

Diocese of Durham

Church of St James, Thorp Thewles

Ecclesiastical Jurisdiction and Care of Churches Measure 2018

Quinquennial Report

On the architect's inspection of

1st February 2024

Archdeaconry of Aukland
Deanery of Stockton
Grade II listed – Not in a Conservation Area

Incumbent – Revd Claire Gibbs (at time of inspection, now in interregnum)



Report prepared by

Sarah Harrison RIBA

HARRISON ARCHITECTS STUDIO LTD

Unit 5, South Acomb Farm, Bywell, Northumberland, NE43 7AQ
Email: sarah@harrison-architects.com | Telephone: 07917 633 737

REVISION A – *First Issue*

Dates of inspection - 01.02.2024

Weather – Dry and cold, 4°C

Date of report – March 2024

Date of previous report – September 2015

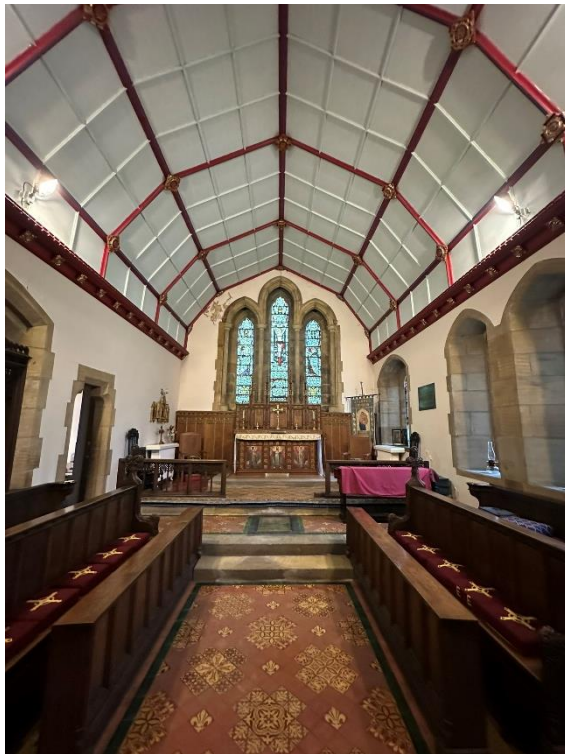
PART ONE

1. Inspection notes

- 1.1 I have made a thorough general survey of the condition of the church and grounds. The inspection was such as could readily be made from ground and tower roof level. I have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and I am therefore unable to report that any such part is free from defect. None of the services were tested. Damp meters were not used.
- 1.2 It is not obvious that there are any asbestos containing materials in the church, however it could still be found in such things as 20th century additions or pipe lagging. This report is not a survey under the Control of Asbestos Regulations 2012. If the PCC determines that a survey is required following their own assessment, a specialist contractor should be approached. The parish should make themselves familiar with the guidance provided to parishes by the HSE through The Church of England website.
- 1.3 We must stress that we have not carried out any investigation to determine whether any high alumina cement was used during the construction of the building inspected and we are therefore unable to report that the building is free from risk in this respect. In view of the possible potential danger connected with high alumina cement we strongly recommend that the appropriate investigations, inspections, and tests be carried out immediately by a suitably qualified engineer.

2. Brief description

- 2.1 The initial St. Thomas a Becket Church in Grindon village now stands in ruins. In 1848, a new Holy Trinity Church was erected by Sharp and Paley of Lancaster (known for their work on the remodeling of Bishopton, St. Peter in 1846-7). Unfortunately, Holy Trinity met its demise in 1866-7, purportedly due to subpar stonework.
- 2.2 Its successor, St. James, emerged in 1886-7 under the design of Newcastle architect R J Johnson. Crafted in the early English style, the church features a chancel, nave, South porch, West turret with a spire, vestry, and organ chamber. Remarkably, the altar stone from the original church was moved to the present St. James Church



Internal View looking to altar



Internal view to Nave

2.1 Listing Description

NZ 42 SW GRINDON WYNYARD ROAD (North side) 6/501 Church of St James

16.11.67

II

1887. Small, aisleless, two-cell church of two and two bays with south porch. Coursed stone with tiled roof in early English style. Lancet windows under drip moulds. Bracketed eaves cornice. Impost moulding and one order of nook shafts to porch. At west end a small octagonal bell turret with spirelet. Londonderry hatchment on north nave wall.

Listing NGR: NZ4020623509

3. Previous Inspections

This is the author's first inspection; however, the previous 2015 report has been obtained and was conducted by Mr David Beaumont, RIBA, AABC. Prior to 2015, reports were previously conducted by Jeremy Kendall of HLB Architects.

