

# Michael Atkinson

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ARCHITECTURE & HERITAGE



## QUINQUENNIAL INSPECTION REPORT

**ST. MARY'S CHURCH**  
CHURCH ROW, WEST RAINTON, COUNTY DURHAM, DH4 6NU

JANUARY 2022



Diocese of Durham



prepared by

**Michael Atkinson Architecture + Heritage**

Clarewood  
 144 New Ridley Road  
 Stocksfield  
 Northumberland  
 NE43 7EH

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

*With thanks to the PCC at St. Mary's Church, West Rainton for their assistance and support in the preparation of this Quinquennial Inspection Report.*

REVISION HISTORY

ISSUE	DATE	BY	NOTES
v.1	07/01/2022	MA	DRAFT ISSUE
v.2	10/01/2022	MA	RECOMMENDATIONS BUDGET COSTS ADDED

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**RECOMMENDATIONS**

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

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

**APPENDICES**

- |          |   |
|----------|---|
| <b>A</b> | Practical Path to Net Zero Carbon (PPNZC) |
| <b>B</b> | Maintenance Plan                          |
| <b>C</b> | Listing Description                       |
| <b>D</b> | Explanatory Notes                         |

**A. THE INSPECTING ARCHITECT**

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

**Michael Atkinson Architecture + Heritage**

Clarewood

144 New Ridley Road

Stocksfield

Northumberland

NE43 7EH

07800 593 347

info@atkinsonarchitecture.co.uk

@architectureo

**B. BACKGROUND AND GENERAL**

- B.1 Church: **St. Mary's Church**  
Church Row  
West Rainton  
Durham  
DN4 6NU  
Archdeaconry : Sunderland  
Deanery : Chester le Street & Houghton  
Parish : West Rainton

- B.2 The Parish Church of St. Mary is situated to the high end of the village, set in spacious grounds with mature trees stretching out to the south and a compact graveyard to the north. The church is surrounded by private housing to the north, east and west with the village cemetery to the south off Chantry Place.

Regular services of worship at the church include a Eucharist every first, second, third and fifth Sunday at 11.00am.

The current Priest in Charge is the Revd. John Estall.

- B.3 Ordnance Survey Map reference – NZ 32290 46884.

**GENERAL DESCRIPTION OF THE CHURCH**

- B.4 Parish church, dating from 1864 by E R Robson tower added in 1877. This is a substantial parish church consisting of 4-bay aisled nave, north-west tower and south porch; 2-bay chancel, north vestry and south organ chamber. North aisle reordering includes WC and kitchen facilities, space for church/community activities and chapel at east end.

The church is orientated east-west, geographically and liturgically.

Unsurprisingly the Church (and 2 arches attached to the north) merits the highest protection under heritage legislation and is Grade II\* Listed.

NHLE reference number - 1120737 (10<sup>th</sup> May 1967)

- B.5 Externally the church walls are constructed from coursed squared sandstone with ashlar dressings to buttresses, door and window surrounds. The roof form and covering over both nave and chancel consists of Lakeland slate roofs, steeply pitched with a stone spire atop the tower.

*Double cast-iron gates in 2-centred-arched surround in porch with saddle-back roof. Paired ogee-headed lights in aisles, and paired tall trefoil-headed clerestory lights under dripstring; single quatrefoil in chancel south aisle. Set-back chancel has corbel table over large 2-centred-arched south window with Decorated tracery, and larger east window in similar style; plate tracery in 2-light east window of south aisle. Similar tracery in large west window under head-stopped dripmould. Buttresses, those on south-west of clerestory and at corresponding point on south aisle with cusped gablets; bands of arcaded moulding on tall pinnacle on aisle buttress. Steeply-pitched roof, with stone cross finials, one damaged. Tower of 3 high stages has north door in surround of 3 orders, with shafts supporting zig-zag 2-centred-arches under high gabled panel; paired slender lancets with dripmoulds in second stage; paired recessed louvred belfry openings, with shafts and dripmoulds, under Lombardic frieze. Continuous bands round angle buttresses at each stage; broach spire with 4 large lucarnes.*

- B.6 Internally walls are generally plastered, painted white with similarly painted window surrounds. Some recent plaster removal and repointing evident at west end of nave and north aisle. Roof structure over nave consists of arch-braced king post trusses with scissor braced common rafters. Panelled chancel roof. Nave arcading have 2-centred arches with shallow chevron moulding, on round piers with water leaf capitals. High chancel arch similar in style to that of the nave, with shallow trefoil decoration and inner moulding arch on Frosterley marble shafts. Flooring in nave is a mix of carpet covering and timber underneath pews. Within the chancel flooring is fully carpeted.

*Interior: painted plaster with ashlar dressings; arch-braced king-post nave roof with scissor-braced common rafters. Panelled chancel roof. Arcades have 2-centred arches with shallow chevron moulding, on round piers with water-leaf capitals; east responds paired shafts; narrower arch at north-west, with full-height shafts to tower; corbelled shafts define other bays of clerestory and support roof trusses. High chancel arch in similar style to arcades, with shallow trefoil decoration and inner roll-moulded arch on Frosterley 'marble' shafts. Roll-moulded clerestory sill string continues as ring round shafts. Chancel has plain arches to north chapel, vestry and south organ; north piscina. Tudor flower decoration to chancel panelling; 1905 mosaic reredos; high-quality flat-topped wood communion rail. Medieval-style tiles on chancel floor.*

*C19 glass in chancel. South aisle windows of high quality commemorate members of Boyd family killed in First World War; C19 west windows to Rev. Joseph Tiffin died 1858. Dark red granite panel in tower commemorates gift of Sir. G. Elliot. Bart., M.P., to mark baptism of his 6 children in the church; describes tablet as part of Pyramid of Ghizeh, obtained 1876 by permission of Ismail Pasha, and erected 1891.*

- B.7 The church stands in spacious grounds with mature trees stretching out to the south and a compact graveyard to the north. The main road runs along the southern boundary, and a quieter residential street to the north. There is an entrance to the churchyard from the north for pedestrians and a wider gateway to the south provides potential car access from the south although there is no official car park.

To the north there is a low retaining wall combined with war memorial. To the west, a metal fence combined with privet hedging and a section of rubble walling and a wooden fence to provide more height. The south boundary consists of a substantial stone wall and to the east a mixture of hedging, garden fences and a metal fence.

To the north are arches attached to the church said to have come from Blackfriars, Newcastle, but of wrong period. Resited from grounds of demolished Rainton Hall (C17 home of Sir John Duck). Paired round-headed arches of C17 character have eroded stop chamfers and capitals with coarsely-fluted necking.

- B.8 There are items existing within the Churchyard that are also protected by heritage legislation.

- West Rainton War Memorial.  
Grade: II                      NHLE reference number - 1430947

A detailed description of these items (taken from the official listing) is included in the appendices of this report.

- B.9 Date of Inspection: Tuesday 8<sup>th</sup> June 2021.

Weather: Dry, clear and warm.

**Heritage Category:** Listing  
**List Entry No :** 1120737  
**Grade:** II\*

**County:** County Durham  
**District:** County Durham  
**Parish:** West Rainton and Leamside

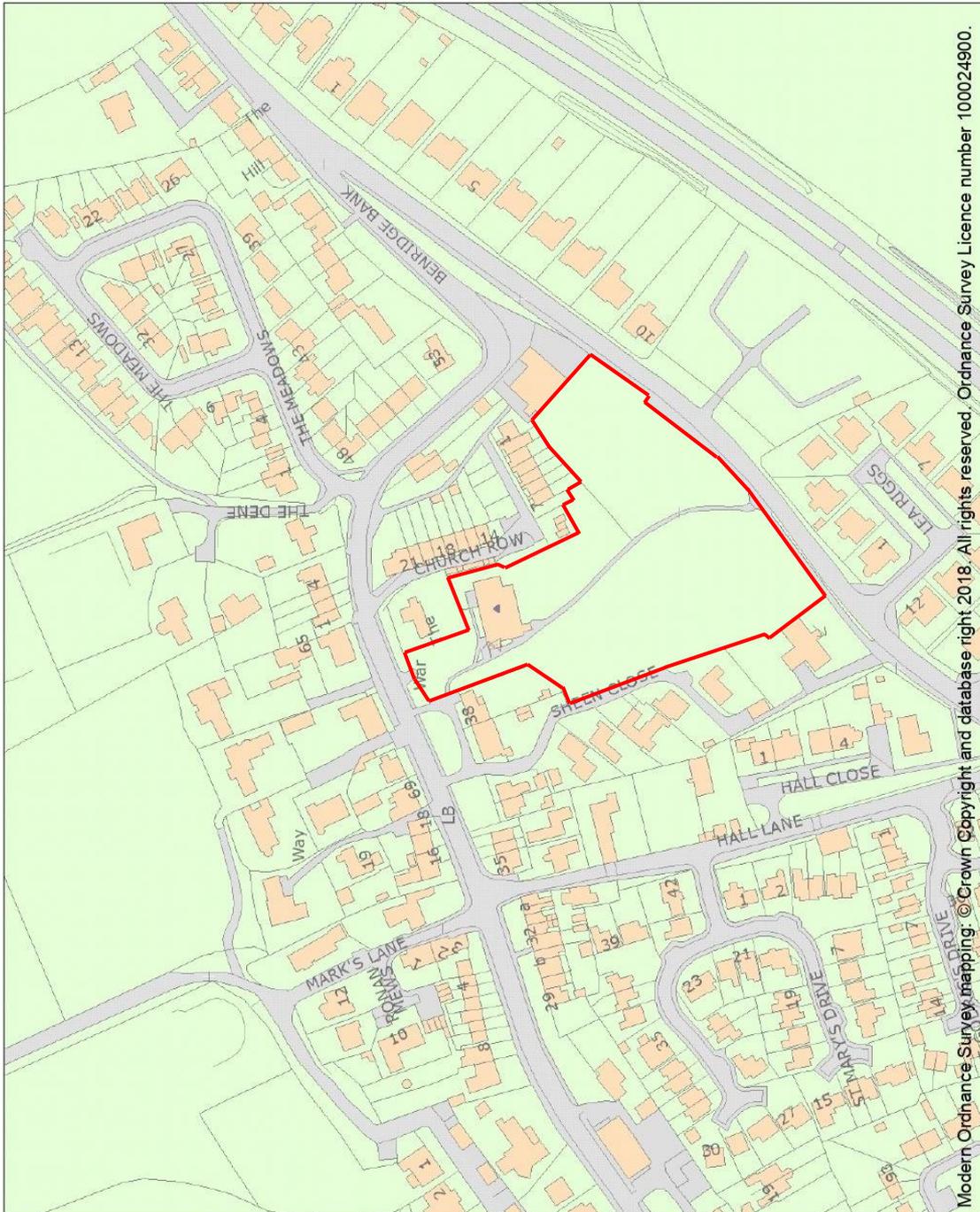
For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

**List Entry NGR:** NZ 32296 46884  
**Map Scale:** 1:2500  
**Print Date:** 19 November 2021



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This is an A4 sized map and should be printed full size at A4 with no page scaling set.

**Name:** CHURCH OF ST MARY AND 2 ARCHES ATTACHED TO NORTH

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

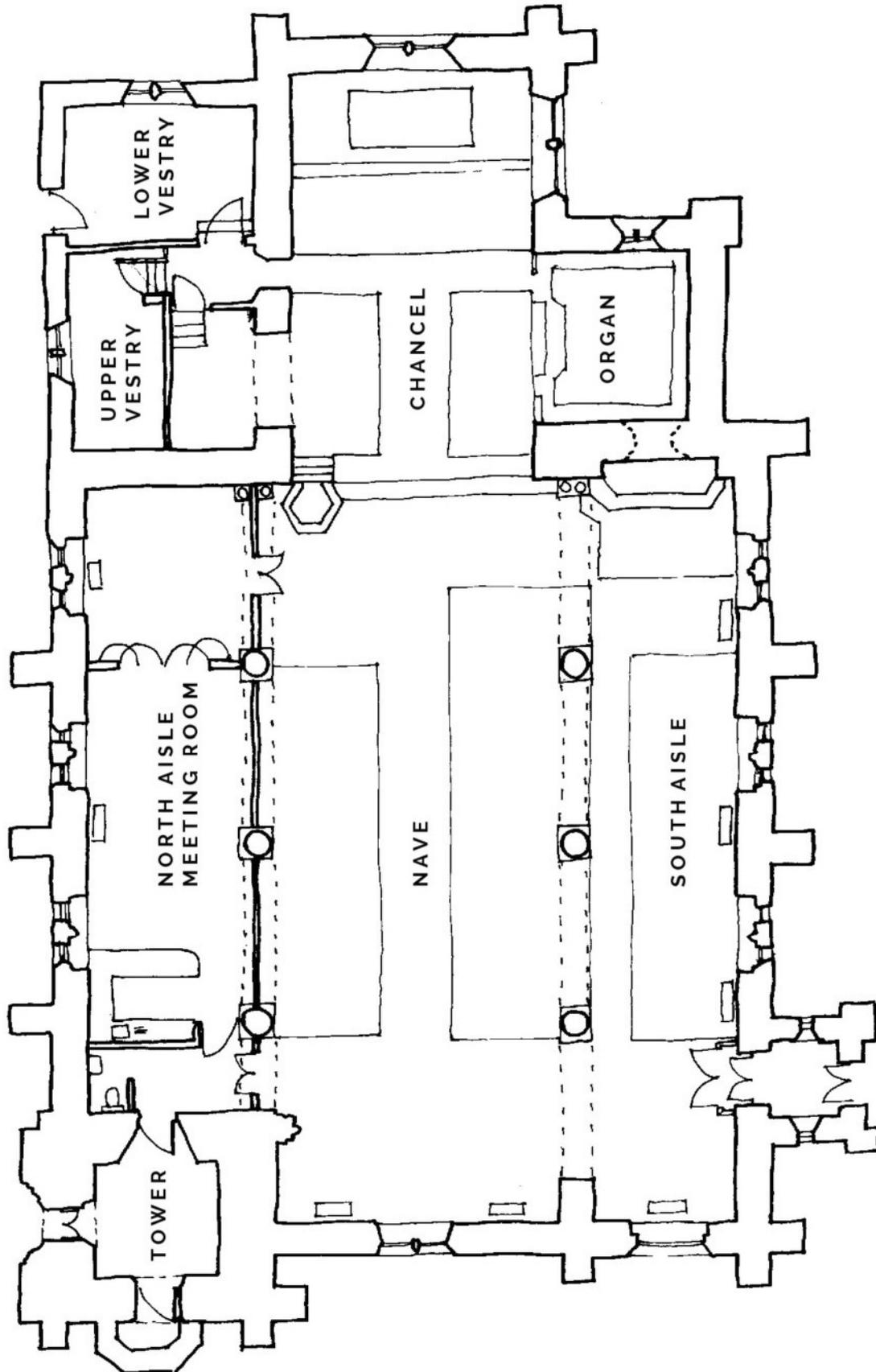


Fig. 2 | Church Floor Plan (not to scale)





