

West Pelton Parish Church  
Church of St. Paul with Columba

Diocese of Durham  
Archdeaconry of Sunderland  
Deanery of Chester-le-Street

Quinquennial Inspection Report  
September 2019

Vicar: Reverend John Lintern



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Church

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| September 2019<br>Fair Weather  |

Professional  
Advisor

Date of  
Inspection

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| <b>A Background and General</b> |  |
|---------------------------------|--|
| A1                              | <p>St Paul's Church is situated in West Pelton, near the village of Beamish, south of the A693 road from Chester-le-Street to Stanley.</p> <p>A large graveyard surrounds the Church, mainly to the west, and the old Vicarage is immediately south of the Church, separated by a stone boundary wall.</p> <p>Ordinance Survey Map Reference: NZ 229 531</p> |
| A2                              | The Church, built in 1879, is now 140 years old. It is an imposing stone building consisting of a Nave with north and south Transepts, a Chancel with a large adjoining Vestry and a Tower to the south of the Chancel.  |
| A3                              | There is an organ in half of the south Transept and an Entry Porch to the south of the Nave. The font is at the rear of the south block of Nave pews. The north Transept has a memorial screen behind which is the Lady Chapel.  |
| A4                              | There is a former boiler house with brick vaulted ceiling in the basement under the Vestry, with access by means of external steps.  |
| A5                              | There is a central walkway from the west to the east, ending at the Chancel Arch, which has a rood screen.   |
| A6                              | The step at the transition from the Nave to the Chancel has been converted to a ramp between the rood screen and the Altar rail.   |
| A7                              | The main Aisle is carpeted in a piled red carpet. Approximately 1/3 of pews have been removed leaving an open area to the west end. The rear of the Nave is covered in a contract carpet. There is woodblock flooring under the pews. The Sanctuary floor is richly decorated in mosaic pattern tiling.  |
| A8                              | The Tower has an access door from outside with a short flight of stone steps. There is also a door from the south Transept that provides access to the bell ropes which used to operate a set of eight tubular bells.  |
| A9                              | Walls are stone plastered internally and there is a wood panelled dado throughout the Church to the level of the sills of the windows.   |
| A10                             | Roofs are pitched and covered with Westmorland slates in diminishing courses. The internal form of the roof is of a continuous barrel vault construction with ribs and boarding showing over the Nave, which is an eight-sided barrel vault with four steel tie rods at eaves level. The Chancel ceiling is a four-sided barrel shape.                       |
| A11                             | Heating is by means of 8 no. gas fired room heaters located at perimeter walls with horizontal powered flues.  |
| A12                             | Artificial lighting is by means of new spot spotlighting (Tamlite sapphire mercury halide) at the head of perimeter walls.   |
| A13                             | St Paul's Church is a Grade II listed building under the Town and Country Planning Act. The Planning Authority is Durham County Council. A copy of the Listing is attached to the Appendix of this Report.   |
| <b>B Scope of Report</b>        |  |
| B1                              | This report, the second undertaken on this Church by the writer, is based on findings of two visits, finalised in September 2019. The weather was generally good with dry days. Viewing was made from ground level and with the aid of binoculars. No ladder inspection was made externally or into the roof void internally or belfry.                      |
| B2                              | A photographic record was made internally and externally of representative views.  |
| B3                              | It was not possible to inspect the valley gutters of the north Transept/Lady Chapel or south Transept, with their height being beyond the ladder reach.  |
| B4                              | The tower and bellcote were not inspected at high level.   |
| B5                              | See Appendix for a full description of the limitations of the Report.  |

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| 1.0 | <p><b>WORKS CARRIED OUT IN PREVIOUS REPORTS</b></p> <ul style="list-style-type: none"> <li>• Gutters and rainwater goods cleared in July 2001</li> <li>• Slates repaired; flashings repaired in November 2001 by G H Roofing</li> <li>• Fire extinguishers serviced 2002</li> <li>• Organ tuned by Harrisons 2003</li> <li>• Heating system serviced March 2004</li> <li>• Gutters and downpipes cleared 2004</li> <li>• Organ tuned in November 2004</li> <li>• Church yard entrance gates and wall repaired in March 2005</li> <li>• Heating system serviced in March 2005</li> <li>• Railings and gate to Boiler House repaired 2007</li> <li>• Organ tuned twice a year by Harrisons of Durham</li> <li>• Sound system repaired by Makefield of Yorkshire</li> <li>• Porch seating to West side damaged. Parts stored in Boiler House</li> <li>• New lighting and power installed by Sheald of Durham completed in September 2002</li> <li>• Lighting conductor tested</li> </ul> |
| 2.0 | <p><b>GENERAL CONDITION OF CHURCH</b></p>   |
| 2.1 | <p>Issues with the south transept valley gutter has caused water ingress, staining ceiling and woodblock flooring in the Lady Chapel. Windows were fully repaired and protected previously, however proximity of protective glazing contains cobwebs/debris. The heating installation continues to be efficient and responsive. Re-decoration of walls mentioned in the previous Quinquennial report remains to be undertaken.</p>  |
| 2.2 | <p>Ongoing maintenance is required, and a list of recommended items is included in this Report.</p>   |