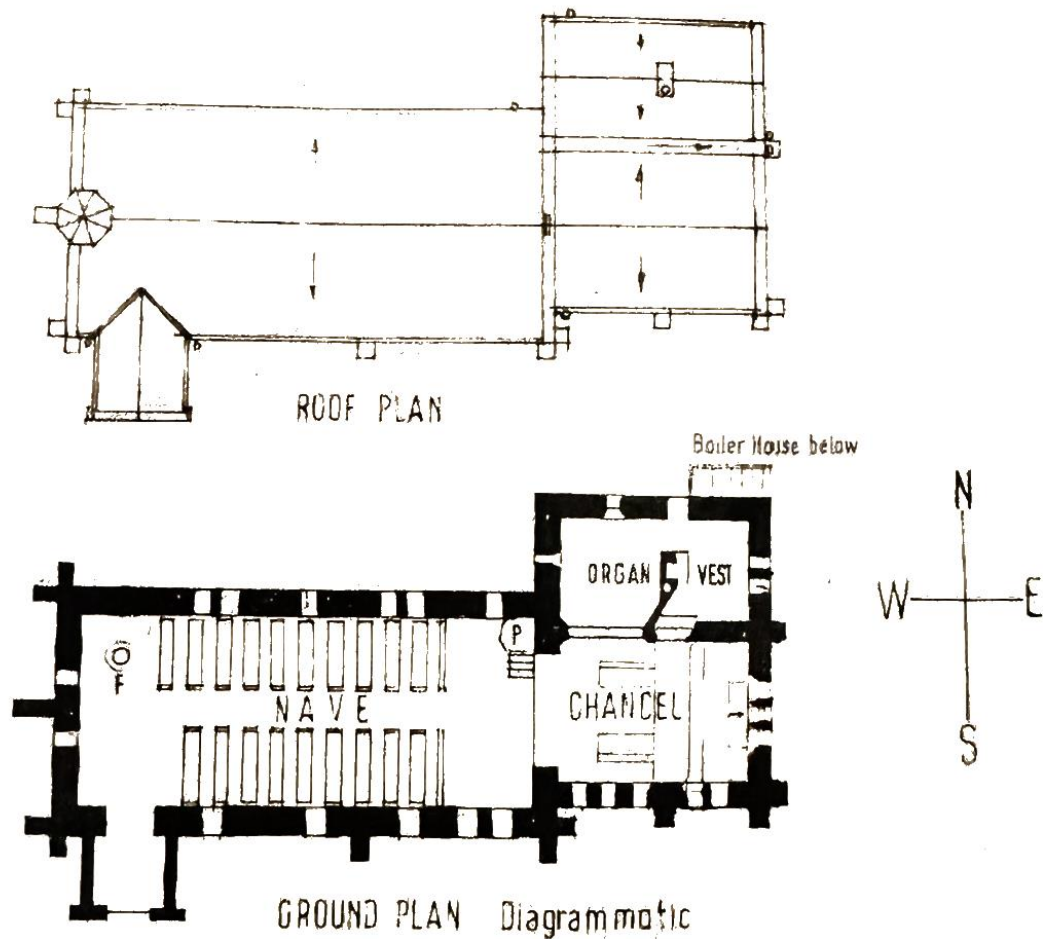
4. Recent recorded works

- 4.1 There was a log book on site but it had not been updated since August 2015, before the last inspection. Therefore it is unknown if any works have been completed in the past 9 years. The churchwarden did not have anything significant to report and noted that the church had major issues with funding. This was evidenced by leaflets found at the church requesting donations to secure the building's future. It is nonetheless prudent to keep the logbook updated with even minor works, maintenance or record any issues to ensure that all reports are well informed.

5. Summary of condition

- 5.1 The church is generally in good structural condition, suffering from issues that can be expected from buildings of this age and structure, such as damp and some easings.
- 5.2 The roof is generally in poor condition and requires attention, as this could lead to more significant damp issues and begin to affect covered timbers.
- 5.3 Since the water connection has been cut off to the church, the boiler has been fed by water containers, this is not attainable and the boiler is now also in need of replacement.

Plan of the church (Courtesy of HLB Architects - NTS)



PART TWO

- 6. ROOF COVERINGS** – All roofs are covered with rosemary clay tiles; ridges are plain and roof abutments are generally in lead with some areas of flashband repair.



Figure 1- West Spire & Belfry

6.1 Belfry

6.1.1 The weathervane and spire appear ok from ground level, though close inspection is advised.

6.1.2 To the west, there is a loss of the moulding to the castellated cornice and severely eroded castellations. There is also erosion to the string course below the openings and loss of an entire section of the string course to the NW corner.

6.1.3 Some open joints to stonework, all openings appear sound from ground level.

- 6.1.4 The lightning conductor comes down to ground on the large buttress at the west. The buttress is in good condition.

South Elevation

6.2 Nave

- 6.2.1 Ridge – stone ridge which appears sound.
- 6.2.2 East abutment – reportedly masonry pointed to the water table. Water table jointing looks okay but lead flashing has been replaced with flashband, which is not a permanent alternative.
- 6.2.3 West Abutment- some slight open joints to water table, good lead flashing to the belfry.
- 6.2.4 General – clay tiling, several patched tiles, none match some are the wrong type and appear to not be well fixed. There are a number of areas where tiles are slipping, suggesting possible nail fatigue which will only worsen with time.



Figure 2- South Nave roof

6.3 Porch East face:

- 6.3.1 Ridge – bedded stone as per nave, in good condition.
- 6.3.2 The abutment to nave appears ok. The lead valley is filled with pine needles.
- 6.3.3 South abutment - mortar pointing to water table is falling out in places. The vertical part of the water table to the porch entrance creates an exposed junction at the eaves which has a lead flashing which is not ideal but will suffice.
- 6.3.4 General tiling in poor condition, a number of replacements and tiles currently slipping, as above would suggest nail fatigue.

6.4 Porch West face:

- 6.4.1 Ridge – as per the east side but with a slight open joint.
- 6.4.2 North abutment to Nave – lead flashing. Above this there is a build-up of pine needles at the foot of the valley.
- 6.4.3 South abutment – as per east side.
- 6.4.4 Lead flashings to the nave valley and soakers and appear okay.

- 6.4.5 General condition is slightly worse than the east face, with more tiles slipping and some poor replacements.

6.5 Chancel:

- 6.5.1 Ridge – mortar bedded stone ridge, mossy but sound.
- 6.5.2 West abutment – lead flashing is ok.
- 6.5.3 East abutment – lead theft resulting in ‘flashband’ replacement like the nave, this is taken over the top of the watertable.
- 6.5.4 Water table – has open joints and the apex stone appears to be slightly displaced.
- 6.5.5 General – tiles have several replacements in matching colour. One tile missing and will be liable to leaks. More than 10 other tiles slipping, mostly towards the lower part, the condition has worsened since last inspection.



Figure 3- Chancel SE abutment

6.6 Vestry:

- 6.6.1 South side - Visibility is mostly obscured by the Chancel.
- 6.6.2 Generally ridge and condition appears the same as the chancel, well bedded, but tiles below look as if they could be lifting.

North Elevation

6.7 Chancel (Restricted view obscured by vestry):

- 6.7.1 Ridge – as others, appears ok.
- 6.7.2 East abutment – as south elevation, flashband replacement, taken over watertable.
- 6.7.3 West abutment – in leadwork, looks ok to top half.
- 6.7.4 General – only half of the roof visible. Several tiles slipping to top half, looks to be fewer on the lower portion but only partially visible.

