

Michael Atkinson

ARCHITECTURE & HERITAGE



QUINQUENNIAL INSPECTION REPORT

CHURCH OF ST. PAUL

SCOTLAND HEAD, WINLATON, TYNE & WEAR, NE21 6PL

MARCH 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

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

REVISION HISTORY

ISSUE	DATE	BY	NOTES
v.1	23/03/2022	MA	DRAFT ISSUE

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RECOMMENDATIONS**44**

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

R0 Urgent works requiring immediate attention.

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

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

R3 Work recommended to be carried out within 5 years.

R4 A desirable improvement with no timescale.

M Routine items of maintenance.

APPENDICES

A	Practical Path to Net Zero Carbon (PPNZC)
B	Maintenance Plan
C	Pipe Organ – Harrison & Harrison Ltd. 2015 Report
D	Pipe Organ – Lightbown & Sons Ltd. 2019 Report
E	Listing Description
F	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

@architecture

B. BACKGROUND AND GENERAL

- B.1 Church: **Church of St. Paul**
Scotland Head
Winlaton
Tyne & Wear
NE21 6PL
Parish of Winlaton
Deanery of Gateshead West
Archdeaconry of Sunderland
- B.2 The church of St. Paul is located centrally in an elevated position within the village of Winlaton between the roads of Scotland Head and Rectory Lane. The church sits 5.5 miles to the west of both Newcastle upon Tyne and Gateshead.
- B.3 St. Paul's is a single parish church serving an urban parish with a population of 10,500 people. Currently there are 135 members on the church electoral roll. The church has close links with the nearby churches of St. Barnabas Rowlands Gill, St. Patrick's High Spen, St. John's Chopwell and Holy Cross Ryton.
- The Priest in Charge is Revd. Alison Stewart Smith.
- B.4 Ordnance Survey Map reference – NZ 17567 61932.

GENERAL DESCRIPTION OF THE CHURCH

- B.5 An interesting church built in 1828 to the designs of Ignatius Bonomi of Durham. Its general form is fairly typical of its time, where the Nave and Aisles form a rectangular box to which are attached a west Tower containing the entrance porch and stairs to the gallery and a shallow eastern Sanctuary flanked by a Vestry to the north and entrance Porch to its south. The semi-basement heating chamber is in the angle between North Aisle and Tower.

Where this church differs from the norm is in having four-bay stone arcades of slender octagonal columns supporting four-centred arches, creating the semblance of a medieval 'hall-church', an impression reinforced by the large late-Gothic 'Tudor' windows.

A western gallery was removed at the end of the nineteenth century and the Tower archway is now infilled with a partition. The present Chancel screen, which extends the Choir area well into the Nave to compensate for the shortness of the Sanctuary, was installed in 1898 to the designs of W.S. Hicks, who was also responsible for the other Chancel furnishings including the 1894 pulpit.

Walls are constructed from honey-coloured sandstone, believed to have been quarried at Blaydon. Roofs are covered with grey 'Burlington' slates, except for the Tower which has Welsh slating. Internally the timber roof structures of the Aisles are open to the church, the Nave has a flat boarded ceiling, walls are of painted plaster and the floor is of woodblock.

B.6 Taken from Nikolaus Pevsner's Buildings of England: County Durham):

1827 – 9 by Ignatius Bonami. Brown ironstone with a bold W tower. A hall church with a flat ceiling on cast-iron braces and octagonal columns carrying four-centred arches. One bay chancel with roof lights above the altar. Five-light E window; the others a Tudor-Perp favoured by Bonami and unusual in this area in the 1820s. Chancel screen 1898 and pulpit 1894 by W S Hicks.

B.7 The church sits at the south edge of the churchyard grounds of grassed areas with planting and trees to the east, south and west. A tar-bound macadam path leads to the church from the north and west boundary edge. The principal burial plots of the churchyard are located adjacent at the other side of Scotland Head and stretch out some distance in a westerly direction.

B.8 The church pipe organ dates from 1974 built by Church & Co. of Stamfordham.

B.9 The church merits protection under heritage legislation and is grade II listed, it is not located within a conservation area.

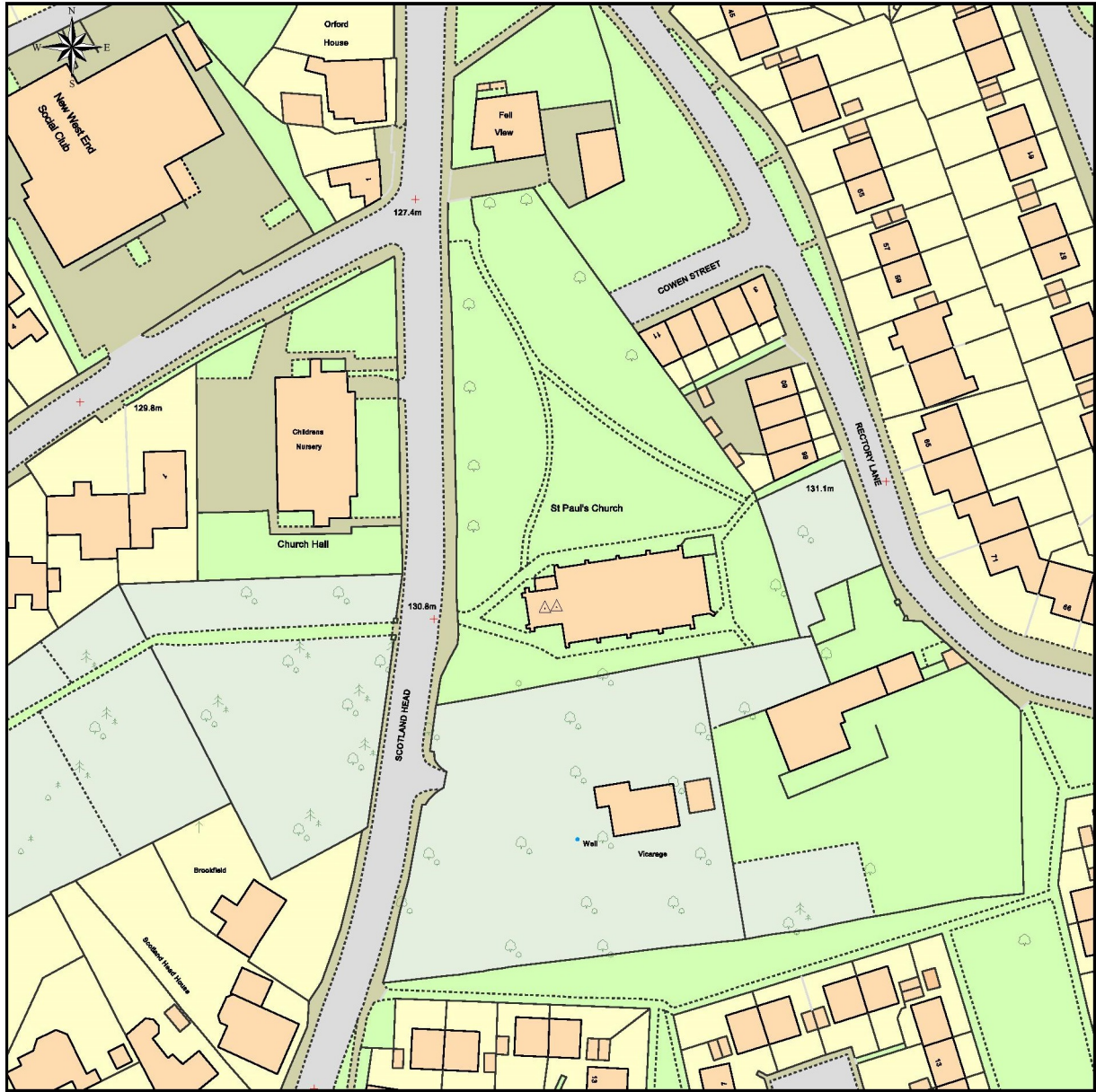
B.10 The church is planned on a traditional East-West liturgical axis.

B.11 The church was previously included on the Heritage at Risk Register maintained by Historic England under priority category C (slow decay, no solution agreed). Repair works carried out over the preceding quinquennium are such that the church is no longer classified 'at risk'.

B.12 The church is steeped in local history and has connections to the Blaydon races, the famous song's character Coffee Johnny (1829 – 1900) immortalised in the 6th verse of George Ridley's song, is interred in the village cemetery across from the church.

