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## QUINQUENNIAL REPORT

INSPECTION OF CHURCHES MEASURE 1955

CARE OF CHURCHES AND ECCLESIASTICAL JURISDICTION MEASURE 1991

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NOTE: This report can be read at three levels of detail:

The SUMMARY AND PRIORITIES give a brief overview and checklist.

The APPRAISAL AND RECOMMENDATIONS give a fully reasoned report sufficient for most purposes.

The ARCHITECT'S INSPECTION NOTES give a finely detailed record of the inspection observations on which the report is based, for future reference.

# **PREAMBLE TO THE QUINQUENNIAL REPORT ON THE CHURCH**

## **INTRODUCTION**

The Inspection of Churches Measure 1955 and the Care of Churches and Ecclesiastical Jurisdiction Measure 1991, both of which have statutory force, require each Diocese to establish a scheme for the inspection of every church at least once every five years. Over the years Commissions of General Synod and Working Parties of the Council for the Care of Churches have made recommendations on the establishment of Diocesan Schemes, the selection and terms of appointment of the inspectors, and the scope, form and content of the reports. The current recommendations are contained in 'A GUIDE TO CHURCH INSPECTION AND REPAIR', Second Edition, 1995, published for the Council for the Care of Churches by Church House Publishing, Church House, Great Smith Street, London SW1P 3NZ. The following is intended to conform with those recommendations.

## **TERMS OF APPOINTMENT**

Attention is drawn to the Terms of Appointment of the professional adviser included in Appendix B.

## **SCOPE OF THE REPORT**

A thorough inspection of the structural condition and state of repair of the Church has been made, covering all parts visible from ground and floor levels, readily accessible roofs, galleries or stagings, and where applicable from ladders provided by the PCC. Inaccessible and hidden roofs and valleys are excluded, and ceilings have been examined from floor level only unless otherwise stated.

IT IS EMPHASISED THAT THE INSPECTION HAS BEEN PURELY VISUAL, and parts of the structure which are inaccessible, enclosed or covered such as boarded floors, roof spaces or hidden timbers at the wall heads have not been opened up for inspection (unless otherwise stated in the report). Such woodwork or other parts of the structure which are covered unexposed or inaccessible have not been inspected and therefore it cannot be reported that any such part of the building is free from defect. It is possible that any concrete used in the construction, alteration or repair of the church between 1923 and 1975 contains High Alumina Cement and/or Calcium Chloride additives. No investigation has been carried out to determine whether these substances are actually present and therefore it cannot be reported that such parts of the building are entirely free of risk in this respect. Where concrete of that period is persistently damp the risk of failure becomes significant and the appropriate investigations should be carried out.

Chimney flues were not inspected, nor were inaccessible flat roofs. Manhole covers were not lifted and none of the services, including the drainage, were tested. Damp meters were not used. Unless otherwise stated the inspection was carried out in dry weather, when it was not possible to ascertain whether the rainwater goods or gullies or surface water drains were watertight.

Recommendations for further investigation are included where suspicions have been aroused during the inspection but problems of access or the need for special equipment or opening-up have prevented full exploration. Where it is suggested that some part of the building be kept under observation this is for the attention of a future professional adviser as well as of the Church Council.

## **FORM OF THE REPORT**

This is a general report only, as required by the Inspection of Churches Measure 1955, the Care of Churches and Ecclesiastical Jurisdiction Measure 1991 and the Diocesan Scheme. It follows, in broad terms, the form recommended in 'A GUIDE TO CHURCH INSPECTION AND REPAIR' 1995 (mentioned above) and the requirements of the current Diocesan Scheme.

This report is the COPYRIGHT OF THE PROFESSIONAL ADVISER and is provided to satisfy the statutory requirement for a quinquennial report ONLY. It is confidential to the Church Council, the Diocesan Authorities and their respective professional advisers. It describes defects observed, 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.

THE 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.

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.



