

DIOCESE OF DURHAM
ST PETER'S PARISH CHURCH, BISHOPTON

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Inspection of Churches Measure 1955
(Amended 1995)

Architects Report No.10 made 9th May 2008

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This Report has been prepared on the basis of the 'Model Diocesan Scheme' recommendations for inspecting Parish Churches as published in 1995 by the Council for the Care of Churches 'CCC' in conjunction with the Ecclesiastical Architects & Surveyors Association 'EASA'.

INSPECTION OF CHURCHES MEASURE 1995 (AS AMENDED 1991)

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RECOMMENDATIONS

Where work is recommended a code number in brackets is entered in the right hand side page margin to indicate the priority: as follows:

- (1) Urgent works requiring immediate attention.
- (2) Work recommended to be carried out during the next 12 months.
- (3) Work recommended to be carried out during the Quinquennial period.
- (4) Work needing consideration beyond the Quinquennial period.
- (5) Work required to improve energy efficiency of the structures and services.
- (6) Work required to improve disabled access.

A. BACKGROUND AND GENERAL

- A.1 The Church of Saint Peter, built in 1846, stands at the junction of two minor roads in the Village of Bishopston, County Durham. The nearest town is Stockton on Tees, which is 4 miles to the east.
- A.2 Ordnance Survey Map Reference: NZ 365 213.

GENERAL DESCRIPTION OF CHURCH

- A.3 The Church comprises a Nave with North Aisle having seating for a congregation of 150 persons, a Chancel and Sanctuary, a Vestry formed in the east bay of the North Aisle and an Organ Chamber which was originally a Clergy Vestry to the north of the Chancel. There is a Tower at the north west corner under which is the entrance Porch. A boiler house with an external stairway is in a basement under the Organ Chamber. The Tower houses a clock which faces the Village Green and the Belfry houses three bells. The Parish Hall forms the greater part of the north boundary.
- A.4 The Church is built of small random rubble stone with dressed quoins and surrounds, plastered internally and is roofed with green slates. The roofs over the Nave and Chancel are steeply pitched and the North Aisle is of a lean-to structure. The main and lean-to roofs have their timbers exposed and are plastered between the rafters.
- A.5 Heating is by means of a low-pressure hot water system with an oil-fired boiler and large diameter pipes and radiators supplying heat to the Church.
- A.6 Artificial lighting is by means of electricity.
- A.7 The Churchyard is surrounded by a mixture of trees: horse chestnut, ash, sycamore, yew, beech and holly, close to the inside of the boundary wall.
- A.8 The Church is described in N Pevsners 'The Buildings of England: County Durham Volume' as:
- "ST PETER. NW Tower with battlements and diagonal buttresses, N aisle and chancel with much medieval walling surviving the rebuilding of 1846-7 by Sharpe & Paley. Clear signs that the chancel was lengthened in the medieval period. One original late C13 one-light window just N of the chancel arch - FONT. Octagonal bowl on a single stem with C17 font cover, pyramidal and crocketed. - Two medieval CHESTS of uncertain date. One of the is attributed to the C13."*
- A.9 The Church is a Grade II. listed building, a copy of the listing status is attached to a previous report. Whilst the Church does not have any Tree Preservation Orders it does reside in the Bishopston Conservation Area.
- A.10 The History of the Parish of Bishopston with Great Stainton by LR Pearson dated 1946 is in the Architect's file.
- A.11 A Church History of Bishopston by the Christian Inheritance Pamphlet No. 12 was published in June 1988.

B SCOPE OF REPORT

- B.1 All areas accessible were inspected from ground level and a view of the pitched roof areas was gained from the Tower roof. Ladders were available for inspection of low eaves on the north aisle. Floor voids were not inspected or carpets lifted. High level

internal roof timbers were not accessible for close inspection. See Appendix item 'c' for a full description of the scope of inspection.

1.0 WORKS CARRIED OUT SINCE PREVIOUS REPORT

- 1.1 2 No. Trees lopped by Local Authority
- 1.2 Various headstones laid flat by Local Authority on the grounds of safety
- 1.3 Grass cut in season by Local Authority from month of May on monthly cycle
- 1.4 Chancel Gable wall, Nave side, redecorated twice by donation
- 1.5 Rainwater downpipe on West Gable clear of debris by volunteer
- 1.6 General slate repairs
- 1.7 Wire windows guards installed to all North facing windows
- 1.8 Electric installation tested and earthing installed in January 2006 at cost of £1,463.00
- 1.9 New heating pump installed in Boiler House at approx. cost of £200.00
- 1.10 New heating timer clock installed
- 1.11 New Radio controlled "Watchman" oil gauge installed to oil tank with reader in Vestry
- 1.12 Lightning Conductor tested and associated work carried out by Stone Technical Services at £500.00
- 1.13 Organ blower tested and Asbestos removed
- 1.14 Fire Extinguishers tested and maintained in April 2008
- 1.15 Portable wheelchair ramp purchases for access & kept in Entrance Porch cost approx. £300.00
- 1.16 New bell ropes installed
- 1.17 Clock automatic winding mechanism installed in December 2007 paid by Community Fund
- 1.18 Floor repaired in Belfry by volunteer
- 1.19 Fire resisting foam installed to pipe route from Boiler House to Vestry

