-string. Second stage has paired louvred belfry openings with Tudor heads in square surround. Diagonal buttresses; battlemented parapet on string with Tudor flowers and corner gargoyles; slender octagonal spire has paired louvred opening in lower part and iron cross finial. Sundial between nave lancets; lower chancel has 2-light Decorated windows in bays defined by buttresses, and diagonal east buttresses. 3-light Decorated east window.

7.1.1 NAVE

Walling stonework is generally in a sound, good condition.

Pointing is generally in a hard cementitious mortar, in either 'strap pointing' or to low level plinth areas, a 'buttered pointing' style. The nature of the pointing material is inappropriate for a traditional building of this construction type and age where a soft lime:sand mortar should be employed in either 'flush' or 'recessed' style.

Despite this the hard impervious nature of the pointing it is not yet causing issues with the stonework walling in terms of accelerated erosion.

M	It is prudent as a routine item of maintenance to carry out regular checks of the stonework to gauge any ongoing deterioration of the stonework.

7.1.2 On the north elevation there is ivy growth, long since cut off at the base and therefore no longer active encompassing the whole of the walling fabric up to the easternmost window.

R2	It is recommended that the dead ivy growth is carefully removed.

Carry out a test patch beforehand to ensure that no damage will be caused to the face of the stonework walling or any existing lime mortar pointing.

7.1.3 There are several areas of loose, missing and/or lean areas of pointing across the walling elevations, noted principally in the following areas:

- plinth level to N, S and W elevations
- adjacent to overhead electric supply to N elevation
- immediately underneath the bellcote to W elevation
- immediately underneath the water coping to W elevation (S side)
- open joints to corner quoins to S elevation

In addition, there is a substantial dark section of walling underneath the easternmost window on the S elevation where a period of repointing in a hard cementitious mortar has been carried out. This large dark patch indicates the extremely hard nature of the cement pointing creating deep saturation of the stonework walling.

R1	It is advised to develop a soft lime : sand repointing specification.
R2	7.1.4 Carry out patch repointing.

7.1.5 There is hairline cracking to the masonry rising above the arched head of windows up to the eaves level on the south elevation and indication of the same to the easternmost window on the north elevation.

M	It is recommended as a routine item of maintenance regular checks are carried out for any developing movement of these crack lines.

7.2.1 CHANCEL
Walling stonework is generally in a sound, good condition.

Pointing is generally in a hard cementitious mortar, in either 'strap pointing' or to low level plinth areas, a 'buttered pointing' style. The nature of the pointing material is inappropriate for a traditional building of this construction type and age where a soft lime:sand mortar should be employed in either 'flush' or 'recessed' style.

Despite this the hard impervious nature of the pointing it is not yet causing issues with the stonework walling in terms of accelerated erosion.

M	It is prudent as a routine item of maintenance to carry out regular checks of the stonework to gauge any ongoing deterioration of the stonework.

7.2.2 On the north elevation there is ivy growth, long since cut off at the base and therefore no longer active encompassing approximately two thirds of the elevation.

R2	It is recommended that the dead ivy growth is carefully removed.

Carry out a test patch beforehand to ensure that no damage will be caused to the face of the stonework walling or any existing lime mortar pointing.

7.2.3 There are several areas of loose, missing and/or lean areas of pointing across the walling elevations, noted principally in the following areas:

- plinth level to N, S and E elevations
- easternmost straight buttress to the S elevation
- diagonal buttress to the S elevation
- at high level under water tabling to E elevation (N side)
- at high level under water tabling to E elevation (S side)

R1	It is advised to develop a soft lime : sand repointing specification.
R2	7.2.4 Carry out patch repointing.

7.3.1 VESTRY
Walling stonework is generally in a sound, good condition.

Pointing is generally in a hard cementitious mortar, in either 'strap pointing' or 'buttered pointing' style. The nature of the pointing material is inappropriate for a traditional building of this construction type and age where a soft lime:sand mortar should be employed in either 'flush' or 'recessed' style.

M	It is prudent as a routine item of maintenance to carry out regular checks of the stonework to gauge any ongoing deterioration of the stonework.

7.3.2 Stonework to the chimney stack to the north elevation is in a poor condition due to the presence of smeared hard cementitious pointing which has accelerated decay to the soft sandstone masonry where there are signs of severe hollowing to the stone face. A degree of stone replacement is warranted in this location.

R2	Carry out stone replacement to eroded affected masonry.

7.3.3 There are areas of loose, missing and/or lean areas of pointing across the walling elevations, noted principally in the following areas:

- plinth level to W elevation
- walling to N elevation

R1	It is advised to develop a soft lime : sand repointing specification.
R2	7.3.4 Carry out patch repointing.