**REPORT ON THE 2008 QUINQUENNIAL INSPECTION**  
**of the Parish Church of**  
**S A I N T P A U L , J A R R O W**

Diocese of Durham  
Archdeaconry of Sunderland  
Deanery of Jarrow  
Historic Buildings Listing: Grade I  
(Parts of the Monastic Buildings to the south are Grade II\*  
and the site is a Scheduled Ancient Monument)  
Conservation Area: Jarrow St. Paul  
Civil County and District: Tyne & Wear; South Tyneside  
Ordnance Survey Map Reference: NZ 338 652  
**Date of Inspection: 30th July 2008**  
**Date of Report: 30th March 2009**  
**Report by CHRISTOPHER DOWNS, B.Arch. R.I.B.A.**

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**BRIEF DESCRIPTION**

The twin monasteries of Jarrow and Wearmouth were founded by Benedict Biscop on land granted by King Ecfriht. Jarrow, the later of the two, dates from 681 A.D. In each case the present church stands on the foundations of two Anglo-Saxon churches in line astern - the easternmost corresponding to the present Chancel and the westernmost to the Nave. Whereas at Monkwearmouth the west Tower and end wall of the Nave embody the surviving elements of Biscop's original work, here at Jarrow the eastern church of Biscop's time (adapted in the medieval period to form the present Chancel) together with the Tower subsequently built between the two original churches, represents the surviving Saxon fabric. The upper parts of the Tower are believed to be of the early Norman period. Substantial elements of the Anglo-Saxon western basilica are believed to have survived in the Nave until it was rebuilt in 1783, and then the Nave was rebuilt again and the North Aisle, etc., added in 1866 to designs by Sir George Gilbert Scott in a rather run-of-the-mill 19th century Gothic Revival lancet style which pays no homage to the church's early origins. The west Porch was added in similar vein in 1888.

The present church consists of Nave with West Porch, North Aisle with North Porch and with lean-to Vestry abutting its east wall, Chancel and central Tower with vaulted ground-floor stage. The boiler is housed in an underground chamber alongside the south wall of the Nave. The 19th century open timber roof structures are covered with green Lake District slates to diminishing courses

generally; lead sheet covers the Chancel and Tower roofs. Walls are of local buff-coloured sandstone, in coursed squared rubble incorporating re-used Roman stones on the Chancel and Tower, snecked coursing in the 19th century work.

The remains of the monastic buildings lie to the south of the Church. Though of Anglo-Saxon origin what stands is from the early Norman re-foundation, 1074-83 - before the Monks were called to Durham - and later medieval stages. They are in the care of English Heritage and have not been included in this inspection.

A plan of the church is included on the buff-coloured sheet following the 'Summary and Priorities' section of this report.

## **PREVIOUS INSPECTIONS AND RECENT REPAIRS**

This is the second time the present writer has reported on this church, the last report having been prepared in 1999 - this present one was deferred pending completion of major works which were themselves delayed whilst funds were sought. Other previous reports dating from 1977, 1983, 1988 and 1993 (all by Ian Curry) were available on the architect's file for reference in compiling the present one. These, and any other surviving reports, should form a valuable record of the condition of the building and of the work carried out over the past fifty years and should be kept.

Repairs and works carried out since the last inspection have included:

Complete re-slating of the Nave and North Aisle roofs, in 2005 and 2008 respectively, together with renewal of the eaves gutters and selected downpipes and replacement of the ceiling panels, followed by consequential redecoration.

Repairs to Vestry/Passage roofs and around eastern end of main valley gutter following lead theft (2008).

Repair of one section (2002) then, following further trouble, isolation of leaking pipework under choir stalls on north side of Chancel.

Repairs to churchyard boundary walls (2002) and reinstatement of railings between oil tank enclosure and south wall of Chancel.

Replacement of external protection to several of the windows.

Renewal of gates to North Porch.

Securing of bells to their headstocks.

## **LIMITATIONS OF THE SURVEY**

a) Attention is drawn to the recommendations of the **Preamble** to this report, and to the **General and Technical notes** given in **Appendix `B'**.

b) The following inaccessible parts were not included in the inspection:-

i) Voids below the suspended timber platforms to the Choir Stalls and below the Vestry flooring (including the former organ blower pit).

ii) Any hidden roof voids.

iii) Interior of the Organ.

iv) Roofs were examined internally from floor levels and externally from ground levels, the centre valley gutter and the top of the Tower.

c) The Architect's detailed inspection notes are given in the following appendix, with descriptions of various parts of the building where appropriate, and comments on the condition of the fabric. These notes are an important part of the report, and should be read by the Parish (PCC officers, etc.), for the appraisal, recommendations and priorities in this report have been prepared from them. They are not a specification for repairs, and are unsuitable for obtaining builders' estimates. When the PCC is ready to proceed with any part of the recommended repairs, it is advised to contact the professional adviser for recommendations as to the appropriate course of action and ask him to prepare any necessary specifications and schedules.