6.8 Vestry:

- 6.8.1 Ridge – mortar bedded stone ridge, a large section of the bedding has fallen out to the west end.
- 6.8.2 East & West abutments – soakers appear ok to water tables the western watertable has some slight open joints.
- 6.8.3 Flashings to chimney in lead and appear ok.
- 6.8.4 Chimney in stone with some open joints. The flaunching to the top looks to be breaking away and this needs to be inspected from above to ensure it is capped appropriately.
- 6.8.5 The general tiling is poor several rows appears to have slipped significantly and there is less than half that appear ok.

6.9 Nave:

- 6.9.1 Ridge – as south side, bedding looks sound.
- 6.9.2 East abutment – in ‘flashband’ lead replacement, patched in places. There is a small box valley to the base of the watertable where it adjoins the Vestry roof, unable to be inspected.
- 6.9.3 West abutment – lead to the belfry appears to be lifting slightly but is satisfactory . Below that is mortar pointing with probable lead soakers which appears sound.

6.9.4 General – as this is the north face there is a lot of moss staining, however this may be helping tiles stay in place as there appear to be fewer slippages. Nonetheless, several tiles, mostly to the lower LHS are slipping and there are some replacements.

7. RAINWATER GOODS – Most rainwater goods are of cast iron ogee section with square section downpipes, restored circa 2010. Some PVC replacements to rear organ/ vestry. The roof projects over open boxed eaves. The timbers were not inspected and therefore unable to comment on their condition.

7.1 **Tower** – No formal rainwater collection at tower, the spire is very moss covered and there is water staining behind the lighting conductor tape.

North Elevation

7.2 **Chancel** – discharges into the box valley gutter, not inspected but recommend inspection soon.

7.3 **Vestry** – plastic gutters and downpipes. The gutter falls do not look correct, as the downpipe is at one of the highest points, to the west the gutter falls away significantly. A loose extension has been added to the base of the downpipe to try to make it discharge into the gully more efficiently, this is now loose.

7.4 **Nave** – cast iron half-round gutter looks ok, but not inspected in wet conditions. Gutter has a short running outlet into hopper. Rainwater pipe is loose and needs lead wedging into the outlet.



Figure 4 – Gutter joint to Vestry

East Elevation

7.5 It is assumed that there is a lead box gutter between the chancel and the vestry which discharges into a hopper head. The hopper isn't level and connects to a downpipe where the bottom shoe is just about staying on. There is a large patch of algae on the wall behind which suggests there could be a leak here and should be investigated when raining.

South Elevation



Figure 5 – Nave West section

7.6 **Nave** – ogee cast iron. The gutter is in two halves either side of the porch. Both sides downpipes discharge into porch gutter outlets:

- **West** (small section pictured at fig.5) - there is no pipe connecting the gutter outlet to the hopper head. The timber behind the gutter appears to be beginning to rot and requires maintenance. The downpipe has a foot but it looks too high, it may not discharge into the gully adequately. The gully was also covered with vegetation.
- **East** – gutter appears okay though there are cobwebs and moss growth at the brackets, indicating there could be some leaks.

7.7 Porch:

- 7.7.1 **West elevation:** there is a leak at the gutter return and joint. The gutter is full of vegetation which is likely to impede flow.
- 7.7.2 **East elevation:** Again, severe build-up of vegetation within gutter and south return has dropped causing a leak at the joint.

7.8 **Chancel** – as reported at the last inspection there still appears to be a leak to gutter midway along. The downpipe outlet remains a little high.

8. EXTERNAL WALLS & BUTTRESSES – Square coursed ashlar stone with a tooled face, plinth at ground level. Quoins are smooth ashlar to window reveals and buttresses, which have three saddle steps. A projecting string course runs around the building at window cill level.

West Gable (split into either side of central buttress)

8.1 North:

- 8.1.1 Some open joints to the water table bedding, to the left of the lancet and above close to the bellcote corbeled stonework.
- 8.1.2 Below the string course there is some erosion with open joints. The buttress is in fair condition, with the same erosion to the lowest level.

8.2 South:

- 8.2.1 As per the north, there are open joints underneath the water table and still some previous cable fixings. Two stones heavily eroded above the lancet and some pitting to neighbours. It was recommended at the last inspection that this could be left 5 years if pointed around, this pointing is vital if you wish to avoid stone replacements, then the stone may be ok for another few years before replacement is needed.
- 8.2.2 Moss build-up to the string course is a result of no formal rainwater collection from bellcote. Stonework below the string course is eroding, but it is generally fair. There are some open joints at the bottom stage.
- 8.2.3 The incoming electrical supply is here and shrouded for the most part. Next to it is an unshrouded and ragged cable, function unknown.

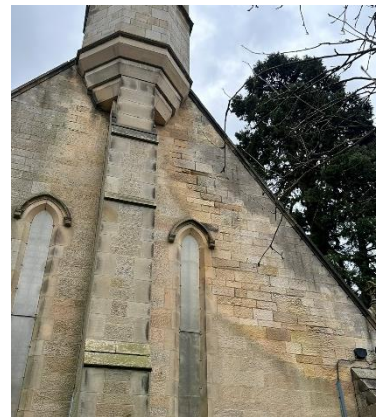


Figure 6 – W Gable S side

South Elevation

8.3 Porch:

- 8.3.1 **West elevation:** Erosion to the top of the decorative string course causing a loss of carving (this is evidently caused by the poor gutter jointing above). Some open joints, particularly in the aforementioned area. Erosion, some salting and a couple of open joints at low level and to the plinth.

8.3.2 South elevation:

- Upper part of apex ashlar stonework is ok, though two stones have a delaminated face. There are also two holes from previous fixings above the light.
- The stonework above the springing point is heavily eroded on both sides of the arch and has lost its outer face. Some of the stones more eroded than the others but are okay for the moment. The inner arch moulding is also eroded to both sides. The ornamental string course has almost fully lost its decoration to the west.
- Below the string course, the shafts are beginning to erode. On the left-hand side at the bottom, the jamb moulding is also eroding significantly, though only marginally worse than reported in the last QI report.
- The bulkhead light is rather elementary and cable needs clipping back or routing properly.