| <b>EXTERNAL INSPECTION</b> |  |
|----------------------------|--|
| <b>3.0</b>                 | <b>ROOF COVERINGS</b>  |
| 3.1                        | <p><b>Nave Roof:</b><br/>The Westmorland slate coverings are in diminishing courses and generally in good condition but with a few existing repairs. The ridge tiles are level and the joints appear to be intact except for flashings at the west and east ends that need repointing or re-fixing.</p> <p>There are several missing and loose slates on the north roof slope which should be repaired with other roof works mentioned. Lead flashings to the porch eaves have been disturbed/missing.</p> <p>The west gable tablestones are open and need repointing and a high-level lead cover flashing on the south side is missing and needs replacement. Gutters and downpipes are in need of decoration.</p>  |
| 3.2                        | <p><b>North Transept Roof, West side:</b><br/>Lead flashing to gable and table stones needs re-fixing and repointing. A slate is missing at the valley with the Nave and a further one has slipped.</p> <p><b>East side:</b><br/>The lead soakers to the north gable are slightly wider at the top of the wall but they appear to give cover.</p> <p>An internal roof inspection during February 1999 with the structural engineer did not reveal any water ingress from this roof area. The leaded valley with the main roof was replaced in 1999 and it is due to be re-inspected from ladders by a roofer.</p> <p>There is a chimney rising from the north roof slope over the transept and this was in sound condition in 2001 but should be re-inspected by a roofer when next on site.</p> |
| 3.3                        | <p><b>South Transept:</b><br/>The rainwater hopper from the valley roof still has signs of rust spillage from a joint and this requires investigation to ensure there are no blockages and the discharge is watertight.</p> <p>The west side downpipe has a broken collar that needs repair.</p> <p>There are three loose slates at the tower base adjacent to the flashing and these need attention.</p> <p>Slating is generally satisfactory.</p> <p>Other rainwater goods are in good condition but need decorating.</p> <p>Annual cleaning out and testing is required.</p>  |
| 3.4                        | <p><b>Chancel Roof:</b><br/>South side slope generally satisfactory.</p> <p>The north slope is satisfactory.</p> <p>The south side downpipe was recent at the last inspection but is in need of decoration now.</p> <p>The north side downpipe is in need of re-decoration.</p> <p>The Vestry gable has table stones, but these need localised repointing on their top surface.</p>  |
| <b>4.0</b>                 | <b>GROUND DRAINAGE</b>   |
| 4.1                        | There are a number of gullies at ground level that appeared to be blocked and these should be cleaned out and checked that they are free flowing. All gullies should be checked twice a year.  |

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| <b>5.0</b> | <b>WALLS AND MASONRY</b>   |
| 5.1        | <p>The structural engineer's report of 1999 identified settlement in the east end of the Chancel, and it recommended a geotechnical survey, a drainage survey and a foundation investigation to ascertain the cause(s) of movement or settlement. The cracks in the walls appear to be as seen in 2001 and subsequently, but it is important to assess whether the movement is "active" so the cracks should be filled or "DEMAG" markers added.</p> <p>There is a pattern of small-scale settlement cracking to walls, illustrated on accompanying photographs (see Appendix B). These should be monitored at every inspection.</p>                               |
| 5.2        | <p>The dark weathered stonework is generally sound and well pointed with only small areas in need of repointing, such as the east elevation at low level and high level and south transept elevation behind downpipe; also, north transept elevation at centre panel and other areas, and the west gable at high level.</p> <p>Any future pointing should not be of the 'projecting struck' pattern.</p>   |
| 5.3        | <p><b>North vestry elevation:</b><br/>A new handrail and gate have been installed to the basement steps, giving a degree of safety.</p>  |
| 5.4        | Generally, all window sills and joints to be checked and repointed as required.  |
| 5.5        | There are some saplings at wall bases that have been cut down but should be removed and weed killer applied to remove vegetation. There is evidence of a stone kerb and stoned margin to building perimeter, which has become broken up and collects debris. This latter should be removed.  |
| <b>6.0</b> | <b>DOORS AND PORCH</b>   |
| 6.1        | <p>The main entrance by the south porch at the southwest corner is formed by an overhanging roof with flanking walls. The timber framework supporting the roof canopy was previously eroded at ground level causing a drop in the fascia on the left-hand side; this has been rectified. The left side timber bench and frame have been removed following vandalism.</p> <p>A scheme was proposed to introduce gates on the porch with a ramp for disabled access and included timber repairs. The work received approval and has been undertaken.</p>   |
| 6.2        | The main entrance has a framed, arched door which has dropped but still fits the opening. The arched opening has also settled and there is a loose voussoir stone which requires re-fixing. The door was damaged by vandalism but is now repaired.   |
| 6.3        | The rear vestry door is sound and has also been repaired following vandalism damage. There are steps leading to the door with a handrail; this needs redecorating and the top step needs repointing.   |
| 6.4        | The external Belfry door is in sound condition, but the door has dropped leaving a gap at the head that needs piecing up to protect the opening from the elements.   |
| <b>7.0</b> | <b>WINDOWS</b>   |
| 7.1        | Windows are mostly tall, narrow, lancet-headed; the transept windows have three lights and simple tracery; the west gable window has four lights and top tracery; generally stone mullions and tracery appear sound and intact.  |
| 7.2        | <p>All glazing is leaded. Stained and figured glass is in the chancel.</p> <p>All other windows are clear glazed. Following a spate of vandalism and much glass breakage all windows were protected with polycarbonate outer sheeting and glass repaired.</p> <p>The east gable window has old glass secondary glazing which appears to be of long standing, as the top panel is twisted and could become loose. There are some horizontal lead comes to the outer glass and all should be checked at close quarters by an expert glazier.</p> <p>Windows that have been repaired show up as "clean" whilst existing glass has become engrained by weathering.</p> |