## APPRAISAL AND RECOMMENDATIONS

The following remarks inevitably concentrate on the defects noted during the inspection but it must be emphasised that the church is in reasonable condition generally, with a great deal of excellent work having been carried out since the last report. This new report is intended to help direct the efforts of those responsible towards an orderly programme for the work needed in the foreseeable future.

### A) STRUCTURAL CONDITION OF THE FABRIC:

Gradual structural movement, all the symptoms of which have been recorded in previous inspections, continues to affect the masonry of the Church, particularly the Tower where there are crackings through joints which were filled in the general repair and re-pointing work carried out in 1958-65. It is probable that this movement has gone on ever since the respective parts of the building were erected. The most pronounced seems to be the gradual separation of the large buttresses from the south face of the Tower, where the unbonded vertical joints have opened by perhaps 4 to 5mm, and the cracking running round the backs of the southern quoin stones on the west face of the Tower itself. This latter is open by perhaps 10mm and should be checked from close quarters. Otherwise, none of the crackings appear to represent any imminent threat and they should merely be reviewed in future inspections. As before, detailed descriptions are included in the appended inspection notes for the purpose of future comparison.

Iron tie-rods inserted in the Tower appear to be of 19th century type, and may date from Sir George Gilbert Scott's rebuilding of the Nave in 1866. Their presence confirms that the movement here has been going on for some considerable time. As recommended in the last report, they should be cleaned down and repainted to inhibit the rust that has taken hold, along with the end plates visible externally.

Rather more worrying is the presence of iron plates embedded in some of the horizontal joints of the Tower walls - visible at various levels - and in the north wall of the Chancel. As commented in the last report, these are expanding as they rust and are beginning to force open the joints in which they are set. Consideration should be given to having them removed. It is unlikely that they are serving any useful purpose and even if they are it is certain to be outweighed by the damage they will do as they continue to expand. Stainless steel mesh could be substituted to maintain whatever tying function they may be performing.

Otherwise the walls all appear to be structurally sound, and as far as can be judged from floor levels the same applies to the timber roof structures throughout the building. Those of the Nave and North Aisle were found to be in good order when inspected from close quarters in the course of the re-covering contracts carried out since the last quinquennial inspection.

## B) WALLS AND MASONRY:

The external walls of the church are of local buff-coloured sandstone in a mixture of sandstone rubble general walling and more finely-tooled dressings to the architectural features. There is a long history of re-use of stone on this site, with large Roman blocks (showing Lewis-holes) visible amongst the quoins of the Chancel, and much stone evidently re-used in the 19th century re-building. This re-use probably accounts for the pronounced erosion of some of the stonework, although this local sandstone tends to erode fairly rapidly anyway. None has eroded to the extent that action need be taken for the time being. Quite extensive areas appear to have been re-pointed in the 1958-65 restoration campaign using the gritty mortar generally adopted by the Ministry of Public Building and Works on historic monuments and widely copied in conservation circles at that time. This cement-gauged lime mortar pointing is standing well and there is no evidence that it is accelerating erosion of the stone on this building, as some have suggested it might be doing elsewhere. The older pointing on other parts of the building is beginning to weather out in places and, whilst no immediate action is needed, there are a few areas where re-pointing and limited stone renewal should be considered in the not-too-distant future. These include the west face of the West Porch (where the hood mould of the entrance portal is delaminating), and the west gable and south side of the Nave.

More urgently, the brick retaining wall flanking the Heating Chamber steps needs re-pointing and the same applies to the stonework above the head of the door to the chamber itself. The buttress containing the flue from the boiler needs some masonry repair and re-pointing in conjunction with the re-lining of the flue itself - work which is understood to be imminent.

A few open joints need filling in the plinth on the north side of the West Porch. Stains down the gable walling suggest that the joints between the gable watertabling stones on the North Porch are open. As recommended in 1999, they should be re-filled with mortar to see if that alleviates the problem.