2.0 GENERAL CONDITION OF CHURCH

The Church continues to be well maintained and is structurally sound. Roof and masonry repairs having been carried out in the last ten years are in good order and will last for the foreseeable future. The Nave roof continues to give concern, especially the South slope, which has had many repairs. This roof is now time expired. There are a number of missing & loose slates, which will in due course lead to progressive deterioration and leakage. Masonry repairs are also needed to the South walls.

The interior has had some recent partial decoration but generally the walls are in a poor state and will need redecoration in the next 5 years.

The Electrical systems have been checked in recent years and earthing has been improved, also the Lightning Conductor installation has been upgraded. The heating pump has been renewed and the Boiler House ceiling pipe route into the Vestry has been safely sealed with fire resisting foam. Thus all the installed systems are now checked and fully compliant with regulations.

EXTERNAL INSPECTION

3.0 ROOF COVERINGS

3.1 NAVE ROOF

The slating to this steeply pitched roof is in diminishing courses and is in green, presumably, Westmoreland slates. The roofline and level is straight with no dips or undulations. There is a stone half round ridge that appears to be in good condition. The south side continues to show many repairs and replacements in different colours, and there are now a number of loose and missing slates at higher level. Internally a small hole

is visible where the plaster ceiling is missing and this will cause decay to the ceiling so should be repaired as soon as possible. The indications are that the roof is time expired and considerations should be given to early renewal.	2
The north side of the nave roof is in better condition than the south and could probably last longer, but broken slates behind the tower should be repaired, so the priority is to replace the south side first.	2
The stone cross at the east gable with the chancel repaired previously and still appears sound.	
The gutter behind the tower was reformed and releaded, as the previous gutter was leaking and defective. The new gutter now discharges onto the aisle roof whereas it previously discharged through the West end parapet wall where blockages occurred. The reconstruction of the gutter included removing an infilled arch in the tower wall and a rotten timber beam that was replaced with new timbers and a new lead faced panel.	
The roof leak in Vestry area adjacent to the Boiler House flue was attended when chimney flashings were repaired.	
3.2 AISLE ROOF	
The north aisle roof has a flatter pitch and was re-roofed before 1997 with new Westmoreland slate by Matthew Charlton Roofers. The previous roof was leaking, with water seeping through the slates into the ceiling plaster, which was bonded on the underside of the slates. The new roof is insulated and has a ventilation gap under the slates. There is one broken slate on the North Aisle, but there is slate cover under, however, a repair is recommended. There is no sign of leakage at the Nave junction with the	2
North Aisle, where a lead flashing was introduced at the time of re-roofing. Moss growing on the Aisle roof – West end – should be removed.	2
3.3 CHANCEL ROOF	
The chancel roof north side is still intact and appears to be satisfactory with no loose or missing slates. The south side roof is more disrupted and repaired indicating a time expired condition. Replacement should be considered with the Nave south roof or at a subsequent stage.	3
Table stones to the east gables appear intact but there are signs of settlement in the gable wall extending to the roof so a roof top inspection should be made to check the table stone joints. The roof/gable junction is mortar pointed.	2
Lead flashings at the South wall abutment of Chancel Eaves need replacement as the lead work is piecemeal and does not give adequate protection.	2
4.0 RAINWATER GOODS AND DISPOSAL	
4.1 The cast iron rainwater goods are now decorated in black and are in good condition.	
The rainwater hopper to the chancel south roof has been renewed.	

The bottom section of downpipe below the hopper is clear and in good order.

The chancel north downpipe is decorated and in good order.

The west gable downpipe and hopper is still out of line but nesting material appears to be blocking the hopper so should be cleared and wire mesh added to prevent future blockage.

1

Above the hopper, the tower downpipe has been repaired and appears to be in good order.

The North Aisle gutter has previously been troublesome but there is no current indication of a backfall. Previous reports of a gutter overflow at the West end may explain disruption to decorations in this area.

4.2 Downpipes discharge into gullies in some cases but not all. The gullies should be checked and cleared to ensure water discharges away from the

2

building. Gullies and drains should be installed where there are none to ensure water discharges away from the walls.

