

**DIOCESE OF DURHAM**  
**CHURCH OF ST PHILIP AND ST JAMES**  
**WITTON LE WEAR**  
**ARCHDEACONRY OF AUCKLAND**  
**DEANERY OF AUCKLAND**

**ECCLESIASTICAL JURISDICTION AND CARE OF CHURCHES MEASURE 2019**  
**QUINQUENNIAL REPORT NOVEMBER 2021**

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## **1.00 SITE AND LOCATION**

### **1.01**

The Church of St Philip and St James is located in the village of Witton Le wear, on the North side of the village.

### **1.02**

The original construction of the Church is unknown but substantial rebuilding took place between 1896 and 1902 to produce the current layout. The Church is Listed Grade II and consists of a nave accessed via a porch on the South side. There is a North aisle and the chancel is lower and located to the East of the nave. To the North of the chancel is the vestry and organ chamber. The boiler house is located to the West and partly built into the ground as a semi basement.

### **1.03**

The walls to the Church are sandstone laid squared with dressed stone surrounds to windows and doors.

### **1.04**

The main roof is covered with clay plain tiles steeply pitched. Subsidiary roofs are covered with Westmorland slate (porch) concrete flat profile tiles (North aisle) and Welsh slate (vestry).

### **1.05**

The nave and North Aisle roofs are open trussed of purlin and rafter construction with a boarded lining. The chancel roof is barrel vaulted with a decorated boarded lining. The porch roof construction of rafter and purlins is fully exposed with timber board lining. The vestry has a plastered ceiling.

### **1.06**

Floor finishes generally are plain concrete walkways to the porch and Church with wood blocks to the pew areas. The chancel has loose carpet laid over glazed tiles inset into the concrete. The vestry is wood block as before.

### **1.07**

Wall finishes internally are rendered with dressed stone surrounds to window/door openings.

### **1.08**

Windows are all leaded lights with a mix of clear and stained glass.

### **1.09**

The Church is surrounded by cemetery to the South and West with the main access to the Church via the Southern aspect. A public footpath runs from the South West corner of the grounds to the West of the Church and terminates on the Northern boundary. The site is surrounded by a stone wall to all sides and falls substantially from North to South.

## **2.0 WORKS CARRIED OUT SINCE THE LAST QUINQUENNIAL INSPECTION**

### **2.01**

Maintain operation of all rainwater goods and trapped gullies

### **2.02**

Paving slabs pointed.

### **2.03**

Lead flashing to vestry roof replaced.

### **2.04**

Repointed stonework as noted.

### **2.05**

Remove moss from north side footpath and ensure operation of open drainage channel (not actioned).

### **2.06**

Clean off moss growth to north facing roof areas (not actioned)

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### **3.0 INSPECTION REPORT : EXTERIOR**

#### **3.1 NORTH ELEVATION**

##### **3.1.1**

The North Slope of the chancel roof, clad in plain clay rosemary tiles.

Abutment flashing to East and West gables and chancel nave junctions are in good order.

##### **3.1.2**

North aisle roof is covered with concrete flat profile roof tiles of lower pitch to the main roof, all in good order. Roof is heavily contaminated with moss.

##### **3.1.3**

Vestry roof is Welsh slate in good order. Abutment felt flashing at both East and West end of roof and upstand. Lead flashing to main church wall has been reinstated.

##### **3.1.4**

Organ chamber roof, covered in plain clay tiles. Isolated bonnet hip tiles have been replaced.

Substantial vegetation to rear of roof and roof valleys requires immediate removal to ensure efficient discharge of rainwater.

##### **3.1.5**

The boiler house roof is formed with in-situ concrete which receives direct rainwater discharge from the nave roof which is aggravating the erosion of this roof exposing the coarse aggregate.

##### **3.1.6**

Gutters are generally ogee pattern being a combination of original cast iron and replacement cast aluminium. Guttering to the North aisle discharges to 2 no. outlets and appears to be incorrectly positioned in relation to the eaves tile overhang. Discharge of rainwater gutter from the roof requires checking in operation. Some vegetation evident in the West end of this gutter. Guttering to the vestry roof is heavily overgrown with grass and weeds.