Figure 7 – S Porch

- 8.3.3 **East elevation:** Less erosion on this side but some erosion at the base of the wall close to the downpipe. Open joint at the decorative string course.

8.4 Nave:

- 8.4.1 The stone above the string course is generally sound, below the string course there is erosion to the face of the stone. The previous report discusses some drainage repairs but it is unknown what these involved or if this has improved the condition. There is still efflorescence showing, but the condition doesn't appear to have significantly worsened from the last report. There are some open joints at the plinth course.
- 8.4.2 Some open joints to the buttresses, mostly on the south face.
- 8.4.3 The lancet windows have slight cracking at the apex and has been repaired in the past and should be monitored for any progression as it was indicated only one lancet had this issue in previous years. Both westernmost lancets have minor cracks above currently.



Figure 8 – S Nave erosion and lancets with cracks above

8.5 Chancel:

- 8.5.1 Erosion at the eastern end below the string course, as per the nave. Similarly, at the western side as it joins the nave return. Open joints to the plinth.
- 8.5.2 Buttresses have some open joints and the centre buttress has a delaminating stone to the base. There is also some slight movement to this buttress, evidenced from cracking in the stonework above, this is also evident to the adjacent lancets and should be re-pointed and monitored to confirm it is now at rest.

East Elevation

8.6 Nave: High level

- 8.6.1 Southern side – slight open joints below water table and black staining to wall, unknown cause. Area of re-pointing required below this just above chancel eaves level.
- 8.6.2 Northern side – mostly enclosed by the Chancel and a part is visible looking over the chancel and vestry roofs, appears ok with some minor erosion at high level, but should be inspected at closer proximity at the same time as inspecting the box valley.

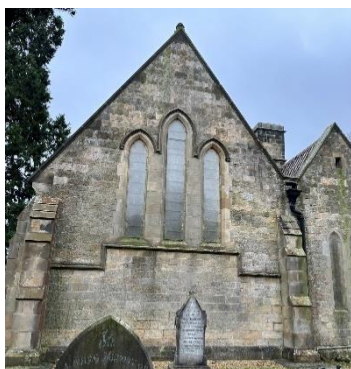


Figure 9 – E gable

8.7 **Chancel:** Some open joints to the bedding of the water table and bonding stones. Stonework above the string course is good, if a little stained with a few open perp joints but not currently justifying a re-pointing scheme at this gable. Below the string course some erosion and evidence of former ivy. A couple of minor open joints in the plinth. The left-hand buttress has some slight hairline open joints and has a stone at the mid stage which is delaminating. The right hand similarly has open joints but less erosion.

8.8 **Vestry:** Open joint to the water table midway along. The walling generally is good, other than a crack at the bottom right hand side of the windows, possibly as a result of settlement over the basement and appears historic. The lancet arches are opening up slightly and have lost their pointing. A modern air brick in red terracotta has a redundant waste pipe into the gulley alongside, this could be removed and the air brick replaced with a stone vent. The plinth has some open joints.

8.9 **Vestry West elevation:** As per the east elevation, similar opening detail at high level and minor erosion at low level. Open joints to plinth.

North Elevation

8.10 Vestry:

- 8.10.1 The stonework is generally ok with some minor staining and erosion below window and some open joints at the plinth. Large open joints at the step which require attention.
- 8.10.2 The crack reported in the last QI was 3mm but didn't state where at the window. There is a crack of approx. 3mm to the RHS of the head, but also a 1mm crack to the LHS of the cill. This needs to be monitored to ensure this is historic movement, again possibly in connection with the boiler basement below.
- 8.10.3 There is also a 1mm crack to the LHS of the door head, this was not reported in the last QI report, suggesting some movement may be progressive.



Figure 10 – RHS top window



Figure 11 – LHS Door head

8.10.4 **Basement steps** worn but okay, though there are some open joints at the step edges. Some water penetration at low level on the western wall, and to the northern wall, but as these are all retaining so this can be expected. Some of the joints are wearing out. The steps are a little slippery towards the bottom, and full of vegetation, reportedly there is also no drainage gully here. The top step is historically not level. There are some open joints between the coping stones.

8.11 Nave:

8.11.1 Cracking to the top of two central lancets, exactly as reported in the last QI report, suggesting this is historic. It doesn't translate into the windowsills suggesting this might have been settlement in the west corner, there is a historic crack below the single lancet which has been cement pointed but has not re-opened since. The walling above the string course is good, as is the pointing. The string course has a couple of open joints in it.



Figure 12 – NW Corner

8.11.2 Quite damp below the string course, particularly at either end, which is also reflected inside. The plinth has some open joints. Lots of lumber around the green refuse bin, which could be cleared as it is not useful. The damp also corresponds with a concrete slab which could be pushing the water up the external wall adjacent to it. This is the only area where damp is apparent above the string course. The damp to the E corresponds with the downpipe which may have leaks.

9. EXTERNAL WINDOWS & DOORS

9.1 A series of single lancets with hoodmoulds on the south elevation. These are all sound. They have yellowing/ fading polycarbonate outer glazing.

9.2 Three lancets to the east elevation with hoodmoulds, similarly to the nave, have polycarbonate protection which is fading but otherwise in good condition.

9.3 Two lancets to the Vestry east gable, simple openings which appear to be suffering significant algae build up from the opening above. This opening has no mesh or protection, appears to have an old rotten frame within the opening.

9.4 The entrance doors are a pair of timber paneled doors with arched heads, decorative band hinges and latch in cast iron. The doors are ok, although the paint is flaking at low level.

9.5 The door to the vestry is ok, simple boarded, painted door. A bottom plant-on rail has been added presumably as the base was rotten. Ensure maintenance is completed.

9.6 The door to the boiler room is a heavy solid door with ventilation holes drilled. Decoration is breaking down and the continuous moisture is rotting the base of the timber.



Figure 13 – Nave Windows

10. EXTERNAL METALWORK, WOODWORK & PAINTWORK



Figure 14- Boiler Rm Guarding

10.1 The paint is beginning to break down on the metal balustrading to the boiler room guarding.

10.2 A weathervane sits atop the tower spire and appears ok but could not be assessed at close proximity to comment on its stability.