**Fig. 3 | Church Photographs (3.1, 3.2, 3.3 + 3.4 Exterior)**





Fig. 4 | Church Photographs (4.1, 4.2, 4.3 + 4.4 Interior)





Fig. 5 | Church Photographs (5.1, 5.2, 5.3 + 5.4 Churchyard Features)

**C. SCOPE OF THE REPORT**

- C.1 A visual inspection of the church has been carried out such as could be undertaken from ground-level and any accessible roofs, galleries and stagings. Binoculars were used for roof inspections externally. Parts of the structure which were inaccessible, enclosed or covered were not opened or any loose floor coverings lifted.
- C.2 The inspection does not comprise of a structural survey of the Church. Where, in the opinion of the Inspecting Architect, it is apparent that specialist structural or civil engineering advice should be sought; this is recorded in the report.
- C.3 Service installations (heating, electrical, lightning conductor) were not examined nor tested as part of the inspection; they do not fall within the competencies of the inspecting architect. Recommendations are made within this report for their inspection by qualified and competent persons on a regular basis.
- C.4 The following inaccessible parts were not included in this inspection:
- a. Any voids below floor.
  - b. Above ceiling boarding within the chancel.
  - c. Interior of the Organ and its Chamber.
  - d. Roofs were examined internally from floor level and externally from ground level.
- C.5 The boundary and extent of the churchyard is shown on the location plan (Fig. 1, p. 8).
- C.6 No manhole covers were lifted, or drainage or water services checked.
- C.7 This report describes defects observed. It is not a specification for execution of any work and must not be used for obtaining builders' estimates. An indication of likely repairs costs is included, but it must be understood that the scope of repair work is undefined, and no measurements have been taken, so the figures are no more than 'educated guesses' and should not be relied upon beyond the purpose of indicating the likely spending commitment to maintain the property to a high standard.
- C.8 The Parochial Church Council is reminded that it must notify the Diocesan Advisory Committee and/or obtain a faculty before putting any repair work in hand. In most cases specifications, schedules and descriptions of the proposed repairs will be required. This report is not a substitute for such documents, but it may be cited in support as identifying the need for repairs.
- C.9 One copy of this Report should be kept with the Church Log Book and Records, for future reference. The Architect will send the requisite number of copies direct to the Diocesan Office.

## **D. SUSTAINABILITY AND NET ZERO CARBON**

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

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

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

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

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

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

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

## 1. SCHEDULE OF RECENT REPAIR AND MAINTENANCE WORKS

### 1.1 *Repair and Maintenance Work*

The following brief notes were recording concerning repairs and maintenance over the preceding quinquennial period.

- Replace light fittings
- Plaster repairs
- Roof slating repairs to south aisle
- Electrical repairs to main distribution board
- Planted memorial tree for Everett and Eileen Dobbie

### 1.2 *Terrier and Log Book*

The Terrier and Log Book were examined as part of the inspection.

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

## 2. GENERAL CONDITION OF THE CHURCH

This important historic church continues to be maintained by an active congregation who do their very best to keep th church in good order, the hard work of the PCC and Churchwardens is to be acknowledged and encouraged greatly. Both the exterior and interior along with the church's setting in the church grounds are nicely presented, but not without items to address which there are several.

The church is now in a position where substantial maintenance and repair projects are advised. Roofs are generally found in a good condition, with the main nave roof slopes having the fewest defects. The south aisle roof however is in a deteriorating condition and there are signs internally that it has been susceptible to leaking for a number of years. Repairs are noted across the roof covering. The organ chamber appears in a slightly better condition. The north aisle is in an acceptable condition as is also the vestry roof coverings. Two concealed gutters in and around the north vestry should be inspected at least twice yearly to avoid any future issues with water ingress.

The cast iron rainwater goods are in a sound, satisfactory condition. Maintenance practicalities due to high level hopper heads and gutters, particularly over the nave is causing issues with blockages which is affecting the condition of the internal finishes. In addition, blockage issues with a hidden box gutter against the south side of the tower and an intricate junction with the downpipe at the nave west end requires regular checking and clearing. It is recommended that the rainwater goods are refurbished over the course of the quinquennial period. Echoing comments made in the previous QIR that the concrete apron skirting the church would be best removed and a French drain installed to aid water runoff.

External sandstone walling is generally in a satisfactory condition, the condition of the tower at high level all appears good. The exception is clearly seen at low level where the north wall of the north aisle, east face of the organ chamber, east/south chancel elevation and west end of the nave is where erosion of the stonework has accelerated, and lime repointing and stone replacement is now necessary. Elsewhere past repointing in perhaps a harder, cementitious mortar is noted and there is areas where this is failing.

Sandstone is naturally a soft material which by past use of cementitious mortar has accelerated decay, compounded further through the natural effect of weathering. This has left the fabric susceptible from damp penetration, seen most clearly internally within the north aisle. Repointing in a lime : sand mortar is the solution combined with limited indenting of new sandstone and/or mortar repairs where erosion has occurred to such a degree that warrants intervention. A detailed inspection and development of a repair methodology and strategy is the first step in arresting any further decay. As the repair work is widespread across all church elevations it may well be best addressed over a phased approach, retaining the specification and methodology previously used for the mortar mix and workmanship.

Internally, presentation of the church is in good order and welcoming. The previous QI recommended removal of walling fabric at the nave west end and north aisle which consisted of painted plasterboard with a bitumen backing or cement plaster, material application that is totally inappropriate for a traditional building with solid wall construction. Since the last QI the parish have undertaken this work, repointing the exposed stonework in a lime : sand mortar. Ideally the exposed stonework should be replastered using lime-based materials. There is also the option to leave the walling exposed. It is recommended that consideration is given to the walling treatment in this area via an options appraisal, seeking advice from the DAC.

Service installations appear to be in a working condition although regular servicing and testing is not yet up to date, a knock-on effect due to the recent pandemic and closure of all churches. The heating installation is known to be checked regularly and all is in working order. Despite this, thoughts of a more sustainable form of heating in the future is worth starting to consider through the commissioning of a feasibility study. The electricians are working however it is not known when the last 5 yearly periodic inspection took place, this should be actioned promptly if overdue.

The issue of living sustainably and the CofE's commitment to an ambitious carbon reduction target of Net Zero by 2030 is an important consideration for the PCC. To assist within the appendices is the Practical Path to Net Zero Carbon document which it is hoped to be of some assistance. The CofE have also produced an energy footprint tool to calculate the carbon footprint of your church, details are included within the report.

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

**EXTERNAL****3. ROOF COVERINGS****3.1** NAVE

*Steeply pitched roof slopes over nave covered in Lakeland slate to diminishing courses. Blue clay angle capped ridge tiles, mortar bedded and mortar fillets over lead soakers against water tabling at gable ends. Stone apex cross to east junction with chancel.*

- 3.1.1 Both north and south slopes are in sound, good condition with very few slipped and/or broken slates. Cracking evident to thin mortar fillet at gable ends.

<b>R2</b>	It is recommended that the mortar fillet is examined and renewed by a competent and experienced roofing contractor.
-----------	---

- 3.1.2 The stone apex cross to the east gable is eroded and would benefit from checking for stability.

<b>R2</b>	It is recommended that the east end stone cross is examined and repairs carried out by a competent and experienced roofing/masonry contractor.
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<b>M</b>	3.1.3 It is recommended that as a routine item of maintenance the roof covering should be examined, and repairs undertaken on a twice-yearly basis.
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**3.2** CHANCEL

*Steeply pitched roof slopes over chancel covered in Lakeland slate to diminishing courses. Blue clay angle capped ridge tiles, mortar bedded and mortar fillets over lead soakers against water tabling at gable ends. Simple stone apex cross to east gable.*

- 3.2.1 Both north and south slopes are in sound, good condition with very few slipped and/or broken slates. Cracking evident to thin mortar fillet at gable ends.

<b>R2</b>	It is recommended that the mortar fillet is examined and renewed by a competent and experienced roofing contractor.
-----------	---

- 3.2.2 The stone apex cross to the east gable appears to be sound with little erosion.

<b>R2</b>	It is recommended to check condition in connection with item 3.1.2.
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- 3.2.3 To the north side the intersection with the vestry leaves full inspection of valleys problematical and it is known that there are susceptible to blockages.

<b>M</b>	It is recommended that as a routine item of maintenance the roof covering should be examined, and repairs undertaken on a twice-yearly basis.
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3.3 NORTH AISLE

*Mono pitched roof slope over north aisle covered in Lakeland slate to diminishing courses. Lead flashing abutments against water tabling at gable ends.*

- 3.3.1 The roof covering is susceptible to build up of moss and lichen growth. There are also signs of historic water ingress internally however at the time of the inspection it is understood that a weathertight condition is maintained.

Generally in a fair, satisfactory condition.

<b>R3</b>	Plan for roof recovering over the forthcoming quinquennium period.
<b>M</b>	3.3.2 It is recommended that as a routine item of maintenance the roof covering should be examined, and repairs undertaken on a twice-yearly basis.

3.4 SOUTH AISLE

*Mono pitched roof slope over north aisle covered in Lakeland slate to diminishing courses. Lead flashing abutments against water tabling at gable ends.*

- 3.4.1 The roof covering remains in worst condition, with patch repairs evident together with cracked and replacement slates. Top abutment flashing replaced with lead substitute material as a result of previous lead theft.

<b>R2</b>	It is recommended to strip and recover the roofing slope, consider possibility of thermal upgrade by a competent and experienced roofing contractor.
<b>M</b>	3.4.2 It is recommended that as a routine item of maintenance the roof covering should be examined, and repairs undertaken on a twice-yearly basis.

3.5 VESTRIES

*Steeply pitched roof slopes over vestries covered in Lakeland slate to diminishing courses (upper vestry) and Welsh Slate to even courses (lower vestry). Blue clay angle capped ridge tiles, mortar bedded and mortar fillets over lead soakers against water tabling at gable ends.*

- 3.5.1 Roof covering over lower and upper vestries are in a sound, good condition with very few slipped and/or broken slates. There are two valley gutters, one running east-west and another north-south are hidden from view and understood to be susceptible against leaf and debris blockages.

Evidence of lead substitute flashings between lower and upper vestry as a result of previous lead theft, in satisfactory condition.

<b>M</b>	It is recommended that as a routine item of maintenance the roof covering should be examined, and repairs undertaken on a twice-yearly basis.
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3.6 SOUTH ENTRANCE PORCH

*Steeply pitched small roof slopes over south entrance porch covered in Lakeland slate to diminishing courses. Blue clay angle capped ridge tiles, mortar bedded and mortar fillets over lead soakers against water tabling at gable ends. Separate of south aisle with hidden back gutter at roof junction.*

- 3.6.1 Both east and west slopes are in sound, good condition with very few slipped and/or broken slates. Rear back gutter to be regularly checked for blockages.

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

3.7 ORGAN CHAMBER

*Mono pitched roof slope over north aisle covered in Lakeland slate to diminishing courses. Lead flashing abutments against water tabling at gable ends.*

- 3.7.1 Patch repairs carried out since the last QIR where it was reported that replacement of the roof covering was recommended. Top abutment flashing replaced with lead substitute material as a result of previous lead theft.

Generally in a fair, satisfactory condition.

Plant growth evident at west edge running up roof slope.

**R1** It is recommended that plant growth is carefully removed.

**R2** 3.7.2 It is recommended to strip and recover the roofing slope, consider possibility of thermal upgrade by a competent and experienced roofing contractor.

**M** 3.7.3 It is recommended that as a routine item of maintenance the roof covering should be examined, and repairs undertaken on a twice-yearly basis.