2

Clearing and testing of drains should be carried out each year.

2

4.3 All gutter internal linings should be decorated with bitumen paint.

2

5.0 WALLS & STRUCTURE

5.1 There is still some indication of minor settlement or movement of the east gable wall of the sanctuary. This is to be seen in the outer windows of the gable where vertical hairline cracks extend from the table stones down the window jambs to below the window cills. The SE corner buttress continues to show a vertical movement crack with separation between the corner masonry and the diagonal buttress. The open joint should be pointed in fine lime mortar to determine any current movement.

2

5.2 The south nave wall is a mixture of random and coursed stone of different types. Although the church was rebuilt in 1846/7 there are signs of earlier masonry here and a number of historic changes. The lower part of the south nave wall is eroding and showing signs of distress with one stone collapsed and in need of renewal. The upper masonry is intact, well formed and pointed so it should be possible to replace the lower defective stone in parts without disturbing the upper work. Advice and approval should be sought on the best method of repair before seeking tenders.

2

5.3 Stonework to the Chancel is Regular Square coursed and well pointed.

5.4 Vestry North Elevation: Window to LHS of exterior Vestry door is eroded and will in due course require repair. The Vestry door RHS reveal also is in need of repair - where there is a broken stone.

4

Square coursed stonework is flush pointed in good condition.

5.5 West Gable

There is erosion to the west window stone tracery and hood moulding. This will need repair in the next quinquennium. Some deep erosion to areas of stone to the left of the window head and RHS gable kneeler will

- also need attention. 3
- 5.6 The nave gable wall over the chancel roof was restored, with extensive rebuilding to the north side and repointing to the south side by David France. The stone cross at the gable apex was found to be cracked at the base and was repaired. The table stones were also re-pointed during the rebuilding period.
- 5.7 Stonework at the base of the entrance door is eroded with loss of detail and to the left of the door at low level the stonework is eroding and in need of repair. 4
- 6.0 TOWER**
- 6.1 The Tower, with diagonal corner buttresses, is built in three stages expressed by projecting string courses: ground floor being the entrance lobby to the Church: first floor via a stone spiral stair at the SW corner is the Ringing Chamber, also giving access to the balcony overlooking the Nave at the west end and: second floor being the Clock Tower. 3rd Floor the Belfry, then on to the Roof. The roof has a stone parapet with crenellations.
- 6.2 North Elevation of Tower
The 1st stage of masonry is random stonework in satisfactory condition. There is however, a settlement crack at the NW corner buttress, which requires pointing up. Existing pointing is flush and of course mortar. The 2nd stage contains smaller random masonry with erosion to a centre area and to the LHS. The 3rd stage is as the 2nd but with erosion and some deep holes to the bottom of the panel, which will require replacing when funds allow. The parapet is in satisfactory condition. 3
- 6.3 West Elevation of Tower
The 1st stage contains the main entrance door where loose pointing requires attention at the LHS buttress. The door quoin reveals are eroded and will need some attention in due course. The hood over the door is sound. There is general erosion to the panel at the left of the door, which will require attention. The 2nd stage coursed rubble panel is well pointed but with some soft stone showing surface erosion. This panel contains the clock face, which is in good condition but the time does not appear to be accurate. The 3rd stage and parapet level are in satisfactory condition. 3
- 6.4 Stair Enclosure at SW corner of Tower
The stair rises through two storeys and shows three facets of an octagonal enclosure. Large stone quoins are at the external angles but the field infill masonry are deeply eroded in places and will require attention in due course. 3
- 6.5 South & West Elevations of Tower
These are in similar condition to north and west elevations.

7.0 EXTERIOR DOORS

- 7.1 The main entrance door on the west side of the Tower is a single leaf timber boarded door with arched head, metal straps and security lock, in satisfactory condition except for peeling decorations, which needs attention in the next year. 2
- 7.2 The vestry external door to the north elevation is painted timber with metal straps and ring handle. The floor boarding inside has now been repaired. The door boarding has open joints at the bottom, which require filling & decoration. 2
- 7.3 The external store and door at the NE corner of the tower was removed several years ago because of decay leaving just the concrete floor slab. The walls have been patched so the exterior condition now matches with adjacent stonework.