7.3.5 There is hairline cracking to the masonry walling noted at the following areas:

- W elevation rising vertically against the quoin stones at full height
- E elevation surrounding the circular window moulding from the bottom right tracking around and upwards to the top right and then tracking outwards towards the quoins.

M	It is recommended as a routine item of maintenance regular checks are carried out for any developing movement of these crack lines.

7.4.1 <u>TOWER + SPIRE</u>
Walling stonework is generally in a sound, good condition.

Pointing is generally in a hard cementitious mortar, in either 'strap pointing' or to low level plinth areas, a 'buttered pointing' style. The nature of the pointing material is inappropriate for a traditional building of this construction type and age where a soft lime:sand mortar should be employed in either 'flush' or 'recessed' style.

Despite this the hard impervious nature of the pointing it is not yet causing issues with the stonework walling in terms of accelerated erosion.

M	It is prudent as a routine item of maintenance to carry out regular checks of the stonework to gauge any ongoing deterioration of the stonework.

7.4.2 There are several areas of loose, missing and/or lean areas of pointing across the walling elevations, noted principally in the following areas:

- high level surrounding stone louvred openings on N, E, S and W elevations
- southeast and southwest diagonal buttresses

R1		It is advised to develop a soft lime : sand repointing specification.
R2	7.4.3	Carry out patch repointing.

8. TIMBER PORCHES, DOORS AND CANOPIES

8.1 <u>*South Entrance Porch Door*</u>
Double door, varnished hardwood timber with pointed shallow head and carved raised edge moulded panels (4 x 2 to each leaf), black painted decorative iron handle and butt hinges.

8.1.1 Door is in a sound, satisfactory condition. Loss of varnish noted to external face, dulled with exposure and weathering. Ironmongery in good condition.

R2		It is recommended to carry out refurbishment of the door.
M	8.1.2	As a routine item of maintenance, it is recommended to service door hinges, ironmongery and locking mechanism by spray lubrication twice annually.

8.2 <u>North Boiler House Door (Under Chancel)</u>
Single Door, painted timber with flat head and vertical board/beaded finish, horizontal bolt.

8.2.1 Door is in a fair, satisfactory condition. Decoration finish is good. The base of the door has excessive rot and looks to have been patched repaired.

R2		It is recommended to carry out joinery repairs to the rot affected door.
M	8.2.2	As a routine item of maintenance, it is recommended to service door hinges, ironmongery and locking mechanism by spray lubrication twice annually.

9. WINDOWS

9.1 *Glazing within the church consists of a mix of stained and plain glass. Within the chancel there is a stained-glass triptych east window and paired stained glass to the east end on both north and south sides. Elsewhere there are paired plain glass in diamond quarries. Within the nave window openings are generally lancet in shape, 2 no. to north and south sides. At the west end is a stained-glass lancet window. In the vestry there is a large circular plain glass window in diamond quarries with a central rectangular hinged opening. 2 no. small quatrefoil windows in textured plain glass to entrance porch. All stained glass is William Wailes, Newcastle. Externally protection is provided, wire mesh guard to the chancel stained-glass windows and glass overglazing to the nave west window.*

9.1.1 Windows are generally in a sound, good condition.

There is the occasional cracked diamond quarry to the chancel windows, loose/cracked leaded light cement to the opening section of the vestry window and generally rusting saddle bars throughout.

R2	Carry out minor glazing repairs to defects by an ICON accredited stained and plain glass window conservator.

9.1.2 Externally the protection to the east window, although practical and affording security, is not appropriate, installed incorrectly and contributing negatively to the aesthetics of the chancel east gable. The over-glazing to the nave west window has insufficient ventilation between the stained glass and protection. The over-glazing has been installed incorrectly and is at risk of accelerating decay to the stained glass by increasing condensation, dirt and debris.

R2	It is recommended to install new external protection to the stained-glass windows with Makrolon UV-resistant polycarbonate.
R4	9.1.3 It is desirable to commission a condition report of all the church windows by an ICON accredited stained and plain glass window conservator.

INTERNAL

10. TOWER + SPIRE

10.1 LOWER STAGE

This space represents the church entrance porch. Entered from the south via four stone steps, flanked by black painted iron handrails. The porch has a stone flag floor, cream painted plastered walls and a plain coffered timber ceiling with moulded framework. One of the panels allows access into the tower space beyond.