**4. RAINWATER GOODS AND DISPOSAL SYSTEMS**

4.1 GENERALLY

*Gutter arrangements consist of ogee profile black cast iron fixed to fabric via rafter brackets discharging into square section black cast iron downpipes with shoe at base, running onto gulleys. Some replacement in black UPVC principally over the organ chamber roof and to the north elevation against the lower vestry. A concrete apron at ground level surrounding the church.*

*Assumed that the rainwater system connects to soakaways located within the church grounds.*

- 4.1.1 The rainwater goods are in a fair, satisfactory condition understood at the time of the inspection to be in working condition. Weaknesses within the system exist at the junction between gutters and downpipes where hopper heads are located tight up against the gutter, prone to blockages and generally are located in high inaccessible positions.

In addition, there is a hidden box gutter at high level against the south side of the tower which has an intricate swan neck junction leading to cast iron downpipe at the wet end of the church. This too is susceptible to blockages and requires regular checking and clearing.

Rusting is evident to the rainwater goods, seen most noticeably against the face of the downpipes to the south elevation of the nave, demonstrating issues with hopper blockages causing overspilling of rainwater onto the face of the downpipes. As such, the whole installation could benefit from refurbishment.

<b>R3</b>	It is recommended that the rainwater goods are refurbished over the quinquennium period.
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<b>R4</b>	4.1.2 It is desirable for the plastic UPVC to be replaced with black cast iron on a like-for-like basis.
-----------	--

4.1.3 There is plant growth noted out of the guttering to the south side of the chancel and organ chamber.

<b>R1</b>	It is recommended that plant growth is carefully removed.
-----------	---

4.1.4 The concrete apron surrounding the church is in a deteriorating condition with numerous cracks evident. This concrete apron will not help with damp issues and condition of stonework at low level, holding rainwater against the church fabric rather than allowing easy dispersal. It would be beneficial to replace with a gravel channel or new field drain installed.

<b>R3</b>	It is recommended to replace the concrete apron and install a gravel margin to aid surface water drainage.
-----------	--

<b>M</b>	4.1.5 As a routine item of maintenance the rainwater goods (gutters, downpipes and gullies) should be checked and cleared on a twice-yearly basis.
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**5. BELOW GROUND DRAINAGE**

5.1 *It is assumed that surface water discharges into the ground via soakaways located within the church grounds.*

5.1.1 The below ground drainage was not tested as part of the inspection.

<b>R3</b>	It is recommended to prepare a reference churchyard plan indicating existing pipe runs, gully positions, soakaway locations.
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<b>M</b>	5.1.2 It is recommended that as a routine item of maintenance the gulleys are cleared in conjunction with maintenance of the rainwater goods.
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## 6. TOWER + SPIRE

6.1 *Tower constructed from coursed squared sandstone with ashlar dressings to buttresses, door and window surrounds. Of 3 high stages has north door in surround of 3 orders, with shafts supporting zig-zag 2-centred-arches under high gabled panel; paired slender lancets with drip moulds in second stage; paired recessed louvred belfry openings, with shafts and drip moulds, under Lombardic frieze. Continuous bands round angle buttresses at each stage; broach spire with 4 large lucarnes.*

6.1.1 From the ground level the spire appears to be in a sound, satisfactory condition with no obvious signs of movement cracking and/or other damage. Stonework appears sound with no clear level of erosion and/or openings. Advice contained within the last QIR is sound and it would be beneficial to invest in regular safety and condition checks by an experienced steeplejack to ensure that the spire condition is maintained in a safe and structurally sound order.

**R1** It is recommended that an experienced steeplejack is commissioned to carry out a spire condition report with recommendations for any repair.

### 6.1.2 *North Elevation*

Walling in a fair, satisfactory condition. There is a fair degree of weathered stones, particularly at high level and around the buttresses but also in and around the north door. Stone replacement is evident to the zig-zag 2-centred arches. There is the occasional open joint to the masonry.

### 6.1.3 *East Elevation*

Partially obscured by the north aisle. Walling in a fair, satisfactory condition. There is the occasional open joint, particularly at high level and surrounding the buttresses.

### 6.1.4 *South Elevation*

Walling in a fair, satisfactory condition. There is a small degree of weathered stones, particularly at high level and around the buttresses with the occasional open joint to the masonry.

### 6.1.5 *West Elevation*

Walling in a fair, satisfactory condition. There is a fair degree of weathered stones, particularly at high level and around the plinth. Open and weathered joints to the stonework are also prevalent in similar areas. Suspected areas of repointing carried out using a hard mortar mix which is accelerating erosion of stonework.

**R1** 6.1.6 It is recommended that a strategy for stone repair/replacement and repointing is developed.

**R3** 6.1.7 Carry out masonry repairs by experienced stonemason to tower based on phasing strategy developed across all church walling elevations.

**7. WALLING**

*Walling constructed from coursed squared sandstone with ashlar dressings to buttresses, door and window surrounds. Paired ogee-headed lights in aisles, and paired tall trefoil-headed clerestory lights under dripstring; single quatrefoil in chancel south aisle. Set-back chancel has corbel table over large 2-centred-arched south window with Decorated tracery, and larger east window in similar style; plate tracery in 2-light east window of south aisle. Similar tracery in large west window under head-stopped dripmould. Buttresses, those on south-west of clerestory and at corresponding point on south aisle with cusped gablets; bands of arcaded moulding on tall pinnacle on aisle buttress.*

7.1 NAVE

7.1.1 *North Elevation*

Walling condition is in a sound, good condition. Some evidence of open joints, particularly in and around the chimney stack adjacent to vestries. Suspected areas of repointing carried out using a hard mortar mix which would benefit from removal and repointing in a lime : sand mortar.

7.1.2 *East Elevation*

Obscured by chancel, although masonry seen rising above looks to be in a sound, good condition. Loose and/or missing mortar noted from beneath water tabling.

7.1.3 *South Elevation*

Walling condition is in a sound, good condition. Some evidence of open joints and suspected areas of repointing carried out using a hard mortar mix which would benefit from removal and repointing in a lime : sand mortar. Plant growth at RHS of east buttress at high level.

7.1.4 *West Elevation*

Walling is in a sound, good condition. Several areas of open joints particularly at high level, plinth level and in and around buttresses. Suspected areas of repointing carried out using a hard mortar mix which would benefit from removal and repointing in a lime : sand mortar. Erosion of stonework is also evident across the elevation accelerated by exposure to natural weathering and presence of cementitious mortar. At south end adjacent to buttress there is the hint of slight vertical movement parallel to the buttress which would benefit from ongoing checks for any worsening.

<b>R2</b>	7.1.5 It is recommended that repointing is carried out in a soft lime : sand mortar mix including removal of cementitious mortar where present.
<b>M</b>	7.1.6 As a routine item of maintenance carry out visual checks of movement line for any signs of active disturbance of the fabric and/or worsening of condition.

7.2 CHANCEL

7.2.1 *North Elevation*

Mostly obscured by vestries, fabric above not visible and therefore not able to be inspected.

7.2.2 *East Elevation*

Walling condition is generally in a sound, fair condition. Evidence of open joints, particularly at plinth and apex level. Suspected areas of repointing carried out using a hard mortar mix which would benefit from removal and repointing in a lime : sand mortar. At low level there is developing erosion to the stonework with white efflorescence adjacent to concrete apron suggesting dampness. Plant growth between the elevation and concrete apron should be removed. Movement apparent to the RHS of the east window that appears to carry on upwards from the window apex towards the apex cross. Below the window this movement has been pointed up in heavy cementitious mortar.

7.2.3 *South Elevation*

Walling condition is generally in a sound, fair condition. Suspected areas of repointing carried out using a hard mortar mix which would benefit from removal and repointing in a lime : sand mortar. At low level there is developing erosion to the stonework and open joints with white efflorescence adjacent to concrete apron suggesting dampness. Some erosion at high level stonework but not as accelerated as at the base.

<b>R2</b>	7.2.4 It is recommended that repointing is carried out in a soft lime : sand mortar mix including removal of cementitious mortar where present.
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<b>R2</b>	7.2.5 Carry out masonry repairs/replacement to east and south elevation where stonework is affected by erosion by experienced stonemason.
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7.3 NORTH AISLE

7.3.1 *North Elevation*

Walling condition is in a fair condition albeit showing accelerated erosion to stonework, particularly below the string course to walling and buttresses. In addition, there are several areas of open joints. Close and tight installation of polycarbonate to windows may be acerbating issues with dampness and stonework in and around windows.

<b>R1</b>	7.3.2 It is recommended that repointing is carried out in a soft lime : sand mortar mix including removal of cementitious mortar where present.
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<b>R1</b>	7.3.3 Carry out masonry repairs/replacement to north elevation and buttresses where stonework is affected by erosion by experienced stonemason.
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7.4 SOUTH AISLE7.4.1 *South Elevation*

Walling condition is in a sound, good condition with evidence of some erosion to stone face and open joints, particularly adjacent to south entrance porch.

7.4.2 *West Elevation*

Walling condition is in a sound, good condition. Suspected areas of repointing carried out using a hard mortar mix which would benefit from removal and repointing in a lime : sand mortar. At adjacent to RHS buttress there are some open joints and efflorescence which suggest dampness.

<b>R3</b>	7.4.3 It is recommended that repointing is carried out in a soft lime : sand mortar mix including removal of cementitious mortar where present.
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7.5 VESTRIES7.5.1 *North Elevation*

Walling condition is generally in a sound, fair condition. Evidence of open joints, particularly below string course and apex level. Suspected areas of repointing carried out using a hard mortar mix which would benefit from removal and repointing in a lime : sand mortar. At low level there is accelerating erosion to the stonework, possibly due to a combination of natural weathering and presence of hard cementitious mortar. At junction between upper and lower vestry there is evidence of slight vertical movement at masonry return. Evidence of damp course inserted to lower vestry. Plant growth noted to lower vestry elevation.

7.5.2 *East Elevation*

Walling condition is generally in a sound, fair condition. Some erosion to individual faces of stone with open joints particularly at plinth level. Evidence of damp course inserted to lower vestry. Plant growth noted to elevation.

<b>R3</b>	7.5.3 It is recommended that repointing is carried out in a soft lime : sand mortar mix including removal of cementitious mortar where present.
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<b>R3</b>	7.5.4 Carry out masonry repairs/replacement to north and east elevations where stonework is affected by erosion by experienced stonemason.
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<b>M</b>	7.5.5 As a routine item of maintenance carry out visual checks of movement line for any signs of active disturbance of the fabric and/or worsening of condition.
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<b>M</b>	7.5.6 Remove plant growth as routine item of maintenance.
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7.6 SOUTH ENTRANCE PORCH7.6.1 *East Elevation*

Walling condition generally in a sound, fair condition. Some evidence of eroded stones and open joints, similar to that seen elsewhere.

7.6.2 *South Elevation*

Walling condition generally in a sound, fair condition. Erosion noted to RHS of arch surround with occasional open joints to masonry.

Slight historic movement to RHS kneeler stone, first noted in QIR 2010 which would benefit from visual checking for any worsening condition.

<b>R3</b>	7.6.3 It is recommended that repointing is carried out in a soft lime : sand mortar mix including removal of cementitious mortar where present.
<b>M</b>	7.6.4 As a routine item of maintenance carry out visual checks of movement line for any signs of active disturbance of the fabric and/or worsening of condition.

7.7 ORGAN CHAMBER

7.7.1 *East Elevation*

Walling condition is generally in a sound, fair condition. Suspected areas of repointing carried out using a hard mortar mix which would benefit from removal and repointing in a lime : sand mortar. At low level there is developing erosion to the stonework, quite deep in places and open joints with white efflorescence adjacent to concrete apron suggesting dampness.

7.7.2 *South Elevation*

Walling condition is generally in a sound, fair condition. Suspected areas of repointing carried out using a hard mortar mix which would benefit from removal and repointing in a lime : sand mortar. At low level beneath the string course there is developing erosion to the stonework, not as bad as the east elevation.

<b>R1</b>	7.7.3 It is recommended that repointing is carried out in a soft lime : sand mortar mix including removal of cementitious mortar where present.
<b>R1</b>	7.7.4 Carry out masonry repairs/replacement to east and south elevations where stonework is affected by erosion by experienced stonemason.

7.8 WALLING GENERALLY

7.8.1 Sandstone is naturally a soft material which by past use of cementitious mortar has accelerated decay, compounded further through the natural effect of weathering. This has left the fabric susceptible from damp penetration, seen most clearly internally within the north aisle. Repointing in a lime : sand mortar is the solution combined with limited indenting of new sandstone and/or mortar repairs where erosion has occurred to such a degree that warrants intervention. A detailed inspection and development of a repair methodology and strategy is the first step in arresting any further decay.

<b>R1</b>	It is recommended that a specification, methodology and schedule of repair work for stone repair and/or replacement is developed.
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As the repair work is widespread across all church elevations it may well be best addressed over a phased approach, retaining the specification and methodology previously used for the mortar mix and workmanship.

A possible phased approach to this repair work is suggested below:

Q Year 1	Assessment and Specification
Q Year 2	North Aisle + Organ Chamber
Q Year 3	West End Nave
Q Year 4	North/South Nave + Chancel
Q Year 5	South Aisle/Entrance Porch + Vestries

## 8. TIMBER PORCHES, DOORS AND CANOPIES

### 8.1 SOUTH ENTRANCE DOOR

*Double door, frame, ledged with vertical/horizontal bracing. Vertical timber board with strap iron hinges and ring handle.*

*Set of black cast iron gates screening south entrance door within porch.*

8.1.1 Door is in a sound, satisfactory condition.

**R2**

It is recommended to refurbish the door including redecoration, oiling of hinges/ironmongery and assessing draughtproofing every 2 1/2 years.