8.0 WINDOWS

- 8.1 East Gable: There are three lancet head windows with metal grille protection, except for the upper panel of the centre window, which has been removed and is now stored in the Entrance lobby. This should be refixed. The leaded window condition is aging and bulging and will need releading in due course. 4
- 8.2 South Elevation: Starting from LHS west end.
Window 1: Clear diagonal leaded. 2 lights as new condition.
Window 2: Figured stained glass, stone cill tarnished but intact.
Window 3: Figured stained glass in very small quarries. 2 No. cills cracked & stone missing.
Window 4: Clear leaded lights as Window 1.
Window 5: Figured glass in single light. Grille protection is recommended 3/4
Window 6: Chancel window figured glass good condition, but stone cill deeply eroded at stools. Recommended repair 3/4
Window 7: Chancel window as Window 6 but slight erosion.
- 8.3 North Elevation: 4 No. small windows to north aisle in satisfactory condition with new grilles in fine black mesh. 1 No. Chancel window has a new grille.
- 8.4 West Elevation: The gable window reglazed to a design by Septimus Waugh in recent years is in good condition. This window has no protection.

INTERNAL INSPECTION

9.0 TOWER

- 9.1 Ground Floor: Entrance Porch
Concrete red polished floor with tiled surround in good condition.
Decoration to walls and ceiling are in need of redecoration. 3
- 9.2 Belfry
There are three bells hung on a sturdy softwood frame by C&G Mears of London dated 1847. The bells are Treble, II and Tenor. The mountings and pivots are in need of greasing. The timber frame and ladders have woodworm holes, which should be checked or treated. 2

	The Belfry openings on all four sides comprise slate louvres, which are in need of repair. 10 No. louvre blades are missing.	2
	There is debris on the floor, which should be cleared.	3
	The Tower roof was replaced in November 1983 comprising softwood boarding; joists and a beam including a steel lifting beam for bell repair - all in good condition.	2
	The interior stone walls are random bond and satisfactory.	
	There is wire mesh to the louvred openings, which appears to be intact.	
9.3	<u>Tower Roof</u>	
	The monopitch roof is lead covered in 5.5 bays with square rolls. The lead is in sound condition. Vegetation in the gutter should be removed & checked every other year.	2
	The flagpole and 4 stay wires have been renewed in the last 5 years and in good condition.	
	Lead pointing to the perimeter flashing is cracked at the wall chases and open on East and West faces, and should be reformed and repointed.	2
	The parapet castellations were reinforced with brick piers at the rear of each Merlon in 1983. The south side has existing stone buttressing and appears to be satisfactory. An East & West buttress have horizontal cracks but there is no concern at this time.	
	Copings to the Merlons appear to be solidly fixed but top staple fixings have disappeared. Noted that there is wind erosion to the external castellations.	
	The access hatch of timber with aluminium cover has no fixing but appears to be adequate.	
	There is a lightning conductor from the flagpole routed over the roof to the north face of the Tower and down. There is a second downtape on the South side, which is earthed on the West elevation. See later in this Report for details of the Lightning Conductor Test.	
9.4	<u>Clock Chamber</u>	
	The clock mechanism is now electrically operated & was reported to be in good order. A local clock engineer from Appleton Wiske now maintains the clock.	2
9.5	<u>Bell Ringing Chamber</u>	
	The timber-boarded floor is painted but a loose board needs refixing.	3
	The painted wall plaster is flaking. In the NW corner is boxing for the clock weights no longer in use.	
	The balcony access is from the south side where a boarded door separates the Chamber from the balcony, which has been repaired	
	The west wall at the side of the balcony shows extensive paint flaking, from gutter leaks previously noted.	
	The windows with leaded lights are in satisfactory condition.	
9.6	<u>Stair to Ringing Chamber</u>	
	This stone spiral stair leads from the Tower entrance lobby to the Ringing Chamber. The timber door at ground floor level is satisfactory, as is the leaded light window.	
	Decoration to the plaster walls is peeling and will require redecoration in due course.	4

10.0 ROOF STRUCTURE, CEILINGS ETC

- 10.1 The roof structure is timber truss construction open to the underside of the sloping roof timbers with no suspended ceiling or roof void. The exposed timbers are stained and appear to be in good condition with no indication of leaks or water entry that could affect the structure. It was not possible to gain high level access to the roof timbers for close inspection.
- 10.2 The north aisle roof is a lean-to structure, similarly open construction as the Nave, but to a shallower pitch. The rafters and purlins are exposed and have been relined with a new insulated ceiling when the north aisle was re-roofed. The ceiling was redecorated following reconstruction and is now in good order.
- 10.3 The ceiling and tower gutter were remade when the north aisle was re-roofed and the former ceiling over the gallery was removed and found to be decayed. Above the ceiling an arched opening was found and this has now been boarded and lead covered. There is some stone decay to the west arch springing and this should be cleaned off and dressed to the original arch shape. Redecoration of the arch above the former ceiling level would upgrade the area and make it presentable.