10.1.1 The fabric to the entrance porch is generally in a sound, satisfactory condition. Exceptions are as follows:

- Disturbance to the decoration at high level to the east walling, connected to issues highlighted to the roof covering in item 3.1.1 and 3.1.2.
- The plastered head to the window opening within the east wall is cracked, again due to water ingress from above.

R2	Carry out repairs and redecoration once external defects have been resolved and a suitable 'drying out' period has been observed.

10.2 UPPER STAGE

Timber board floor and exposed masonry walls with paired stone slate louvres at E, S, and W elevations, protected internally with mesh secured by vertical timber battens. Ceiling open to base of spire structure above.

10.2.1 The fabric to the upper stage is generally in a sound, satisfactory condition. Exceptions are as follows:

- open joints and eroded stonework across walling surfaces
- delamination noted to underside of stone louvres

R2	It is recommended that repointing of the masonry walling in a soft lime:sand mortar is carried out.

10.2.2 The mesh guards behind louvres all appear to be in a secure condition although occasional areas of twisted, bent mesh are noted.

M	It is recommended that as a routine item of maintenance twice annual checks of the mesh guarding are carried out to ensure bird ingress prevention.

10.3 SPIRE

Chunky timber framework to base of spire carrying sarking boarding. Timber louvres separating upper section of spire of similar construction. Series of iron fixings through timber sole plate at base of spire.

10.3.1 The fabric of the spire all appears to be in a sound, satisfactory condition. Exceptions are as follows:]

- split to section of sole plate at base of spire
- spilt to end of single structural member to base section of spire

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

11. CLOCKS AND THEIR ENCLOSURES

11.1 There are no clocks existing within the church.

12. ROOF AND CEILING VOIDS

12.1 See note made within Limitations of the Inspection.

13. ROOF STRUCTURES, CEILINGS, CEILURES

13.1 *The existing roof structure within the nave consists of four king post timber trusses, with purlins and rafters. Most of this roof structure is hidden behind a flat painted plaster ceiling.*

Within the chancel the roof structure is entirely exposed, consisting of four 'scissor' timber trusses, with purlins, rafters and boarding over.

Within the vestry the roof structure is entirely exposed, consisting of six simple raised trusses with boarding over.

13.1.1 The exposed roof structure over chancel and vestry all appears to be in a sound, satisfactory condition. There is salt/wate staining to the boarded ceiling at the east end of the chancel. The church has also made comment that there is regular dust/debris fall within the vestry which requires repeated cleaning. Nothing at the time of the inspection other than a clean of cobwebs suggested a greater ongoing issue.

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

13.1.2 The painted plastered ceiling over the nave is in a sound, satisfactory condition. Redecoration was last carried out in 2018. Exceptions are as follows:

- Peeling of paintwork at the northwest corner, linked to roof covering defects described in item 3.1.2.

R2	Carry out repairs and redecoration once external defects have been resolved and a suitable 'drying out' period has been observed.
M	13.1.3 It is recommended that as a routine item of maintenance a visually inspection of the nave roof structure and roof void is carried out annually.

14. UPPER FLOORS, BALCONIES, ACCESS STAIRWAYS

14.1 None existing within the Church.

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

15.1 None existing within the Church.

16. GROUND FLOOR STRUCTURE, TIMBER PLATFORMS

16.1 *Flooring to the nave of the church consists of raised pew platforms separated by blue carpeted aisle on solid construction beneath. The carpeted finish continues up to the chancel step and to the west end. A decorative woven runner has been placed over the carpeted central aisle and at the west end.*

At the chancel threshold there are three stones steps. The carpeted finish continues throughout the chancel, covering solid construction centrally and flush timber platforms over choir stalls. A matching woven runner is placed over the carpet centrally. At the high altar there is a single stone step, and the area is covered in highly decorative polychrome encaustic tiles. The floor within the vestry matches that of the carpeted finish to nave and chancel.

16.1.1 The floor coverings to the nave, chancel and vestry are all in a sound, satisfactory condition. The introduction of a carpeted finish throughout could in the long term create issues with limited under floor ventilation and possible trapping of moisture movement from the floor structure hidden beneath.

M	It is recommended that as a routine item of maintenance regular checks of the floor coverings are undertaken, highlighting any change in appearance or substrate which may suggest the beginnings of a defect below floor level.

16.1.2 The tiled flooring to the high altar provides an attractive setting to the east end of the chancel. There is however an issue with the floor structure at the south side which has dropped or heave in the substructure has displaced the floor tiles. Separation from the walling finishing is noted via cracking against both east and south junctions. In addition, albeit to a lesser extent a crack against the floor at the north side suggests the start of a matching failure to the floor substructure.