##### **3.1.7**

Rainwater pipes to the North elevation are UPVC discharging to the concrete paving footpath. The gutter outlet / UPVC rainwater pipe requires testing for water tightness.

The discharge from rainwater pipes into the concrete paving runs away from the building into a dished channel in the concrete. This discharge is impeded by moss growth. The nave rainwater pipes discharge directly onto the concrete boiler house roof.

##### **3.1.8**

The masonry to the North wall is generally sound with window / door surrounds true with no sign of distress.

##### **3.1.9**

The windows are stained glass with external security grilles and are all in tact.

### **3.1.10**

Vestry door and frame is timber painted finish which is flaking and exposing the base timber. This door is obviously never used but requires decoration to maintain integrity.

### **3.1.11**

The flue and its flashings are sound, having been replaced recently. The stonework is badly stained by flue emissions and requires repointing in isolated areas. One only stone on the East elevation of the flue is badly eroded.

## **3.2 EAST ELEVATION**

### **3.2.1**

Stonework to this elevation generally very sound, isolated areas of pointing loose or missing.

## **3.3 SOUTH ELEVATION**

### **3.3.1**

The main roof to the nave and chancel is covered in plain clay rosemary tiles terminated with abutment flashing to water tabling. Odd tiles have slipped require repositioning.

Abutment flashings are reasonably sound with isolated areas of loose or missing pointing.

### **3.3.2**

Rainwater gutters to this elevation are cast iron, ogee pattern, some rusting evident.

Guttering requires checking for vegetation.

Temporary repair to downcomer requires permanent solution.

## **3.4 WEST ELEVATION**

### **3.4.1**

Stonework as before, generally in good repair. East buttress, some staining evident to stonework from run off from water tabling.

### **3.4.2**

Window to West end of this elevation clear leaded light. Isolated lead panes are holed/cracked, require replacing.

### **3.4.3**

Elevations to aisle and boiler house, stonework sound and in good order. Electrical power supply to building enters on North aisle of gable.

#### **3.4.4**

Main West elevation and bell tower stonework generally sound and in good order.

Fine settlement crack evident, appears quite old.

Bell tower has two bells on timber mounting blocks with cast iron brackets generally all sound.

Lighting conductor located on bell tower, satisfactorily connected.

Electricity transformer mounted at high level on North West corner.

### **3.5 PORCH**

#### **3.5.1**

Roof covering consists of graded Westmorland slates. Ridge tiles are red clay segmental type, one of which is damaged.

Lead abutment flashing and flashing generally sound, minor pointing required at low level.

#### **3.5.2**

Rainwater goods cast iron with ogee gutter profile, all showing signs of decoration deterioration and rusting.

Rainwater pipes discharging to gullies which are blocked with silt and overgrown.

#### **3.5.3**

Stonework to porch generally sound and in good order.

### **3.6 CHURCH GROUNDS**

#### **3.6.1**

Access to the porch is via a footpath from the Southern boundary rising through three short flights of concrete steps with a top landing of concrete paving slabs.

Footpath and steps guarded by simple metal handrail and balustrade with 2 no. lighting columns.

#### **3.6.2**

The Churchyard comprises grassed areas with four mature broad leaf trees and several shrubs supplanted among grave headstones. Some headstones have been laid horizontally on the ground.

Isolated headstones leaning quite heavily require monitoring for stability.

#### **3.6.3**

The boundaries to site are formed with random stone walling which is generally sound and in good order. The wall forming the East and North boundary in particular appears to have been rebuilt in the more recent past. South boundary, some coping stones are misplaced, wall requires pointing in isolated areas.

#### **3.6.4**

The site falls from North to South and consequently the Church on the North and East side is set below ground level by approximately 1.5m in the worst case. The building is protected by a footpath and then a stone retaining wall set approximately 1.0m from the building face. The retaining wall to the North side contains field drain outlets discharging water from higher ground.

#### **3.6.5**

Externally the West end of the Church affords access to the boiler house via two flights of external concrete steps contained within a metal fenced area. Steps require moss and vegetation to be removed to make safe. Additional step required at boiler house door to prevent water ingress.



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## **4.00 INSPECTION REPORT - INTERIOR**

### **4.1 PORCH**

#### **4.1.1**

The roof area is open, exposing the roof structure and sarking board lining with a mesh lining to prevent birds nesting. Several active birds nests in this area.