2

11.0 BALCONY

- 11.1 The balcony is located at the NW end of the Nave accessed from the Tower Ringing Chamber. The Balcony contains two pews and has a stained timber panelled front and side which appears to be sound and in good condition.

12.0 PARTITIONS, SCREENS, PANELLING, INTERNAL DOORS

- 12.1 The Vestry, located at the north east end of the Nave/North Aisle is in two parts: The entrance part has an inner and outer door with access also to the Organ Chamber. The inner door is solid and sound. A partition separates the inner Vestry, which occupies a bay of the north aisle. This is separated from the Church with a fine light oak carved screen and plain partition over, all in good condition. The Vestry contains robe hanging space and built-in cupboards.
- 12.2 The pair of entrance doors from the Tower Porch into the Nave, are of panelled construction and in good condition.
- 12.3 A separate door from the Porch leads into the North Aisle & is in working order.

13.0 GROUND FLOOR STRUCTURE

- 13.1 The central aisle has a decorative tiled floor leading from the Tower lobby. The surface is uneven, probably caused by settlement but this is hidden by a carpet overlaying the tiles. The pews on each side of the aisle are raised on a timber suspended floor which is of sturdy construction. The floor at the front of the Nave is woodblock and well polished but again settlement and lifting of the substructure is causing disruption to the

woodblock in places. No action at present.

- 13.2 The Chancel floor is raised by two steps above the Nave and is solid construction.
The altar at the east end is raised by two further steps at the altar rail.
There is rich decorative tiling to the Sanctuary area in good condition.
- 13.3 The Vestry floor is boarded timber and has been repaired at the exterior door. This is now in good condition. The Inner Vestry floor has an incline towards the outer wall & is probably caused by decay to the floor joists .
Underfloor investigation will be required in due course. 4

14.0 INTERNAL FINISHES

- 14.1 All internal walls are plastered and decorated. The north arcading columns and arches in stone are exposed. Window tracery also in stone is exposed.
- 14.2 As mentioned in the previous report, rising damp has affected the south and west walls and is in need of investigation and repair. The south and west walls are hollow dry lined and repaired. The previous wall lining system appears to have broken down with a hole now opened up. Proposals to replace the wall linings have been discussed but approvals and funding will be required. 3
Rising damp is appearing above the dry lined walls between windows 1 & 2 & will require further investigation.
- 14.3 Damp on the north side of the chancel arch previously noted has persisted and Chancel arch wall has been redecorated twice but signs of damp are still apparent. It is recommended that a roof top inspection is made to check the lead flashings & water tables. 2
- 14.4 Decorations are generally crazed and flaking and in need of careful scraping down and redecoration in lime wash to allow the walls to 'breathe'. 3
The flaking decorations to the right hand side of the West window are probably due to leakage from the downpipe on the outside face of this wall. It is essential that all gutters and downpipes are kept clear and leak-free to avoid saturating walls, which affect decorations

15.0 FITTINGS, FIXTURES AND FURNITURE

- 15.1 Font: Stone octagonal bowl with no lining and mounted on pedestal with 17th Century timber spired & crocketed lid. In good condition except for a loose moulding to bottom edge & one missing.
- 15.2 Pulpit: Sturdy construction in light oak of modern design and in good condition.
- 15.3 Pews: Modern design in light oak with plain gables and panelled backs. Sound construction and in good condition. There are separate chairs in the north aisle.
Choir Pews: Oak incl. fielded panels & Scotia beaded panel frontals.

- 15.4 Reredos behind Altar: Stone arcade decorative design with marble columns. There are three central canopy niches decoratively carved. All painted in white except for the marble, in good condition. Does the paint hide some darker underlying stone?
- 15.5 Timber Framed Altar Located in Front of Reredos with Braced Legs & Decoration to Corners.
Altar Rails: Are in oak on brass columns with decorative leaf brackets and sturdy.
- 15.6 Chair: In the Chancel is of aged oak with decorative back and turned legs. Appears to be of value and should be checked for insurance purposes. 2
- 15.7 Lectern: Brass on pedestal with decorative details, well polished and sound.
- 15.8 An oak chest of some antiquity should be valued for insurance purposes. 2
- 16.0 ORGAN**
- 16.1 A pipe organ is located on the north side of the Chancel housed in its own chamber. The organ was last refurbished in 1977 and is maintained by Harrisons of Durham and is understood to be in good order. The console is awkwardly placed in a well behind the Choir pews. Continue to tune and maintain. 2
- 16.2 A small electronic 'Clavinova' organ is located in the Nave and is used occasionally.
- 17.0 VESTRY**
- 17.1 Located on the north aisle side has been described under item 12.0.
- 17.2 There is a small basin with cold water supply only but is in satisfactory working order.
- 17.3 The metal header tank at high level in the vestry serves the boiler in the basement below. The tank float valve was checked and found to be in good order, however, there is no overflow pipe from the tank, which is unsatisfactory. 2
- 17.4 There is a safe for Church silver.
- 17.5 There is no toilet.
- 17.6 The walls are in need of redecoration. 3
- 17.7 Floor boarding in the SE Corner is disrupted & should be made good. 2
- 18.0 HEATING INSTALLATION**
- 18.1 The boiler is housed in the basement boiler house below the Vestry. Access is via external stairs, which have been installed with metal railings and a gate by Peat Oberon Blacksmith in June 1995. Steps require clearing of vegetation and the gate requires lubrication.