R1	It is recommended to carry out investigations regarding the floor construction and condition surrounding the high altar in conjunction with a tile conservator.
R3	16.1.3 Carry out flooring and tile repairs following investigation.

17. INTERNAL FINISHES

17.1 *Walling finishes to the nave, chancel and vestry are generally plastered, painted cream with exposed stone window surrounds. There is an attractive tiled backdrop to the high altar at the east end of the chancel and immediately adjoining on both north and south sides, two recessed stone niches.*

17.1.1 The internal walling finishes across the nave, cancel and vestry are all in a sound, satisfactory condition. Redecoration was last carried out in 2018. Exceptions are as follows:

- south wall of nave, adjacent to tower
- east wall of chancel, south side

The disturbance of the decoration is linked to external defects within the roof covering and water tabling highlighted in items 3.1.2 and 6.2.1.

R2	Carry out repairs and redecoration once external defects have been resolved and a suitable 'drying out' period has been observed.

The tiled backdrop to the high altar is in a sound, good condition. The adjoining stone niches are sound, albeit the carved detail is eroded in places.

18. FIXTURES, FITTINGS, FURNITURE AND MOVABLE ARTICLES

18.1 There are several items of fittings and furniture of note within the Church.

18.1.1 *Church Bell*

There is a single bell located within the west bellcote, foundry unknown, dating from c.1843, diameter c16 inches.

Understood to be in a satisfactory, working condition.

R1	It is recommended to invite the DAC Bells Advisor to inspect should masonry repointing be carried out as per item 6.1.2.

18.1.2 Oak *Lecturn*

Tall dark oak lecturn located in southeast corner of nave. Designer and wood craftsman – Robert (Mousey) Thompson. Trademark carved mouse at foot of lecturn frontage.

Lecturn all appears to be in a sound, satisfactory condition.

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

18.1.3 *Font*

Made from Frosterley Marble and of pedestal type with wide shallow square base, depicting water leaf. Located at northeast corner of nave. Formerly located at St. Mary's, Wolsingham and believed to date from C17.

Font is in a sound, satisfactory condition. A crack is noted to the moulded base of the pedestal.

18.1.4 *Wooden Choir Stalls*

Constructed from carved pitch pine, of plain design.

Choir stalls are in a sound, satisfactory condition. The choir fronts are showing signs of woodworm attack.

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

18.1.5 *Wooden Nave Pews*

Constructed from dark stained pitch pine, of plain design. Panelled backs with bookshelf to rear. Ends have moulded edges and carved cross motif.

Pews are in a sound, satisfactory condition.

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

18.1.6 *Sundial*

The sundial located on the south wall of the nave dates from 1880 and is of a traditional vertical type. It measures approximately 700mm square, constructed from sandstone with an iron gnome.

The shadow of the tower starts to cover the dial plate in th elate afternoon. The dial plate is square, but the upright Roman hour numerals are marked out as on a shield, for 7am to 6pm.

Carving on stone face much deteriorated, otherwise in fair, condition.

R3	It is recommended to commission a drawing record of the sundial before the design is completely lost due to weathering.

18.1.7 Altar Rail

Gothic-arcaded stone communion rail has Frosterley marble shafts. Decorative bronze gates at central passage.

Altar rail is in a sound, satisfactory condition. To the south side there is movement noted within the rail due to settlement/heave within the high altar floor highlighted in item 16.1.2.

R3	Reset altar rail following tiled flooring repairs.

19. TOILETS, SERVERY, VESTRIES ETC.

19.1 <u>TOILETS</u>
None existing within the Church.

19.2 KITCHEN
None existing within the Church.

19.3 VESTRY
The vestry is located to the north side of the nave, west end.

Refer to comments and observations made in item 13., 16. And 17.

20. ORGANS AND OTHER MUSICAL INSTRUMENTS

20.1 The current pipe organ is located on the north side of the chancel. The organ itself dates from c.1850, possibly James Nicholson of Newcastle (possibly using older parts). Renovated in 1981 by Prested of Durham and fully restored in 2007 by John Lightbown & Sons of Tynemouth.

The musical instrument has been awarded a historic organ certificate by the British Institute of Organ Studies.

A full description of the pipe organ can be found in the National Pipe Organ Register: https://www.npor.org.uk/survey/N14995

It is understood that the organ is tuned periodically and that it is in a satisfactory working condition.

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

21. MONUMENTS, TOMBS, PLAQUES, ETC.

21.1 *WWI and WWII Memorial*

Within the northeast corner of the nave is a WWI and WWII memorial made from dark oak. The plaque has a pedimented top 27 inches high x 31 inches wide surmounted by a plain cross. The dedication – 'Their Names Liveth for Evermore' – 'They died for freedom and honour' – is incised into the upper and lower raised borders in elaborate lower case gilded lettering.