### 8.2 NORTH TOWER DOOR

*Double door; frame, ledged with vertical/horizontal bracing. Vertical timber board with strap iron hinges and ring handle.*

8.2.1 Door is in a satisfactory condition, some deterioration across external face.

**R2**

It is recommended to refurbish the door including linseed oil treatment, oiling of hinges/ironmongery and assessing draughtproofing every 2 1/2 years.

### 8.3 NORTH VESTRY DOOR

*Single door; frame, ledged with vertical/horizontal bracing. Vertical timber board to external face with latch handle.*

8.3.1 Door is in a satisfactory condition, some deterioration across external face.

**R2**

It is recommended to refurbish the door including linseed oil treatment, oiling of hinges/ironmongery and assessing draughtproofing every 2 1/2 years.

## 9. WINDOWS

9.1 The church possesses a good mix of both stained and plain glass. Windows are generally protected externally by polycarbonate, screw fixed by brackets into masonry surrounds.

A schedule of window glazing type and shape is listed below.

<i>Location</i>	<i>Orientation</i>	<i>Type</i>	<i>Shape</i>
Nave	North	Plain glass (x3)	2-light tall lancet
	South	Plain glass (x4)	2-light tall lancet
	West	Stained glass (x1)	2-light tall lancet with trefoil
Chancel	East	Stained glass (x1)	3-light lancet with dec. tracery
	South	Stained glass (x1)	2-light lancet with cinquefoil
North Aisle	North	Stained glass (x2)	2-light lancet with ogee head
		Plain glass (x1)	2-light lancet with ogee head
South Aisle	South	Stained glass (x1)	2-light lancet with ogee head
		Plain glass (x2)	2-light lancet with ogee head
	West	Stained glass (x1)	2-light lancet with cinquefoil
Vestries	North	Plain glass (x1)	2-light with cusped head
	East	Plain glass (x1)	3-light lancet with round head
Entrance Porch	East	Plexiglass (x1)	Trefoil
Organ Chamber	East	Plain glass (x1)	2-light lancet with cinquefoil
	South	Plexiglass (x1)	Quatrefoil

9.1.1 The window units are maintaining a weathertight seal with the masonry fabric surrounds. The condition of the chancel windows are of greatest concern where bulging inwards is evident to the south window and similar bulging albeit at a lesser extent is noted to the east window.

**R2** It is recommended that an ICON registered conservator is asked to examine the windows in this location and provide recommendations for repair.

9.1.2 The clerestory windows to the nave are too high for close inspection but appear to be sound. It would be prudent to allow inspection by a conservator at the same time as the chancel windows.

**R2** It is recommended that an ICON registered conservator is asked to examine the windows in this location and provide recommendations for repair.

9.1.3 The existing saddle bars have in places split the stonework mullions due to rusting and subsequent 'jacking' with the embedded sections of the ironwork. This is particularly noted on the south aisle windows.

**R2** It is recommended that the saddle bars are replaced with non-ferrous bars.

9.1.4 In addition, it is worth considering commissioning a stained-glass condition survey and report of all the plain and stained glass existing within the church. This would not only inform future maintenance and repair but also develop a better understanding of the provenance and therefore significance of the windows in the church.

**R3** Commission a comprehensive stained glass condition survey and report of the church windows by an ICON registered window glass conservator.

9.1.5 The polycarbonate protection to the windows is old and has become cloudy.

**R4** It is desirable to replace the external protection with new UV resistant polycarbonate.

**INTERNAL****10. TOWER****10.1 LOWER STAGE**

*This space has the north door opening into the base of the tower. A further door to the east leads into the now converted north aisle, and a door to the west gives access to the stair turret. The space is vaulted, with a central circular opening in the ceiling to allow hoisting of the church bells. The stone ribs of the vaulted ceiling are exposed, with plastered vaults between. Walling is modern cement-based plaster and painted. The floor is constructed from stone slabs, covered in carpet.*

- 10.1.1 As reported in previous QIR's the use of a hard cementitious plaster in this area is causing issues with its condition. Paint is peeling, cement plaster is cracking and sections of the plasterwork have detached in their entirety. The area is in an overall poor condition. This is particularly apparent above the east door where a large section of plasterwork has fallen.

The plasterwork needs removal to allow the fabric underneath to breathe and dry out. This will allow better understanding and assessment of the masonry walling underneath, ultimately replastering will be necessary in lime-based materials.

<b>R2</b>	It is recommended that the plasterwork is removed to allow further investigation and assessment.
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<b>R3</b>	10.1.2 Carry out replastering of the lower stage in lime-based materials.
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- 10.1.3 Cracking has been observed over the east door, this has not seemed to have worsened in condition since the last inspection. At the time of plasterwork removal it would be prudent to fully assess.

<b>M</b>	As a routine item of maintenance carry out visual checks of movement line for any signs of active disturbance of the fabric and/or worsening of condition.
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- 10.1.4 The floor of the lower stage was not able to be fully inspected due to the carpet covering and is currently used to store tables, chairs, ladders etc.

<b>R3</b>	It would benefit from a sort out and closer examination of the floor covering.
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**10.2 FIRST STAGE**

*A simple room, with exposed sandstone walls and windows to north and east. Cementitious pointing noted, particularly to the east elevation and within window reveals. Exposed timber floor joists and boarding of floor above. Floor covering of similar construction.*

- 10.2.1 There has been a degree of erosion to the stonework, generally in a uniform manner with the south elevation in worst condition. The cementitious pointing will also not be helping matters. Some stone dust and twig debris on flooring surface but generally clear.

**R3** It is recommended that repointing is carried out in a soft lime : sand mortar mix including removal of cementitious mortar where present.

**M** 10.2.2 As a routine item of maintenance ensure that flooring is free from debris, stone dust and twigs.

10.2.3 The windows are dirty and some damage to individual quarry glazing is noted.

**R2** It is recommended that the windows are cleaned and repairs carried out by a ICON registered conservator.

### 10.3 SECOND STAGE

*Simple room with exposed sandstone walls at top of tower, with aluminium ladder access to spire above. Wooden floor, and wooden casing around clock with glass panels. Stone steps up to exit onto nave north gutter.*

10.3.1 Stone dust debris on floor due to eroding sandstone. Much of the sandstone walling is eroding due primarily to past rendering in a hard cementitious mortar, patches of which remain. Erosion of stonework severe in places, particularly surrounding the stepped exit onto the nave north gutter.

Removal of existing cementitious render would be beneficial to slow down rate of erosion and allow masonry to breathe.

**R3** Carry out masonry repairs/replacement to internal elevations where stonework is affected by erosion by experienced stonemason.

**M** 10.3.2 As a routine item of maintenance ensure that flooring is free from debris, stone dust and twigs.

### 10.4 STAIRCASE

*Stone spiral steps giving access to first and second stages of the tower.*

10.4.1 In fair, satisfactory condition. The upper part of the staircase has been pointed in a heavy cement mortar, and there is a minor movement crack at the top. This movement is no worse than the last QI. There are a number of open joints which could benefit from repointing. Generally clear from debris.

**R3** It is recommended that repointing is carried out in a soft lime : sand mortar mix including removal of cementitious mortar where present.

**M** 10.4.2 As a routine item of maintenance carry out visual checks of movement line for any signs of active disturbance of the fabric and/or worsening of condition.

**M** 10.4.3 As a routine item of maintenance ensure that the steps are free from debris, stone dust and twigs.

### 10.5 BELFRY

*Top stage of tower and interior of broach spire. Walling cement rendered with tall slate louvred openings, 8 no. in total. Single swung bell no longer in use, chamber designed to accommodate a full peal.*

10.5.1 Cement render perform better than in the second stage of the tower although signs of isolated deterioration but generally in satisfactory condition. Appears dry with little water ingress at this level. Stone corbels supporting the timber bell frame are quite extensively eroded, two of which have been rendered over. As original intention to accommodate a peal of bells the erosion observed does not cause concern over stability of bell frame etc. Mesh to louvred openings appear secure.

**M** As a routine item of maintenance it would benefit from inspection and clearing of debris at least twice annually.

## 11. CLOCKS AND THEIR ENCLOSURES

11.1 *The clock is located within its own chamber, an intermediate stage of the tower. It dates from 1893 and is a turret clock with a two-handed blue clock face located on the north elevation of the tower.*

11.1.1 The clock dial was restored in 2020 by the Cumbria Clock Company.

It is not known whether the clock is under any service agreement with a company experienced in the care and maintenance of church turret clocks. Annual maintenance would involve checking the clock installation for any safety issues, signs of wear or areas of concern that may cause problems over the coming year. The clock movement needs to be cleaned and lubricated along with any other accessible parts within the church including dial motion works, bevel gearing and universal joints. Bell hammers and bell cranks to be checked and cleaned where necessary.

**M** It is recommended that as a routine item of maintenance the clock is serviced on an annual basis by an experienced turret clock horologist.

## 12. NAVE

12.1 *The nave is a large and bright open space, lit by high level clerestory windows to north and south, and large west window with stained glass. Ceiling is of dark varnished timber with plain tie beams. Walls are plastered and painted with exposed stonework to arcading on both north and south sides. The arcading columns have bold round columns, set on square plinth bases, with a double slender column at the east end of each arcade. Flooring is all of carpet with varnished timber beneath pew areas.*

12.1.1 The nave is in a sound, satisfactory condition.

Water ingress at high level has affected the plasterwork and decoration condition at the following positions; junction with the tower (north west corner) and junction with the chancel arch (south east corner). Both incidents of water ingress are linked to issues of blockages with rainwater goods and/or gutters which has forced water into the fabric.

**R1** It is recommended that the rainwater goods are investigated in these areas before any internal repairs to ensure that the defects have been resolved.

**R2** 12.1.2 It is recommended to carry out lime-based plaster repairs and redecoration.

12.1.3 The previous QI recommended removal of walling fabric at the west end which consisted of painted plasterboard with a bitumen backing, in essence an attempt at modern damp proofing against localised rising damp, totally inappropriate for a traditional building with solid wall construction. Since the last QI the parish have undertaken this work, repointing the exposed stonework in a lime : sand mortar and approved by the diocese via a confirmatory faculty with conditions. The plaster removal work has left an unsightly junction between existing plasterwork and the exposed stonework.

Ideally the exposed stonework should be replastered using lime-based materials or as suggested in the previous QI a ventilated plasterboard casing against the west end. There is also the option to leave the walling exposed.

**R1** It is recommended that consideration is given to the walling treatment in this area via an options appraisal, seeking advice from the DAC.

**R2** 12.1.4 Carry out walling repairs and redecoration to the nave west end.

12.1.5 The columns to the arcading are suffering from heavy salting at their base suggesting a build-up of moisture and dampness at ground level. The reason for this may be that the below floor ventilation paths are blocked (due to a build-up of debris) or are inadequate thus encouraging stagnant moisture to permeate within the masonry. It may be advisable to check below floor ventilation paths to ensure cross ventilation is being achieved.

**R1** Carry out investigation of floor void to determine construction and ventilation routes, alongside condition.

**M** 12.1.6 As a routine item of maintenance carefully brush off salting/efflorescence from arcading column bases.

### 13. CHANCEL

13.1 *The chancel is rased up two steps from the nave, with the organ pipes dominating to the south and a blind arch and small door to the vestries to the north. Walls are plastered and painted. Large west and south windows, both with stained glass. Exposed timber ceiling, similar to that in the nave with varnished horizontal boarding and plain trusses. Choir stalls, altar rail and a striking reredos. Floor is fully carpeted and believed to have some sections of tiling beneath. Timber floor beneath choir stalls.*

13.1.1 In decorative terms the chancel is in a sound, good condition. There is some disturbance to the plasterwork at the south west corner adjacent to the organ chamber and linked to high level nave water ingress described within item 12.1.1. Any action for repair should wait following investigation.

**R2** It is recommended to carry out lime-based plaster repairs and redecoration.

- 13.1.2 On the north side of the chancel there is a series of hairline cracks, travelling down from high level down past the blind arch, and through to ground level. This movement is believed to be old and not any worse since the last QI.

Cracking is also evident to the east elevation at the following locations: apex of east window travelling vertically and at the north side of the east window adjacent to north wall.

<b>M</b>	As a routine item of maintenance carry out visual checks of movement line for any signs of active disturbance of the fabric and/or worsening of condition.
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#### 14. NORTH AISLE (CHAPEL, MEETING ROOM & TOILET)

- 14.1 *The north aisle has been converted to form a meeting room, with folding doors opening into a small chapel at the east end. The work was carried out in 1989 and consists of a lower screen with ash faced timber frames with smooth plastered infills to each archway alcove. There is a glazed double door from the chapel to the nave. The meeting room has a kitchen at the west end, and a toilet off a small hallway at the foot of the tower. Walls are plastered and painted. Exposed timber ceiling with simple rafters and painted horizontal boarding. Flooring is carpeted throughout, vinyl covering to kitchen and WC.*

- 14.1.1 The chapel is in a fair, satisfactory condition.

There are some issues with damp, principally over the ceiling boarding where deterioration at the east end is visible however there is no known issues with the roof covering in this area. Walling is deteriorating at low level, signs of patch repair in a heavily cementitious plaster are evident.