The boiler house chamber is brick vaulted and in sound condition. The hole in the ceiling has been filled with fire retardant foam.

- 18.2 The boiler is a Trianco Model 37/45: 45kw 153,000 Btu oil fired and supplied from an oil storage tank above ground located on the north side of the Chancel. A new timber screen was installed to the oil tank in 1994 by WB Robinson and is in good condition,. The tank is now a plastic model & in good condition with remote reader located in the Vestry. A new 'Grumfos' circulatory pump has been installed.
- 18.3 There is a bi-metal strip safety valve installed over the burner, which should be checked by the service engineer. There is some old pyro wiring that appears redundant and should be removed. Some hot water circulating pipes have been insulated other is exposed and should be protected. The exposed flue pipe joints between the boiler and wall have been taped, but this is now loose & resealed. 2
- 18.4 The timber entrance door includes a vent for air combustion. The door lock is working but requires lubrication. 3
- 18.5 It is understood the boiler is checked annually and this should be maintained by contract.
- 18.6 The basement drainage gully should be checked for flow.
- 18.7 There is some debris behind the boiler from the chimney relining works and this should be removed. 2
- 18.8 Some large & small slates are stored here, which are useful for repairs.
- 19.0 ELECTRICAL INSTALLATION**
- 19.1 An overhead electric cable enters the Vestry from the Vestry gable wall. The distribution panel and meters are located in the Vestry next to the external door.
- 19.2 It was reported that the electrical installation had been checked recently & the earthing upgraded. Continue to check the installation every 5 years. Records indicate the installation was re-wired in 1975 and is now 33 years old. 3
- 19.3 There are two single copper lighting conductors installed from the tower top down the north wall face to ground level. These were checked and upgraded by Stone Technical Services in March 2008. Photographic reports of the 'upgrading' were forwarded to the Architect & Treasurer with a Certificate of Protection.
- 19.4 There are 4no. external light fittings that are in working order and a floodlight on a tree on the west side which were reported to be on a time switch.

20.0 FIRE PRECAUTIONS

- 20.1 There is one fire extinguisher in the entrance porch, one in the vestry and one in the organ chamber, all of which were recorded as tested in April 2008. Continue to maintain these annually. 2

21.0 DISABLED PROVISION

- 21.1 The requirements of the Disabling Discrimination Act (DDA) now apply and PCC are aware of their responsibilities.
- 21.2 The small step at the tower porch entrance door has a portable ramp, which is put in place as required.
- 21.3 Access within the church for a wheelchair or disabled user is limited by the steps in the chancel/choir area. PCC should consider this limitation and have alternative options available.
- 21.4 Access into the churchyard at the west and south gates both have steps and may create difficulties for disabled access. The south gate has only one step up from the footpath but this could be overcome if the local authority raised the level of the public footpath. 6
- 21.5 A sound reinforcing system has been installed with microphones & loud speakers, and this is understood to work well.

22.0 BATS

- 22.1 There were no reports of bats roosting in the Church. In the event of any roof works taking place in the future, care should be taken as bats are now a protected species.

CURTILAGE

23.0 CHURCHYARD AND ENVIRONS

- 23.1 Churchyard
The churchyard surrounding the Church on all sides forms an island site with roads all round. The churchyard stands higher than the surrounding land and is contained by a perimeter stone retaining wall in traditional mediaeval style which varies in height from 1 metre to approx. 1.5 metres.
A variety of mature trees are contained in the churchyard interspersed with grave head stones. Some headstones have been laid flat by the local authority on the grounds of safety, but without consultation or testing to the agreed standard as advised by the Diocese.
- 23.2 Boundary Walls and Gates
The stone boundary walls are generally sound except on the north side where the wall acts as a retaining wall and there is a bulge at the wall base close to an ash tree probably caused by root action. This should be checked by an arborist and advice given on remedial action. It is understood the churchyard is 'closed' and the churchyard is the responsibility of the local authority. Outstanding matters should be reported to them for action. 3
Ivy growing over the walls at the east end of the north wall and south wall