There is a traceried pattern which divides the memorial into two arched panels into which the names are carved and gilded using roman and sans serif upper case lettering. There is a dark oak shelf immediately below.

A full description of the memorial can be found within the N E War Memorials Project Register: https://www.newmp.org.uk/memorial/plaque-1914-18-1939-45-st-bartholomew-t55-02/

The memorial is in a sound, good condition.

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

21.2 *Stobart Memorials*

Located on the south wall of the chancel are two memorials to the following:

- Frances Dorothea Stobart 1851 – 1948, stone plaque
- Lieut Kenneth Stobart 1884 – 1905, brass plaque

Both memorials are in a sound, good condition.

22. SERVICE INSTALLATIONS GENERALLY

22.1 The comments made in the Quinquennial report regarding service installations are based on a visual examination only and that no tests or services have been undertaken. Recommendations for the interval of inspections and tests to be carried out are included within the Maintenance Plan found within the appendices of this inspection report.

23. HEATING INSTALLATION

23.1 The church heating consists of floor mounted electric pew heaters (240v-60wpf heat tubes by Heatstore) sited under every pew, originally installed in c.1951 and renewed 2002. There is no hearing in the chancel or vestry.

It is understood that the heating installation is in a working condition.

M	It is recommended that the existing heating installation is to be checked and tested in line with the five yearly test/inspection of the electrical installation.

23.2 The issue of climate change and global warming is very much on the world agenda. At the Church of England's General Synod in Feb 2020 new targets were set for all parts of the church to become carbon 'net zero' by 2030.

R1	It would be recommended that a feasibility report is commissioned for a new heating installation at the church by an independent M&E consultant.

Proposals for a new heating installation to incorporate the chancel and vestry.

24. ELECTRICAL INSTALLATION

24.1 The church electrical intake via overhead cabling and is located at high level within the vestry on the south wall. This is a 3 phase 500v supply. The electric heating is controlled by a time clock and linked to a white meter. The lighting installation was renewed in 1990 and fittings replaced in 2016 with LEDS, al protected by miniature circuit breakers. Distribution is via metal conduit for the heating tubes and MICC cable to the lighting.

24.1.1 It is understood that the electrical installation test and inspection is due.

M	It is recommended that the electrical installation is inspected every five years by a competent, experienced and accredited electrician.

The electrical installation should have a Fixed Wiring and Inspection Testing (FWIT) at least every five years by a registered National Inspection Council for Electrical Installation Contracting (NICEIC) or NAPIT full scope or ECA full competence accredited registered electrician. A resistance and earth continuity test should be obtained on all circuits. The inspection and testing should be carried out in accordance with part 6 of the IEE Regulations, (BS 7671:2008) guidance note no. 3. The engineer's test report should be kept with this report.

25. SOUND SYSTEM

25.1 The church operates a portable PA system on occasions.

26. LIGHTNING CONDUCTOR

26.1 There lightning conductor installation consists of a single plaited copper tape running down the northwest face of the spire.

The date of the last test and inspection is not known.

M	It is recommended that the lightning conductor is inspected every two and a half years, by a competent, experienced steeplejack.

27. FIRE PRECAUTIONS

27.1 Fire safety rules affecting all non-domestic premises came into effect on 01 October 2006 (The Fire Safety Order 2005). Further advice can be obtained from the fire prevention officer and from the PCC's insurers.

Under the Fire Regulatory Reform Act the PCC need to appoint a 'responsible person' to carry out a Fire Risk Assessment, which includes clear plans in case of fire (identification of risk, evacuation strategies, safe removal of valuables etc). The PCC should ensure that there is a suitable and sufficient risk assessment in place. Further guidance is available at www.churchcare.co.uk/churches and www.ecclesiastical.com/churchmatters/churchguidance/fireguidance

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

M	All fire extinguishers should be inspected annually by a competent engineer to ensure they are in good working order with the inspection recorded in the logbook and on the individual extinguishers.

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

28. ACCESSIBLE PROVISION AND ACCESS

28.1 The Equality Act 2010 makes it unlawful to discriminate against disabled persons relating to the provision of goods, facilities and services or the management of premises. The Act covers all forms of disability such as sensory, mobility, manual dexterity, hearing, sight and speech impairments and learning difficulties.

There are four steps into the church and three steps up into the chancel which were both provided with handrails in 2017. There is no specific area within the pew banks for seating for those in a wheelchair who will need to be sited at the front or rear of the nave.