<b>R2</b>	It is recommended that investigations are carried out over the condition of the ceiling boarding, assessing the presence of rot affected timbers.
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<b>R3</b>	14.1.2 Carry out any necessary ceiling repairs and redecoration in conjunction with reroofing as highlight in item 3.3.1.
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- 14.1.3 The meeting room is in a fair, satisfactory condition.

The previous QI recommended removal of walling fabric along the north elevation which consisted of cement-based plaster, totally inappropriate for a traditional building with solid wall construction. Since the last QI the parish have undertaken this work, repointing the exposed stonework in a lime : sand mortar and approved by the diocese via a confirmatory faculty with conditions. The stonework is still saturated at the time of the inspection, the cause of which is the poor condition of the stonework externally.

Ideally the exposed stonework should be replastered using lime-based materials or there is also the option to leave the walling exposed.

<b>R1</b>	It is recommended that consideration is given to the walling treatment in this area via an options appraisal, seeking advice from the DAC.
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**R2** 14.1.4 Carry out walling repairs and redecoration to the north elevation.

14.1.5 At the west end of the meeting room there is heave within the floor covering that suggests dampness has affected the construction, possibly an impervious solid concrete floor. A concrete floor is not compatible with a traditional building that wishes to move, flex and breathe.

**R1** It is recommended that investigation of the flooring structure is carried out.

**R4** 14.1.6 It is desirable that a limecrete floor construction is installed.

14.1.7 Kitchen and WC facilities are in a sound, satisfactory condition.

## 15. SOUTH AISLE

15.1 *Walls are plastered and painted. Exposed timber ceiling with simple rafters and painted horizontal boarding. Flooring is carpeted throughout, with two steps at the east end for side chapel altar.*

15.1.1 The south aisle is in a fair, satisfactory condition.

There is considerable dampness at both east and west end. The previous QI recommended removal of walling fabric at the west end which consisted of painted plasterboard with a bitumen backing, in essence an attempt at modern damp proofing against localised rising damp, totally inappropriate for a traditional building with solid wall construction. Since the last QI the parish have undertaken this work, repointing the exposed stonework in a lime : sand mortar and approved by the diocese via a confirmatory faculty with conditions.

Ideally the exposed stonework should be replastered using lime-based materials or as suggested in the previous QI a ventilated plasterboard casing against the west end. There is also the option to leave the walling exposed.

**R1** It is recommended that consideration is given to the walling treatment in this area via an options appraisal, seeking advice from the DAC.

**R2** 15.1.2 Carry out walling repairs and redecoration to the south aisle - west end.

15.1.3 There are also issues with damp ingress across the ceiling boarding, signs of water staining are prevalent. It has already been identified that the roof covering in this area is poor and requires recovering.

**R1** It is recommended that investigations are carried out over the condition of the ceiling boarding, assessing the presence of rot affected timbers.

**R2** 15.1.4 Carry out any necessary ceiling repairs and redecoration in conjunction with reroofing as highlighted in item 3.4.1.

**16. VESTRIES**

16.1 *The vestry space is split into three rooms; lower vestry (to the east), upper vestry (to the west) and storeroom (to the west). There is a short flight of steps to the upper vestry and storeroom, both of which have plastered walls and ceiling, carpeted floor covering. The lower vestry has a timber boarded ceiling, plastered and painted walls and a mix of carpet coverings.*

16.1.1 The upper vestry has been redecorated since the last QI and as such is in a sound, good condition. A lack of ventilation to this space is an issue and checks on the redecoration condition are advised for any deterioration due to the build-up of condensation etc.

<b>M</b>	As a routine item of maintenance checks to be made of decoration finish.
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16.1.2 The lower vestry has been redecorated since the last QI and as such is in a sound, good condition. The ceiling is susceptible to water ingress due to a hidden box gutter running east-west adjacent to the chancel, important therefore that regular checks are made externally of this gutter so that no blockages can build-up.

16.1.3 The storeroom condition is poor, principally susceptible to water ingress due to a hidden box gutter running north-south adjacent to the chimney. The ceiling and walling condition at high level therefore is deteriorated. By virtue of being solely a storeroom this is not a great issue however it is important that regular checks are made externally of this gutter so that no blockages can build-up. Material stored within this room may become damaged with exposure to increased level of moisture etc. It is also a room that has little or no ventilation.

<b>R1</b>	It is recommended that the affected areas of plasterwork to both ceiling and walling are removed to allow clear monitoring of structure beyond.
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16.1.4 Access to the storeroom is via four steps located immediately as you open the storeroom door. Further damp exists on the wall that divides between the upper vestry at the foot of the steps. It would benefit from lifting of the carpet finish and allowance of ventilation given to the under-floor space.

<b>R1</b>	It is recommended to lift section of carpet to allow further investigation of timber floor structure and floor void.
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**17. ORGAN CHAMBER**

17.1 *Positioned at the east end of the south aisle, with a former archway through to the south aisle. The organ box and pipes occupy the whole space, with a small walkway around each side. Historic water ingress via the roof covering has resulted in sheeting the roof structure in black plastic sheeting, still insitu at the time of inspection. Walls are plastered, roof structure obscured.*

17.1.1 The organ chamber is difficult to inspect fully due to the presence of the organ and its casing.

The last QIR recommended removal of the black plastic sheeting above the organ and assessment of an alternative method of protection which would allow inspection of the roof structure timbers and reduce any risk of moisture build-up between the black plastic and timbers themselves.

**R1** It is recommended that consideration is given to the organ protection via an options appraisal, seeking advice from the DAC.

17.1.2 The walling plaster is suspected to be of cementitious in nature. There are fractures, cracks and loose sections of plasterwork in and around window openings. Part of the walling has also been coated in what looks like heavy gloss paint. All of these interventions will be detrimental to the walls ability to breathe and as such may be contributing to the deterioration of fabric observed externally.

**R1** It is recommended to remove all loose sections of plasterwork and leave, allowing partial drying out of walling fabric.

**R4** 17.1.3 It is desirable to remove all cement-based plasterwork, allow adequate drying out period and replaster with lime based materials.

## **18. PARTITIONS, SCREENS, PANELLING, DOORS AND DOOR FURNITURE**

### 18.1 CHANCEL PANELLING

*Oak decorative wall panelling surrounding the high altar on north, east (high Panelled) and south elevations dates from 1933.*

18.1.1 Panelling to the chancel all appears to be in good condition, with timber finish holding up well. Any refurbishment to take into advice from experienced conservator but may well include application of a beeswax with turpentine finish which would help in rejuvenating any dulling of finish.

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

### 18.2 CHANCEL REREDOS

*Large striking mosaic reredos depicting Christ flanked by angels, set within oak frame. Mosaic by Antonio Salviati (1816-1890), Italian glass manufacturer.*

18.2.1 Chancel reredos in a sound, good condition.

### 18.3 NORTH AISLE PANELLING

*Dividing screen between nave and north aisle consisting of a lower screen with ash faced timber frames and glazing with smooth plastered infills to each archway alcove above. Similar screen dividing between meeting room and chapel within north aisle. Glazed double door from the chapel to the nave.*

18.3.1 Screen all looks to be in a sound, good condition.

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

**19. FIXTURES, FITTINGS, FURNITURE AND MOVABLE ARTICLES****19.1** BELL FRAME

*The bellframe is of bolted construction, substantial squared timbers dating from mid C20.*

19.1.1 The bell frame sits on stone corbels of which several are excessively eroded. As original intention to accommodate a peal of bells the erosion observed does not cause concern over stability of bell frame.

<b>R4</b>	It is desirable to commission recording and condition assessment of bell frame by an experience campanologist.
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<b>M</b>	19.1.2 It is recommended that regular checks are carried out for any signs of new and active timber attack due to woodworm and/or rot.
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**19.2** CHURCH BELLS

*Single bell hung 'dead' within the belfry and is detailed as follows:*

<i>Date</i>	<i>Canons</i>	<i>Dia.</i>	<i>Weight</i>	<i>Foundry</i>
<i>1956</i>	<i>-</i>	<i>24.375</i>	<i>3.1.7</i>	<i>John Taylor &amp; Co.</i>

19.2.1 Church bell in memory of the fallen in WWII.

An electronic bell system has been installed with four loudspeakers positioned in the belfry and this is controlled by Smiths of Derby Control System.

The last known inspection of the church bell itself is not known.

<b>R4</b>	It is desirable to arrange inspection by the Diocesan Bells Advisor.
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**19.3** CHOIR STALLS

*Oak benches within chancel with panelled backs and front panels. Carved decoration at ends. Provenance unknown.*

19.3.1 Choir stalls are in a good condition.

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

*Oak carved hexagonal pulpit on similar timber base, located at northeast corner of nave with access via chancel choir stalls. Provenance unknown.*

19.4.1 Pulpit is in a good condition.

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

*The Font stands at the west end of the nave central below the west window, relocated as part of refurbishment works dating from 1993. Octagonal stone font, no plinth with scallop design to bowl.*

19.5.1 Font is in a good condition.

19.6 CHURCH PEWS

*Simple pine pews in the nave and south aisles, assume to be brought in from elsewhere as do not fit perfectly on existing timber pew areas.*

19.6.1 Church pews all generally in a sound, good condition.

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

**20. ORGANS AND OTHER MUSICAL INSTRUMENTS**

20.1 The church pipe organ is located south of the chancel, sited within its own organ chamber. It is a 2 manual 15 stop instrument built by Forster & Andrews of Hull in 1909. It was extensively overhauled in 1993, and further repairs in 2014 to the swell box following water damage.

The existing instrument replaced a pipe organ by Robert Postill of York, dating 1864 and installed for the consecration of the new church.

The National Pipe Organ Register entry can be found here: <https://www.npor.org.uk/NPORView.html?RI=N15091>

20.1.1 It is understood that the organ is tuned periodically by Brian Brighton of Durham and is in good working order.

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

**21. MONUMENTS, TOMBS, PLAQUES, ETC.**

21.1 There are several memorials of note existing within the church.

21.1.1 SIR GEORGE ELLIOT BART MP – COMMEMORATION TABLET

*Dark red granite panel in tower commemorates gift of tower and spire by Sir. G. Elliot. Bart., M.P., and to mark baptism of his 6 children in the church; describes tablet as part of Pyramid of Ghizeh, obtained 1876 by permission of Ismail Pasha, and erected 1892, located on south face of tower (internally).*

Commemoration tablet is in a sound, good condition.

### 21.1.2 PLAQUE 1914 -1918

*Memorial plaque 3 feet wide x 4 feet 6 inches wide. In three separate panels, the central one having a flattened dome at the top. There is a wide edge of brown mottled marble which also divides the three panels vertically. The two outer panels bear mosaics of St. George and St. Alban. The central panel of white marble has a cross at centre top with palm leaves. Names are listed in three columns, lettering incised and coloured with dedication in Roman capitals. Unveiled May 1921, located on north wall of chapel (north aisle).*

Plaque memorial is in a good condition.

### 21.1.3 STAINED GLASS WINDOW + PLAQUE EDWARD + HUGH FENWICK BOYD

*Two stained glass windows, each a single light. Togh left hand light depicts St. George, the right hand light depicts St. Andrew. There is a plaque with plain raised border. In the top left and right hand corners are the badges of the Northumberland Fusiliers and the Black Watch respectively, raised in half relief and coloured. The dedication is incised and coloured, using Roman capitals throughout. Memorial plaque to Edward Fenwick Boyd (d.1914) and Hugh Fenwick Boyd (d.1917) both fallen in action during WWI. Plaque set within walling fabric of south aisle beneath stained glass window.*

Stained glass window and plaque memorial are in a good condition.

## 22. SERVICE INSTALLATIONS GENERALLY

- 22.1 The comments made in the Quinquennial report regarding service installations are based on a visual examination only and that no tests or services have been undertaken.

Recommendations for the interval of inspections and tests to be carried out are indicated below as part of the continued maintenance of the Church building.

## 23. HEATING INSTALLATION

- 23.1 *The church is heated via fixed gas heaters - Temcana Kestrel 55 heating units, all with cage surrounds for protection. The existing installation dates from c.1990.*

- 23.1.1 It is understood that the heating installation is checked and tested on an annual basis.

<b>M</b>	It is recommended to continue to carry out annual servicing of the heating installation by a competent Gas Safe registered engineer.
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- 23.1.2 The issue of climate change and global warming is very much on the world agenda. At the Church of England's General Synod in Feb 2020 new targets were set for all parts of the church to become carbon 'net zero' by 2030.

**R2**

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

**24. ELECTRICAL INSTALLATION**

24.1 The existing electrical metering and distribution equipment is mounted on the wall within the lower vestry adjacent to the north vestry door. It is understood to be in a satisfactory condition, though there are many additional boards and some rationalisation would be worthwhile.

24.1.1 The last electrical check and test is not known, a copy of the last inspection certificate was not viewed at the time of the QI. Checks should be made every 5 years, the parish should check and make arrangements if overdue.

**RO**

It is recommended that the electrical installation is carried out by a competent, experienced and accredited electrician.

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

**25. SOUND SYSTEM**

25.1 The Church operates a sound reinforcement system. It is not known whether includes an induction loop for hearing aid users.

The operation of the system is checked on a regular basis and as such is in good working order.

**26. LIGHTNING CONDUCTOR**

26.1 There is a lightning protection system installed on the church and is checked regularly, the last inspection dating from November 2020.

**M**

26.1.1 It is recommended that the lightning protection system is checked on a two-yearly basis as a matter of routine maintenance.