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| <b>8.0</b>                 | <b>TOWER AND SPIRE</b>   |
| 8.1                        | Spire repairs were carried out in May/June 1999 by Hewitson Roof Surveys when the tower top parapet was restored, lead gutters introduced, and a new downpipe installed. The spire top pinnacle was stabilised, and lead flashed to prevent water entry to the retaining rod. The lightning conductor has been tested recently. New lead flashings were installed at the tower roof junction and gutter and downpipe repairs carried out.  |
| 8.2                        | The tower masonry has been deeply weathered in a band below the belfry openings on this exposed site. Other lower parts of the tower are weathered in isolated areas and parts will require repointing in due course. The timing for this masonry repair should be considered in the next 5 years.   |
| 8.3                        | There is a single lightning conductor mounted on the spire and tower face and it is intact.  |
| 8.4                        | There are steps and a door leading into the tower on the south side. The handrail has been redecorated and the top steps need repointing. Movement of the top step should be monitored.  |
| 8.5                        | <p>The eight tubular bells by Harringtons of Coventry were dedicated on 19th November 1898 and were restored in memory of Molly Witty in 1992. Bells No 1, 2 and 3 ropes have broken above the "Sally" and cannot be rung. There is a separate chimney bell which was tested and rings satisfactorily. The moving parts of the bell should be lubricated within the next 2-3 years.</p> <p>The ringing chamber is in untidy condition. The ringing arrangements are in neglected condition. Access ladders are corroded and insecure and there is evidence of current bird occupation, all of which prevented full inspection. The ladders require refurbishment/replacement, securing and appropriate handrails fitted for safe inspection and maintenance. Wire mesh in openings is too large gauge.</p> |
| <b>INTERNAL INSPECTION</b> |  |
| <b>9.0</b>                 | <b>ROOF STRUCTURE</b>  |
| 9.1                        | The nave roof is barrel vaulted with distinctive cornice eaves, all in dark timber boarding. There are no visible signs of water penetration or distress. Four metal tie rods above eaves level mark the truss locations.  |
| 9.2                        | The chancel ceiling is of similar construction, but narrower and with a decorative carved cornice, and no tie bars. All appears to be sound and in good condition, with no visible signs of water ingress. It was not possible to make a close inspection or access the roof voids.  |
| 9.3                        | The transept ceilings are a double bay construction on a north south axis. Previous leakage from these roofs has been cured by re-leading the valleys externally. There have been no reports of leakage since.   |
| <b>10.0</b>                | <b>WALL FINISHES</b>   |
| 10.1                       | Interior walls are plastered and decorated. Previous records indicate decorations were last done approximately 32 years ago and the vestry much earlier. It was previously suggested that redecoration be considered, and the paint specification should be carefully selected when this is taken forward.   |
| 10.2                       | The vestry walls have been made good and redecorated.  |
| 10.3                       | <p>Internal cracks associated with the structural settlement referred to in the engineer's report should be filled and monitored for any ongoing movement.</p> <p>The north chancel wall previously reported to have staining and efflorescence should be checked externally at the downpipe position for any defect or leakages.</p>  |
| <b>11.0</b>                | <b>GROUND FLOOR AND FINISHES</b>   |
| 11.1                       | There is woodblock flooring (softwood) under the pews in the nave and transepts; in some places these are loose and uneven. Where there is likely to be a hazard the area should be repaired as directed by the architect.   |
| 11.2                       | As previously recorded, the rear of the nave has been re-floored by removing the loose woodblocks and a new insulated chipboard has been laid with a nylon carpet surface. The existing floor heating grilles have been left intact as has the solid concrete floor at the rear and down the centre aisle. The new carpeted floor is level and smooth and offers a good open area for associated uses.   |