There is no induction hearing loop.

There are no accessible WC facilities existing within the church.

R1	It is recommended to commission a feasibility study for providing accessible provision and improved access in and around the church.

29. INSURANCE

29.1 Insurance cover should be index-linked, so that adequate cover is maintained against inflation of building costs. Contact should be made with the PCC's insurance company to ensure that insurance cover is adequate. When construction works are being planned, it is recommended that the PCC's insurers are notified.

30. HEALTH AND SAFETY

30.1 Overall responsibility for the health and safety at the church, church hall and any grounds lie with the PCC. This report may identify areas of risk as part of the inspection, but this does not equate to a thorough and complete risk assessment by the PCC of the building and any attached grounds.

The Construction (Design and Management) Regulations 2015

The PCC is reminded that construction and maintenance works undertaken may require the appointment of a competent Principal Designer to discharge their legal responsibilities. The role of the Principal Designer is to advise the PCC on their duties in respect of the health and safety aspects of the construction works to include ensuring that a Health and Safety Plan is prepared, impartially advise on the health and safety aspects of the design, advise on the satisfactory resources for health and safety and assist with coordination of the Health and Safety file on completion of the works.

31. MANAGEMENT OF ASBESTOS IN THE BUILDING

31.1 The Control of Asbestos at Work Regulations contain duties for the PCC. The Regulations came into force in May 2004. They require an assessment of the building by the PCC.

If the presence of asbestos that has not been encapsulated is suspected a survey by a competent specialist should be carried out, including testing where necessary. The location and condition of asbestos containing materials should be recorded in an asbestos register. Where recommended by the survey report, the asbestos should be removed.

An assessment has not been covered by this report.

An asbestos register should be available for any Contractors working on the building. Further information is included in the HSE code of practice The Management of Asbestos in Non-Domestic Premises L127 and guidance is available at www.churchcare.co.uk/churches

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

32. PROTECTED WILDLIFE

32.1 The siting of the church is such that risk against the presence of bat roosts or other ecology of special interest is presumed to be at a medium to high level.

Several wildlife species typically found in chapels and chapel burial grounds are protected by legislation under the Wildlife and Countryside Act 1981, under which it is an offence to kill, injure, handle or disturb bats or bat roosts and prosecutable with heavy fines. Approval of Natural England will be required for works in the protected species habitat. This may affect the timing of any proposed repairs.

For general repairs, the presence of bats is most likely to have implications for the timing of works. Natural England may carry out an initial inspection of the building and churchyard free of charge. It is a serious criminal offence to be in breach of parts of this legislation. This is particularly pertinent where roofing works are concerned.

33. MAINTENANCE

33.1 The repairs recommended in the report (except for some minor maintenance items) will be subject to Diocesan Faculty Approval. Inspection every 5 years is recommended, and it should be recognised that serious defects may develop between these surveys if minor defects and maintenance are left unattended. The PCC are strongly advised to enter into a contract with a local competent and experienced builder for the cleaning-out of gutters, valleys, hoppers and downpipes twice a year; towards the end of Autumn (November) and beginning of Spring (April).

Cement based mortars, renders, plasters and products, modern polymer-based emulsion and proprietary sealant systems which prevent breathability of the historic fabric should be avoided. All these systems are now known to have a steady deleterious effect on the materials, environmental conditions and character of historic buildings.

CURTILAGE

34. CHURCHYARD

34.1 The churchyard is a slightly skewed rectangular form and enclosed by a stone wall, part mortar bedded, part drystone and contains several mature trees. The principal access is at the East side through an iron gated entrance, with lantern overthrow leading directly to the southwest tower/porch. Several headstones exist to the south and west side of the church. The church is orientated east-west, geographically and liturgically. Overall, the churchyard is in an attractive rural village setting.

The churchyard is closed for burials and its maintenance is now primarily the responsibility of Northumberland County Council.

35. RUINS

35.1 There are no known ruins existing within the Churchyard.

36. MONUMENTS, TOMBS AND VAULTS

36.1 There exists a varied and considerable collection of headstones within the churchyard, principally located to the south and west sides of the church.

There is the occasional leaning headstone.

The last date is not known where a condition inspection and testing of the headstones and memorials was carried out by the Local Authority.

R1	It is recommended that enquiries are made with Durham County Council regarding any condition assessment of the churchyard headstones.

37. BOUNDARY WALLS, LYCHGATES AND FENCING

37.1 The boundary wall to the churchyard is constructed from a stone wall, part mortar bedded, part drystone. The principal access is at the East side through an iron gated entrance, with lantern overthrow. A timber gate exists to the north side giving entrance to the boiler house.