B.13 Date of Inspection: the church was visited and inspected on the morning of Friday 30th July 2021.

B.14 Weather: wet, warm and cloudy.



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0m 20m 40m 60m 80m 100m

Scale: 1:1250, paper size: A4

Fig. 1 | Churchyard Location Plan (1:1250 @A4)

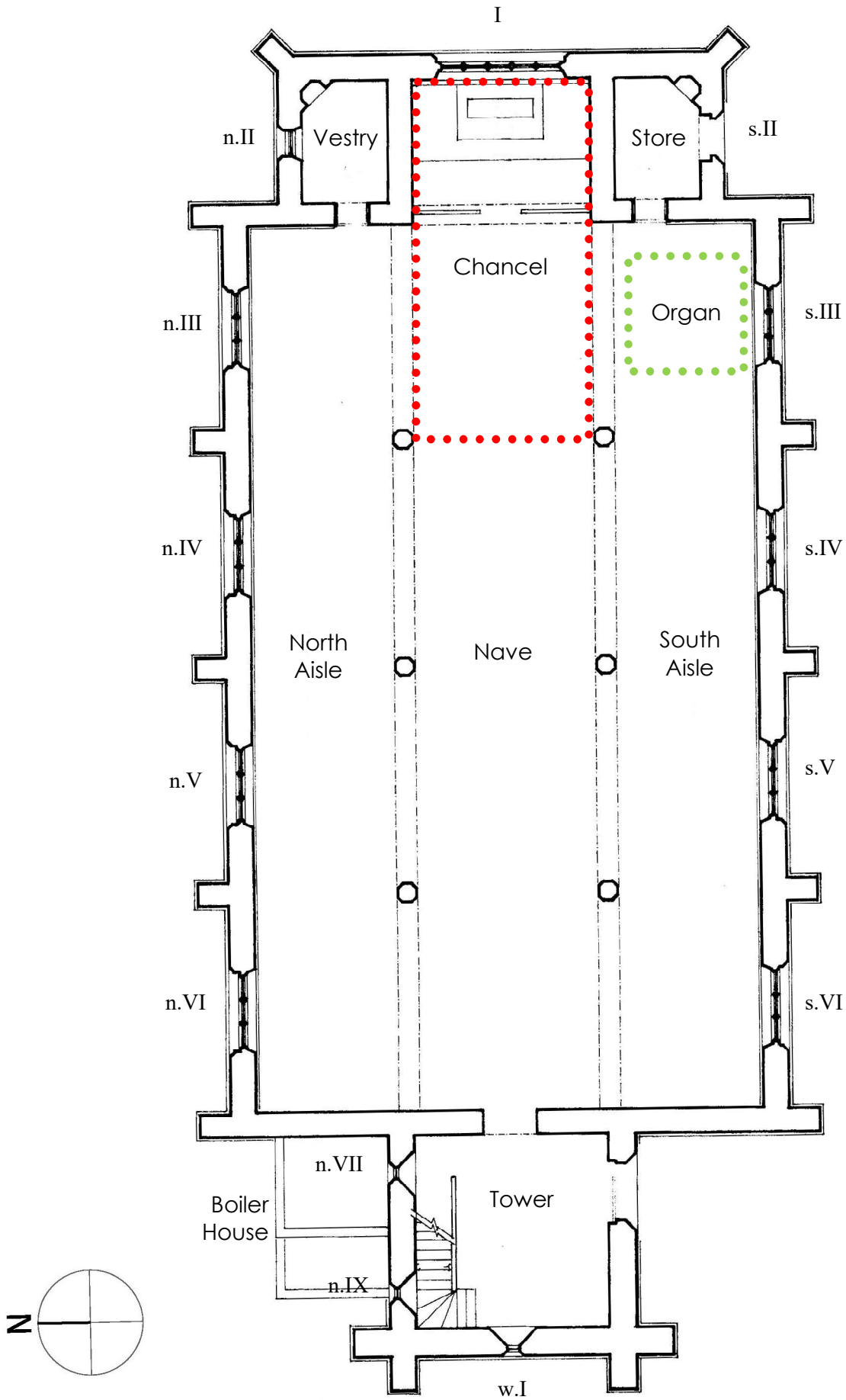


Fig. 2 | Church Floor Plan (not to scale)



Fig. 3 | Church Photographs (3.1 + 3.2 Exterior)



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



Fig. 5 | Church Photographs (5.1 + 5.2 Church Grounds)

C. SCOPE OF THE REPORT

- C.1 A visual inspection of the church has been carried out such as could be undertaken from ground-level and any accessible roofs, galleries and stagings. Binoculars were used for roof inspections externally. Parts of the structure which were inaccessible, enclosed or covered were not opened up 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 The following inaccessible parts were not included in this inspection:
- a. Enclosed roof space above Vestry, South-east Porch and Nave ceilings.
 - b. Interior and back of the Organ.
 - c. Former Boiler House.
 - d. Roofs were examined internally from floor levels and externally from the top of the Tower/ladder access at the West end of the principal roof.
- C.4 The boundary and extent of the churchyard is shown on the location plan (Fig. 1, p. 7).
- C.5 No manhole covers were lifted or drains checked.
- C.6 This report describes defects observed. It is not a specification for execution of any work and must not be used for obtaining builders' estimates. An indication of likely repairs costs is included, but it must be understood that the scope of repair work is undefined and no measurements have been taken, so the figures are no more than 'educated guesses' and should not be relied upon beyond the purpose of indicating the likely spending commitment to maintain the property to a high standard.
- C.7 The Parochial Church Council is reminded that it must notify the Diocesan Advisory Committee and/or obtain a faculty before putting any repair work in hand. In most cases specifications, schedules and descriptions of the proposed repairs will be required. This report is not a substitute for such documents but it may be cited in support as identifying the need for repairs.
- C.8 One copy of this Report should be kept with the Church 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 WORKS COMPLETED SINCE THE PREVIOUS QUINQUENNIAL INSPECTION REPORT

1.1 *Repair and Maintenance Work*

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

- 2015**
- Organ tuned by Lightbown & Sons
 - Sound system tested
 - Roof covering repairs, 4 no. slates replaced on north side.
 - Gas boiler serviced by Robert Kirkland (Blyth) Ltd.
 - Fire extinguishers checked.
 - Cheery picker investigation of south parapet (external and Internal).
- 2016**
- 2 no. microphones repaired.
 - Processional cross dedicated in memory of Ann Simpson.
 - Roof covering repairs, to north and east end slopes.
 - Sound system tested.
 - Gas boiler serviced by Robert Kirkland (Blyth) Ltd.
 - Fire extinguishers checked.
 - South parapet masonry repairs and reinstatement.
- 2017**
- Heating installation repairs incl. new pipework/stopcock adjacent to organ.
 - Recovering of Tower slate roof.
 - New tarmacadam footpath to east end of church by GBC.
 - Sound system tested.
 - Gas boiler serviced by Robert Kirkland (Blyth) Ltd.
 - Redecoration of church interior by Danny Haliday & Son.
 - Roof covering repairs to north parapet gutter by Taylor Hastwell.
 - New church microphone.
- 2018**
- Sound system tested.
 - Minor organ repairs by Lightbown & Sons.
 - Stained glass repair to chancel east window by Traditional Stained Glass.
 - Drain survey carried out in connection with boiler.
 - Patch redecoration to north parapet carried out by Danny Haliday & Son.
 - Organ tuned by Lightbown & Sons.
 - Fire extinguishers checked.
 - Gas boiler serviced by Robert Kirkland (Blyth) Ltd.
 - PAT testing carried out.
- 2019**
- Minor 'tweaks' to sound system.
 - Electrical installation tested and checked.
 - Under stair cupboard in porch fitted out for utility purposes.
 - New Accessible WC installed to Tower by Kennek Construction Ltd.
 - Fire extinguishers checked.
 - Gas boiler serviced by Robert Kirkland (Blyth) Ltd.

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.
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2. GENERAL CONDITION OF THE CHURCH

The Church continues to be maintained in a sound, good structural condition, it is presented well within what is an attractive setting. The hard work of the PCC and churchwardens is to be acknowledged and encouraged greatly. There has indeed been much good work progressed over the preceding quinquennium period with major projects completed in connection with; reconstruction of the south parapet wall, internal plaster repairs and redecoration, recovering of the tower roof and installation of a new accessible WC to the ground floor of the tower.