As commented in previous reports, the external sill of the east window of the Chancel is delaminating quite badly. Ideally it would be renewed within the next five years but could be left until such time as other repairs involving the same trade are needed elsewhere on the building. The jambs of this window are suffering quite noticeable erosion too but are not yet to the stage where action has to be taken so should merely be reviewed again in future inspections.

## C) ROOF COVERINGS AND RAINWATER DISPOSAL:

The main repair project carried out since the last inspection has been the complete re-slating of the Nave and North Aisle roofs, in 2005 and 2008 respectively, together with replacement of the ceiling panels and renewal of the eaves gutters and selected downpipes, followed by consequential redecoration. This work was carried out by Matthew Charlton (Slaters) of Hexham. It was grant-aided by the English Heritage/Heritage Lottery Fund Joint Grant Scheme for Places of Worship, and (for the second phase) the Catherine Cookson Trust. The best of the existing slates were re-used on the inner slopes where access from the centre valley gutter makes replacement of occasional broken or failed slates easier, and the outer slopes (south slope of the Nave; north slope of the North Aisle) were re-covered with new green Lake District slates, to diminishing courses. Around half the lengths of stone ridging were renewed with new natural sandstone, alternated between the re-used originals, and perimeter leadwork was renewed. At the time of the inspection all was in good order except for damage at the east ends of the internal slopes caused by thieves removing the lead flashings around the eastern outlet from the valley gutter and the roof abutments - this has been reinstated since.

The thieves also took most of the leadwork from around the Vestry and Vestry Corridor roofs abutting the east end of the North Aisle, damaging the Lake District slating to these roofs as well. Since the inspection these roofs have been reinstated to a good standard, using 'Ubiflex' non-metallic material for the flashings, and slating over the redundant rooflight.

At the time of the inspection minor repairs were needed to the slating of the North Porch roof (Lake District on east slope, Ballachulish? on west), and a short length of flashing at the foot of the north gable abutment of its east slope was missing - presumed stolen. The Lake District slating of the West Porch, though much patched, also remains serviceable.

Though extensively (and unavoidably) dimpled during the re-slating of the adjacent roof slopes, and suffering minor disturbance by lead thieves at its east end, the stainless steel lining of the main centre valley, laid in the early 1980's, seems to remain in good order.

The lead covering to the Chancel roof appears to remain in serviceable condition, despite the need for patching over the years where horizontal splits have developed due to thermal expansion and contraction of the lead sheets. At the time of the inspection these patchings seemed to be holding and no new splits were evident. From a distance the lead flashings at the east gable upstand appear to be parting from the mortar filling to their chases so should be checked from close quarters and the suspected gaps may need sealing.

The lead covering to the Tower roof appears to be in fair condition except that the sleeving around the flagpole has come adrift and needs renewal. As suggested in 1998, this will be because the fibreglass flagpole itself flexes very considerably in wind and is a loose fit in the hole, so as part of the repair the pole should be securely wedged where it passes through the roof. The metal restraint bracket here should be painted to inhibit the rust that is taking hold. Also as noted in the last report, the mastic that has been used at some time in the past to

seal the joints between the perimeter flashing and coping stones of the Tower parapets is drying out and is shrinking away from both lead and stone. Renewal is desirable within the next six months. The hinges to the access hatch in this roof have been lubricated since the last inspection but have rusted to the point where painting would not do any good so will need renewal before long. It would be worth providing a restraint strap to stop the hatch falling right back and straining the hinges as well as bearing on the lead roll of the roof covering.

The outlet from the Tower roof was found to be blocked at the time of the inspection. If not dealt with since this should be attended to as a matter of urgency, and consideration should be given to fitting an access point on the pipe where it runs within the Belfry to make clearing easier in future. Behind the point where this downpipe passes through the Belfry floor a short length of the perimeter flashing to the lead lining of the floor needs re-fixing. Below this level, where the pipe runs externally down the east face of the Tower, it needs re-painting and a change of colour would be worthwhile.

The eaves gutters of the Nave, North Aisle and West Porch are of cast iron moulded sections sitting on a projecting stone cornice. As recommended in the last report the gutters on the Nave and North Aisle have been renewed in the course of the roof re-covering contracts and a layer of high-performance felt has been laid on the cornices and up the back to provide a second line of defence.