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| 11.3        | The font has been relocated in the central nave area on the south side within the pewed area and this has brought the worship area close to the front. The font drainage is not in use.  |
| 11.4        | The chancel floor is in good quality mosaic with "fleur-de-lys" pattern, reflected in the main graveyard entrance fencing, and is intact and in good condition.  |
| 11.5        | The vestry floor is carpeted and in good condition, but the back lobby is boarded and has been re-carpeted. Lobby lighting has been renewed and the fitting has been repaired. A handrail down to the vestry has been fitted.  |
| <b>12.0</b> | <b>FITTINGS, FIXTURES AND FURNITURE</b>  |
| 12.1        | Pews are in sound condition and fit for purpose. Pew frontals are somewhat loose and need some attention to stabilise. Choir pews are stained softwood with decorated gables, including carved rosettes, and are in good condition.  |
| 12.2        | The font in its new location is intact but without a drainage pipe. The font base was removed to lower the height and improve usage.   |
| 12.3        | The stone-based softwood pulpit with decorative tester/sounding board over is in good condition.   |
| 12.4        | In the south transept is the pipe organ by Harrison and Harrison is no longer affordably/economically repairable (£150,000.00). The instrument has two manuals and 21 stops.   |
| 12.5        | There is a Yamaha electric clavivova, loudspeakers and amplified for stringed instruments located in front of nave.  |
| 12.6        | The main altar in the sanctuary is oak-framed and of sturdy construction in good condition. Behind the altar, the reredos has a fabric panel with pierced frieze and gilt decoration over.<br><br>The Lady Chapel contains a smaller altar and two bench style rails, also in good condition.<br><br>The main altar rails are in light oak with hinged gates and all in sound condition.   |
| 12.7        | The oak screen separating the nave from chancel is elaborately carved and tall, in good order and quality. The large central cross appears to be a later addition, and stylistically different.  |
| 12.8        | The light oak screen separating the Lady Chapel is lower and of simpler construction and later date but of good quality and sound.   |
| <b>13.0</b> | <b>VESTRY</b>  |
| 13.1        | Settlement cracks in the north wall have been referred to in the structural engineer's report. I am not aware of any action being taken.   |
| 13.2        | The window glazing is all intact with many repairs to the leaded lights, thankfully external protection is now in place. There is significant stone erosion to stone sills.  |
| 13.3        | There are built-in cupboards on the north side, also including a sink with Redring US7 heater now installed. The cupboard door(s) require easing to avoid scraping on the floor.   |
| 13.4        | There are two safes manufactured by Milner and Cartwright.   |
| 13.5        | There is a WC off the vestry lobby in working order, but the external soil pipe junction is damaged and needs attention. A new covering for hygiene and cleanliness has been installed. The toilet door was previously catching on the floor and new ss hinges have been fitted. The door leaf itself has become distorted with age.   |
| <b>14.0</b> | <b>MONUMENTS</b>   |
| 14.1        | Previously described wall monuments are in good order.   |
| <b>15.0</b> | <b>HEATING INSTALLATION</b>  |
| 15.1        | The former boiler located in the basement was removed in March/April 2000 when new gas-fired room heaters were installed. There are seven Vulcana Kestrel 55 heaters with powered wall flues heating the Church. A single Vulcana Kestrel 400 heater serves the vestry. The heaters have been regularly maintained by the manufacturers and were reported to be in good order. A Certificate of Safety should be issued by the heating engineer and a copy kept in the Log Book. |

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|                  | Gas pipework serving the heaters has, for the main part, been routed out of sight in the former floor heating ducts.<br><br>There is a timer control to bring the heating on automatically. The electrics serving the heaters are on a separate circuit. Continue to maintain the heating equipment annually. |
| <b>16.0</b>      | <b>ELECTRICAL INSTALLATION</b>  |
| 16.1             | A new lighting system was installed in 2002 with new wiring and comprises uplighters and spots; general lighting was reported to be working well.   |
| 16.2             | <b>Lightning conductor:</b><br>There is a single conductor from the spire top to ground level on the south side and this has been tested recently. Ensure that the Test Certificate is kept in the Church Log Book and re-test every five years.  |
| 16.3             | The overhead supply was previously noted to be interrupted by tree branches, but the tree has now been pruned and is well clear of the cables.  |
| 16.4             | The sound reinforcing system and loop installed by Clockwork Audio Visual has been repaired and is working satisfactorily.  |
| 16.5             | The electrical installation should be tested each Quinquennial Period by a qualified electrician and a Certificate issued in accordance with NICEIC conditions.   |
| <b>17.0</b>      | <b>FIRE PRECAUTIONS</b>   |
| 17.1             | There are fire extinguishers in the nave and vestry which were recently serviced; continue to maintain.   |
| <b>18.0</b>      | <b>DISABLED PROVISION</b>   |
| 18.1             | Access into the Church has been modified at the main entrance by installation of a ramp. The scheme received DAC approval.  |
| 18.2             | Internally, circulation is level for wheelchair users.  |
| 18.3             | PCC should be aware of the needs of the Disability Discrimination Act 1995 and carry out a risk assessment.   |
| <b>19.0</b>      | <b>BATS</b>   |
| 19.1             | There is no evidence of bat roosting in the Church and no reports of sightings.   |
| <b>CURTILAGE</b> |   |
| <b>20.0</b>      | <b>CHURCHYARD</b>   |
| 20.1             | The churchyard is extensive and open and has a number of old headstones and stone memorials surrounding the Church. There are a large number of laid down monuments and some have fallen. More recent burials are sited at the west end of the churchyard.  |
| 20.2             | The entrance gates to the churchyard from the main road on the east boundary have had the lock box removed and are not then secured, but do not appear to be frequently used.   |
| 20.3             | The south side tarmac footpath is in regular use and is in good condition, although the well-used entrance gate requires maintenance and decoration.  |
| 20.4             | The north side footpath/route is overgrown.   |
| 20.5             | A noticeboard is located in the southeast side of the churchyard and appears to be intact and legible but with small lettering.   |
| 20.6             | The churchyard extends westwards behind the Church for some distance.   |
| <b>21.0</b>      | <b>BOUNDARY WALLS AND GATES</b>   |
| 21.1             | The front road stone boundary wall is in good condition following repairs to the gates and railings.  |