10.3 Bells: single bell in belfry and last inspection unknown, reports of a 2009 inspection are the last known on file. There is no safe, easy access. Inspection would need to be carried out by drone or cherry-picker.

11. BASEMENTS AND ORGAN BLOWER ROOM

11.1 **Boiler basement** at the Northeast end of the church.

11.1.1 Ceiling – barrel vault concrete supported by very rusted beam running east to west.

11.1.2 Walls – brickwork, damp at low level. A hatch to the E now has water streaming down the wall, possibly previously a coal hatch.

11.1.3 Floor – concrete with sump, the entire floor was wet at the time of inspection apart from directly adjacent to the boiler.

11.1.4 General – contains the Stelrad Ideal Concord CX gas fired boiler. Could contain asbestos. Room looks to have been cleared of most of the lumber noted on the last QI. It has a 3kg extinguisher sitting on the wet floor, in the middle of the room which isn't ideal.



Figure 15- Boiler room – rusted beam

INTERNAL FABRIC

12. ROOF STRUCTURE & CEILINGS

12.1 **Porch entrance:** open joisted ceiling, exposed timber boarding. Some slight staining from water penetration at the abutment to the nave and half way up each side, one board appears to be rotten just above the lowest tie.



Figure 16 – Porch ceiling – rotten board

12.2 **Nave** - open boarded with five bays with six arched trusses supporting purlins and rafters. The trusses have stone corbels at wall heads and kingposts at high level. The trusses all appear sound, as do the ridges and rafters. The timber boarding remarkably is unstained for its age, though there are some areas of cobwebs which should be cleared to ensure no staining beneath. There is a large amount of cabling on the truss closest to the chancel arch in PVC.

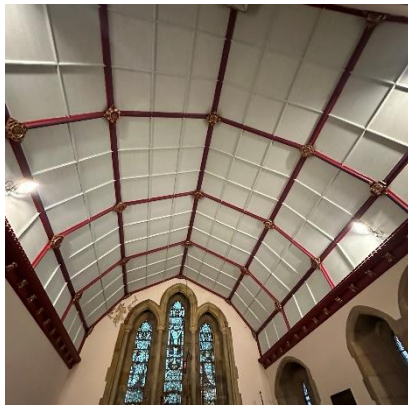


Figure 17 – Chancel ceiling

12.3 The **Chancel** is boarded in six segments, painted with contrast colour exposed ribs, and roof voids behind (not possible to inspect). Some slight shrinkage back from both the east and west chancel arch wall causing some roof dust to come down. A timber cornice at eaves level.

12.4 **Vestry** - is flat with exposed timber boarding and ribs. Some slight water marking predominantly above where the box gutter is and near the east elevation. There appears to be an access hatch but no safe entry was possible so unable to check the condition above.



Figure 18 – organ chamber staining

12.5 **Vestry Lobby** - timber boarded, undecorated, appears as if it could be a hatch but not openable.

12.6 **Organ Chamber** - flat with a T-fall, timber boarding with exposed ribs. Some white spots which appear to also have water stains surrounding them but not able to inspect void above. I would advise this area is inspected soon given the roof condition externally.

13. CHANCEL ARCH, ARCADES & MASONRY STRUCTURE

13.1 **Porch** – the abutment of the porch to the nave has a crack of approximately 2mm, unchanged from last report. Above the main entrance door a crack remains of approx. 2mm. To the arch above the nave entrance, the stone appears to have dropped slightly and there are some open joints now. The low level stonework has some erosion, though not currently problematic.



Figure 19 – Porch to Nave abutment

13.2 **Chancel Arch** – No current movement evident. One of the upper stones on the north side has been repaired in the past and requires decoration above it to both sides. There is a severe breakdown of decoration and plaster to the Nave side, appears historic but unknown if this area has now dried out, redecoration would assist the assessment. More minor to the chancel side but still sees some staining.



Figure 20- organ arch

13.3 The **North Chancel** contains the organ arch which has a 2mm drop on the western side that has been repaired in the past. It would be worthwhile raking out and re-pointing to monitor any further movement. The lintel to the vestry on the left-hand side also has a horizontal crack of approx. 2mm to the lintel. This also looks to have been repaired in the past.

13.4 There is some cracking at the chancel floor junction to the vestry suggesting some slight settlement here. To the sanctuary there is a slight historic crack running to the east wall above the radiator but this remains unchanged.

13.5 **South Nave** – hairline crack to the left hand of the eastern most lancet at upper level appears to have been previously repaired and re-opened.

13.6 **Organ Chamber** - some cracking at the lintel on the northern side, visible damp penetrating through this crack.

14. PLASTER & DECORATION



Figure 21- Chancel Arch



Figure 22- SW Corner Nave

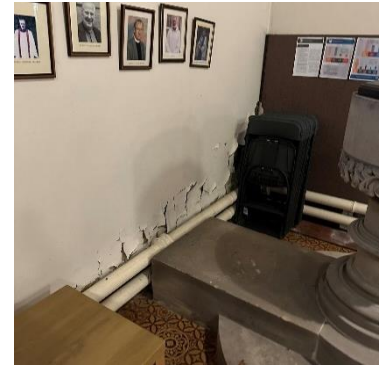


Figure 23 – NW corner Nave

14.1 To the Nave all **walls** are plastered. Decoration breaking down at the SW & NW corners, very blackened behind boxes to the west. Also, at low level behind radiator pipes on the north wall and more significantly towards the font (though mostly covered with furniture) as mirrored on the outside (item 8.11.2).

14.2 South

14.2.1 Nave– Some breakdown to the decoration similar to the north side, though not as great at low level behind the radiator pipes.

14.2.2 To the chancel South side there is a small amount of damp with the decoration flaking at low level near the communion rail.

14.3 East Chancel – decoration and plaster severely breaking down at the springing point of the triple windows on the northern side, this has worsened from the photographs in the previous QI. There are still some slight open joints at the top of the inner arches.

14.4 Upper-level deterioration was deemed to be historical from water ingress due to flashing theft, now replaced with flashband. The low level is due to rising damp. Continue to ventilate the building and assess decoration needs in the future. Upper-level damp may return with failures in flashband over time as it is not a permanent solution.