37.1.1 The boundary wall appears in a sound, satisfactory condition.

There is the occasional sign of movement, normally associated with tree growth up against the boundary wall and there is the occasional cracked coping stone to the east elevation. Ironwork to the east entrance gates is in good condition albeit the bottom rail scrapes against the gravel path when fully opened. The timber gate to the north boundary wall is also in a sound, satisfactory condition.

38. TREES AND SHRUBS

38.1 There are several mature trees within the Churchyard.

The Church forms part of the Thornley Conservation Areas designated in 1993 by the local authority. By virtue of their location within a conservation area the trees existing within the curtilage of the church and church grounds will be afforded protection.

The trees located within the churchyard are generally well maintained. The date of the last tree condition inspection is not known.

M		It is recommended that the condition of these trees is checked once every five years by a suitably qualified arborist.
R1	38.2	PCC to make checks with DCC of the last inspection date of the trees.

39. HARDSTANDING AREAS

39.1 A dark grey gravel path exists to the south side of the church leading to the steps of the south entrance porch.

The gravel path is in a sound, good condition.

40. NOTICEBOARD

40.1 A noticeboard exists facing Thornley Road on the north side of the churchyard. It is constructed from a metal sheet with design printed onto the face incorporating name of the church, worship times and contact details of the priest in charge. Attached to the noticeboard is a Perspex case which has the facility for changing notices and advertisements.

It is in a sound, satisfactory condition.

RECOMMENDATIONS

R0	Urgent works requiring immediate attention.

QI Ref.	Recommendations	Budget Cost (£)
3.1.1	*Roof Coverings - Nave*	
	It is recommended that identified slating defects are repaired by a local competent and experienced roofing contractor.	00,750.00
3.1.2	*Roof Coverings – Nave*	
	It is recommended to investigate the roof covering and attend to defects by a local competent and experienced roofing contractor.	Incl. 3.1.1
3.2.1	*Roof Coverings – Chancel*	
	It is recommended that identified slating defects are repaired by a local competent and experienced roofing contractor.	Incl. 3.1.1
3.3.1	*Roof Coverings – Vestry*	
	It is recommended that identified slating defects are repaired by a local competent and experienced roofing contractor.	Incl. 3.1.1

R1 Work recommended to be carried out during the next 12 months.

QI Ref.	Recommendation	Budget Cost (£)
3.4.1	*Roof Coverings – Tower + Spire*	
	It is recommended that identified slating defects are repaired by a local competent and experienced steeplejack.	00,500.00
3.4.2	*Roof Coverings – Tower + Spire*	
	It is recommended that joinery repairs and redecoration of the timber louvres are carried out by a local competent and experienced joinery contractor.	01,500.00
6.1.1	*Parapets/Upstand Walls, Finials, Crosses – Nave*	
	It is recommended to crack stitch the base stone of the apex cross.	00,500.00
6.1.2	*Parapets/Upstand Walls, Finials, Crosses – Nave*	
	Repoint bellcote in a soft lime:sand mortar.	00,750.00
6.2.1	*Parapets/Upstand Walls, Finials, Crosses - Chancel*	
	It is recommended to carry out investigation of the water tabling at the chancel east gable for signs of defects/water ingress.	03,000.00
6.3.1	*Parapets/Upstand Walls, Finials, Crosses – Vestry*	
	It is recommended to lift and rebed the water tabling, including replacement of individual damaged copings.	02,000.00
6.4.1	*Parapets/Upstand Walls, Finials, Crosses – Tower*	
	It is recommended to carry out masonry repair to the tower parapet including pinning of base stones to pinnacles and repointing in a soft lime:sand mortar.	04,000.00
7.1.3	*Walling – Nave*	
	It is advised to develop a soft lime : sand repointing specification.	01,600.00
7.2.3	*Walling – Chancel*	
	It is advised to develop a soft lime : sand repointing specification.	Incl. 7.1.3
7.3.3	*Walling – Vestry*	
	It is advised to develop a soft lime : sand repointing specification.	Incl. 7.1.3
7.4.2	*Walling – Tower + Spire*	
	It is advised to develop a soft lime : sand repointing specification.	Incl. 7.1.3
16.1.2	*Ground Floor Structure - Chancel*	
	It is recommended to carry out investigations regarding the floor construction and condition surrounding the high altar in conjunction with a tile conservator.	02,500.00