- should be removed. 2
- There are areas on the boundary walls where rooted vegetation has taken hold in the wall copings, this should be removed completely and the open copings repointed in lime mortar. 2
- There are areas on the east boundary wall where stones are missing and these should be repaired before there is progressive loss. There is an outward lean on part of the east wall with cracks; these should be repointed in lime mortar to act as a monitor for further movement. 2
- 23.3 The metal gates on the west boundary are in working condition but need redecoration and the hinges lubricating. The metal arch over the gates has been decorated but needs further attention at the pillar supports. 3
The south side metal gate is also in good working order but redecoration is required and lubrication of hinges. 3
The left gatepost is eroding but still stable.
- 23.4 The Church notice board is no longer at the main entrance gate but its replacement is being given consideration. 2
- 23.5 There are a good variety of mature trees in the churchyard and these appear to have been maintained and pruned. Some new trees have been planted to replace old removed trees. It is recommended that a tree survey is carried out by an arborist to report on the tree condition, a copy should be kept in the church logbook. Two large trees have been lopped by the local authority.
- 23.6 The local authority mows the grass between grave headstones. Care should be taken with headstones.
- 23.7 Vegetation round the oil tank requires attention in season.
- 23.8 Grave headstones and memorials appear to be in good condition. Local authority should consult and check Diocesan procedures before touching memorials
- 23.9 The main entrance path to the west door is tarmac though cracked by tree roots. Consideration should be given to repairs or recovering. Other paths are satisfactory but attention is required to remove grass from encroaching on the edges. 2
- 23.10 Parking space, owned by the Parish Hall, is available outside the north boundary wall adjacent to the church hall. This is not Church responsibility.
- 23.11 Public footpaths on the west and south sides are a local authority responsibility and in good order.
- 24.0 LOG BOOK**
- 24.1 Details of repairs and maintenance were given verbally and recorded. Building Insurance is understood to be in place though paperwork is being followed up. It is recommended that the church logbook is kept up to date with full records of repairs and maintenance. 2

28.0 PREVIOUS QUINQUENNIAL REPORTS

Copies of the following reports are held on file:

No. 1: May 1962	Cordingley & McIntyre
No. 2: July 1967	Cordingley & McIntyre
No. 3: 1972	Missing
No. 4: February 1978	AO Lee Dip Arch RIBA
No. 5: May 1982	AO Lee Dip Arch RIBA
No. 6: June 1987	AO Lee Dip Arch RIBA
No. 7: June 1992	Jeremy B Kendall Dipl Arch RIBA
No. 8: July 1997	Jeremy B Kendall Dipl Arch RIBA
No. 9: March 2003	Jeremy B Kendall Dipl Arch RIBA AABC

RECOMMENDATIONS

URGENT WORKS REQUIRING IMMEDIATE ATTENTION: Category (1)

	Clause Ref.	Estimate £
<ul style="list-style-type: none">Remove nesting material from rainwater hopper at West end of Church (To RHS of Entrance)	4.1	DIY

WORK TO BE UNDERTAKEN DURING NEXT 12 MONTHS: Category (2)

	Clause Ref.	Estimate
<ul style="list-style-type: none">The South sloping roofs of Nave & Chancel to be re-roofed. Seek funding and approvals.	3.1	DIY
<ul style="list-style-type: none">Repair broken slates to North Side of Nave Roof	3.1	300
<ul style="list-style-type: none">Repair broken slates to North Aisle roof	3.2	incl.
<ul style="list-style-type: none">Remove moss/ vegetation from Nave/ Tower gutter & North Aisle roof at West End	3.2	incl.
<ul style="list-style-type: none">Replace lead flashing to Chancel Eaves/ Nave Gable abutment	3.3	200
<ul style="list-style-type: none">Roof top inspection of East Gable wall/ copings required with report & photographs	3.3	75
<ul style="list-style-type: none">Check all rainwater gullies and ensure water discharges to drains. Install drains/ soakaways to downpipes where non exist.	4.2	1,000
<ul style="list-style-type: none">Decorate all gutter linings with Bitumen paint.	4.3	500
<ul style="list-style-type: none">Point up open joints of SE buttress of Chancel in Lime mortar and record date for monitoring purposes. Recheck movement annually	5.1	50
<ul style="list-style-type: none">Seek Architectural advice and specification for masonry repairs	5.2	100
<ul style="list-style-type: none">Redecorate Main Entrance door & Vestry door	7.1	DIY
	7.2	150
<ul style="list-style-type: none">Refix window guard to East Gable window	8.1	150
<ul style="list-style-type: none">Timber bell frame and ladders in Bell Tower to be treated for woodworm.	9.2	400
<ul style="list-style-type: none">Repair Louvred openings to Belfry	9.2	500
<ul style="list-style-type: none">Remove vegetation from tower gutter & check rainwater head & downpipe	9.3	DIY
<ul style="list-style-type: none">Repoint and rewedge lead flashings to Tower roof	9.3	250
<ul style="list-style-type: none">Continue to maintain Tower Clock	9.4	50 Pa
<ul style="list-style-type: none">Redecorate Gallery arch & ceiling	10.3	DIY
<ul style="list-style-type: none">Roof top inspection of Gable flashings and copings recommended to check for waterproofing	14.3	incl. in roof repairs
<ul style="list-style-type: none">Check value of 'Bishops Chair' and alms chest for Insurance cover	15.6	-
	15.8	-
<ul style="list-style-type: none">Continue to maintain Organ	16.1	100 Pa
<ul style="list-style-type: none">Add overflow pipe to Header tank in Vestry	17.3	100
<ul style="list-style-type: none">Make good floor boarding in Vestry	17.7	DIY
<ul style="list-style-type: none">Make good flue pipe loose joints in Boiler House	18.7	Incl. in Boiler maint.
<ul style="list-style-type: none">Clear debris in Boiler House	18.7	DIY
<ul style="list-style-type: none">Continue to maintain Fire Fighting equipment annually	20.1	70 Pa