There are three items of priority as part of the inspection's recommendations. Initially, make checks and carry out periodic testing of the electrical installation. Secondly, correct the defects concerning the parapet wall along the northern edge of the church – east end (currently sheeted over). Finally, address the current issues with overhauling and cleaning of the pipe organ.

Previous incidents and observations of potential cracks due to movement of the church fabric have been observed and noted once again, although none seem to be showing any significant increase – this is good news.

Externally slating to the main roof covering, stonework and repointing remains sound however some attention to the pointing over the course of the quinquennium is well advised. There are several areas surrounding the plinth where loose or missing mortar is evident and repointing in a lime:sand mortar is recommended. Continuing an attentive examination of roof coverings is beneficial, repairing cracked, loose or missing slates when necessary. A watchful eye is to be maintained over the delaminating pieces of stonework to maintain a safe environment for the general public.

The church contains a number of interesting pieces of stained glass ranging in date from the nineteenth century to 1998. Stonework and glazing repairs to the westernmost windows to both North and South Aisles together with the large five-light window to the West elevation of the Ringing Chamber are recommended over the course of the quinquennium.

The PCC is challenged to consider future projects including; the possible integration of servery facilities at the west end of the nave/north aisle, restoration of the grade II listed Cowen family tomb within the churchyard and the reinstating of the decorative stencilled banding to the Nave piers.

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, AISLES + CHANCEL**

The main roof form consists of a simple pitch to north and south edges terminating in stainless steel lined parapet gutters. It is covered with grey Burlington slates re-slatted in 1978 (south slope) and 1979 (north slope). The ridge is a half-round stone, mortar bedded.

The parapet gutters were relined following lead theft in 1980.

- 3.1.1 The slated covering remains in a sound, satisfactory condition overall. There is the occasional corner split, minor slipping or mismatching slates. The mortar bedding to the ridge stones is holding but deteriorating in places.

Abutment lead flashings appear to be all in a sound, satisfactory condition.

There is a developing growth of moss between adjacent slates and lichen across the face of the slates to both north and south slopes.

M	It is recommended that any 'brought-in' slate replacement for repair is British natural slate of matching dimensions, gauge and colour.
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- 3.1.2 It is recommended that the growth of moss is monitored on an annual basis. Prompt action should be taken to scrape off the bulk of the material at each maintenance cycle should growth become too great.

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

The tower roof form consists of a simple pitch to north and south edges terminating in lead lined parapet gutters. It is covered with Welsh slates. The ridge is a half-round stone, mortar bedded.

A rooflight exists to the northeast corner which acts as a means of access from the bell chamber below.

- 3.2.1 Following an unsuccessful English Heritage grant application in 1989, the roof covering was reslated in 2017 under a successful grant application via the Listed Places of Worship Roof Repair Fund. Alongside recovering of the slated roof coverings new lead lined parapet gutters were installed along with a new conservation rooflight, replacing an old cast iron framed rooflight.

The roof covering: slating, ridge and leadwork is all found to be in a good, weathertight condition.

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

The Boiler House roof form consists of a simple flat roof pitched to the north edge. It is covered in a high performance bituminous felt.

The roof covering and flashings all appear to be in a sound, good condition. There is a slight 'greening' of the bituminous felt surface, suggesting developing moss growth.

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

4. **RAINWATER GOODS AND DISPOSAL SYSTEMS**

4.1 GUTTERS

4.1.1 NAVE, AISLES + CHANCEL

Stainless steel lined to north and south edges (relined following lead theft in 1980).

All gutter linings appear to be in a sound, good condition. An ongoing vulnerable point is the junction between flashing and parapet where in the past brittle and cracked sections of mortar were noted. It is recommended therefore that the gutter flashings and their fixings are included in future maintenance cycles.

There is some moss build up in both the north and south slope gutter.

M It is recommended that as a routine item of maintenance the roof gutters should be checked and cleared on a twice-yearly basis.

4.1.2 TOWER

Lead lined to north and south edges.

Recently replaced as part of roof recovering works in 2017, as such are found in a sound, good condition.

M It is recommended that as a routine item of maintenance the roof gutters should be checked and cleared on a twice-yearly basis.

4.1.3 BOILER HOUSE

No gutters existing on Boiler House roof.

4.2 DOWNPIPES

4.2.1 NAVE, AISLES + CHANCEL

Circular cast iron downpipes with small rectangular hopper heads, painted cream white.

All downpipes generally appear in a sound, good condition.

There is a single vertical rusting crack to the down pipe on the north side, second eastern bay.

There is evidence of plant growth emanating from hoppers on the south side of the church. Water staining is evident in and around the downpipes due to historic instances of pipe blockages.

M	It is recommended that as a routine item of maintenance the CI downpipes should be checked and cleared on a twice-yearly basis.
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R3	4.2.2 It is recommended that the downpipes are refurbished and redecorated over the course of the quinquennium period.
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4.2.3 TOWER

Circular cast iron downpipes with small rectangular hopper heads, painted cream white.

All downpipes generally appear in a sound, good condition.

M	It is recommended that as a routine item of maintenance the CI downpipes should be checked and cleared on a twice-yearly basis.
----------	---

R3	4.2.4 It is recommended that the downpipes are refurbished and redecorated over the course of the quinquennium period.
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4.2.3 BOILER HOUSE

No downpipes existing to Boiler House.

5. BELOW GROUND DRAINAGE

5.1 *See note made within Limitations of the Inspection.*

It is assumed that surface water discharges into the ground via soakaways located within the church grounds. Foul water from the accessible WC is linked into the adjacent vicarage below ground drainage.

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

It is understood that the below ground drainage system is working efficiently.

M	It is recommended that as a routine item of maintenance the below ground drainage system is checked as a minimum twice yearly.
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6. PARAPETS AND UPSTAND WALLS

6.1 NAVE, AISLES + CHANCEL

Parapet ashlar walling of honey coloured sandstone with some stones showing a characteristic iron staining all sat on a concave coving at its base. Stonework has been dressed with a rough pointed finish with margin detail.

Parapet topped with a roll top coping stone.

- 6.1.1 There are signs of delamination of the facing surfaces of the parapet walling and erosion of the concave coping along the parapet base. The degree of erosion/delamination currently does not warrant stone replacement.

A section of the roll top moulding to the coping stone at the west return to the north elevation is missing. There exist some vertical and horizontal open joints, particularly to the coping stones.

Concerns noted in previous QIR's regarding the condition of the south parapet masonry, which in turn was contributing to deterioration internally have been rectified by reconstruction work carried out in 2016.

An issue with water ingress persists at the north side of the church, east end where plastic sheeting is wrapped over parapet and coping stones.

R1	It is recommended that further investigations are carried out to the north parapet masonry – east end.
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R2	6.1.2 Carry out masonry repairs to parapet following investigation by a competent and experienced masonry contractor.
-----------	---

6.2 TOWER

Crenelated parapet ashlar walling of honey coloured sandstone with some stones showing a characteristic iron staining all sat on a concave coping at its base. Stonework has been dressed with a rough pointed finish with margin detail. Parapet topped with a steeply pitched coping stone.

Four octagonal corner pinnacles topped by stumpy spirelets with gablets ranged round their bases and flat octagonal caps.

- 6.2.1 There is evidence of previous structural movement, for record purposes these are as follows:

- Open joints between string course stones (now repointed).
- West end of the southern parapet there is hairline cracking to pointing.
- Hairline cracking to recent pointing in vertical joints adjacent to south-west pinnacle.
- Crack through coping stone of the downstand at the east end of the north parapet.
- Fissures and hairline cracks to stone copings.

All these observations indicate that there is some long-term movement still ongoing. This appears to have not worsened since the last QI Inspection

M	As a matter of routine maintenance, it is advised that the nature of this cracking is monitored over the next quinquennium.
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Notify the church architect if any widening of the existing cracks occur.

- 6.2.2 There are continuing signs of fissures and erosion of the stonework to the pinnacles. Previous repair work which involved removing loose fragments of stone has already been carried out. No immediate action is warranted.

R1 It is however recommended that a steeplejack makes a regular inspection of the pinnacles to check on their stability and structural integrity.