|                                  |   |                               |                       |                              |                       |                               |                        |                               |                      |                                |                       |                                  |                            |                                  |                            |                              |                           |                                  |                           |                                  |                       |
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| 21.2                             | The other boundary walls are in similar condition as previously recorded in the 1995 report.  |                               |                       |                              |                       |                               |                        |                               |                      |                                |                       |                                  |                            |                                  |                            |                              |                           |                                  |                           |                                  |                       |
| <b>22.0</b>                      | <b>TREES AND PLANTING</b>   |                               |                       |                              |                       |                               |                        |                               |                      |                                |                       |                                  |                            |                                  |                            |                              |                           |                                  |                           |                                  |                       |
| 22.1                             | The trees on the south side of the churchyard appear to be satisfactory.  |                               |                       |                              |                       |                               |                        |                               |                      |                                |                       |                                  |                            |                                  |                            |                              |                           |                                  |                           |                                  |                       |
| 22.2                             | Other decorative trees and shrubs in the churchyard are healthy and help punctuate the open space.  |                               |                       |                              |                       |                               |                        |                               |                      |                                |                       |                                  |                            |                                  |                            |                              |                           |                                  |                           |                                  |                       |
| 22.3                             | Any vegetation encroaching on the walls should be removed and grubbed up and a clear margin maintained.   |                               |                       |                              |                       |                               |                        |                               |                      |                                |                       |                                  |                            |                                  |                            |                              |                           |                                  |                           |                                  |                       |
| 22.4                             | The churchyard is understood to be maintained by the Local Authority in season and by members of the congregation year-round. Ensure this continues and check for safe access.  |                               |                       |                              |                       |                               |                        |                               |                      |                                |                       |                                  |                            |                                  |                            |                              |                           |                                  |                           |                                  |                       |
| <b>23.0</b>                      | <b>LOG BOOK</b>   |                               |                       |                              |                       |                               |                        |                               |                      |                                |                       |                                  |                            |                                  |                            |                              |                           |                                  |                           |                                  |                       |
| 23.1                             | <p>The Log Book was available and details of repairs carried out in the previous Quinquennial were reported and are recorded in Section 1.0.</p> <p>No details of insurance cover were available.</p> <p>No certificates of electrical tests were available.</p> <p>Log Book information should continue to be recorded.</p>  |                               |                       |                              |                       |                               |                        |                               |                      |                                |                       |                                  |                            |                                  |                            |                              |                           |                                  |                           |                                  |                       |
| <b>24.0</b>                      | <b>PREVIOUS INSPECTIONS</b>   |                               |                       |                              |                       |                               |                        |                               |                      |                                |                       |                                  |                            |                                  |                            |                              |                           |                                  |                           |                                  |                       |
| 24.1                             | <table> <tr> <td>Report No. 1 dated April 1960</td> <td>Cordingley &amp; McIntyre</td> </tr> <tr> <td>Report No. 2 dated July 1965</td> <td>Cordingley &amp; McIntyre</td> </tr> <tr> <td>Report No. 3 dated April 1975</td> <td>Hayton Lee &amp; Bradstock</td> </tr> <tr> <td>Report No. 4 dated April 1980</td> <td>AO Lee Dip Arch RIBA</td> </tr> <tr> <td>Report No. 5 dated August 1985</td> <td>AO Lee Dipl Arch RIBA</td> </tr> <tr> <td>Report No. 6 dated December 1990</td> <td>J B Kendall Dipl Arch RIBA</td> </tr> <tr> <td>Report No. 7 dated December 1995</td> <td>J B Kendall Dipl Arch RIBA</td> </tr> <tr> <td>Report No. 8 dated June 2001</td> <td>J B Kendall Dip Arch RIBA</td> </tr> <tr> <td>Report No. 9 dated February 2008</td> <td>J B Kendall Dip Arch RIBA</td> </tr> <tr> <td>Report No. 10 dated October 2014</td> <td>Hugh Massey BA, BArch</td> </tr> </table> | Report No. 1 dated April 1960 | Cordingley & McIntyre | Report No. 2 dated July 1965 | Cordingley & McIntyre | Report No. 3 dated April 1975 | Hayton Lee & Bradstock | Report No. 4 dated April 1980 | AO Lee Dip Arch RIBA | Report No. 5 dated August 1985 | AO Lee Dipl Arch RIBA | Report No. 6 dated December 1990 | J B Kendall Dipl Arch RIBA | Report No. 7 dated December 1995 | J B Kendall Dipl Arch RIBA | Report No. 8 dated June 2001 | J B Kendall Dip Arch RIBA | Report No. 9 dated February 2008 | J B Kendall Dip Arch RIBA | Report No. 10 dated October 2014 | Hugh Massey BA, BArch |
| Report No. 1 dated April 1960    | Cordingley & McIntyre   |                               |                       |                              |                       |                               |                        |                               |                      |                                |                       |                                  |                            |                                  |                            |                              |                           |                                  |                           |                                  |                       |
| Report No. 2 dated July 1965     | Cordingley & McIntyre   |                               |                       |                              |                       |                               |                        |                               |                      |                                |                       |                                  |                            |                                  |                            |                              |                           |                                  |                           |                                  |                       |
| Report No. 3 dated April 1975    | Hayton Lee & Bradstock  |                               |                       |                              |                       |                               |                        |                               |                      |                                |                       |                                  |                            |                                  |                            |                              |                           |                                  |                           |                                  |                       |
| Report No. 4 dated April 1980    | AO Lee Dip Arch RIBA  |                               |                       |                              |                       |                               |                        |                               |                      |                                |                       |                                  |                            |                                  |                            |                              |                           |                                  |                           |                                  |                       |
| Report No. 5 dated August 1985   | AO Lee Dipl Arch RIBA   |                               |                       |                              |                       |                               |                        |                               |                      |                                |                       |                                  |                            |                                  |                            |                              |                           |                                  |                           |                                  |                       |
| Report No. 6 dated December 1990 | J B Kendall Dipl Arch RIBA  |                               |                       |                              |                       |                               |                        |                               |                      |                                |                       |                                  |                            |                                  |                            |                              |                           |                                  |                           |                                  |                       |
| Report No. 7 dated December 1995 | J B Kendall Dipl Arch RIBA  |                               |                       |                              |                       |                               |                        |                               |                      |                                |                       |                                  |                            |                                  |                            |                              |                           |                                  |                           |                                  |                       |
| Report No. 8 dated June 2001     | J B Kendall Dip Arch RIBA   |                               |                       |                              |                       |                               |                        |                               |                      |                                |                       |                                  |                            |                                  |                            |                              |                           |                                  |                           |                                  |                       |
| Report No. 9 dated February 2008 | J B Kendall Dip Arch RIBA   |                               |                       |                              |                       |                               |                        |                               |                      |                                |                       |                                  |                            |                                  |                            |                              |                           |                                  |                           |                                  |                       |
| Report No. 10 dated October 2014 | Hugh Massey BA, BArch   |                               |                       |                              |                       |                               |                        |                               |                      |                                |                       |                                  |                            |                                  |                            |                              |                           |                                  |                           |                                  |                       |