The eaves gutters on the Chancel, Vestry and North Porch are also of cast iron. The brackets to that on the north side of the Chancel are failing due to rust so should be replaced within the next six months. It may be possible to fix new brackets to the sides of the rafters where these overhang beyond the wall face, but if not the leadwork of the roof covering will have to be lifted to allow top-fixing. This gutter appears to lack stop-ends at both extremities so new ones should be provided at the same time as the brackets. The gutter on the south side of the Chancel also needs at stop-end, at its western extremity, and in view of the failure of the brackets of the northern eaves gutter those to this southern gutter should be checked from close quarters in case they are going the same way. The gutter itself needs re-sealing of its joints along with re-painting.

Those gutters and downpipes not re-painted in the course of the roof re-covering contracts will need re-painting within the next year - it would be sensible to do those on the north side of the Chancel when renewing the gutter brackets. As in 1998, there is evidence of considerable spillage from the hopper head at the top of the downpipe serving the Vestry Corridor and this should be cleared and checked - the spillage seems to be the result of blockage but there could conceivably be a crack in the back of the hopper. On the south side of the Chancel the westernmost of the two downpipes is fractured at one of its upper collars - needing bandaging - and at the time of the inspection its bottom length was missing, having been stolen - replacement was in hand.

All the downpipes around the church should be cleared and checked regularly (annually at least, preferably twice a year), along with the gutters they serve and the gullies into which they discharge. With so many trees in the vicinity blockage by leaves is likely to be a recurring risk. The gully at the foot of the Vestry downpipe needs a new grating.

#### D) WINDOWS, DOORS, EXTERNAL JOINERY AND IRONWORK:

Several of the church windows contain stained glass, ranging from what may be pre-medieval fragments in one of the Chancel windows, through 19th and early 20th century examples in the North Aisle and Chancel to the 1950 east window by Leonard Evetts and the most recent, in the north wall of the Chancel, designed by John Piper. All appear to be in fair condition. Those windows in the main body of the church that have not had stained glass installed retain tinted glazing in diamond leading, presumably dating from the 1866 restoration and enlargement of the building. This too all appears to be in reasonable condition.

As noted in 1998, the protective overglazing to one of the east windows of the North Aisle, above the Vestry roof, is holed and awaits replacement - a change to polycarbonate sheet would be sensible, for improved protection on this hidden side of the building.

The external protection to several of the Chancel windows and to one each on the North Aisle and Nave was renewed with polycarbonate sheet prior to the 1998 inspection. Attempts were made to remove the putty/sealant that had been applied around the previous protective sheeting, but removal was not easy with the result that traces of sealant remain whilst there are signs of surface damage to the stonework arising from the attempts to remove it. Nevertheless, the sealant is particularly disfiguring and should be removed whenever the remaining older overglazing to which it has been applied comes to be renewed. This seems to have been achieved when the overglazing to the north window of the Vestry, the south windows of the Nave and north windows of the North Aisle was replaced with polycarbonate at some time since the last inspection.

The external door to the Vestry is clearly disused but nevertheless should be provided with a new weathermould as the existing one is badly decayed. The ironwork on the external doors (including that to the upper stages of the Tower) could do with painting to inhibit rust, as could the steel door to the Heating Chamber.

The wire mesh guards excluding birds from the Belfry need re-fixing where they have come loose, and the plywood hatches in the Belfry floor need renewal.

The timber access platform on the south side of the Tower needs repainting within the next few months. As recommended in 1998, its support points should be checked at the same time for signs of timber decay or any other form of weakness.

The iron railings guarding the Heating Chamber steps need re-painting within the next year or so, as does the metal grille forming the north side of the oil tank enclosure.

On safety grounds consideration should be given to providing a handrail beside the Heating Chamber steps.

## E) FLOORS AND INTERNAL FITTINGS AND FINISHES:

The flooring throughout the main body of the church is of sandstone paving, most of it dating from the early 1970's and in good order except where minor damage was sustained in the course of the North Aisle re-slating project, when some slabs were cracked and others scored by the scaffolders. At the time of this inspection making-good was awaited. In addition, one or two slabs in the Nave seem to be sinking slightly relative to their neighbours and may have to be re-bedded if they sink further.