R2 6.2.3 Any recommendations for further repair and/or stabilisation are to be actioned promptly to ensure an ongoing safe environment.

- 6.3 BOILER HOUSE
No parapet walls existing on the Boiler House.

7. WALLING

Walling all of a honey-coloured sandstone with some stones showing a characteristic iron staining reputedly quarried at Blaydon. Some superficial erosion to the face in the form of surface spalling mostly due to a combination of the following three factors; material, environment and cleaning (carried out in the 1970's).

7.1 NAVE, AISLES + CHANCEL

- 7.1.1 *South Aisle (West Elevation)*
A short windowless return.

The stonework shows similar signs of surface erosion and delamination, but no immediate action needed. In a satisfactory condition.

Some open joints are evident immediately above the plinth and the plinth area itself.

R1 It is recommended that a lime:sand mortar repointing specification and methodology is drawn up and repairs executed to correct defective areas.

7.1.2.1 *South Aisle (South Elevation)*

Elevation is set out in four bays with windows separated by buttresses, continuous low plinth, corbelled parapet and roll hood moulding to each window.

Noticeable surface delamination in the upper walling section and at the wall base courses immediately above the plinth and the plinth itself. Stonework tooling has been removed in its entirety in places due to surface spalling.

Open mortar joints are evident to the plinth area otherwise pointing is sound.

R1 It is recommended that a lime:sand mortar repointing specification and methodology is drawn up and repairs executed to correct defective areas.

- 7.1.2.2 Stonework to the westernmost window shows signs of distress. The lintel is showing significant erosion with the loss of the majority of the hood moulding. There is delamination to the transom and splitting to the head of the western lower mullion.

The arched heads of the window show signs of erosion. The base of the eastern upper mullion is also split along with the head of the lower mullion beneath it.

R2

It is recommended that stone replacement is carried out to the defective areas echoing window stonework repairs already carried out to this elevation.

As indicated above the remaining three windows on this side have already undergone extensive masonry repair together with re-leading of all glazing.

As such these are all in a good condition.

7.1.3 *South Aisle (East Elevation)*

A short windowless return.

The stonework shows similar signs of surface erosion and delamination, but no immediate action needed. In a satisfactory condition.

7.1.4 *Chancel – Store (South Elevation)*

Single access door and lancet window with cusped head above.

There is some superficial erosion of the surface of the stonework at high level, again no immediate action needed. In a satisfactory condition.

Some open joints are evident immediately above the plinth and the plinth area itself.

R1

It is recommended that a lime:sand mortar repointing specification and methodology is drawn up and repairs executed to correct defective areas.

7.1.5 *Chancel (East Elevation)*

The parapet follows the pitch of the roof to a central block at the apex with a cross motif set on a shield. The large five-light east window dominates the elevation framed by two small diagonal buttresses at each corner.

There is some superficial erosion of the surface of the stonework, again no immediate action needed. In a satisfactory condition.

Some open joints are evident immediately above the plinth and the plinth area itself.

R1

It is recommended that a lime:sand mortar repointing specification and methodology is drawn up and repairs executed to correct defective areas.

7.1.6 *Chancel – Vestry (North Elevation)*

Single lancet window with cusped head.

There is some superficial erosion of the surface of the stonework at high level, again no immediate action needed. In a satisfactory condition.

Some open joints are evident immediately above the plinth and the plinth area itself.

R1 It is recommended that a lime:sand mortar repointing specification and methodology is drawn up and repairs executed to correct defective areas.

7.1.7 *North Aisle (East Elevation)*
A short windowless return.

The stonework shows similar signs of surface erosion and delamination, but no immediate action needed. In a satisfactory condition.

Some open joints are evident immediately above the plinth and the plinth area itself.

R1 It is recommended that a lime:sand mortar repointing specification and methodology is drawn up and repairs executed to correct defective areas.

7.1.8.1 *North Aisle (North Elevation)*

Elevation is set out in four bays with windows separated by buttresses, continuous low plinth, corbelled parapet and roll hood moulding to each window.

Noticeable surface delamination in the upper walling section and at the wall base courses immediately above the plinth and the plinth itself. Stonework tooling has been removed in its entirety in places due to surface spalling.

Open mortar joints are evident to the plinth area and beneath the window cills in each bay, otherwise pointing is sound.

R1 It is recommended that a lime:sand mortar repointing specification and methodology is drawn up and repairs executed to correct defective areas.

7.1.8.2 Stonework to the westernmost window shows signs of distress. The lintel is showing significant erosion with the loss of the majority of the hood moulding. There is delamination to the transom at the junction of the westernmost mullion. Splitting exists to the upper parts of the lower mullions and the feet of the upper mullions. The arched heads of the window show signs of erosion.

R2 It is recommended that stone replacement is carried out to the defective areas echoing window stonework repairs already carried out to this elevation.

7.1.8.3 As indicated above the remaining three windows on this side have already undergone extensive masonry repair together with re-leading of all glazing.

As such these are all in a good condition.

The cill has a vertical structural crack through it at its western edge and continues down through the masonry below it at approximately 5mm in width.

R1 It is recommended that the structural crack is fully raked out and pointed back up in a soft lime: sand mortar.

This will help to assist whether there is continuing movement of the building fabric. If this is the case the further advice from a structural consultant may well be necessary.

7.1.9 *North Aisle (West Elevation)*

A short windowless return.

The stonework shows similar signs of surface erosion and delamination, but no immediate action needed. In a satisfactory condition.

Some open joints are evident immediately above the plinth and the plinth area itself.

R1	It is recommended that a lime:sand mortar repointing specification and methodology is drawn up and repairs executed to correct defective areas.
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7.2 TOWER

7.2.1.1 *South Elevation*

Elevation rises over three levels framed with a corner buttress at its western edge, consisting of a low continuous plinth and a corbelled parapet with crenelations. Main walling is punctuated with a pair of cusped lancet windows at high level (Belfry) and a single double door entrance at low level (Ground Floor Stage).

There is some erosion of the stonework surface, previous loose sections have been removed for safety reasons by a steeplejack when carrying out high level repointing. All therefore generally in a satisfactory condition.

There is erosion to the door surround, particular throughout its arched head and hood mould. However, no action is needed at present.

Some open joints are evident immediately above the plinth and the plinth area itself.

R1	It is recommended that a lime:sand mortar repointing specification and methodology is drawn up and repairs executed to correct defective areas.
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7.2.1.2 The timber louvres to the Belfry openings are in a poor condition.

R1	It is recommended that the Belfry louvres are overhauled and repaired as necessary, all timber treated with a microporous preservative on completion.
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7.2.2.1 *West Elevation*

Elevation rises over three levels framed with corner buttresses at both north and south edges, consisting of a low continuous plinth and a corbelled parapet with crenelations. Main walling is punctuated with a pair of cusped lancet windows at high level (Belfry), large three-light window with Perpendicular tracery at mid-level (Ringing Chamber) and small vertical slit window at low level (Ground Floor Stage).

There is some erosion of the stonework surface, previous loose sections have been removed for safety reasons by a steeplejack when carrying out high level repointing. All therefore generally in a satisfactory condition.

Some open joints are evident immediately above the plinth and the plinth area itself.

R1 It is recommended that a lime:sand mortar repointing specification and methodology is drawn up and repairs executed to correct defective areas.

7.2.2.2 There is a crack through the south end of the cill to the main three-light window and slight cracking surrounding the south side of the vertical slit window at low level.

M As a matter of routine maintenance, it is advised that the nature of this cracking is monitored over the next quinquennium.

Notify the church architect if any widening of the existing cracks occur.

7.2.2.3 The timber louvres to the Belfry openings are in a poor condition.

R1 It is recommended that the Belfry louvres are overhauled and repaired as necessary, all timber treated with a microporous preservative on completion.

7.2.3 *North Elevation*

Elevation rises over three levels framed with a corner buttress at its western edge, consisting of a low continuous plinth and a corbelled parapet with crenelations. Main walling is punctuated with a pair of cusped lancet windows at high level (Belfry) and two narrow lancet windows at low level (Ground Floor Stage).

7.2.3.1 There is some erosion of the stonework surface, previous loose sections have been removed for safety reasons by a steeplejack when carrying out high level repointing. All therefore generally in a satisfactory condition.

The timber louvres to the Belfry openings are in a poor condition.

