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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 2011 QUINQUENNIAL INSPECTION

of the Parish Church of

SAINT NICHOLAS, BISHOPWEARMOUTH

Diocese of Durham

Archdeaconry of Sunderland

Deanery of Wearmouth

Historic Buildings Listing: Not listed

Conservation Area: None

Civil County and District: Tyne & Wear, City of Sunderland

Ordnance Survey Map Reference: NZ 393 553

Date of Inspection: 25th February 2011

Date of Report: 25th April 2011

Report by CHRISTOPHER DOWNS, B.Arch. R.I.B.A.

BRIEF DESCRIPTION

The church was built in 1939 to a design by architect Donald McIntyre of the Durham practice of Cordingley & McIntyre, and is an excellent example of the forward-looking stripped classicism typical of the solidly constructed sequence of churches for which they were responsible. It remains essentially as built, being of conventional west-east orientation on the basilican plan with narrow single-storey aisles serving as passageways down both sides of the tall clerestoried Nave. The Chancel terminates in a semicircular apse and is flanked by the Organ Chamber and Vestries (on two storeys above the basement Heating Chamber) to its north and Lady Chapel to its south. The main entrance is through the base of the prominent Tower attached to the west end of the south side of the Nave and the semicircular Baptistry projects from the west end of the north side.

The building is of traditional construction, with external walls of dark red brickwork concealing a steel frame and the pitched roofs over the main areas covered with pantiles on timber rafters and purlins carried by lightweight steel trusses. The flat roofs are asphalted on concrete decking, though bituminous felt has been applied over some of them in recent years. Internally, the walls and ceilings are generally plastered and the main floor is of 'Granwood' on a solid base.

The church displays a complete and very fine range of stained glass windows designed and installed from 1958 to 1992 by the late Leonard Evetts. It is understood that listed building status is being sought on account of this glass and the fine quality of the building as a whole.

The adjacent Church Hall complex was not included in this inspection, as it falls outside the scope of the Inspection of Churches Measure.

A copy of the original architect's drawing 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 third time the present writer has reported on this church. As well as those prepared in 2005 and the year 2000 previous reports dated 1969 (by G.H. Hawkins), 1979, 1985, 1989 and 1994 (all by Ian Curry) were available on the architect's file for reference in compiling the present one.

These and other previous reports, where they survive, will form a valuable record of the condition of the building and of the work carried out over the past fifty five years and should be kept.

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

Minor repairs to roof coverings, etc.

Repair of vandalised windows in Tower.

Plaster repairs and redecoration in Vestry block.

Provision of maintenance access in Organ Chamber.

Replacement of external and internal doors at entrances.

Provision of handrails to Heating Chamber steps.

Painting of steel ladders and grab rails in Tower.

Testing of electrical installation (2011).

Replacement of heating boiler (2008/9).

Removal of selected trees in churchyard.

Repair and testing of lightning conductor (2011).

Re-surfacing of paths and re-pointing or rebuilding of low flanking walls in churchyard.

Replacement of wooden tip-up seating in Nave with new upholstered chairs.

Repair of spalled section of concrete fascia on Baptistry.

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) Any voids below floors.
 - ii) Roof void over the apse, etc.
 - iii) Interior of parts of the Organ Chamber filled by the instrument.
 - iv) Disused oil tanks and their underground chamber to the east of the Vestry block.
 - v) Roofs were examined internally from floor levels and externally from ground levels and from 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 much good work having been done since the last survey. This 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:

As commented in previous reports, the building is of robust construction but shows cracks through the Nave floor, vertical cracks in the brickwork on the lines of the main steel columns in the north clerestory of the Nave and horizontal cracks at some of the window heads - particularly in the Baptistry - caused by expansion of the embedded steel lintels as they rust. These crackings have all been recorded previously and should merely be reviewed in future quinquennial inspections - to assist in this they are again recorded in detail in the appended survey notes. The only one of these problems likely to necessitate any action in the foreseeable future is that of the rusting lintels - those to the windows in the south elevation of the Lady Chapel having been replaced prior to the year 2000 inspection and those over the external door to the Vestries and one of the north-facing Vestry block windows between then and 2005. That in the north-east facet of the Baptistry has now become so pronounced that, as suggested in 2005, it would be worth considering replacement within the next five years.

The crackings in the Nave north clerestory wall appear to have widened measurably but not dramatically since the last inspection and should be kept under observation. The simple tell-tales that have been fixed across the crackings are, unfortunately, generally unreadable and several have dropped off. Action, when it becomes necessary, is likely to involve breaking out vertical strips of the brickwork outer leaf to get at the corroding steel columns embedded behind for treatment and painting of same, followed by rebuilding of the brick facing.

Previous inspections have also recorded the easings in the Tower walls and parapets and the spalling of the concrete on the underside of its roof - the latter caused by rusting of the reinforcement steel, perhaps triggered by leakages through the roof covering before it was over-coated in the late 1990's. As in 2005, a few relatively fresh-looking spalls are lying on the Belfry floor and more pieces are likely to follow from time to time - it would be worth bringing loose pieces down under controlled conditions for safety. It would also be worth considering treating and painting the exposed reinforcement steel to inhibit the rust in hope of slowing down the overall rate and spread of deterioration. Overall the condition of the concrete appears to remain satisfactory but should be re-assessed in future inspections.