The much older paving in the Chancel is deeply eroded and deteriorating rapidly. A scheme for its renewal drawn up in 1991 still awaits implementation, but subsequent comment from archaeologists suggests that this project would be regarded as the opportunity for archaeological excavation of the underlying strata. Such an excavation would prolong the period during which the Chancel is out of action and increase the costs very considerably, to the extent that the P.C.C. is probably best advised to abandon the idea and simply patch the existing flooring with mortar as and when required for safety. Should the project ever proceed the heating pipes buried in the floor should be removed and new pipework routed above or in shallow ducts.

The polycarbonate or 'Perspex' panel set into the floor of the Nave to give a view of the Saxon foundations near the arcade has lost some of its support and this should be reinstated - or the arrangement generally improved - to make this viewing panel safe even when the hatch covers are open.

As commented in the last report, the stone paving of the North Porch could do with limited re-pointing of the joints where affected by slight erosion.

The floors of the Vestry and Vestry Corridor are of suspended timber construction and will have been wetted by the water ingress resulting from theft of the leadwork around the roofs. This may explain why the boarding does not now creak as it did in 1998, but these floors should be kept under observation in case decay sets in.

Parts of the walls in the Vestry and its Passage have been affected by recent leakage following the theft of leadwork from the roofs mentioned above. As a result of this and past leakages some of the plaster skimming has come off just below the timber cornice on the west wall of the Vestry and at high level in the Vestry passage. This could do with minor patching and both areas need redecoration.

The walls of the Nave and Aisle were redecorated following the re-roofing work in each area, and remain in good order generally except for one or two limited areas (notably at high level on the south wall of the Nave) where residual dampness which had not fully worked its

way out before the paint was applied has caused some blistering and discolouration. Minor making-good is desirable once everything has dried fully.

Since the last inspection the serious problem of loose ceiling plaster in the Nave and North Aisle has been eliminated by replacement of these ceilings with an insulated plasterboard material, as part of the roof re-covering project. The new material has been painted white (rather than the previous dark brown) so as to give an attractive contrast with the roof timbers.

The furnishings are in fair condition overall but, as mentioned in the last two reports, the fine medieval bench-end at the east end of the north rank of choir stalls needs careful repair by a specialist conservator. This should be attended to promptly as the angel finial is at risk of consequential damage.

Although little used, consideration should be given to improving the safety of the ladders in the upper stages of the Tower by adding handrails together with grab rails to hold when getting on or off at the tops of ladders. A permanent anchorage for harnesses at the Tower roof access hatch should be provided, as the low parapet to the Tower roof offers practically no protection from falling.

#### F) INSTALLATIONS:

The **electrical** system was substantially, if not totally, re-wired in 1992 when the new lighting scheme was installed to designs by Michael Phillips of Lighting Design & Consultancy, Bishop Auckland. As noted in the last report it was tested in 1997 and no defects were found but there is no record of it having been re-tested since. This should be put in hand as a matter of high priority if not already arranged. On purely visual inspection no obvious defects were noted in the course of this inspection.

As suggested in the last report, the bundle of cables run in the vertical joint which has opened up between the Tower and the north wall of the Chancel needs re-clipping and protecting where exposed.

The **heating** system comprises cast iron radiators and pipework, with a small number of fan convectors added to boost the heat in the Nave and Chancel, all served from a oil-fired boiler in the underground chamber adjoining the south side of the Nave. The system is serviced regularly and is reported to be adequate to heat the church. The pipework is buried under the floor in places and has in the past corroded through and leaked in the area under the Tower and west end of the Chancel. Since the last inspection the north side heating in the Choir stalls has had to be cut off to eliminate underfloor leakage, and the south side may go the same way before long. Should the project to re-construct the Chancel floor ever proceed the buried pipes should be replaced by pipework in accessible ducts or simply run above floor level.

In the Heating Chamber some old insulation on the cast iron pipework appears to be of a material which might contain asbestos and this should not be disturbed. It should be entered in an asbestos register for the building - on grounds of suspicion only. Ultimately it will have to be tested and if asbestos is confirmed removal should be undertaken by a licensed firm only.

The boiler flue has been leaking fumes into the building and re-lining is understood to have been put in hand; some masonry repair/re-pointing is to be carried out in conjunction.

The steel oil storage tank is rusting quite badly and needs repainting soon if it is to be retained. However, before acting on this it would be sensible to check that the present tank and bund arrangement complies with the current legislation controlling oil storage, as it may be that the tank has to be replaced with a double-skin type.