14.5 **Vestry Walls** – painted plaster in fair condition. They have been repaired by the water tank. The room is rather full, so it is hard to see the low levels though they generally appear ok.



Figure 24- Damp near lobby door

14.6 **Vestry Lobby** has painted plaster finish, with some decoration breaking. There is damp at low level to either side of the external door, this will be made worse by the pointing around the external step noted at item 8.10.1.

14.7 **Organ Chamber** walls are painted plaster. The back of the organ arch has efflorescence to the stonework paint junction, this should be removed carefully due to its proximity to the delicate organ mechanisms. Below the arch is a timber screen in good condition. Not able to inspect the wall to the east, there looks to be some slight damp as it abuts the chancel arch wall.

15. PARTITIONS, SCREENS, DOORS & PANELING

15.1 **Porch** Entrance door doesn't latch well and hinges are rusting. Door to nave is similarly not latching but the decoration is okay.

15.2 **Vestry** - additional security provided to the door from the chancel with a deadlocking bolt with a rudimentary plant-on arrangement for the keep, though it is functional.

15.3 **Vestry Lobby** - Door not used now though it is securely locked and bolted. The decoration is beginning to break down, general maintenance is recommended alongside the review of the fire strategy as per item 24.2.

16. VENTILATION

16.1 To the Nave, Chancel and the Vestry, there are top hung ventilators that have lost their stringing and appear to be fully seized up.

16.2 There are no other vents apparent apart from external air bricks to the vestry.

17. GLASS

17.1 **Porch** - Obscure glazed windows to east and west are okay though there are some cobwebs that need sweeping.

17.2 **Nave** - The lancet windows are okay though the glass is dirty with a couple of cracked panes.

17.3 **Chancel East triple lancet** - Glass all looks ok.

17.4 All other glass to the chancel, Vestry and chancel has a few scattered hairline cracks to the glass but is otherwise ok, if a little dirty.



Figure 25- Chancel S window

18. FLOORS, RAILS

18.1 **Nave** – pews have been removed and replaced by chairs. The floor finish is softwood block parquet which has reportedly been sanded and sealed and there is a carpet over the circulation areas, though the carpet doesn't look like it has a breathable underlay, it would be worth taking up the carpet to inspect and be sure there is no damp evident at the margins of the carpet. The porch has a Step up into nave. Towards the pulpit and under the carpet some of the tiles are loose.

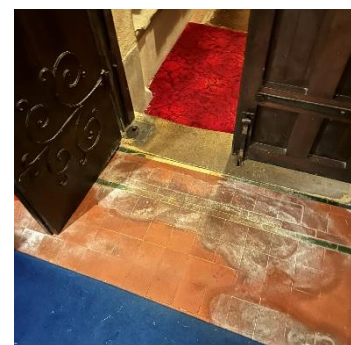


Figure 26 – Nave floor at entrance

18.2 At the western end of the Nave, there are red quarry tiles that have a glazed green margin. Decorative tiles around the font are in mustard and red. There is damp at the SW corner which is also affecting the return at the bottom of the entrance doorway reveal on the south side. It would be worthwhile removing the storage boxes, benches, and carpet here to get a clearer idea of the extant and possible cause of the damp in this area.

18.3 **Chancel** – as per the west Nave, decorative patterned tiles in the central aisle area give way to plain tiles at the margins. The chancel step is laminating on the northern side. Two steps up to the communion rail in stonework with slight open joints as they abut each other. This leads on to decorative tiling which is in good condition. A final step up to sanctuary and onto the most decorative area, a combination of mustard, green and red tiling which margins of polished red tiles. A final step up to the altar which has open joint to the side edges of the stone and some rising damp visible. On the southern side at the foot of the reredos screen is some timber board, probably from former heating grills. There is erosion to the stone margins but no action currently required.

18.4 **Vestry** Floor is solid and carpeted. This is over the boiler chamber.

18.5 **Organ Chamber** Floor is timber with some loose carpet.

19. MONUMENTS, BRASSES, FURNISHINGS, ORGAN & CLOCK

19.1 **Font** – Large stone font with two steps up, and decorative bend. Timber lid, relatively lightweight. There are also modesty screens at the radiators in old, dark pine, the northern section is slightly unstable.



Figure 27- Altar

19.2 **Pulpit** – Timber pulpit with linen fold panelling on stone base that has some slight lamination to the stonework. A Victorian style lectern which is rocking slightly.

19.3 **Altar** has ornate timber painted panels to front. New low altar table and credence table.

19.4 To the east gable, there is a timber **reredos** panel with carvings and pinnacles.

19.5 **Organ:** pipe organ by Harrison and Harrison last tested in 2013. The church has no permanent organist.

19.6 **Communion rail** – with a hand placed centre rail rather than gates. Slight wobble to the communion rails.

19.7 **Chancel - Choir stalls** – at low level, Chairs – two modern and two older, one of which has rot to it and is breaking down. Unless this is a valuable piece, it should be removed. There seems to be minor infestation of woodworm. There is also two icon artworks on the wall and a Mother's Union banner.

20. HEATING

20.1 Heating is by gas fired Stelrad Concorde CX 140 – 340 boiler to large diameter iron pipes in the church. Two radiators in the chancel no longer in use as they are reportedly silted up. Two radiators at the West. Supplementary electric fan heaters in the vestry.

20.2 The heating system has reportedly been 'past its best' and 'on its last legs' for some time now (over 14 years) and therefore should be considered for replacement. Understanding the funds are limited, this will be a priority issue if the church is to remain open to the public as it will soon become a safety concern. The boiler should be inspected at minimum annually in the meantime, actioning any recommendations and reports be kept within the church.

20.3 The gas meter is in small enclosure within the graveyard at the south-west corner. Last inspection unknown.

21. ELECTRICAL: The service is supplied by an underground feed to the east. Last test recorded in the previous QI as 2015, it was noted a test was due 13/11/20, no records are available to show if this was carried out.

21.1 Lighting to the nave by 8No. pendant glass globes suspended from the roof trusses with energy-saving bulbs, along with high level floodlighting. Tungsten halogen spotlights in the chancel. Bulkhead light to entrance porch externally and a single pendant internally.