**27. FIRE PRECAUTIONS**

27.1 Fire safety rules affecting all non-domestic premises came into effect on 01 October 2006 (The Fire Safety Order 2005). Further advice can be obtained from the fire prevention officer and from the PCC's insurers. Under the Fire Regulatory Reform Act HCT need to appoint a 'responsible person' to carry out a Fire Risk Assessment, which includes clear plans in case of fire (identification of risk, evacuation strategies, the safe removal of valuables etc).

The PCC should ensure that there is a suitable and sufficient risk assessment in place. Further guidance is available at [www.firesafetylaw.communities.gov.uk](http://www.firesafetylaw.communities.gov.uk) and [www.churchcare.co.uk/building](http://www.churchcare.co.uk/building)

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

A water type fire extinguisher (sited adjacent to the entrance/exit) should be provided. As a general rule of thumb, one water extinguisher should be provided for every 250m<sup>2</sup> of floor area. A service of portable extinguishers report should be kept with this report.

The extinguishers are serviced annually and are all in good working order.

## **28. ACCESSIBLE PROVISION AND ACCESS**

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

The church is generally accessible, though there are a number of internal steps at the chancel and altar, and the vestries all have steps either up or down. Level access is possible from the south porch.

In addition, the toilet provision at the west end of the north aisle does not provide accessible facilities.

**R1** 28.1.1 Any access audit reports previously carried out would benefit from revisiting to assess current needs and facilities provided are compatible with current guidance of The Equality Act and heritage protection designation.

## **29. INSURANCE**

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

## **30. HEALTH AND SAFETY**

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

### *The Construction (Design and Management) Regulations 2015*

The PCC is reminded that construction and maintenance works undertaken may require the appointment of a competent Principal Designer to discharge their legal responsibilities.

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

## **31. MANAGEMENT OF ASBESTOS IN THE BUILDING**

- 31.1 The Control of Asbestos at Work Regulations contain duties for the PCC. The Regulations came into force in May 2004. They require an assessment of the building by the PCC. If the presence of asbestos that has not been encapsulated is suspected a survey by a competent specialist should be carried out, including testing where necessary. The location and condition of asbestos containing materials should be recorded in an asbestos register. Where recommended by the survey report, the asbestos should be removed.

An assessment has not been covered by this report.

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

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

- 31.1.1 An asbestos management survey has been carried out in 2016 by Premier Asbestos Services.

## **32. PROTECTED WILDLIFE**

- 32.1 The siting of the church may well give rise to the presence of bat roosts or other ecology noted of special interest, presumed to be of medium risk.

Several wildlife species typically found in chapels and chapel burial grounds are protected by legislation under the Wildlife and Countryside Act 1981, under which it is an offence to kill, injure, handle or disturb bats or bat roosts and prosecutable with heavy fines. Approval of Natural England will be required for works in the protected species habitat. This may affect the timing of any proposed repairs. For general repairs, the presence of bats is most likely to have implications for the timing of works. Natural England may carry out an initial inspection of the building and churchyard free of charge. It is a serious criminal offence to be in breach of parts of this legislation.

This is particularly pertinent where roofing works are concerned.

### **33. MAINTENANCE**

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

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

## CURTILAGE

### 34. CHURCHYARD

34.1 The church stands in spacious grounds with mature trees stretching out to the south and a compact graveyard to the north. The main road runs along the southern boundary, and a quieter residential street to the north. There is an entrance to the churchyard from the north for pedestrians and a wider gateway to the south provides potential car access from the south although there is no official car park. To the north there is a low retaining wall combined with war memorial. To the west, a metal fence combined with privet hedging and a section of rubble walling and a wooden fence to provide more height. The south boundary consists of a substantial stone wall and to the east a mixture of hedging, garden fences and a metal fence.

### 35. RUINS

35.1 To the north are arches attached to the church said to have come from Blackfriars, Newcastle, but of wrong period. Resited from grounds of demolished Rainton Hall (C17 home of Sir John Duck). Paired round-headed arches of C17 character have eroded stop chamfers and capitals with coarsely-fluted necking.

35.1.1 The arches have considerable ivy plant growth tracking over the northernmost arch which should be cleared back away from the arched ruins.

<b>M</b>	As a routine item of maintenance clear plant growth away from arches.
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35.1.2 There is erosion noted to the springer stone between both arches and indications of open joints between individual components of the arches.

<b>R1</b>	It is recommended that a structural report is commissioned of the ruined arches over their condition with recommendations for any repair.
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### 36. MONUMENTS, TOMBS AND VAULTS

36.1 There exists a varied and considerable collection of monuments, headstones and grave plots within the Churchyard. It is worth noting that 1 no. are listed and is scheduled as follows:

#### 36.1.1 West Rainton War Memorial

WWI memorial with alterations to incorporate WWII, 1921 – Grade II listed. The memorial stands on North Street, on the northern edge of the churchyard. It comprises a large rough-hewn granite monolith set on a large plinth. The front face of the monolith is carved in the form of a scroll, the polished surface carrying the inscription IN MEMORY OF/ THE MEN OF THIS PARISH/ WHO FELL IN THE GREAT WAR/ 1914 – 1919./ (60 NAMES)/ 1939-1945/ (12 NAMES)/ GREATER LOVE HATH NO MAN.

All in a sound, satisfactory condition.

**37. BOUNDARY WALLS, LYCHGATES AND FENCING**

37.1 To the north there is a low retaining wall combined with war memorial. To the west, a metal fence combined with privet hedging and a section of rubble walling and a wooden fence to provide more height. The south boundary consists of a substantial stone wall. There are no gates to the churchyard, merely the remaining gate piers. To the east a mixture of hedging, garden fences and a metal fence.

37.1.1 Boundary condition is generally in an average condition. There are sections of loose and/or missing mortar pointing, cracking to walling due to tree roots and excessive plant growth which needs clearing back.

**R2**

It is recommended to contact the local authority and establish responsibility for maintenance together with the date for last time that a detailed condition inspection was carried out.

**38. TREES AND SHRUBS**

38.1 *There are a number of mature trees within the Churchyard. Along the south and east there are large deciduous trees, well-spaced along the south elevation. The existing planting scheme of shrubs and trees particularly to the south side of the church grounds provides an attractive setting to the church and its setting within the churchyard.*

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

**M**

It is recommended that the tree condition is checked once every five years by a suitably qualified arborist.

**39. HARDSTANDING AREAS**

39.1 A simple resin bound gravel path exists running centrally from the south side of the church grounds meandering up towards the church then along the west side and exiting via the north west corner.

39.1.1 Generally the hardstanding areas are in a sound, good condition.

**40. NOTICEBOARD**

40.1 Two noticeboards exist at the north and south entrances to the church grounds, blue background with white lettering displaying name of church. Notices pinned to board at present with no facility for perspex case.

40.1.1 Both noticeboards are in an average condition, slowly deteriorating and looking a little untidy. It could benefit from refurbishing and adaption that includes capacity for changing advertisement within a slim perspex case.

**R1**

Refurbish existing church noticeboard.

## **RECOMMENDATIONS**

<b>RO</b>	Urgent works requiring immediate attention.
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QI Ref.	Recommendation	Budget Cost (£)
24.1.1	<i>Electrical Installation</i>	
	It is recommended that the electrical installation check and test is carried out by a competent, experienced and accredited electrician.	01,000.00

**R1**

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

QI Ref.	Recommendation	Budget Cost (£)
3.2.1	<i>Roof Coverings – Organ Chamber</i>	
	It is recommended that plant growth is carefully removed.	00,150.00
4.1.3	<i>Rainwater Goods</i>	
	It is recommended that plant growth is carefully removed.	00,0150.00
6.1.1	<i>Tower + Spire</i>	
	It is recommended that an experienced steeplejack is commissioned to carry out a spire condition report with recommendations for any repair.	01,750.00
6.1.6	<i>Tower + Spire</i>	
	It is recommended that a strategy for stone repair/replacement and repointing is developed.	Incl. 7.8.1
7.3.2	<i>Walling – North Aisle</i>	
	It is recommended that repointing is carried out in a soft lime : sand mortar mix including removal of cementitious mortar where present.	02,500.00
7.3.3	<i>Walling – North Aisle</i>	
	Carry out masonry repairs/replacement to north elevation and buttresses where stonework is affected by erosion by experienced stonemason.	07,500.00
7.7.3	<i>Walling – Organ Chamber</i>	
	It is recommended that repointing is carried out in a soft lime : sand mortar mix including removal of cementitious mortar where present.	02,000.00
7.7.4	<i>Walling – Organ Chamber</i>	
	Carry out masonry repairs/replacement to east and south elevations where stonework is affected by erosion by experienced stonemason.	05,500.00
7.8.1	<i>Walling – Generally</i>	
	It is recommended that a specification, methodology and schedule of repair work for stone repair and/or replacement is developed.	02,000.00
12.1.1	<i>Internal – Nave</i>	
	It is recommended that the rainwater goods are investigated in these areas before any internal repairs to ensure that the defects have been resolved.	01,000.00
12.1.3	<i>Internal – Nave</i>	
	It is recommended that consideration is given to the walling treatment in this area via an options appraisal, seeking advice from the DAC.	01,000.00

12.1.5	<i>Internal – Nave</i>	
	Carry out investigation of floor void to determine construction/ventilation routes, with condition.	01,000.00
14.1.3	<i>Internal – North Aisle</i>	
	It is recommended that consideration is given to the walling treatment in this area via an options appraisal, seeking advice from the DAC.	Incl. 12.1.3
14.1.5	<i>Internal – North Aisle</i>	
	It is recommended that investigation of the flooring structure is carried out.	Incl. 12.1.5
15.1.1	<i>Internal – South Aisle</i>	
	It is recommended that consideration is given to the walling treatment in this area via an options appraisal, seeking advice from the DAC.	Incl. 12.1.3
15.1.3	<i>Internal – South Aisle</i>	
	It is recommended that investigations are carried out over the condition of the ceiling boarding, assessing the presence of rot affected timbers.	00,600.00
16.1.3	<i>Internal – Vestries</i>	
	It is recommended that the affected areas of plasterwork to both ceiling/walling are removed to allow clear monitoring of structure beyond.	00,500.00
16.1.4	<i>Internal – Vestries</i>	
	It is recommended to lift section of carpet to allow further investigation of timber floor structure and floor void.	00,250.00
17.1.1	<i>Internal – Organ Chamber</i>	
	It is recommended that consideration is given to the organ protection via an options appraisal, seeking advice from the DAC.	00,250.00
17.1.2	<i>Internal – Organ Chamber</i>	
	It is recommended to remove all loose sections of plasterwork and leave, allowing partial drying out of walling fabric.	00,500.00
28.1.1	<i>Accessible Provision and Access</i>	
	Any access audit reports previously carried out would benefit from revisiting to assess current needs and facilities provided are compatible with current guidance of The Equality Act.	00,750.00
35.1.2	<i>Ruins</i>	
	It is recommended that a structural report is commissioned of the ruined arches over their condition with recommendations for any repair.	00,500.00
40.1.1	<i>Noticeboard</i>	
	Refurbish existing church noticeboard.	2,000.00

**R2**

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

QI Ref.	Recommendation	Budget Cost (£)
3.1.1	<i>Roof Coverings – Nave</i>	
	It is recommended that the mortar fillet is examined and renewed by a competent and experienced roofing contractor.	07,500.00
3.1.2	<i>Roof Coverings – Nave</i>	
	It is recommended that the east end stone cross is examined and repairs carried out by a competent and experienced roofing/masonry contractor.	05,000.00
3.2.1	<i>Roof Coverings – Chancel</i>	
	It is recommended that the mortar fillet is examined and renewed by a competent and experienced roofing contractor.	03,750.00
3.2.2	<i>Roof Coverings – Chancel (Apex Cross)</i>	
	It is recommended to check condition in connection with item 3.1.2.	Incl. 3.1.2
3.4.1	<i>Roof Coverings – South Aisle</i>	
	It is recommended to strip and recover the roofing slope, consider possibility of thermal upgrade by a competent and experienced roofing contractor.	40,000.00
3.7.2	<i>Roof Coverings – Organ Chamber</i>	
	It is recommended to strip and recover the roofing slope, consider possibility of thermal upgrade by a competent and experienced roofing contractor.	10,000.00
7.1.5	<i>Walling - Nave</i>	
	It is recommended that repointing is carried out in a soft lime : sand mortar mix including removal of cementitious mortar where present.	20,000.00
7.2.4	<i>Walling – Chancel</i>	
	It is recommended that repointing is carried out in a soft lime : sand mortar mix including removal of cementitious mortar where present.	10,000.00
7.2.5	<i>Walling – Chancel</i>	
	Carry out masonry repairs/replacement to east and south elevation where stonework is affected by erosion by experienced stonemason.	10,000.00
8.1.1	<i>Doors – South Entrance</i>	
	It is recommended to refurbish the door including redecoration, oiling of hinges/ironmongery and assessing draughtproofing every 2 1/2 years.	01,500.00
8.2.1	<i>Doors – North Tower</i>	
	It is recommended to refurbish the door including linseed oil treatment, oiling of hinges/ironmongery and assessing draughtproofing every 2 1/2 years.	03,000.00