| <b>URGENT WORKS REQUIRING IMMEDIATE ATTENTION - Category 1</b>  | Ref  | Price     |
|---|------|-----------|
| None  |      |           |
| <b>WORK RECOMMENDED TO BE CARRIED OUT DURING NEXT 12 MONTHS - Category 2</b>  |      |           |
| West gable tablestones joints to be repointed and missing lead flashings to be replaced and others repointed  | 3.1  | £500.00   |
| Roofer to inspect north and south valley roofs and report   | 3.2  | Incl.     |
| South transept rainwater hopper to check and clear  | 3.2  | Incl.     |
| Repair downpipes  | 3.2  | £200.00   |
| Repair loose slates at tower base   | 3.2  | £100.00   |
| Clean out downpipes annually and check the pipes are flowing  | 3.2  | £100.00   |
| Chancel roof - refit and repoint lead flashings   | 3.4  | £500.00   |
| RWP gullies - clean out and check twice a year  | 4.1  | Incl.     |
| Remove saplings at wall bases and apply weed killer   | 5.5  | £50.00    |
| Clean out bell tower areas, check and replace bird mesh to all openings; clean, decorate and fix existing ladder access. Re-commission/restore bell ringing apparatus | 8.5  | £2,250.00 |
| Church interior walls to be re-decorated (provisional sum)  | 10.1 | £8,000.00 |
| Vestry walls to be repaired before re-decoration  | 10.2 | £250.00   |
| Vestry windows to be carefully cleaned internally/externally  | 11.5 | £1500     |
| Vestry window sills/stone framing to be cleaned and sill repaired/redecorated   | 13.2 | £250.00   |
| Obtain heating test certificate; keep in Log Book and continue to maintain heaters annually   | 15.1 | DIY       |
| Keep lightning conductor test certificate in Log Book. Re-test every five years   | 16.2 | £250.00   |
| Electrical installation to be tested every five years and certificate kept in Log Book  | 16.5 | £250.00   |
| Firefighting equipment to be tested annually and certificate to be kept in Log Book   | 17.1 | £100.00   |
| PCC to carry out DDA risk assessment and review annually  | 18.3 | £100.00   |
| Church graveyard maintained by congregation; investigate separation of open/closed element  | 22.4 | DIY       |
| Continue to maintain Log Book annually  | 23.1 | DIY       |
| <b>WORK RECOMMENDED TO BE CARRIED OUT DURING NEXT 5 YEARS - Category 3</b>  |      |           |
| Gutter and downpipes in need of decoration/plastic guttering replaced   | 3.1  | £1,500.00 |
| North transept roof; west gable lead flashings need repointing and a missing slate at the valley replacing  | 3.2  | £500.00   |
| Small area of masonry requires repointing where joints eroded   | 5.2  | £2,800.00 |
| East gable high and low level   | 5.2  | Incl.     |
| West gable at high level  | 5.2  | Incl.     |
| South transept behind downpipe  | 5.2  | Incl.     |

|  |      |                 |
|--|------|-----------------|
| North transept centre panel  | 5.2  | Incl.           |
| Check and repoint all window cills   | 5.4  | Incl.           |
| Glazier to check and advise on secondary glazing to east gable   | 7.2  | Obtain Estimate |
| Check downpipe to north side of chancel wall in rainfall for signs of leakage onto wall face; repair as appropriate            | 10.3 | DIY             |
| Lift loose woodblock flooring, clean out debris, adjust blocks to fit and bed on adhesive with make-up pieces of timber to fit | 11.1 | £1,000.00       |
| <b>WORK TO BE CONSIDERED BEYOND 5 YEARS - Category 4</b>   |      |                 |
| Consider masonry repair/repointing to Tower  | 8.2  | £5,000.00       |
| <b>ITEMS RECOMMENDED TO IMPROVE ENERGY EFFICIENCY - Category 5</b>   |      |                 |
| None   |      |                 |
| <b>WORK REQUIRED TO IMPROVE DISABLED ACCESS – Category 6</b>   |      |                 |
| None   |      |                 |