#### **4.1.2**

Exposed stonework as before in good order.

#### **4.1.3**

Wrought iron external gates provide access to the porch are binding on the floor due to gates dropping on hinges.

### **4.2 NAVE**

#### **4.2.1**

The nave is formed with rendered walls and dressed stone surrounds to windows and doors. All appear in good order and decoration.

The damp problem to the west end of the north wall at high level has been addressed by removing the internal plaster render. This area is now re-rendered and decorated.

Low level signs of dampness to west wall.

#### **4.2.2**

The nave roof is an open barrel vaulted roof with main trusses, purlins and rafters exposed with timber board infilling and appears to be in good order with no signs of water ingress.

#### **4.2.3**

The windows are all leaded lights with a mixture of clear and stained glass. Refer previous note re damaged/broken leaded lights.

#### **4.2.4**

The floor to the nave is a combination of concrete to the entrance point and walkways and woodblock to the pew areas. Some areas of woodblock flooring are loose laid and any surface sealant has long since been worn off.

## **4.3 NORTH AISLE**

### **4.3.1**

The walls are of similar finish to the nave, rendered and decorated with dressed stone opening surrounds. The wall finishes are generally in good order but with signs of dampness at low level to the North wall manifesting itself in loose and flaking paintwork.

The nave and aisle are separated by arched openings supported on circular stone columns which have good clean lines and are in good order.

### **4.3.2**

The aisle roof is open trusses with exposed purlins and sarking board lining.

All appear to be in good order.

### **4.3.3**

The windows are leaded lights, clear glazing and are in good order.

### **4.3.4**

The floor to the North aisle is concrete to the walkway and woodblock to the pew area. The woodblock is loose laid in some areas and shows signs of water damage in the past, being heavily stained in some areas. This may be associated with the dampness evident on the North wall.

## **4.4 KITCHEN AND ACCESSIBLE TOILET**

### **4.4.1**

Recently installed kitchen and disabled toilet (2014) are in good order, all services, fittings and fixtures appear sound and in good order.

Drainage is disposed of by macerator situated in the disabled W.C

## **4.5 CHANCEL**

### **4.5.1**

The walls are rendered and decorated as before with the decoration extended over the dressed stone surrounds. The walls are clean with good lines and no signs of movement.

### **4.5.2**

The chancel roof is boarded barrel vaulted with exposed ribs all painted and is in good order.

### **4.5.3**

The floor is stone paved with timber block infill to choir area and raised timber to organ area. The alter area is concrete with infill quarry and glazed tiles, all in good order. There are two floor grilles to the North and South corners of the East gable which may have been associated with the original heating system.

## **4.6 VESTRY**

### **4.6.1**

Walls rendered and decorated clean and in good repair. East wall, some evidence of dampness with loose and flaking plaster.

### **4.6.2**

Roof monopitch construction as previous with main truss and purlins exposed with infill timber sarking boards in good order.

### **4.6.3**

The floor is woodblock without any protective decoration and is loose laid in the room entrance area.

## **4.7 ORGAN CHAMBER**

### **4.7.1**

Walls rendered and decorated as before, very clean.

### **4.7.2**

Roof monopitch construction as previous with main truss and purlins exposed with infill timber sarking boards in good order.

### **4.7.3**

The floor is woodblock generally sound without any form of decoration.

## **4.8 BOILER HOUSE**

### **4.8.1**

The walls are exposed stonework with painted finish, showing evidence off original solid fuel storage use. Original solid fuel access hatch still evident. Dampness evident at low level.

### **4.8.2**

The boiler house roof is in-situ concrete and in sound condition.

### **4.8.3**

The floor is exposed concrete with a sump housing a pump. The boiler house suffers from water ingress it would appear externally from the boiler house steps.

A rudimentary barrier of bricks has been set up to form a step at the door.

Timber work of the door, frame and coal hatch are rotten.

### **4.8.4**

The boiler is mounted above floor level. The boiler house is used as a storage area and is generally untidy.