8.3.1	<i>Doors – North Vestry</i>	
	It is recommended to refurbish the door including linseed oil treatment, oiling of hinges/ironmongery and assessing draughtproofing every 2 1/2 years.	00,750.00
9.1.1	<i>Windows – Chancel</i>	
	It is recommended that an ICON registered conservator is asked to examine the windows in this location and provide repair recommendations.	03,000.00
9.1.2	<i>Windows – Nave</i>	
	It is recommended that an ICON registered conservator is asked to examine the windows in this location and provide repair recommendations.	Incl. 9.1.1
9.1.3	<i>Windows – South Aisle</i>	
	It is recommended that the saddle bars are replaced with non-ferrous bars.	10,000.00
10.1.1	<i>Internal – Tower (Lower Stage)</i>	
	It is recommended that the plasterwork is removed to allow further investigation and assessment.	02,500.00
10.2.3	<i>Internal – Tower (First Stage)</i>	
	It is recommended that the windows are cleaned and repairs carried out by an ICON registered conservator.	01,500.00
12.1.2	<i>Internal – Nave (High Level)</i>	
	It is recommended to carry out lime-based plaster repairs and redecoration.	20,000.00
12.1.4	<i>Internal – Nave (West End)</i>	
	Carry out walling repairs and redecoration to the nave west end.	10,000.00
13.1.1	<i>Internal – Chancel</i>	
	It is recommended to carry out lime-based plaster repairs and redecoration.	10,000.00
14.1.1	<i>Internal – North Aisle</i>	
	It is recommended that investigations are carried out over the condition of the ceiling boarding, assessing the presence of rot affected timbers.	01,000.00
14.1.4	<i>Internal – North Aisle</i>	
	Carry out walling repairs and redecoration to the north elevation.	15,000.00
15.1.2	<i>Internal – South Aisle</i>	
	Carry out walling repairs and redecoration to the south aisle - west end.	05,000.00
15.1.4	<i>Internal – South Aisle</i>	
	Carry out any necessary ceiling repairs and redecoration in conjunction with reroofing as highlight in item 3.4.1.	07,500.00

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23.1.2	<i>Heating Installation</i>	
	It would be recommended that a feasibility report is commissioned for a new heating installation at the church by an independent M&E consultant.	02,000.00
37.1.1	<i>Boundary Walls</i>	
	It is recommended to contact the local authority and establish responsibility for maintenance together with the date for last time that a detailed condition inspection was carried out.	n/a

**R3**

Work recommended to be carried out within 5 years.

QI Ref.	Recommendation	Budget Cost (£)
3.3.1	<i>Roof Coverings – North Aisle</i>	
	Plan for roof recovering over the forthcoming quinquennium period.	30,000.00
4.1.1	<i>Rainwater Goods</i>	
	It is recommended that the rainwater goods are refurbished over the quinquennium period.	20,000.00
4.1.4	<i>Rainwater Goods</i>	
	It is recommended to replace the concrete apron and install a gravel margin to aid surface water drainage.	20,000.00
5.1.1	<i>Below Ground Drainage</i>	
	It is recommended to prepare a reference churchyard plan indicating existing pipe runs, gully positions, soakaway locations.	03,000.00
6.1.7	<i>Spire + Tower</i>	
	Carry out masonry repairs by experienced stonemason to tower based on phasing strategy developed across all church walling elevations.	10,000.00
7.4.3	<i>Walling – South Aisle</i>	
	It is recommended that repointing is carried out in a soft lime : sand mortar mix including removal of cementitious mortar where present.	07,500.00
7.5.3	<i>Walling – Vestries</i>	
	It is recommended that repointing is carried out in a soft lime : sand mortar mix including removal of cementitious mortar where present.	05,000.00
7.5.4	<i>Walling - Vestries</i>	
	Carry out masonry repairs/replacement to north and east elevations where stonework is affected by erosion by experienced stonemason.	05,000.00
7.6.3	<i>Walling – South Entrance Porch</i>	
	It is recommended that repointing is carried out in a soft lime : sand mortar mix including removal of cementitious mortar where present.	02,500.00
9.1.4	<i>Windows</i>	
	Commission a comprehensive stained glass condition survey and report of the church windows by an ICON registered window glass conservator.	04,500.00
10.1.2	<i>Internal – Tower (Lower Stage)</i>	
	Carry out replastering of the lower stage in lime-based materials.	12,500.00

10.1.4	<i>Internal – Tower (Lower Stage)</i>	
	It would benefit from a sort out and closer examination of the floor covering.	n/a
10.2.1	<i>Internal – Tower (First Stage)</i>	
	It is recommended that repointing is carried out in a soft lime : sand mortar mix including removal of cementitious mortar where present.	05,500.00
10.3.1	<i>Internal – Tower (Second Stage)</i>	
	Carry out masonry repairs/replacement to internal elevations where stonework is affected by erosion by experienced stonemason.	03,500.00
10.4.1	<i>Internal – Tower (Staircase)</i>	
	It is recommended that repointing is carried out in a soft lime : sand mortar mix including removal of cementitious mortar where present.	03,000.00
36.1.6	<i>Internal – North Aisle</i>	
	Carry out any necessary ceiling repairs and redecoration in conjunction with reroofing as highlight in item 3.3.1.	07,500.00

**R4**

A desirable improvement with no timescale.

QI Ref.	Recommendation	Budget Cost (£)
4.1.2	<i>Rainwater Goods</i>	
	It is desirable for the plastic UPVC to be replaced with black cast iron on a like-for-like basis.	05,000.00
9.1.5	<i>Windows</i>	
	It is desirable to replace the external protection with new UV resistant polycarbonate.	30,000.00
14.1.6	<i>Internal – North Aisle</i>	
	It is desirable that a limecrete floor construction is installed.	25,000.00
17.1.3	<i>Internal – Organ Chamber</i>	
	It is desirable to remove all cement-based plasterwork, allow adequate drying out period and replaster with lime-based materials.	15,000.00
19.1.1	<i>Bell Frame</i>	
	It is desirable to commission recording and condition assessment of bell frame by an experience campanologist.	00,900.00
19.2.1	<i>Church Bells</i>	
	It is desirable to arrange inspection by the Diocesan Bells Advisor.	n/a

This concludes the Quinquennial Report of the inspection of the Church of St Mary  
West Rainton, County Durham.

A handwritten signature in black ink that reads "M Atkinson." The signature is written in a cursive, slightly slanted style.

MICHAEL ATKINSON RIBA AABC

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

# A practical path to “net zero carbon” for our churches

These recommendations aim to help churches reduce their energy use and associated carbon emissions. They are based on the findings of our church energy audit programme and input from a range of professionals in the field.

**NOTE:** Many of the suggestions below require faculty; please seek input early on. If the church interior is of historic, artistic, architectural or artistic interest, seek professional & DAC advice first, before making changes; stabilising the environment for these interiors is important to minimise cycles of treatment, with their inherent carbon cost.

## A. Where do we start?

These are actions that nearly all churches can benefit from, even low occupancy churches used only on a Sunday. They are relatively easy, with relatively fast pay back. They are a good place for churches to start, when trying to move towards ‘net zero’.

### The building itself:

- A1. Maintain the roof and gutters, to prevent damp entering the building and warm air escaping.
- A2. Fix any broken window panes\* and make sure opening windows shut tightly, to reduce heat loss.
- A3. Insulate around heating pipes to direct heat where you want it; this may allow other sources of heat to be reduced in this area.
- A4. If draughts from doors are problematic, draught-proof the gaps\* or put up a door-curtain\*.
- A5. Consider using rugs/floor-coverings (with breathable backings) and cushions on/around the pews/chairs.

### Heating and lighting:

- A6. Switch to 100% renewable electricity, for example through Parish Buying’s energy basket, and “green” gas.
- A7. Match heating settings better to usage, so you only run the heating when necessary\*.
- A8. If you have water-filled radiators, try turning-off the heating 15 minutes before the service ends; for most churches this allows the heating system to continue to radiate residual warmth\*.
- A9. If you have radiators, add a glycol based “anti-freeze” to your radiator system and review your frost setting.
- A10. Replace lightbulbs with LEDs, where simple replacement is possible.
- A11. Replace floodlights with new LED units.
- A12. If you have internet connection, install a HIVE- or NEST-type heating controller, to better control heating.
- A13. If your current appliances fail, then replace with A+++ appliances.

### People and policies:

- A14. Complete the Energy Footprint Tool each year, as part of your Parish Return, & communicate the results.
- A15. Create an Energy Champion who monitors bills and encourages people to turn things off when not needed.
- A16. Write an energy efficiency procurement policy; commit to renewable electricity & A+++ rated appliances.
- A17. Consider moving PCC meetings elsewhere during cold months, rather than running the church heating.

### Offset the rest:

- A18. For most low usage “Sunday” churches, once they have taken steps like these, their remaining non-renewable energy use will be very small. For the majority, all they need to do now to be “net zero” is offset the small remaining amount of energy through [Climate Stewards](#) or other reputable schemes.
- A19. Also, think about your church grounds. Is there an area where you could let vegetation or a tree grow?

## B. Where do we go next?

These are actions with a reasonably fast pay back for a church with medium energy usage, used a few times a week. Perhaps half of churches should consider them. Most actions cost more than the ones above, and/or require more time and thought. Some require some specialist advice and/or installers. They are often good next steps for those churches with the time and resources to move on further towards ‘net zero’.

### The building itself:

- B1. If you have an uninsulated, easy-to-access roof void, consult with your QI about insulating the loft\*.
- B2. If you have problematic draughts from your door, and a door curtain wouldn’t work, consult with your QI about installing a glazed door within your porch, or even a draught-lobby\*.
- B3. Consider creating one or more smaller (separately heatable) spaces for smaller events.
- B4. Consider fabric wall-hangings or panels, with an air gap behind, as a barrier between people and cold walls.

### Heating and lighting:

- B5. Learn how your building heats/cool and the link to comfort, by using data loggers (with good guidance).
- B6. Improve your heating zones and controls, so you only warm the areas you are using.
- B7. Install TRVs on radiators in meeting rooms & offices, to allow you to control them individually.

- B8. Consider under-pew electric heaters and/or infra-red radiant panel heaters\*, which keep people warm without trying to heat the whole church space. Radiant panels are especially good for specific spaces like chapels and transepts, which you might want warm when you don't need the whole church to be warm.
- B9. If you have radiators, install a magnetic sediment "sludge" filter to extend the life of the system.
- B10. Consider thermal and/or motion sensors to automatically light the church when visitors come in, for security lights, and for kitchens and WCs.
- B11. Install an energy-saving device such as Savawatt on your fridge or other commercial appliances.
- B12. Get your energy supplier to install a smart meter, to better measure the energy you use.

**People and policies:**

- B13. Vary service times with the seasons, so in winter you meet early afternoon when the building is warmer.

**C. Getting to zero**

These are bigger, more complex, projects, which only busy churches with high energy use are likely to consider. They could reduce energy use significantly, but require substantial work (which itself has a carbon cost) and have a longer payback. **They all require professional advice, including input from your DAC.**

**The building itself:**

- C1. Draught-proof windows\*.
- C2. If you have an open tower void, insulate or draught-proof the tower ceiling\*.
- C3. Double-glaze or secondary-glaze suitable windows in well-used areas such offices, vestries and halls\*.
- C4. Internally insulate walls in well-used areas such offices, vestries and halls\*.
- C5. If you have pew platforms, consider insulating under the wooden platform with breathable materials\*.
- C6. Reinstate ceilings, and insulate above\*.

**Heating and lighting:**

- C7. Install a new LED lighting system, including all harder-to-reach lights, new fittings & controls.
- C8. Install solar PV, if you have an appropriate roof and use sufficient daytime electricity in the summer.

**D. "Only if..."**

These are actions you would do at specific times (such as when reordering is happening) or in very specific circumstances. **Nearly all require professional advice, including input from your DAC.**

**The building itself:**

- D1. If you are reroofing anyway, then insulate the roof, if appropriate for your roof\*.
- D2. If you have an uninsulated wall with a cavity (typically build 1940 onwards), then insulate the cavity.
- D3. If the building is regularly used & suitable, such as a church hall, consider appropriate external insulation or render, appropriate for the age and nature of the building\*.

**Heating and lighting:**

- D4. If there's no alternative that does not run on fossil-fuels, then replace an old gas boiler or an oil boiler with a new efficient gas boiler.
- D5. If yours is a well-used church which you want to keep warm throughout the week, then consider an air or ground source heat pump. Ground source heat pumps are more expensive and invasive to install than air source heat pumps, but run more efficiently once installed, depending on ground conditions.
- D6. If you are doing a major reordering or lifting the floor anyway, and yours is a very regularly used church, then consider under-floor heating. This can work well in combination with a heat pump (above).

**Church grounds:**

- D7. If you have car parking that is sufficiently used, EV charging points for electric cars can work out cost neutral or earn a small amount of income for the church. Note, they will *increase* the church's own energy use, but will support the uptake of electric cars. They could be good in combination with solar PV panels.

**E. By exception**

These actions are often mentioned in this context, but are generally not recommended, because of the risk of harm to the fabric, energy used, and/or the cost.

- × Standard secondary glazing on the main, historic windows (*this can be inefficient, expensive, & cause damage*).
- × Install solar thermal panels to generate hot water (*hot water use is generally not high enough to justify it*).
- × Background space heating at all times unless needed for stabilisation of historic interiors (*high energy use*).

\* If interiors are of historic, architectural or artistic interest, seek professional & DAC advice first.