**NOTE**

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

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

## **APPENDIX A:**

### **A. General:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**F. Electrical Installation:**

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

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

**G. Lightning Conductors:**

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

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

**H. Maintenance between Inspections:**

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

**J. Fire Insurance:**

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

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

**APPENDIX B: Photographic Survey:**



P1 (8669):  
Organ, now non-functioning

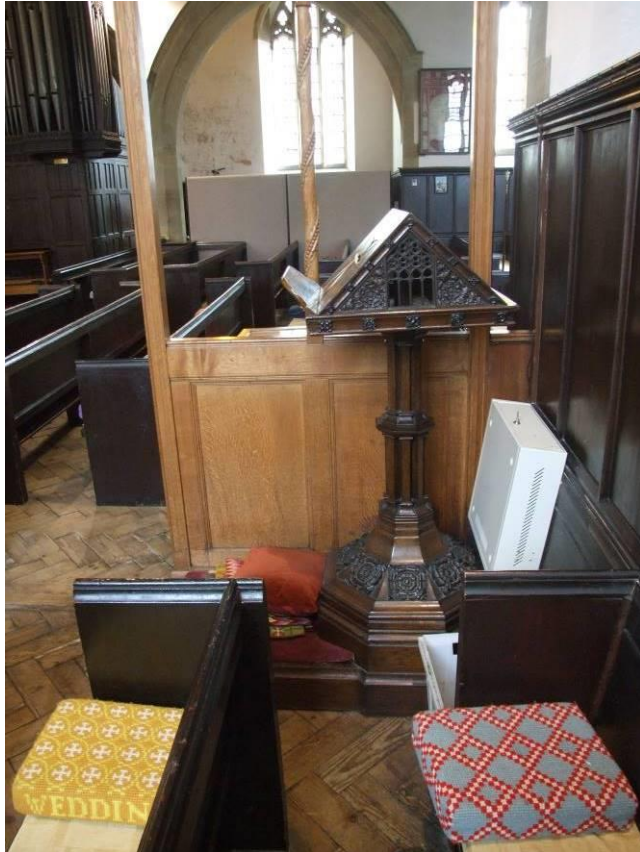


P2 (8670):  
Pine woodblock flooring,  
sprung from substrate



P3 (8672):  
Chancel roof; signs of water penetration salts





P4 (8673):  
Lectern moved to Lady Chapel



P5 (8674):  
Lady Chapel, east end



P6 (8675):  
Concrete slab movement in Lady Chapel



P7 (8677):  
Evidence of water ingress to Lady Chapel



P8 (8679):  
Vertical cracking to Lady Chapel, east wall



P9 (8681):  
View to chancel



P10 (8684):  
Fleur-de-lys mosaic floor to chancel

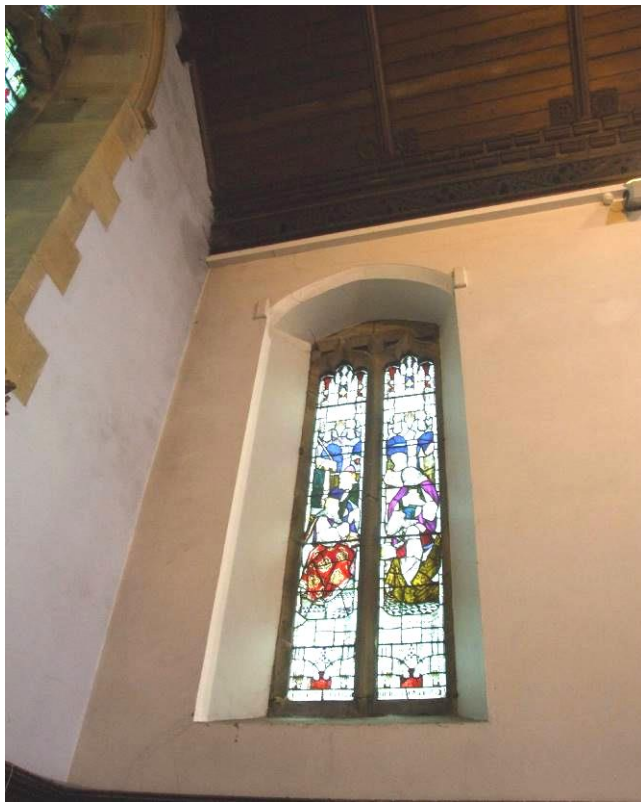


P11 (8685):  
Shrinkage to wainscoting to  
eastern chancel wall



P12 (8686):  
Efflorescence to wall to eastern/  
northern chancel walls





P13 (8687):  
Efflorescence to eastern chancel wall and  
cracking above south wall window arch