R1 It is recommended that the Belfry louvres are overhauled and repaired as necessary, all timber treated with a microporous preservative on completion.

7.3 BOILER HOUSE

A lean-to structure that is partly sunken and runs along the west end of the North Aisle and base of the north wall of the Tower. To the west of the structure is located the former location of the oil tank enclosure, now removed.

The main walling is constructed with rubble sandstone and partly rendered.

The condition of the stonework and pointing remains in a sound, stable condition albeit slightly unsightly in appearance.

8. TIMBER PORCHES, DOORS AND CANOPIES

8.1 TOWER

Solid timber double door with Tudor arched head and bold vertical beading, softwood and painted red.

8.1.1 All in good condition albeit with some signs of wear and tear.

R3 It is recommended to refurbish and redecorate the Tower door over the course of the quinquennium.

8.2 BOILER HOUSE

Former single door with flat arched head, now boarded and painted black.

8.2.1 All in a sound, satisfactory condition.

R3 It is recommended to redecorate the Boiler House door/boarding over the course of the quinquennium.

8.3 SOUTHEAST STORE

Solid timber single door with flat arched head and bold vertical beading, softwood and painted deep red.

8.3.1 All in good condition albeit with some signs of wear and tear.

R3 It is recommended to refurbish and redecorate the Southeast Store door over the course of the quinquennium.

9. WINDOWS

The church contains a number of stained-glass windows ranging in date from the nineteenth century to 1998. All windows have polycarbonate protection.

9.1 NAVE, AISLES + CHANCEL

The north and south walls have one window to each of their four bays, each of these windows being of three lights with simple Tudor heads (where the westernmost windows are concerned) and sub-divided by transoms at their mid-point. The easternmost windows in each wall have rather more elaborate perpendicular tracery to their heads and in the east wall of the Chancel there is a five-light window with perpendicular tracery in its two centred head.

9.1.1 *North n.III*

Central panel dating from the 1830's and flanking lights dating from the 1860's with stained glass, scenes and borders set within and around clear diamond-leaded glazing.

All in good condition.

9.1.2 *North n.IV*

Stained glass dating from the 1860's to all panels except the centre lower light where an inscription survives at the base of the light, but the remainder is lost and filled with clear glass in diamond leading. It is anticipated that some background stencilling and/or patterned glass would have existed here.

All in good condition.

9.1.3 *North n.V*

Contains modern glass designed by Septimus Waugh of York. The single panel design was installed in 1994 and then extended to the entire window in 1998.

All in very good condition.

9.1.4 *North n.VI*

Clear glass in cast iron diamond pattern lattice.

Generally, all in a satisfactory condition.

R2

The cast iron frames could do with overhauling due to developing rust deposits and several cracked quarries replaced.

9.1.5 *South s.III*

Stained glass from the 1860's with stencilled background surviving.

Generally, all in a satisfactory condition. There is evidence of slight panel buckling.

9.1.6 *South s.IV*

Stained glass dating from the 1860's.

Generally, all in a satisfactory condition. There is evidence of slight panelling buckling.

9.1.7 *South s.V*

Stained glass dating from the middle of the C19 to all panels, suspected lost inscription at the foot of the westernmost light.

Generally, all in a satisfactory condition.

There is bowing in the easternmost light at high level that has caused a fracture of a single red quarry depicting Christ within a carpenter's shop.

R2

It is recommended to repair the stained glass bowing and fractures.

9.1.8 *South s.VI*

Clear glass in cast iron diamond pattern lattice.

Generally, all in a satisfactory condition.

R2

The cast iron frames could do with overhauling due to developing rust deposits and several cracked quarries replaced.

9.1.9 *East I*

Stained glass dating from 1847 by William Wailes.

Generally, all in a satisfactory condition.

There is cracking through some of the heads of the Saints albeit stable.

Repairs carried out in 2018 by Traditional Strained Glass of Winlaton following vandalism.

9.2 TOWER

9.2.1 *West w.I (Ringing Chamber)*

Within the Ringing Chamber there exists a large three-light window with Perpendicular tracery to its two-centred head. Clear glass in a cast iron diamond pattern lattice.

Generally, all in a satisfactory condition.

R2

The cast iron frames could do with overhauling due to developing rust deposits and several cracked quarries replaced.

9.2.2 *West w.I (Ground Floor Stage)*

Within the Ground Floor there exists stained glass dating from 1855 to the small window that was restored and repaired in 2002 following vandalism. Window design by William Wailes.

All in a good condition.

9.2.3 *North n.VII (Cupboard)*

Simple narrow opening glazed in obscured plastic sheeting.

All in a satisfactory condition.

9.2.4 *North n.IX (Staircase)*

Simple narrow opening glazed in obscured plastic sheeting.

All in a satisfactory condition.

9.3 BOILER HOUSE

No windows existing within Boiler House.

9.4 VESTRY

9.4.1 *North n.II*

Clear glass in diamond leaded pattern.

Generally, all in a good condition.

9.5 STORE

9.5.1 *South s.II*

Single lancet window above door filled with clear glass in diamond leaded pattern.

Generally, all in a good condition.

INTERNAL

10. TOWERS, SPIRES

10.1 Refer to items 13.2, 16.2 and 17.2.

11. CLOCKS AND THEIR ENCLOSURES

11.1 There are no clocks and associated enclosures existing within the church.

12. ROOF AND CEILING VOIDS

12.1 Any enclosed roof spaces were not surveyed as part of the inspection.

See note made within Section C – Scope of the Report.

13. ROOF STRUCTURES, CEILINGS, CEILURES

13.1 NAVE, AISLES + CHANCEL

13.1.1 NAVE

Flat ceiling with boarding spanning north-south across two main beams which are running east-west and are in turn supported by two crossbeams to each bay. All stained dark brown.

Generally, all appears to be in a good condition.

13.1.2 AISLES

Comprise of the undersides of the main roof with half-trusses behind the arcade piers and lean-to beams above the apexes of the arches, supporting a single line of purlins, in turn supporting common rafters and exposed roof boarding.

There is additional support from a bottom purlin adjacent to the walls along the south elevation and included in the two easternmost bays of the north aisle.

All boards are generally stained dark, there is the occasional lighter board and discolouration throughout.

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

13.1.3 CHANCEL

A simple double-pitched structure with no tying to common rafters and no additional support – simply rafters supporting boarding, themselves carried by the ridge which spans between the east wall and wall above the Chancel archway. All stained dark brown.

Generally, all appears to be in a sound, good condition.

13.2 TOWER

13.2.1 BELFRY

Roof structure dating from C19 comprising of a single king post truss spanning north-south supporting a single row of purlins to each slope, which in turn support the common rafters and slating laths.

Detailed condition inspection of the roof structure was checked in 2017 as part of recovering of the tower roof. All was found to be in a sound, satisfactory condition.

13.2.2 RINGING CHAMBER

Painted plastered flat ceiling.

Generally, all appears to be in a satisfactory condition.

13.2.3 GROUND FLOOR STAGE

Mix of painted plaster ceiling to the east and timber boarding to the west.

There is hairline cracking to the plastered ceiling surface and evidence of slight mould growth.

Despite this, generally all appears to be in a satisfactory condition.

13.3 BOILER HOUSE

New timber roof structure. Not examined as part of the inspection.

13.4 VESTRY

Painted plastered flat ceiling.

Generally, all appears to be in a satisfactory condition.

13.5 STORE

Painted plastered flat ceiling.

Generally, all appears to be in a satisfactory condition.

14. **UPPER FLOORS, BALCONIES, ACCESS STAIRWAYS**

14.1 There are no upper floors, balconies, access stairways existing within the Church.

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

15.1 AISLE PANELLING

Oak panelling existing to perimeter rising to eye level.

15.1.1 Occasional panels show shrinkage cracking and/or loosening. The panelling to the North Aisle requires new sections to be spliced in (where pews have been removed to make way for the side chapel).

R4

It would be desirable to repair and/or make good those defective panels.

Otherwise, all in a sound, satisfactory condition.

M 15.1.2 Although there are no signs at present of any insect or beetle infestation it is sensible to be mindful and regularly check for any signs of activity in this area.

15.2 CHOIR STALLS + ROOD SCREEN
Elaborately carved in oak, dated 1898 by W S Hicks.

15.2.1 All in a good condition.

M Although there are no signs at present of any insect or beetle infestation it is sensible to be mindful and regularly check for any signs of activity in this area.