21.2 Sound system and hearing loop installed 2007 (Tony Atkinson). Comprising speakers, one radio mic and one fixed mic at the lectern.

21.3 The last PAT test date is unknown, this should be completed annually.

22. LIGHTNING CONDUCTOR: A terminal on the spire connected to the conductor tape, which runs down the East Gable. It is shrouded at low level. The system was repaired in 2009. No test reports or data were in the logbook.

23. WATER & SANITARY FACILITIES

23.1 Water: The informal supply from the neighbouring field was cut off when the area was developed with residential units. The boiler is now fed by 5ltr bottles brought into the church by the churchwardens. This is not deemed to be an attainable solution.

23.2 Foul drainage: none.

23.3 Surface water drainage: soak away system to North and South. The South has recently been renewed.

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

Fire extinguishers noted:

Porch – 9 litre water.

Vestry – 2kg powder.

Boiler house – 3kg powder.

Organ – 2kg CO².

Tested in 2020 (as marked on the extinguisher), unknown if further tests have been carried out since.

24.1 The PCC are directed to the explanatory notes at the rear of the report. Advice can be obtained from the fire prevention officer of the local brigade and all extinguishers should be inspected annually. Certificates should be stored in the logbook.

24.2 Whilst the church has the ability to have a good dual escape strategy, the vestry lobby door does not open, therefore is currently reliant on a single point of exit. The PCC should produce a risk assessment for means of escape.

25. SECURITY & SAFETY

25.1 The church is left open during the day with valuables locked in the office. This is in line with current Ecclesiastical Insurance guidelines; however, the PCC should make themselves familiar with all recommendations.

25.2 Asbestos: No inspection has been carried out. There is a presumption in areas that asbestos may exist: panel to support heater within organ chamber; boiler flue collar seal. Both areas have notices advising the possible presence of asbestos.

26. ACCESSIBILITY: The PCC has a resolution in place which addresses the requirements of the Discrimination Against Disabled Act.

26.1 There is level access from the road through the lychgate and up a tarmac path to the entrance porch. There is a ramp provided into the nave, there is then level access up to the chancel steps.

26.2 No facilities are provided in the church as there is no longer a water connection.

27. CHURCHYARD, BOUNDARIES, SIGNS, PATHS, TREES

27.1 There was no information available at the time of inspection as to whether the churchyard remains open to burials or if the 6No. spaces reported at the last inspection had now been filled. Nonetheless, the PCC should continuously monitor the churchyard for health and safety of all graves and monuments.

27.2 *'The Grindon Medieval Coped Grave Marker'* information board to the south for the C14th gable end grave cover of Roger De Fulthorpe relocated C18th from St Thomas, Grindon, still in good condition.

27.3 Trees: a very large number of mature trees. Inspected in 2013 and some pruned. The close proximity of a giant redwood (*Wellingtonia*) continues to threaten the nave. The tree surgeon reported that should branches fall, they would miss the nave, however if the entire tree was to fall it would be likely to cause significant damage, therefore the condition of the tree should be monitored closely.



Figure 28 – S Churchyard from footpath

27.4 **Southern Boundary:** Forms the primary entrance to the church. A stone wall which has been patched several times. Generally, it is in good condition though there are some breakdowns in the pointing, particularly at the corner by the streetlamp. The corner to the lych gate also sees moderate stone erosion. There are mature trees close to this wall.

27.5 **Western Boundary:** Continuation of stone wall, patched and re-pointed over the years. Some spiraling but currently stable. A couple of coping stones require re-bedding, some at the southern end and at the middle. There is a pair of sandstone gate piers, encased in ivy, holding rusting metal gates, it looks as if these no longer open. A large amount of ivy and the shrubbery is beginning to overtake. Again large mature trees in close proximity.

27.6 **North:** low stone wall as the western boundary. Mature trees close to wall and again shrubbery and ivy has overtaken the wall.

27.7 **East:** low stone wall which is difficult to inspect as there are mature trees and shrubbery to both sides, the area beyond is a small copse, enclosed with walls to the highway.

27.8 **Lych Gate:**

27.8.1 Some tiles missing and slipped, flashband to the upper verge. Moss to north face.

27.8.2 Timber frame has been patched at the wall fixing with exposed grain the opposite way which is now splitting. All timber has lost any treatment and is now bare to the elements.

27.8.3 Hip iron bars still rusty as per last QI report.



Figure 29 – Collapsed wall to W

28. **Archaeology** – No archaeological information is available; it is suggested that if any works are to be carried out to the church paths or grounds that the county archeologist be consulted prior to starting.

29. General comments

- a. Given the age and construction of the church it is in good condition with relatively little damp. The areas of flaking paint at high level need to be brushed down and decorated to enable monitoring of any persistent issues.
- b. One of the items that will need attention soon is the boiler, which has been deemed unviable for some time and forms a vital element of keeping the church open. Alternatives such as electric heating could be considered, but as the building is connected to gas, a replacement of the gas boiler, though not environmentally responsible, could be the only financially viable option.
- c. Secondly, the roof, particularly at the Vestry, is in poor condition, with significant deterioration since the last inspection. I suggest this is due to nail fatigue and therefore the condition will only worsen across the entire building. At this stage I recommend an experienced roofer is contacted to repair the missing tiles, and whilst doing so reports back to me on the overall condition of fixings and substrate. This will then inform the PCC of the timescale and level of fundraising that will be required.