P14 (8689):  
Cracking to north chancel wall



P15 (8690):  
Internal downpipe adjacent to vestry door



P16 (8695):  
Vestry fireplace, unventilated flue



P17 (8702):  
Vestry door, cracked carving to  
right hand side



P18 (8704):  
South transept roof; evidence of  
water ingress



P19 (8705):  
South transept wall; historic  
water penetration





P20 (8709):  
Concrete slab movement in  
south transept



P21 (8712):  
Nave/chancel from the west



P22 (8714):  
Typical wainscoting arrangement,  
with pews



P23 (8716):  
Nave from east

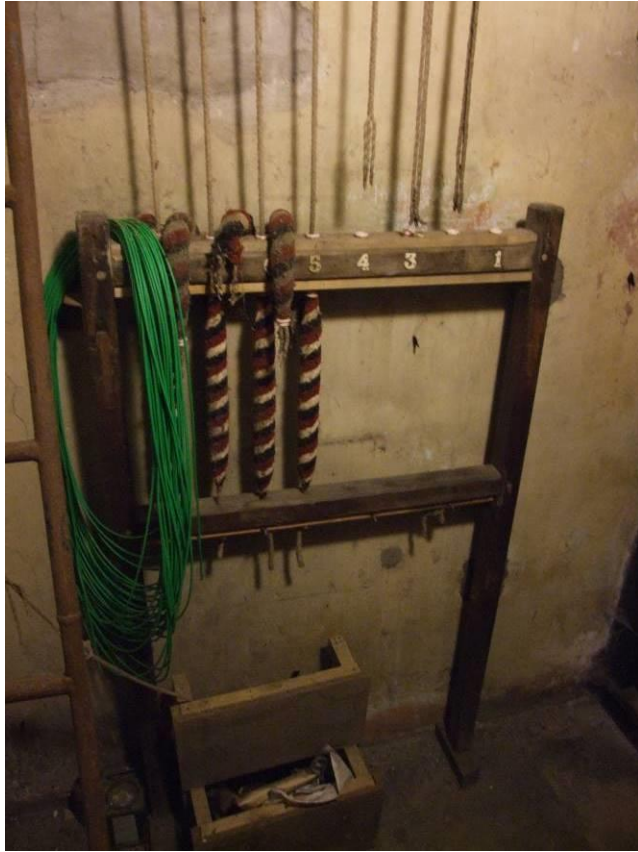


P24 (8719):  
Minor cracking to chancel arch



P25 (8723):  
Bell tower ladder with carillon wiring





P26 (8725):  
Disused carillon



P27 (8728):  
Chancel ceiling; some water staining



P28 (8729):  
South entrance door; displaced stone arch



P29 (8730):  
Nave roof, general view



P30 (8732):  
South transept, west end:  
damaged monuments, plastic guttering,  
displaced valley slates, small areas of high  
level pointing missing



P31 (8733):  
South transept, south elevation





P32 (8734):  
West porch, displaced slates



P33 (8737):  
Porch, southwest corner; joints  
opening from settlement



P34 (8738):  
West end; high level pointing missing,  
open joints to water tabling



P35 (8740):  
West end; low level joint opening  
from settlement



P36 (8741):  
Failing gutter/downpipe connection



P37 (8743):  
Open joints, north side window/  
drip course





P38 (8744):  
North transept, west side;  
displaced lead flashing



P39 (8746):  
North transept, west side;  
displaced slate in valley



P40 (8748):  
North elevation



P41 (8753):  
Boiler house steps



P42 (8756):  
East gable



P43 (8758):  
Tower elevation



P44 (8759):  
Valleys to tower; displaced slates



P45 (8760):  
Weathered stone below bell tower tracery





P46 (8764):  
South chancel wall; minor  
settlement cracking



P47 (8765):  
South transept, east wall; missing pointing



P48 (8777):  
Large, active graveyard to west



P49 (8782):  
Main entrance gateway



P50 (8792):  
Gateway gateposts with spiked railings  
and fleur-de-lys

## APPENDIX C: Listing Document

### List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name:** CHURCH OF ST PAUL

**List Entry Number:** 1159301

**Location**

CHURCH OF ST PAUL, ST PAUL'S TERRACE

The building may lie within the boundary of more than one authority.

**County:** County Durham

**District:** County Durham

**District Type:** Unitary Authority

**Parish:** Urpeth

**National Park:** Not applicable to this List entry.

**Grade:** II

**Date first listed:** 23-Feb-1987

**Date of most recent amendment:** Not applicable to this List entry.

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### Legacy System Information

The contents of this record have been generated from a legacy data system.

**Legacy System:** LBS

**UID:** 109411

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### Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

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### List Entry Description

#### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

#### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

#### History

Legacy Record - This information may be included in the List Entry Details.

#### Details

URPETH ST. PAUL'S TERRACE NZ 25 SW (West side) West Pelton 3/67 Church of St. Paul II

Parish church. 1879 by Austin, Johnson and Hicks of Newcastle for patrons John and Edward Joicey. Dressed sandstone and graduated green slate roofs. Continuous, aisleless nave and chancel; north and south transepts; south porch on nave; 2 north vestries on chancel; extruded bell tower with spire between chancel and south transept. Austere Perpendicular style.

4-bay nave and 2-bay chancel under continuous roof. Chancel taller than nave owing to slope of ground. Chamfered plinth and sill bands. Windows with leaded panes, iron glazing bars and cusped trefoil-headed lights. Nave: tall pointed 4-light west window; 2 square-headed 4-light windows on north and south; pointed south doorway in porch. Chancel windows set high: 3- and 2-light square-headed windows on south; pointed 3-light window on angle-buttressed east end. Steeply-pitched roof carried down at west end of nave to form pent roof of wide porch. Porch has carved wood screen with shaped bench -ends and 3-centred arch. Lower twin-gabled and angle-buttressed transepts; each with two 3-light pointed windows under hoodmoulds. Gabled choir vestry has Tudor-arched doorway and 2-light mullioned window. Vicar's vestry to east has 5-light mullioned window and a pent roof carried directly down from the chancel roof. Tall and slender, octagonal-plan bell tower on square base: 2 stages plus belfry and spire; belfry has square-headed 2-light openings and an embattled parapet; short octagonal-plan stone spire.

Plain and plastered interior. Wide double-chamfered chancel arch dying into wall. 2-bay arcades, with similar arches and central octagonal piers, divide transepts from nave. Panelled chancel with mosaic sanctuary floor. 1892 east window by C.E. Kempe of London. 1921 World War I memorial of marble in nave. Slightly-pointed, compartmented barrel roofs to nave and chancel.

Listing NGR: NZ2296953080