16. GROUND FLOOR STRUCTURE, TIMBER PLATFORMS

16.1 NAVE, AISLES + CHANCEL

16.1.1 NAVE
Woodblock flooring.

All floor surfaces appear to be in a satisfactory condition.

Previous QI reports have commented on incidents of loose, decayed and/or missing woodblocks.

M It is recommended as a matter of routine maintenance that the floor is checked annually and repairs carried out as required.

16.1.2 AISLES
Woodblock flooring.

All floor surfaces appear to be in a satisfactory condition.

Previous QI reports have commented on incidents of loose, decayed and/or missing woodblocks.

M It is recommended as a matter of routine maintenance that the floor is checked annually and repairs carried out as required.

16.1.3 CHANCEL
Chequerboard marble paving and steps.

All floor surfaces appear to be in a sound, satisfactory condition.

16.2 TOWER

16.2.1 BELFRY
Timber boarded flooring. The location of the bell frame and bells has meant that a close inspection of the Belfry floor has not been possible.

M It is sensible to be mindful and regularly check for any signs of insect and/or beetle activity in this area.

16.2.2 RINGING CHAMBER

Wide timber boarding.

Feels secure while walking over and visually in a satisfactory condition.

M	It is sensible to be mindful and regularly check for any signs of insect and/or beetle activity in this area.
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16.2.3 GROUND FLOOR STAGE

Stone flag flooring throughout. The approach to the Nave door has been covered with entrance matting.

Surface of the flags are gently worn in places and there are open joints evident, particularly surrounding the entrance door.

R1	It is recommended that a lime:sand mortar repointing specification and methodology is drawn up and repairs executed to correct defective areas.
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16.3 BOILER HOUSE

Not examined as part of the inspection.

16.4 VESTRY

Solid floor construction underneath carpet covering.

All in a satisfactory condition.

16.5 STORE

Mix of stone flag and concrete infill.

Surface of the flags are gently worn in places and there are open joints evident, particularly surrounding the entrance door.

R1	It is recommended that a lime:sand mortar repointing specification and methodology is drawn up and repairs executed to correct defective areas.
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17. WALLING FINISHES17.1 NAVE, AISLES + CHANCEL

Cream painted plaster throughout.

17.1.1 Previous QI reports have commented on peeling plaster at high level, particularly to the South Aisle. The previous QIR made note that disturbance is now becoming more prevalent with breakdown of the plaster finish underneath now highly visible.

Following rectification of the south parapet masonry in 2016, plaster repairs locally and redecoration throughout followed in 2017. As such, condition of the interior walling finishes is in a good, sound condition.

There remains some 'shadowing' where the previous water ingress was noted at high level on the south aisle which may well be due to residual dampness in the walling fabric, now permeating through to the interior.

R1

It is recommended that the 'shadowing' at high level to the south wall is monitored from floor level over the next 12 months for any signs of worsening.

Notify the church architect if any deterioration in condition occurs. This may suggest that there remains a weakness in the junction between gutter and parapet, focusing on the flashing as indicated in item 4.1.1.

17.1.2 Previous QI reports have commented that cyclic phases of redecoration have obscured all existing structural movement cracks.

This is still generally the case. For record purposes these are as follows:

- A vertical line of cracking or tearing running down from the east side of the northern jamb of the Chancel arch.
- An area of poor patching or distortion of the plaster at the extreme apex of the east wall of the Chancel.
- A slight hint of cracking running down from the east side of the southern respond of the Chancel arch.
- Hints of cracking rising diagonally towards the Chancel above the heads of the doors of the Vestry and Store.
- Discontinuities in the plasterwork at high level at the east end of the north wall running horizontally from the window head to the corner and in a vertical line up the east wall adjacent.
- Cracking and deterioration of the plaster on the window cills.
- Diagonal lines of cracking running down towards the central doorway from the north end of the recess of the Tower arch.

None of these movement cracks have worsened since the last QIR.

M

As a matter of routine maintenance, it is advised that the nature of this cracking is monitored over the next quinquennium.

Notify the church architect if any widening of the existing cracks occur.

17.1.3 The piers and arches of the aisles and chancel are all of natural sandstone.

All appear to be in good condition.

There is some slight powdering and developing erosion at plinth level due to the presence of moisture at low level.

M

It is advised to brush this powder off as a routine item of maintenance.

17.1.4 Of interest there is the slight indication of a previous banded decoration scheme stencilled to the piers with a single fragment surviving behind the light switch to the Lady Chapel on the east face of the easternmost column to the North Aisle.

R4

It would be worth considering whether the church would wish to reinstate this decoration as it represents part of the historic development of the church.

17.2 TOWER

17.2.1 BELFRY

Walls of stonework covered by render of some age and showing numerous minor cracking and patches which have fallen off in their entirety.

There is a single crack rising about a meter from the eastern corner of the south elevation open at approximately 5mm.

M	As a matter of routine maintenance, it is advised that the nature of this cracking is monitored over the next quinquennium.
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17.2.2 There are timber lintels to the Belfry openings which all appear in a sound condition.

M	It is sensible to be mindful and regularly check for any signs of insect and/or beetle activity in this area.
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17.2.2 RINGING CHAMBER

Painted plastered white walls. The east wall has the wide four-centred Tower arch which was originally opened up into the church (now filled in with a timber partition)

Generally, all in a good condition.

17.2.3 GROUND FLOOR STAGE

Painted plastered and stonework white walls.

Generally, all in a good condition. Some minor peeling of paint at low level.

17.3 BOILER HOUSE

Not examined as part of this inspection.

17.4 VESTRY

Painted plastered white walls.

Generally, all in a good condition.

17.5 STORE

Painted plastered white walls.

Generally, all in a good condition.

18. **FIXTURES, FITTINGS, FURNITURE AND MOVABLE ARTICLES**

18.1 FONT [1909]

Finely carved octagonal stone font, mounted on marble steps and has a simple oak cover. Some minor chipping to the carved stonework.

Stonework to font appears to be in good condition.

18.2 PULPIT [date of origin not known]

Elaborately carved stone pulpit (possible Caen stone), date unknown. Some minor chipping to the carved stonework.

Stonework to the pulpit appears to be in good condition.

18.3 LECTURN [1894]

Of carved oak portraying image of eagle.

Lectern appears in a good condition.

M It is recommended to carry out regular checks for any possible signs of beetle or insect infestation.

18.4 COMMUNION RAILS

Rails comprising of brass tubular top rail with telescopic sections bridging the central gap on wrought or cast-iron brackets with brass crown motifs. Brought to the church from St. Mary's Church, Berwick upon Tweed

Communion rail appears to be in good condition.

18.5 ALTAR

Plain marble/stone structure painted black and completely concealed by the hangings.

Altar appears to be in good condition.

18.6 REREDOS

Finely carved stone reredos with a central crucifixion scene. Figure of Christ has nose broken.

Reredos appears to be in good condition.

18.7 BELL FRAME

Substantial design, all apparently in good order.

M 18.7.1 It is sensible to be mindful and regularly check for any signs of insect and/or beetle activity in this area.

R4 18.7.2 It is desirable that a drawn/photographic record is made for the Bell Frame.

BELLS [1828]

Six bells by Taylors of Loughborough – contemporary with the building of the church. Cast iron headstocks. All appears to be in good working order.

19. TOILETS, KITCHENS, VESTRIES ETC.19.1 TOILETS

An accessible WC exists to the ground floor stage of the Tower, constructed in 2019 by Kennek Construction Ltd. of Sunderland. Drainage connected to adjoining vicarage.

19.2 KITCHEN

There are no kitchen/servery facilities existing within the church.

The church is currently exploring the feasibility of installing a simple servery at the west end of the north aisle.

R1	It is recommended to develop design proposals for providing servery facilities.
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19.3 VESTRY

Refer to items 13.4, 16.4 and 17.4.

20. ORGANS AND OTHER MUSICAL INSTRUMENTS

20.1 There exists a modern pipe instrument built by Nigel Church of Church & Co., Stamfordham and dated 1974. It is located at the east end of the South Aisle. It is regularly maintained by John R Lightbown & Sons Ltd.