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## **5.0 SERVICES**

### **5.1 HEATING SYSTEM**

#### **5.1.1**

The heating system consists of an oil fired boiler serving a low pressure hot water system in the form of cast iron radiators fed by 75 diameter cast steel flow and return pipes. These earlier radiators have been replaced since the last quinquennial. There are now in excess of 20 radiators positioned on the external walls in the main body of the church. Some repair/making good work required where radiators have been installed.

### **5.2 ELECTRICS**

#### **5.2.1**

The electrical system was fully operational and is obviously a fairly recent installation as cabling is in MICC.

The electrical installation should be tested in accordance with current IEE Regulations.

### **5.3 FIRE PRECAUTIONS**

#### **5.3.1**

The building has a fire extinguisher in the vestry, boiler house and North aisle.

## **6.0 FIXTURES AND FITTINGS**

### **6.1**

Pews are simply designed and in good clean order.

There is evidence of woodworm infestation in the choir stalls, lectern and alter table. These areas should be inspected by a specialist as soon as possible and any recommendations immediately implemented.

The alter rail and alter screen are in oak and in good order.

The font is black marble possibly of local origin set on a concrete plinth.

The organ was manufactured by Nicholson and Newbiggen of Newcastle Upon Tyne and is undated.

Kitchen units in good order.

Sanitary fittings intact and secure.

Disabled grab rails soundly secured to support walls.

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## 7.0 SUMMARY OF WORKS RECOMMENDED

### 7.1 WORKS REQUIRING IMMEDIATE ATTENTION

- a) Clean out all rainwater goods. **Band 1**
- b) Clean out all blocked, trapped gullies. **Band 1**
- c) Form concrete step to boiler house. **Band 1**
- d) Permanent repair to downcomer, south elevation. **Band 1**
- e) Reposition slipped/missing roof tiles. **Band 1**
- f) Employ specialist to inspect and remedy areas affected by woodworm. **Band 1**
- g) Remove vegetation, rear of organ chamber roof. **Band 1**

### 7.2 WORKS ESSENTIAL WITHIN THE NEXT SIX TO EIGHTEEN MONTHS.

- a) Repair broken/cracked leaded lights. **Band1**
- b) Decorate all rainwater goods. **Band 2**
- c) Isolated repointing. **Band1**

### 7.3 BEFORE THE NEXT QUINQUENNIAL – NOT ESSENTIAL

- a) Boundary walls reposition/bed coping stones and repoint areas of walling. **Band 2**
- b) Seal and secure woodblock flooring. **Band 1**
- c) Clean off moss growth to North facing roof areas. **Band 1**
- d) Decoration to external woodwork. **Band 1**

N.B: Cost Bands

- Band 1 £0 - £1,999
- Band 2 £2,000 - £9,999
- Band 3 £10,000 - £29,999

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## **8.0 CONCLUSION**

### **8.1**

The Church and its grounds are generally in good order. The general appearance and care of the fabric of the church is good. The area of dampness to the north wall at high level appears to have been cured by installation of lead upstand flashing to the rear of the chimney stack and hacking off and re-plastering the affected area.

### **8.2**

The north side of the church by its orientation and setting below ground level demands the most attention in maintenance terms. This situation is further exacerbated by the close proximity of deciduous trees. These factors demand that above and below ground drainage systems are clean and operational.

## **9.0 GENERAL**

### **9.1**

The recent changes in electrical legislation requires the building owner to display on the premises a certificate of electrical competence. Included within this should be testing of the lightning conductor.

### **9.2**

The heating system should be inspected and the boiler serviced once a year.

### **9.3**

The PCC carry maintenance in a diligent manner but should pay particular attention to rainwater goods and the discharge of water from the roof into the drainage system.

Preventative maintenance ensures economic maintenance.

### **9.4**

The recent additions of kitchen and toilet facilities have greatly enhanced the functionality of the church.

### **9.5**

The PCC are reminded that insurance cover should be maintained and index linked.

### **9.6**

This is a summary report only as required by the Inspection of Churches Measure, it is not a specification for the work and should not be used as such.

### **9.7**

Inspection was carried out on the 25/11/2021. The weather was dry with the temperature average for that time of year. The inspection was carried out from ground level using binoculars for the high level elements of the building.