PART THREE

Summary of repairs in order of priority

	Comment	Item ref	Budget
Category 1 - Urgent, requiring immediate attention.			
1	Correct falls and fix gutter to vestry, fix downpipe foot securely	7.3	£0 -£1,999
1	Maintain asbestos record	11.1.4, 25.2	
1	Service fire extinguishers, re-locate extinguisher to boiler room and assess fire escape strategy	11.1.4, 15.3, 24.2	
1	Instruct electrical inspection and carry out any required repairs	21	
1	Lightning conductor test – keep certificate in logbook	22	
1	Fire extinguisher service	24	
Category 2- Requires attention within 12 months.			
2	Inspect upper belfry, spire and weathervane at close proximity	6.1.1, 10.2, 10.3	£0 -£1,999 Wider roof repairs/ replacement circa £30- 50k
2	Monitor loss of stonework at high level and anything at risk of falling, replacements should be saved until warranting a scaffold tower	6.1.2	
2	Replace missing tiles and report back on nail and substrate condition, prepare for replacement	6.2.4, 6.3.4, 6.4.5, 6.5.5, 6.8.5, 6.9.4	
2	Monitor condition of flashband repairs to abutments, re-decorate internally to identify any new leaks more readily	6.2.2, 6.5.3, 6.7.2, 6.9.2, 13.2, 14.3, 14.4	
2	Inspect box valley gutter between chancel and vestry, alongside hidden masonry areas	7.2, 7.5, 8.6.2	
2	Inspect all rainwater goods in wet conditions for any leaks, repair all leaks and defects identified in report	7.4, 7.6, 7.7, 7.8	
2	Redecorate/ replace south side eaves joinery	7.6	
2	Replace or clip back wiring for porch bulk-head light	8.3.2	
2	Re-bed step and re-point open joints	8.10.1	
2	Provide safe access for inspection of ceiling voids	12.4, 12.6	
2	PAT test	21.3	
Category 3- Requires attention within the next 12-24 months.			
3	Re-point open joints (particularly those accessible from ground level – without scaffolding or cherry picker costs) Timetable in high level repairs for this quinquennium	8.1.1, 8.2.1, 8.3.1, 8.3.3, 8.4.1-3, 8.5.2, 8.6.1, 8.7, 8.8,	£0 -£1,999 Approx. £10k for boiler/ heating alternative
3	Re-point cracks internally, decorate where necessary	13.1-6	
3	Prepare for boiler replacement (consider loss of water supply)	20	
Category 4- Requires attention within the quinquennial period.			
4	Replace high level Vestry opening's frame and secure with mesh	8.8-8.9	£0 -£1,999
4	Monitor cracks for any progression	8.10, 8.11.1, 13.1	
4	Re-decorate doors and ease mechanisms where necessary	9.4-9.6, 15.1-3	
4	Carefully re-decorate near organ – this should be completed by a professional with protection applied to organ mechanisms	14.7	
4	Check floors breathability, fix any loose tiles	18.1	
4	Remove storage and boxes to investigate damp at west nave to wall and floor – may improve with ventilation.	18.2, 14.1	
4	Repair Lych gate roof and maintain timber with linseed oil or similar	27.8.2	
4	Prepare for stone replacement/ repairs to weather stone to porch	8.3.2	Circa £5k
Category 5- A desirable improvement with no timescale.			
5	Remove former waste pipe and replace air brick	8.8	£0 -£1,999
5	Clean windows, ease ventilators	9, 16.1, 17	
5	Cut back concrete slab away from building to allow drainage	8.11.2, 14.1	
5	Remove ivy to west gate and ease gate	27.5	
Advice & routine maintenance. This can mostly be done without professional advice or a faculty.			
	Complete and maintain the Logbook		
	Keep the gutters and gullies clear		
	Arboriculturist to monitor trees close to church and boundaries	27	
	Ensure all graves are checked regularly for safety		

AREAS NOT INSPECTED (The following list may not be exhaustive)

- Under floor voids (where present), Organ Pipework, Covered timbers, Upper stages of spire inspected from ground level only.

Advice to the PCC

- This is a summary report; it is not a specification for the execution of the work and must not be used as such.
- The professional adviser is willing to advise the PCC on implementing the recommendations and will if so requested prepare a specification, seek tenders and oversee the repairs.
- The PCC is advised to seek ongoing advice from the professional adviser on problems with the building.
- Contact with the insurance company to ensure that cover is adequate.
- The repairs recommended in the report will (with the exception of some minor maintenance items) be subject to the faculty jurisdiction. Guidance on whether particular work is subject to faculty can be obtained from the DAC.
- **LOGBOOK** The parish has a duty under Canon F13(4) to keep a Log Book recording all work carried out on the building. I commend this practice to the PCC. Not only does it help the inspecting architect but it can prove a valuable aid to the parish.

• **Fire Safety Advice** can be found at <https://www.firesafe.org.uk/places-of-religious-worship/>
<https://www.ecclesiastical.com/risk-management/church-fire-articles/>

- **Electrical Installation**

Any electrical installation should be tested at least every five years in accordance with the recommendations of the Church Buildings Council. The inspection and testing should be carried out in accordance with IEE Regulations, Guidance Note No. 3 and an inspection certificate obtained in every case. The certificate should be kept with the Church Log Book.

- **Heating Installation**

A proper examination and test should be made of the heating system by a qualified engineer each summer before the heating season begins, and the report kept with the Church Log Book

- **Lightning Protection**

Any lightning conductor should be tested at least every five years in accordance with the current British Standard by a competent engineer. The record of the test results and conditions should be kept with the Church Log Book.

- **Asbestos**

A suitable and sufficient assessment should be made as to whether asbestos is or is liable to be present in the premises. Further details on making an assessment are available on <http://www.churchcare.co.uk/churches/guidance-advice/looking-after-your-church/health-safety-security/asbestos>

- **Equality Act**

The PCC should ensure that they have understood their responsibilities under the Equality Act 2010. Further details and guidance are available at <http://www.churchcare.co.uk/churches/open-sustainable/welcoming-people/accessibility> .

- **Health and Safety**

Overall responsibility for the health and safety of the church and churchyard lies with the incumbent and 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 churchyard.

- **Bats and other protected species**

The PCC should be aware of its responsibilities where protected species are present in a church. Guidance can be found at: <http://www.churchcare.co.uk/shrinking-the-footprint/taking-action/wildlife/bats>

- **Sustainable buildings**

A quinquennial inspection is a good opportunity for a PCC to reflect on the sustainability of the building and its use. This may include adapting the building to allow greater community use, considering how to increase resilience in the face of predicted changes to the climate, as well as increasing energy efficiency and considering other environmental issues. Further guidance is available on <http://www.churchcare.co.uk/churches/open-sustainable> and <http://www.churchcare.co.uk/shrinking-the-footprint>