The entry on the National Pipe Organ Register can be found here:

www.npor.org.uk/NPORView.html?RI=N04083

20.1.1 In 2015 a report by Harrison & Harrison concluded that the organ pipework was the main priority which had been found in a poor condition. In the longer term the mechanism would require attention which the scope of which was understood to be considerable. Cost estimate in 2015 amounted to £30,150.00 + VAT.

In 2019 a report produced by John R Lightbown & Sons Ltd. concluded that cleaning and overhaul was required, including; comprehensive cleaning including re-polishing of the upperboards and rackboards, repairs to damaged pipes, pipes to be voiced for speech and regulated for loudness, slider seals to be replaced with new and mechanical action tested for wear. Costs estimate in 2019 amounted to £23,300.00 + VAT.

It is clear that the organ is in a deteriorating condition.

R1	It is recommended that the Diocesan Organ Advisor is approached to make a church visit to inspect and provide advice regarding a way forward.
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M	20.1.2 Although no testing of the musical instrument was made as part of the inspection it is recommended that it is checked and inspected regularly.
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All maintenance and repair works associated with the organ to be undertaken by a competent and experienced organ tuner.

21. MONUMENTS, TOMBS, PLAQUES, ETC.

21.1 The following monuments exist within the church:

- A wall tablet to Charles Clavering who died in 1838 mounted on the south wall of the Chancel.
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- Wall tablets to Robert Laycock who died in 1828 and his wife who died in 1854 mounted on the south wall of the church.
- Wall tablets to John Forster who died in 1873 and his wife Isabella deceased 1877 mounted on the south wall of the church.

All in satisfactory condition if a little stained.

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 Heating is by large diameter cast iron pipes around the perimeter of the church with banks of pipes and a single elaborate radiator on the west wall and similar radiators at the east end of the aisles. A recent boiler installation is located on the north wall of the tower with space for an additional boiler if proved necessary. A twin flue terminates through the north wall of the tower making the former flue run via the tower roof now redundant.

- 23.1.1 It is understood that this installation is working well and is serviced regularly.

M	It is recommended that the system be checked annually each summer by a suitably qualified and competent 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.
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24. ELECTRICAL INSTALLATION

- 24.1 The existing electrical metering and distribution equipment is mounted within a cupboard in the Ground Floor Stage of the Tower.

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.

The date of the last electrical inspection and testing is not known. 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.

24.2 Testing of all electrical portable appliances is also carried out.

M It is recommended to carry out PAT testing annually.

25. SOUND SYSTEM

25.1 The Church operates a sound reinforcement system that includes an induction loop for hearing aid users.

The operation of the system is understood to be in a good working condition.

M It is recommended to carry out sound system testing annually.

26. LIGHTNING CONDUCTOR

26.1 There is a single vertical lightning conductor tape rising on the north elevation of the Tower at its West edge. Each pinnacle on the Tower roof has its own strike point and a coronal band exists around the parapet.

The date of the last lightning protection system test is not known.

R3 It is recommended that the PCC approach a suitably qualified and competent engineer to determine the requirement for lightning protection under BS 6651 and BS EN 62305.

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 and 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 chapel 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 250m² 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.

28.1.1 There is good access into the church via the tower entrance porch, where there is a ramped entrance. Throughout the nave, aisles and tower there is unimpeded level and free access. The chancel and choir stalls have stepped access points.

An accessible WC exists at the base of the Tower.

The pews within the nave and aisles preclude space for wheelchairs to unassisted manoeuvre into the body of the congregation, as such this is a loss of independence.

R2

It is recommended to consider adaption of the nave pews to create space for wheelchair users.

28.1.2 The church has had an access audit carried out by Disability North in 2003.

R1

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

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

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| R2 31.1.1 If not already carried out it is recommended that an asbestos management survey is commissioned. |
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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 low 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 churchyard is in two sections straddling the main road to the west of the church. That on the church side is in two sections: to the North of the church is designated public open space, to the south a closed burial ground. Most of the area to the North has been cleared in the past with headstones aligned along the East boundary.

West of the main road is the extension to the churchyard: more recent than the existing churchyard and still open for burials in its western parts.

The boundary and extent of the churchyard is shown on the location plan (Fig. 1, p. 7).

35. RUINS

35.1 There are no ruins existing within the church grounds.

36. MONUMENTS, TOMBS AND VAULTS

36.1 There exists a varied and considerable collection of headstones within the Churchyard.

A single exemplar worth noting is the Cowen family tomb, located and attached to the northeast corner of the church.

The tomb merits protection under heritage legislation and is grade II listed.

<https://historicengland.org.uk/listing/the-list/list-entry/1025176>

The tomb is constructed from stone, 6 square section curved pedestals support a moulded table stone commemorating Sir Joseph Cowen of Blaydon Burn House, MP, died at Stella Hall 1873; his wife died 1851; and other members of the family to 1904. The surrounding wall is a round-coped dwarf wall, from which rails have been removed.

R3

It is well worth considering reinstating cast iron railings of the period to complete the setting of this historic structure.

36.2 A war memorial exists to the immediate west of the Tower.

Constructed from sandstone it comprises of a three stepped base surmounted by a square plinth with sloping shoulders and topped with a crucifix. Designed by W H Wood and sculpted by Messrs G Maile & Son Ltd.

The memorial merits protection under heritage legislation and is grade II listed.

<https://historicengland.org.uk/listing/the-list/list-entry/1442836>

Its inscription reads:

Upon the crucified one look / and thou shalt read as in a book / what well is worth thy learning / in memory of those who have given their lives / for god, for king and for country / in the great war 1914 – 1918 / (names) / and in the second world war 1939 – 1945 / (names).

119 names are included on the memorial relating to the First World War.

16 names are included on the memorial relating to the Second World War.

It is all in a good condition despite slight erosion of the figure of Christ.

37. BOUNDARY WALLS, LYCHGATES AND FENCING

37.1 NORTH BOUNDARY

Stone wall with a short return at a fairly low level. There are several areas where consolidation is required due to the loss of pointing and bedding mortar.

R2

It is recommended that a lime:sand mortar repointing specification and methodology is drawn up and repairs executed to correct defective areas.

37.2 EAST BOUNDARY

Stone wall of varying height. A cut through exists in the eastern boundary just north of the line of the church, northwards the wall rises to a considerable height with the cleared headstones are ranged up against it. Beyond the adjacent houses the wall drops down to a lower level. There are several areas where consolidation is required due to the loss of pointing and bedding mortar.

R2

It is recommended that a lime:sand mortar repointing specification and methodology is drawn up and repairs executed to correct defective areas.

There is some structural disruption at the northeast corner due to the close proximity of a tree.

37.3 SOUTH BOUNDARY

The southern boundary is generally at a low level having been previously rebuilt due to a collapse. Existing stone wall shows many incidents of open joints and in need of consolidation.

R4

It is desirable that a lime:sand mortar repointing specification and methodology is drawn up and repairs executed to correct defective areas.

37.4 WEST BOUNDARY

The western boundary is the road frontage consisting of a rubble stone boundary wall rising to about 1.2m.

37.4.1 It is generally in a satisfactory condition. Some repair work has been carried out to the flanking walls at the entrance.

There is considerable use of cementitious mortar along the length of the boundary wall as the masonry has been repointed in the past. Cracking is also evident to both faces, perhaps root impact from several mature established trees that exist hard up against the boundary wall.

R3	It is recommended that a lime:sand mortar repointing specification and methodology is drawn up and repairs executed to correct defective areas.
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M	37.4.2 As a matter of routine maintenance it is advised that the nature of this cracking is monitored over the next quinquennium.
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38. TREES AND SHRUBS

38.1 There are several mature trees existing within the churchyard, particularly lining the road frontage to the West and along the south boundary of the church. Previous QI reports have noted work completed in removing dead wood to the upper parts of the trees.

38.1.1 Trees along the south boundary are beginning to encroach the church fabric and could benefit from some work to reduce the crown. Generally, all appear to be in a healthy condition.

R1	It is recommended that enquiries are made with the Local Authority regarding the last known inspection date of the trees.
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R2	38.1.2 Should there have been no inspection during the last quinquennium then it is recommended that a tree condition report is carried out by an arborist.
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39. HARDSTANDING AREAS

39.1 Churchyard paths are surfaced with tarmac and/or concrete paving together with some limited areas of natural stone slabs.

All appears to be in a sound, satisfactory condition.