• Remove ivy & vegetation on churchyard walls and point up open joints in Lime mortar	23.2	350
• Consider replacement of Church Notice Board	23.9	1,000
• Keep Church logbook up to date	24.1	DIY

WORK RECOMMENDED TO BE CARRIED OUT DURING NEXT 5 YEARS: Category (3)

	Clause Ref.	Estimate £
• South side Chancel roof to be re-slatted as a follow on stage from Nave roof or at same time as Nave if funds allow	3.3	-
• Masonry repair required to West Gable wall	5.5	500
• Masonry repair required to North elevation of Tower and West elevation at left of door. Also to stair enclosure walls	6.2/ 6.3/ 6.4	5,000
• Window grille recommended to Window 5. Window 6 stone stools to replace.	8.2	800
• Decoration to Entrance Porch recommended	9.1	incl.
• Clear debris from Belfry floor	9.2	DIY
• Refix loose floorboard in Ringing Chamber	9.5	DIY
• Investigate and repair lower wall linings to South & West walls. Report on condition & seek funding.	14.2	150
• General redecoration to walls recommended	14.4/17.7	4,000
• Lubricate Boiler House hinges & lock	18.4	DIY
• Continue to check electrical installation every 5 years	19.2	100
• Maintenance of Churchyard trees & grass is local authority responsibility. Check that they will attend to boundary wall repairs	23.2	Refer to L. A.
• Redecorate boundary wall gates and metal arch.	23.3	Refer to L. A.

WORK TO BE CONSIDERED BEYOND 5 YEARS: Category (4)

	Clause Ref.	Estimate £
• Repair stonework to LHS of Vestry door and LHS of Entrance door	5.4 5.7	300 400
• Redecoration to Ring Chamber	9.6	200
• Investigation recommended to timber Vestry floor	13.3	100

WORK TO IMPROVE DISABLED ACCESS: Category (5)

NONE

WORK RECOMMENDED TO IMPROVE ENERGY EFFICIENCY: Category (6)

	Clause Ref.	Estimate £
• Raise footpath level at South Entrance gate for Wheelchair Access	21.4	Refer to L.A

NOTE:

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

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

APPENDIX

a. GENERAL

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

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

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

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

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

b. PRIORITIES

Where work has been specified as being necessary in the preceding pages a code number in brackets, from 1 to 6, has been inserted in the Margin indicating the degree or urgency of the relevant works as follows:

- (1) Urgent works requiring immediate attention
- (2) Work recommended to be carried out during the next 12 months
- (3) Work recommended to be carried out during the Quinquennial period.
- (4) Work needing consideration beyond the Quinquennial period.
- (5) Work required to improve energy efficiency of the structure and services.
- (6) Work required to improve disabled access.

c. SCOPE OF REPORT

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

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

d. CLEANING OF GUTTERS etc

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

e. POINTING AND MASONRY

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

f. HEATING INSTALLATION

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

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

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

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

g. ELECTRICAL INSTALLATION

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

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

h. LIGHTNING CONDUCTORS

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

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

j. MAINTENANCE BETWEEN INSPECTIONS

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

k. FIRE INSURANCE

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

At least one fire extinguisher should be kept in an easily accessible position in the Church, together with an additional extinguisher of the foam or CO2 type where heating apparatus is oil fired.

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