QI Ref.	Recommendation	Budget Cost (£)
18.1.1	*Furniture, Fixtures and Fittings – Church Bell*	
	It is recommended to invite the DAC Bells Advisor to inspect should masonry repointing be carried out as per item 6.1.2.	PCC/DAC
23.2	*Heating Installation*	
	It would be recommended that a feasibility report is commissioned for a new heating installation at the church by an independent M&E consultant.	02,000.00
28.1	*Accessible Provision and Access*	02,000.00
	It is recommended to commission a feasibility study for providing accessible provision and improved access in and around the church.	
36.1	*Monuments, Tombs and Vaults*	
	It is recommended that enquiries are made with Durham County Council regarding any condition assessment of the churchyard headstones.	PCC/DCC
38.2	*Trees and Shrubs*	
	PCC to make checks with DCC of the last inspection date of the trees.	PCC/DCC

R2 Work recommended to be carried out within 18 – 24 months.

QI Ref.	Recommendations	Budget Cost (£)
7.1.2	*Walling – Nave*	
	It is recommended that the dead ivy growth is carefully removed.	00,500.00
7.1.4	*Walling – Nave*	
	Carry out patch repointing.	20,000.00
7.2.2	*Walling – Chancel*	
	It is recommended that the dead ivy growth is carefully removed.	Incl. 7.1.2
7.2.4	*Walling – Chancel*	
	Carry out patch repointing.	Incl. 7.1.4
7.3.2	*Walling – Vestry*	
	Carry out stone replacement to eroded affected masonry.	05,000.00
7.3.4	*Walling – Vestry*	
	Carry out patch repointing.	Incl. 7.1.4
7.4.3	*Walling – Tower + Spire*	
	Carry out patch repointing.	Incl. 7.1.4
8.1.1	*Doors – South Entrance Porch*	
	It is recommended to carry out refurbishment of the door.	00,500.00
8.2.1	*Doors – North Boiler House*	
	It is recommended to carry out joinery repairs to the rot affected door.	00,250.00
9.1.1	Windows	
	Carry out minor glazing repairs to defects by an ICON accredited stained and plain glass window conservator.	02,000.00
9.1.2	Windows	
	It is recommended to install new external protection to the stained-glass windows with Makrolon UV-resistant polycarbonate.	07,500.00
10.1.1	*Tower + Spire – Lower Stage*	
	Carry out repairs and redecoration once external defects have been resolved.	00,500.00
10.2.1	*Tower + Spire – Upper Stage*	
	It is recommended that repointing of the masonry walling in a soft lime:sand mortar is carried out.	02,500.00
13.1.2	Roof Structures, Ceilings – Nave	
	Carry out repairs and redecoration once external defects have been resolved.	01,000.00
17.1.1	*Internal Finishes - Chancel*	
	Carry out repairs and redecoration once external defects have been resolved.	01,000.00

R3 Work recommended to be carried out within 5 years.

QI Ref.	Recommendations	Budget Cost (£)
4.1.1	*Rainwater Goods - Nave*	
	It is recommended to replace the rainwater goods to the nave in their entirety with traditionally designed cast iron, painted black.	08,500.00
4.2.1	*Rainwater Goods – Chancel*	
	It is recommended to replace the rainwater goods to the chancel in their entirety with traditionally designed cast iron, painted black.	Incl. 4.1.1
4.3.1	*Rainwater Goods – Vestry*	
	It is recommended to replace the rainwater goods to the vestry in their entirety with traditionally designed cast iron, painted black.	Incl. 4.1.1
4.4.1	*Rainwater Goods – Tower + Spire*	
	It is recommended to replace the rainwater goods to the tower in their entirety with traditionally designed cast iron, painted black.	Incl. 4.1.1
16.1.3	*Ground Floor Structure - Chancel*	
	Carry out flooring and tile repairs following investigation.	10,000.00
18.1.6	*Furniture, Fixtures and Fittings - Sundial*	
	It is recommended to commission a drawing record of the sundial before the design is completely lost due to weathering.	01,500.00
18.1.7	*Furniture, Fixtures and Fittings – Altar Rail*	
	Reset altar rail following tiled flooring repairs.	02,500.00

R4	A desirable improvement with no timescale.

QI Ref.	Recommendations	Budget Cost (£)
9.1.3	*Windows*	
	It is desirable to commission a condition report of all the church windows by an ICON accredited stained and plain glass window conservator.	01,800.00

This concludes the Quinquennial Report of the inspection of
Church of St. Bartholomew, Thornley Village, Wolsingham, County Durham.

MICHAEL ATKINSON RIBA AABC

Michael Atkinson Architecture + Heritage
Clarewood
144 New Ridley Road
Stocksfield
Northumberland
NE43 7EH