There has been some tarmac resurfacing in and around the church over the preceding quinquennium period, all of which is in excellent condition. The hardstanding to the south side was not addressed as part of these repairs and could benefit from resurfacing.

R2	Carry out tarmac resurfacing to the south side of the church.
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40. NOTICEBOARD

40.1 The church signboard is located on the West wall of the South Aisle.

It is generally in a good condition.

RECOMMENDATIONS

RO Urgent works requiring immediate attention.

QI Ref.	Recommendation	Budget Cost (£)
24.1	<i>Electrical Installation</i>	
	It is recommended that the electrical installation check and test is carried out by a competent, experienced and accredited electrician.	00,900.00

R1

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

QI Ref.	Recommendation	Budget Cost (£)
6.1.1	<i>Parapets & Upstand Walls – Nave, Aisles + Chancel</i>	
	It is recommended that further investigations are carried out to the north parapet masonry – east end.	01,500.00
6.2.2	<i>Parapets & Upstand Walls – Tower</i>	
	It is recommended that a steeplejack makes a regular inspection of the pinnacles to check on their stability and structural integrity.	01,500.00
7.1.1	<i>Walling – Nave, Aisles + Chancel (South Aisle - West Elevation)</i>	
7.1.2.1	<i>Walling – Nave, Aisles + Chancel (South Aisle - South Elevation)</i>	
7.1.4	<i>Walling – Nave, Aisles + Chancel (Chancel - South Elevation)</i>	
7.1.5	<i>Walling – Nave, Aisles + Chancel (Chancel - East Elevation)</i>	
7.1.6	<i>Walling – Nave, Aisles + Chancel (Chancel - North Elevation)</i>	
7.1.7	<i>Walling – Nave, Aisles + Chancel (North Aisle - East Elevation)</i>	
7.1.8.1	<i>Walling – Nave, Aisles + Chancel (North Aisle - North Elevation)</i>	
7.1.9	<i>Walling – Nave, Aisles + Chancel (North Aisle - West Elevation)</i>	
7.2.1.1	<i>Walling – Tower (South Elevation)</i>	
7.2.2.1	<i>Walling (West Elevation)</i>	
	It is recommended that a lime:sand mortar repointing specification/methodology is drawn up and repairs executed to correct defective areas.	35,000.00
7.2.1.2	<i>Walling – Tower (South Elevation)</i>	
7.2.2.3	<i>Walling (West Elevation)</i>	
7.2.3.1	<i>Walling (North Elevation)</i>	
	It is recommended that the Belfry louvres are overhauled and repaired as necessary, all timber treated with a microporous preservative.	05,000.00
7.1.8.3	<i>Walling – Nave, Aisles + Chancel (North Aisle - North Elevation)</i>	
	It is recommended that the structural crack is fully raked out and pointed in a soft lime: sand mortar.	00,500.00
16.2.3	<i>Ground Floor Structure – Tower</i>	
16.5	<i>Ground Floor Structure – Southeast Store</i>	
	It is recommended that a lime:sand mortar repointing specification/methodology is drawn up and repairs executed to correct defective areas.	03,750.00

QI Ref.	Recommendation	Budget Cost (£)
17.1.1	<i>Internal Finishes – Nave, Aisles + Chancel</i>	
	It is recommended that the 'shadowing' at high level to the south wall is monitored from floor level over the next 12 months for any signs of worsening.	n/a
19.2	<i>Kitchen</i>	
	It is recommended to develop design proposals for providing servery facilities.	01,250.00
20.1.1	<i>Organs and other Musical Instruments</i>	
	It is recommended that the Diocesan Organ Advisor is approached to make a church visit to inspect and provide advice regarding a way forward.	n/a
28.1.2	<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 and heritage protection designation.	00,900.00
38.1.1	<i>Trees and Shrubs</i>	
	It is recommended that enquiries are made with the Local Authority regarding the last known inspection date of the trees.	n/a

R2

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

QI Ref.	Recommendation	Budget Cost (£)
6.1.2	<i>Parapet Walls – Nave, Aisles + Chancel</i>	
	Carry out masonry repairs to parapet following investigation by a competent and experienced masonry contractor.	07,500.00
6.2.3	<i>Parapet Walls – Tower</i>	
	Any recommendations for further repair and/or stabilisation of the pinnacles are to be actioned promptly to ensure an ongoing safe environment.	05,000.00
7.1.2.2	<i>Walling – South Aisle (South Elevation)</i>	
	It is recommended that stone replacement is carried out to the defective areas echoing window stonework repairs already carried out to this elevation.	10,000.00
9.1.4	<i>Windows – North n.VI</i>	
	The cast iron frames could do with overhauling due to developing rust deposits and several cracked quarries replaced.	04,500.00
9.1.7	<i>Windows – South s.V</i>	
	It is recommended to repair the stained glass bowing and fractures.	02,500.00
9.1.8	<i>Windows – South s.VI</i>	
	The cast iron frames could do with overhauling due to developing rust deposits and several cracked quarries replaced.	04,500.00
9.2.1	<i>Windows – West w.1</i>	
	The cast iron frames could do with overhauling due to developing rust deposits and several cracked quarries replaced.	04,500.00
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.	01,500.00
28.1.1	<i>Accessible Provision and Access</i>	
	It is recommended to consider adaption of the nave pews to create space for wheelchair users.	03,000.00
31.1.1	<i>Management of Asbestos in the Building</i>	
	If not already carried out it is recommended that an asbestos management survey is commissioned.	00,750.00
37.1	<i>Boundary Walls – North</i>	
37.2	<i>Boundary Walls – East</i>	
	It is recommended that a lime:sand mortar repointing specification/methodology is drawn up and repairs executed to correct defective areas.	15,000.00

QI Ref.	Recommendation	Budget Cost (£)
38.1.2	<i>Trees and Shrubs</i>	
	Should there have been no inspection during the last quinquennium then it is recommended that a tree condition report is carried out by an arborist.	00,750.00
39.1	<i>Hardstanding Areas</i>	
	Carry out tarmac resurfacing to the south side of the church.	07,500.00

R3

Work recommended to be carried out within 5 years.

QI Ref.	Recommendation	Budget Cost (£)
4.2.2	<i>Rainwater Goods – Nave, Aisles + Chancel</i>	
	It is recommended that the downpipes are refurbished and redecorated over the course of the quinquennium period.	10,000.00
4.2.4	<i>Rainwater Goods – Tower</i>	
	It is recommended that the downpipes are refurbished and redecorated over the course of the quinquennium period.	05,000.00
8.1.1	<i>Doors – Tower</i>	
	It is recommended to refurbish and redecorate the Tower door over the course of the quinquennium.	01,000.00
8.2.1	<i>Doors – Boiler House</i>	
	It is recommended to redecorate the Boiler House door/boarding over the course of the quinquennium.	00,500.00
8.3.1	<i>Doors – Southeast Store</i>	
	It is recommended to refurbish and redecorate the Southeast Store door over the course of the quinquennium.	00,500.00
26.1	<i>Lightning Conductor</i>	
	It is recommended that the PCC approach a suitably qualified and competent engineer to determine the requirement for lightning protection under BS 6651 and BS EN 62305.	00,750.00
36.1	<i>Monuments, Tombs + Vaults – Cowen Tomb</i>	
	It is well worth considering reinstating cast iron railings of the period to complete the setting of this historic structure.	12,500.00
37.4.1	<i>Boundary Walls – West</i>	
	It is recommended that a lime:sand mortar repointing specification/methodology is drawn up and repairs executed to correct defective areas.	00,750.00

R4

A desirable improvement with no timescale.

QI Ref.	Recommendation	Budget Cost (£)
15.1.1	<i>Aisle Panelling</i>	
	It would be desirable to repair and/or make good those defective panels.	05,000.00
17.1.4	<i>Internal Finishes – Nave, Aisles + Chancel (Arcading Piers and Columns)</i>	
	It would be worth considering whether the church would wish to reinstate this decoration as it represents part of the historic development of the church.	50,000.00
18.7.2	<i>Bell Frame</i>	
	It is desirable that a drawn/photographic record is made for the Bell Frame.	02,000.00
37.3	<i>Boundary Walls – South</i>	
	It is desirable that a lime:sand mortar repointing specification and methodology is drawn up and repairs executed to correct defective areas.	04,500.00

This concludes the Quinquennial Report of the inspection of the Church of St Paul,
Scotland Head, Winlaton.

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