MAINTENANCE PLAN FOR CHURCH OF ST. MARY'S CHURCH, CHURCH ROW, WEST RAINTON, DURHAM, DH4 6NU

A. OCCASIONAL AND REGULAR TASKS

REF.	BUILDING ELEMENT	MAINTENANCE TASK	WHO WILL DO THE WORK?	HOW OFTEN?	ANNUAL COST (£)	J	F	M	A	M	J	J	A	S	O	N	D
<b>1.1 ROOFS</b>																	
1.1.1	Roof areas generally	Inspect roof areas from the ground and accessible high points. Report any loss or damage to the roof coverings.	Voluntary	i. After stormy weather ii. Annually	n/a			•									
1.1.2	Slate roofs	Inspect for cracked, displaced and broken slates.	Roofing Contractor	Twice a year						•							•
1.1.3	Ridge tiles	Inspect bedding and jointing between ridge-tiles, arrange contractor to re-bed and re-point if necessary.	Roofing Contractor	Every year						•							
1.1.4	Lead weatherings & flashings	Inspect condition of lead flashings and weatherings. Arrange contractor to make minor repairs (e.g. dress back clips, make good mortar fillets).	Roofing Contractor	Every year						•							
1.1.5	'Lead substitute' flashings	Inspect condition of 'lead substitute' weatherings. Arrange contractor to make minor repairs.	Roofing Contractor	Every year						•							
<b>1.2 RAINWATER DISPOSAL</b>																	
1.2.1	Rainwater goods generally	Inspect rainwater goods from the ground and accessible high points and report any loss or damage.	Voluntary	i. During and after stormy weather ii. Annually	n/a			•									
1.2.2	Rainwater goods	Clear rainwater goods of debris and ensure overflows are clear. Rod if necessary. Check that leaf guards are secure.	Roofing Contractor	Twice a year						•							•
1.2.3	Rainwater goods	Inspect rainwater goods for cracks and leaks. Repair or replace any cracked sections.	Roofing Contractor	Twice a year						•							•
1.2.4	Below ground drainage	Open up inspection chambers. Check that all gullies and gratings are free from silt and debris and that water discharges freely to soakaway.	Contractor	Twice a year						•							•
<b>1.3 EXTERNAL WALLS</b>																	
1.3.1	External walls generally	Inspect external walls from the ground and accessible high points and report any damage and signs of movement.	Voluntary	i. After stormy weather ii. Annually	n/a			•									
1.3.2	External walls (high level), copings, & parapets	Remove any vegetation, ivy, etc	Contractor	Annually													•
1.3.3	External walls (low level)	Remove any vegetation, ivy, etc	Voluntary	Annually	n/a												•
1.3.4	Ventilation	Ensure that ventilation grilles, louvres, airbricks are free from obstruction.	Voluntary	Twice a year	n/a			•						•			
1.3.5	Bird screens	Check that tower, roof and windows are bird-poo before nesting starts. Do not disturb bats as they are protected by law.	Voluntary	Annually	n/a			•									
1.3.6	Windows	Inspect windows and make essential minor repairs to glazing.	Voluntary	Twice a year	n/a				•								•
1.3.7	Leaded light windows	Inspect lead comes, putty, glass, and wire ties and report any problems. Clear condensation drainage channels and holes	Voluntary	Annually	n/a				•								
1.3.8	Doors and windows	Check hinges, bolts and locks and lubricate as necessary. Check the security of locks.	Voluntary	Twice a year	n/a			•						•			
1.3.9	Foliage & large trees close to walls	Check the churchyard trees and report any dead branches and signs of ill health, or root damage to the building or below ground drainage.	Voluntary	Annually	n/a			•									

MAINTENANCE PLAN FOR CHURCH OF ST. MARY'S CHURCH, CHURCH ROW, WEST RAINTON, DURHAM, DH4 6NU

A. OCCASIONAL AND REGULAR TASKS

REF.	BUILDING ELEMENT	MAINTENANCE TASK	WHO WILL DO THE WORK?	HOW OFTEN?	ANNUAL COST (£)	J	F	M	A	M	J	J	A	S	O	N	D
<b>1.4 INTERNAL STRUCTURE</b>																	
1.4.1	Internal spaces generally	Inspect internal spaces, particularly below gutters. Report on any evidence of roof or gutter leaks.	Voluntary	i. After stormy weather ii. Annually	n/a					•							
1.4.2	Internal structure and fabric	Inspect the structure and fabric including roof timbers & bell frames, report on any signs of movement, damp, fungal growth or dry rot.	Voluntary	Annually	n/a					•							
1.4.3	Exposed woodwork	Inspect exposed woodwork and surfaces below for signs of active beetle infestation. Report any beetles or fresh wood dust.	Voluntary	Annually	n/a					•							
1.4.4	floor voids	Check floor voids, inspect for signs of vermin and remove. Avoid using poison when bats are roosting	Voluntary	Annually	n/a									•			
1.4.5	Generally	Ventilate the church	Voluntary	Monthly on dry days	n/a					•	•	•	•	•			
<b>1.5 BUILDING SERVICES</b>																	
1.5.1	Lightning protection installation	Visually inspect the lightning conductor system including spikes, tapes, earth rods & all connections.	Lightning conductor engineer	Annually							•						
1.5.2	Heating system	Service the heating system and update the service schedule.	Heating engineer	Annually						•							
1.5.3	Water	Ensure that all exposed water tanks, water pipes, outside taps & heating pipes are protected against frost	Voluntary	Annually	n/a										•		
1.5.4	Fire-fighting equipment	Service fire extinguishers.	Specialist	Annually										•			
<b>1.6 CHURCH CONTENTS</b>																	
1.6.1	Organ	Tune organ	Specialist	Annually											•		
1.6.2	Induction loop system	Inspect general condition and connections, and report any faults.	Voluntary	i. If fault detected ii. Annually	n/a						•						
1.6.3	Furniture	Clean and polish pews	Voluntary	Every week	n/a	•	•	•	•	•	•	•	•	•	•	•	•
1.6.4	Bells	Check condition of bells, mountings and ropes.	Specialist	Twice a year					•							•	
<b>TOTAL COST</b>																	

B. CYCLICAL TASKS

REF.	BUILDING ELEMENT	MAINTENANCE TASK	WHO WILL DO THE WORK?	HOW OFTEN?	COST (£)	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
<b>2.1 ROOFS</b>															
None															
<b>2.2 RAINWATER DISPOSAL</b>															
2.1.1	Rainwater goods	Repaint	Contractor	Every 7 years				•							•
<b>2.3 EXTERNAL WALLS</b>															
2.3.1	Doors	Repaint/stain	Voluntary	Every 7 years	n/a			•							•
<b>2.4 INTERNAL STRUCTURE</b>															
None															
<b>2.5 BUILDING SERVICES</b>															
2.5.1	Wiring and electrical installations	Inspect all wiring and electrical installations, including all portable electrical equipment, in accordance with current IEE regs.	Electrical contractor registered with the NIC or ECA	Every 5 years		•					•				
<b>TOTAL COST</b>															

# CHURCH OF ST MARY AND 2 ARCHES ATTACHED TO NORTH

## Overview

Heritage Category:  
Listed Building

Grade:  
II\*

List Entry Number:  
1120737

Date first listed:  
10-May-1967

Statutory Address:  
CHURCH OF ST MARY AND 2 ARCHES ATTACHED TO NORTH, SOUTH STREET

## Map



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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1120737.pdf](https://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/376212/HLE_A4L_Grade|HLE_A3L_Grade.pdf) ([https://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/376212/HLE\\_A4L\\_Grade|HLE\\_A3L\\_Grade.pdf](https://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/376212/HLE_A4L_Grade|HLE_A3L_Grade.pdf))

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 18-Nov-2021 at 18:27:52.

## Location

Statutory Address:

CHURCH OF ST MARY AND 2 ARCHES ATTACHED TO NORTH, SOUTH STREET

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

District:

County Durham (Unitary Authority)

Parish:

West Rainton and Leamside

National Grid Reference:

NZ 32296 46884

## Details

WEST RAINTON SOUTH STREET NZ 34 NW (South side) 3/45 Church of St. Mary 10/5/67 and 2 arches attached to north GV II\*

Parish church and 2 arches attached. 1864 by E.R. Robson; tower added 1877 as gift of Sir George Elliot (tablet inside). Arches C17. Coursed squared sandstone with ashlar dressings; Lakeland slate roof; stone spire. 4-bay aisled nave with north-west tower and south porch; 2-bay chancel with north vestry and south aisle. Double cast-iron gates in 2-centred-arched surround in porch with saddle-back roof. Paired ogee-headed lights in aisles, and paired tall trefoil-headed clerestory lights under dripstring; single quatrefoil in chancel south aisle. Set-back chancel has corbel table over large 2-centred-arched south window with Decorated tracery, and larger east window in similar style; plate tracery in 2-light east window of south aisle. Similar tracery in large west window under head-stopped dripmould. Buttresses, those on south-west of clerestory and at corresponding point on south aisle with cusped gablets; bands of arcaded moulding on tall pinnacle on aisle buttress. Steeply-pitched roof, with stone cross finials, one damaged. Tower of 3 high stages has north door in surround of 3 orders, with shafts supporting zig-zag 2-centred-arches under high gabled panel; paired slender lancets with dripmoulds in second stage; paired recessed louvred belfry openings, with shafts and dripmoulds, under Lombardic frieze. Continuous bands round angle buttresses at each stage; broach spire with 4 large lucarnes.

Interior: painted plaster with ashlar dressings; arch-braced king-post nave roof with scissor-braced common rafters. Panelled chancel roof. Arcades have 2-centred arches with shallow chevron moulding, on round piers with water-leaf capitals; east responds paired shafts; narrower arch at north-west, with full-height shafts to tower; corbelled shafts define other bays of clerestory and support roof trusses. High chancel arch in similar style to arcades, with shallow trefoil decoration and inner roll-moulded arch on Frosterley 'marble' shafts. Roll-moulded clerestory sill string continues as ring round shafts. Chancel has plain arches to north chapel, vestry and south organ; north piscina. Tudor flower decoration to chancel panelling; 1905 mosaic reredos; high-quality flat-topped wood communion rail. Medieval-style tiles on chancel floor. C19 glass in chancel. South aisle windows of high quality commemorate members of Boyd family killed in First World War; C19 west windows to Rev. Joseph Tiffin died 1858. Dark red granite panel in tower commemorates gift of Sir. G. Elliot. Bart., M.P., to mark baptism of his 6 children in the church; describes tablet as part of Pyramid of Ghizeh, obtained 1876 by permission of Ismail Pasha, and erected 1891.

Arches attached: said to have come from Blackfriars, Newcastle, but of wrong period. Resited from grounds of demolished Rainton Hall (C17 home of Sir John Duck). Paired round-headed arches of C17 character have eroded stop chamfers and capitals with coarsely-fluted necking.

Listing NGR: NZ3229646884

## Legacy

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

Legacy System number:

110036

Legacy System:

LBS

## Legal

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

End of official listing

Don't have an account? Register [here](https://account.historicengland.org.uk/sign-in) (<https://account.historicengland.org.uk/sign-in>)

# Michael Atkinson

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## ARCHITECTURE & HERITAGE

### QUINQUENNIAL INSPECTION REPORT | EXPLANATORY NOTES

- A.** Any electrical installation should be tested at least every quinquennium by a registered NICEIC electrician, and a resistance and earth continuity test should be obtained on all circuits. The engineer's test report should be kept with the church log book. This present report is based upon a visual inspection of the main switchboard and of certain sections of the wiring selected at random, without the use of instruments.
- B.** Any lighting conductor should be tested every quinquennium in accordance with the current British Standard by a competent engineer, and the record of the test results and conditions should be kept with the church log book.
- C.** A proper examination and test should be made of the heating apparatus by a qualified engineer, each summer before the heating season begins.
- D.** A minimum of two water type fire extinguishers (sited adjacent to each exit) should be provided plus additional special extinguishers for the organ and boiler house, as detailed below.

Large churches will require more extinguishers. As a general rule of thumb, one water extinguisher should be provided for every 250 square metres of floor area.

Summary:

<b>Location</b>	<b>Type of Extinguisher</b>
General area	Water
Organ	CO <sup>2</sup>
Boiler House	
Solid fuel boiler	Water
Gas fired boiler	Dry powder
Oil fired boiler	Foam (or dry powder if electricity supply to boiler room cannot easily be isolated).

All extinguishers should be inspected annually by a competent engineer to ensure they are in good working order.

Further advice can be obtained from the fire prevention officer of the local fire brigade and from your insurers.

- E.** This is a summary report only, as it is required by the Inspection of Churches Measure; it is not a specification for the execution of the work and must not be used as such.

The professional 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.

- F.** Although the Measure requires the church to be inspected every five years, it should be realised that serious trouble may develop in between these surveys if minor defects are left unattended. Churchwardens are required by the Care of Churches and Ecclesiastical Jurisdiction Measure 1991 to make an annual inspection of the fabric and furnishings of the church, and to prepare a report for consideration by the meeting of the PCC before the Annual Parochial Church Meeting. This then must be presented with any amendments made by the PCC, to the Annual Parochial Church Meeting.

- G.** The PCC are reminded that insurance cover should be index-linked, so that adequate cover is maintained against inflation of building costs. Contact should be made with the insurance company to ensure that insurance cover is adequate.

- H.** The repairs recommended in the report will (with the exception of some minor maintenance items) be subject to the faculty jurisdiction.

- I.** Woodwork or other parts of the building that are covered, unexposed or inaccessible have not been inspected. The adviser cannot therefore report that any such part of the building is free from defect.