**9.8**

It should be noted that the survey and report does not include woodwork and other parts of the structure which are covered, unexposed or inaccessible and I therefore unable to report that any parts are defect free. It must also be noted that no tests were carried out to determine if high alumina cement was used in the construction of the building.

**9.9**

Environmental Sustainability should be considered in the function and operation of the building. A building of this age and type of traditional construction with no inbuilt insulation is very slow to react to extremes of temperature. Limited measures can assist in minimising energy use and heat lose. Lighting is an obvious source of energy use and LED bulbs should be used in all circumstances. Heat loss should be minimised by draught proofing measures where possible. Ensure all cracked and broken glazing is replaced to limit heat loss. Ensure efficient operation of all building systems. This is particularly critical in roof drainage, rainwater disposal and underground drainage systems. Efficient operation of the foregoing will protect the building fabric and church grounds and extend the buildings sustainable life.

**SIGNED**.....

**JOHN TAYLOR CHARTERED ARCHITECT RIBA**

## APPENDIX 1: PHOTOGRAPHS



Image A: In situ concrete roof to Boiler house.

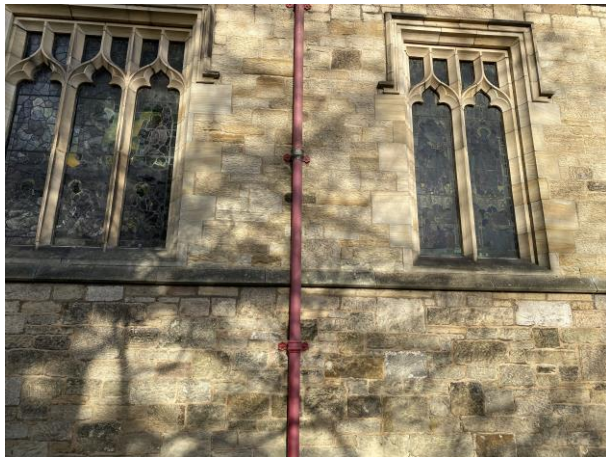


Image B: temporary repair to South elevation downpipe



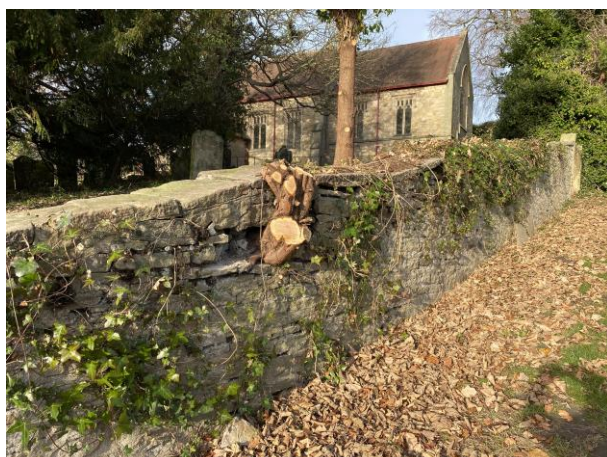


Image C & D: Boundary walls requiring attention



Image E & F: Lifting coping stones to Southern boundary wall



Image G: Leaning headstones



Image H, I & J: Evidence of woodworm



Image K: Loose woodblock flooring

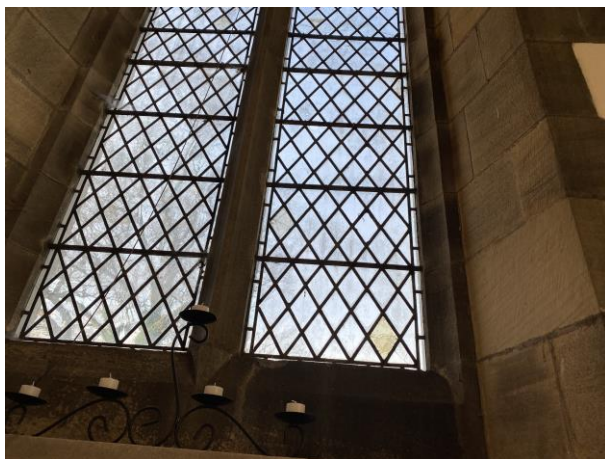


Image L & M: Broken / cracked leded lights

**APPENDIX 2: FLOOR PLAN**