As reported in 1999, the **organ** was overhauled just before Christmas 1997 by Harrison & Harrison, and its blower was re-sited within the organ enclosure, dispensing with the pit under the Vestry floor. The instrument is reported to be in good order and maintained on a regular basis.

The two **bells** appear to be of early date - one has a medieval inscription, the other has no distinguishing markings but seems to be of an early shape. They are hung for swing chiming and appear to be in good order following recent work on their retaining bolts. However, as recommended in the last report, all the iron and steel components of the bell fittings and supporting beams need painting promptly to inhibit the rust that is taking hold.

The **lightning conductor** system includes downtapes on both the south and north sides of the Tower. That on the south side appears to be in good order but the downtape on the north side has been pulled from its clips at the accessible level. This needs re-fixing and protecting. The earthing efficiency of the system should be tested, there being no record of when it was last done.

#### G) MONUMENTS:

There are several wall-mounted marble tablets on slate backgrounds, a couple of metal plaques and a bust of the Revd. Hodgson standing on one of the windows sills. All in fair condition except that the marble tablets could do with cleaning - this should be entrusted to a specialist but is not a high priority.

As suggested in the last report, the large and elaborate ledger slab set into the floor of the south-east corner of the Nave could do with a protective covering of some sort as it is showing signs of slight deterioration due to foot traffic.

The church contains a larger number of architectural and sculpted fragments of Anglo-Saxon stonework, now mostly incorporated into a display in the North Aisle formed before the last inspection. They seem in sound and stable condition.

## H) CHURCHYARD:

The graveyard is closed for burials and maintained by the Local Authority, who have turned it into easy-care municipal parkland by clearing or laying flat all the headstones.

The churchyard contains a considerable number of mature trees, which are reported to be checked regularly by the Local Authority's specialist.

The tarmac surfacing of the paths is beginning to break up and in places becoming potentially hazardous, so some limited repair is desirable in the worst patches, particularly where tree roots have created tripping hazards.

The boundaries are defined by rubble stone walls with half-round stone copings. Since the last inspection extensive consolidation has been carried out on the eastern boundary wall and its northern return alongside the cottage. The main run of walling on the northern boundary is in fair condition for the most part but has been disrupted by adjacent trees in a couple of places and needs consolidation at at least three of these points. The inside face of this northern wall needs re-pointing for its entire length, and the same applies to that on the west boundary - particularly the open joint at its base, to maintain stability. The southern boundary wall has clearly been repaired extensively since the last inspection but some further re-pointing is needed, especially to the brickwork areas. The gate piers at the western entrance have also been attended to since 1998.

The iron gates at the western churchyard entrances need painting within the next year, and those at the northern entrance need comprehensive overhaul if they are to be retained.

As commented in the last report, the security problems of the church building itself could perhaps be eased by improving the defences of the churchyard boundaries - by bringing the gates back into (lockable) use, adding fencing on top of the lower sections of churchyard walls and securing the area around the cottage at the north-east corner of the site.

## SUMMARY AND PRIORITIES

The church is basically sound and very well looked after. A tremendous amount of excellent work has been done since the last inspection, notably the renewal of the Nave and North Aisle roof coverings and ceilings. Most of the main repair needs identified in the last report have been met, and assuming that the idea of re-paving the Chancel floor is abandoned there are no further major projects in prospect. Nevertheless, there are several substantial maintenance needs and cumulatively these are likely to involve significant expenditure over the next five years and beyond. The following order of priorities sets out, in broad terms, the relative urgency of foreseeable repairs over the next five years. However, it is not a definitive programme of work and items further down the list could be brought forward if desired.

An indication of the range of likely cost, at present-day prices, is shown for each priority category. However, in many cases the scope of repair work is undefined and no measurements have been taken. 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. V.A.T. is not included but is likely to be incurred on all repair work. No allowance has been made for inflation or for any professional fees.

### I. OF UTMOST URGENCY:

None required.

### II. ESSENTIAL within the next SIX MONTHS:

- a) Clearing of rainwater outlet/downpipe from Tower roof, if not done already; fitting of access point on downpipe to aid future clearing; securing of flagpole where it passes through Tower roof, re-fixing of lead sleeving around it and painting of metal restraint bracket; renewal of sealant between Tower parapet copings; checking of support points for Tower access gallery.
- b) Clearing and checking of hopper head on east side of Vestry Corridor; repair of one of the downpipes on the south side of the Chancel and reinstatement of stolen length on the other if not done already.
- c) Re-lining of flue from heating boiler; masonry repair to the buttress within which it rises; re-pointing of brick retaining wall flanking Heating Chamber steps and of stonework above doorway to the chamber itself.
- d) Renewal of gutter brackets on north side of Chancel; checking and possible renewal of those on south side also; provision of stop-ends to gutters on both sides, sealing of joints and re-painting of gutters and downpipes here and any others not included in recent repairs.
- e) Minor repairs to slating of North Porch, replacement of missing length of flashing at foot of north abutment of its east slope and filling of joints between stones of its gable watertabling; checking and if necessary renewal or sealing of mortar pointing to flashings on back of east gable of Chancel.
- f) Testing and checking of electrical installation; implementation of any resulting safety recommendations together with re-clipping and protection of loose cables on north side of Tower.
- g) Testing and checking of lightning conductor installation; re-fixing and protection of downtape on north side of Tower.
- h) Checking compliance of oil tank with recently-introduced oil storage regulations; replacement if non-compliant; painting of retained.

(Range of likely cost: £5,000 - £10,000)

### III. ESSENTIAL within the next YEAR:

- i) Replacement of broken overglazing to east window of North Aisle.
- j) Renewal of weathermould on Vestry door; provision of handrail to Heating Chamber steps; painting of steel door of Heating Chamber, railings guarding its steps; metal grille of Oil Tank Enclosure and of ironwork on all external wooden doors.
- k) Mortar patching of eroded areas of Chancel floor paving; pointing of North Porch floor.
- l) Renewal or upgrading of support arrangements for vision panel in Nave floor.
- m) Entering of suspect pipe lagging on Heating Chamber on an asbestos register for the building, unless tested and found innocent.
- n) Repair of tarmac surfacing of churchyard paths; overhaul and painting of churchyard gates (by Local Authority).

(Range of likely cost: £2,000 - £3,000 excluding work in churchyard)

### IV. NECESSARY within the next TWO YEARS:

- o) Painting of iron tie-rods, end-plates, access platform and rainwater downpipe in and on Tower; painting of ironwork of bell fittings, fixings and frame; renewal of hinges to Tower roof access hatch and provision of restraint strap to stop it falling right back; provision of anchorage point for harnesses for people working on Tower roof; provision of safety rails to ladders, etc., in Tower; replacement of delaminating hatches in Belfry floor; re-fixing of loose flashing at edge of this floor; re-fixing of loose bird guards to Belfry openings.
- p) Specialist repair of carved bench-end on medieval choir stalls.

(Range of likely cost: £3,000 - £4,000)

### V. NECESSARY within the next FIVE YEARS:

- q) Consider removal of rusting iron tie-plates from Tower and Chancel walling and insertion of stainless steel mesh instead.
- r) Regular clearing and checking of rainwater gutters and downpipes.
- s) Keeping timber floors of Vestry and adjacent corridor under observation; making good to plaster and general redecoration of these rooms.
- t) Consider re-routing of heating pipes, wrapping of same with moisture resistant tape or provision of sub-floor ducts to forestall future leakage or in the course of repairing any further leaks that develop.
- u) Consider specialist cleaning of marble tablets and protection of ledger slab in floor at south-east corner of Nave.
- v) Further consolidation and re-pointing of churchyard boundary walls.
- w) Consider improving security of churchyard boundary.

(Range of likely cost: £5,000 - £7,500 excluding work in churchyard)

### VI. FUTURE Repairs:

- x) Review of evidence of structural movement, especially in Tower.

- y) Re-pointing and limited stone renewal in specified areas of external masonry, including renewing sill of east window.

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CHARTERED ARCHITECT

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# QUINQUENNIAL REPORT

on the Parish Church of

# SAINT PAUL, JARROW

UNDER THE INSPECTION OF CHURCHES MEASURE 1955 AND  
THE CARE OF CHURCHES AND ECCLESIASTICAL JURISDICTION MEASURE 1991

<b>DATE OF REPORT</b>	<b>30TH MARCH 2009</b>
DIOCESE	DURHAM
ARCHDEACONRY	SUNDERLAND
DEANERY	JARROW

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