Where the Tower parapets are concerned the crackings do not appear in the Belfry stage below and seem not to have stressed the waterproof coating applied to the inside faces and roof prior to the year 2000 inspection, so can be regarded as dormant. They are likely to be associated with the pronounced bowing of the parapet walls rather than any fundamental structural weakness in the main body of the Tower. Previous reports record that the cracks had in some places circumvented the copper cramps tying the parapet coping slabs together, but these have now been covered over completely by the strips of waterproofing material

applied over the joints since the last inspection. The symptoms of movement should merely be reviewed in future inspections.

As recommended in the last three reports, consideration should be given to having the structural steelwork in the main roof void painted to inhibit the rust that is taking hold, though it has to be said that this is not a high priority - it is perhaps more important to ensure that the wire ties holding the ceiling lathing to the steelwork are protected from corrosion.

Timber items stored in the Heating Chamber should be lifted clear of the floor and set on damp-proof material on bricks or blocks to avoid damage to the items themselves and to forestall any recurrence of the dry rot which broke out in items stored in this chamber some years ago.

B) WALLS AND MASONRY:

The external walls are of a durable red facing brick laid in Flemish bond and remain in good condition generally, particularly following the re-pointing work on the Tower and South Chapel carried out prior to the 1999 inspection. The north and west walls of the Vestry block, together with one or two limited areas elsewhere, were re-pointed between then and 2005. Re-pointing of a few further limited areas where the mortar has weathered out is desirable in the next five years. These areas include:

Panel of east wall of Nave above roof of Vestry block.

Open perpends in north clerestory of the Nave.

Open joints at low level on east face of Tower.

Pediment and western jamb of main entrance portal.

Open joints in ground floor stage of west face of Tower.

Patches under southern foot of west gable of Nave and under the sill of the main west window, including the sill string course itself.

Open joints in brickwork of north-east aspect of Baptistry.

Open joints at ground level on west elevation of Vestry block and behind gully on its north face.

East gable of Chancel above roof of apse.

Areas at various levels on all facets of the eastern apse except the south.

Open joints at ground level on east and south elevations of the Lady Chapel.

The retaining walls around the Heating Chamber steps show some openness in their jointing which could do with filling, and the low walls flanking the north-eastern entrance to the church need re-pointing together with re-bedding of the capping on the western one.

C) ROOF COVERINGS AND RAINWATER DISPOSAL:

Both the main roof and that over the polygonal eastern apse are covered with red clay pantiles of the Roman pattern. These appear to remain in fair condition overall, although as commented in previous reports slight surface deterioration or delamination is noticeable on isolated tiles. As noted in previous inspections, the three bottom courses at the eaves of the short section of Nave roof west of the lead-covered housing of the access to the roof void from the Tower are of thin 'Hardrow' concrete tiles. The lead-lined valleys between the Nave roof and the Tower appeared clear at the time of this inspection but will need checking regularly - by looking over the Tower parapet - and may need cleaning out by a roofer or steeplejack from time to time.

The mortar pointing of the ridge and verges of the main roof remains in good order generally but some thin plates probably representing past patching have come away on the north side of the ridge and should be cleared from the roof to prevent them blowing off in high winds. At the same time the surviving ridge pointing should be checked to see if it needs re-patching or whether these detached plates were as superficial as they appear. The hip tiles on the south side of the apse could do with re-pointing and the verge at the east end of the north slope, above the roof of the Vestry block, needs minor patching where the mortar is cracked and loose.

The flat roofs of the Vestry block, Aisles, Lady Chapel and Baptistry are asphalted on concrete decking. As commented in 2005, this covering, which clearly dates from the original 1939 construction, is now reaching the end of its useful life and has already been overlaid with built-up felt on the Lady Chapel and South Aisle - where being subjected to the full heat of the sun it will have failed first. On the Vestry block some patching with felt was evident in 2005 and more has been done since but leakage is reported to persist. No obvious defect was seen in this inspection which might account for this but in any case the time has come when the entire roof should be re-covered. Ideally - and particularly if the building is to be listed - this should be done by renewing the asphalt. However, over-felting with a high-performance bituminous felt would be acceptable as a medium-term solution.

Similarly, the asphalt on the Baptistry/North Aisle roof is splitting where it turns up against the Nave and Vestry walls and at a few points on the outer edge. Some patching has been carried out with a paint-on compound and with bituminous felt and the covering could be kept going for some time yet by continuing with these short-term measures. However, as suggested in 2005, consideration should be given to re-covering the roof as a whole. If listed building status is achieved this should certainly be done with asphalt as this is the original material and offers a better life expectancy than felt.

The felt covering on the South Chapel was renewed prior to the last inspection. As commented in 2005, that re-covering left a slight step up near the outlet which results in water standing on the roof. This could be eliminated at the next re-covering by adding a layer of insulation over the roof as a whole, tapered down at the approach to the outlet. The pointing of the chase where the flashings are tucked in at the abutment of this roof with the Chancel and Nave walls is cracking in places and may need renewal if leakage occurs.

The older felting on the South Aisle roof is showing slight splitting in a couple of places and the start of blistering together with a general unevenness and several patchings. All seems reasonably weathertight for the time being but this roof is likely to need re-covering before long as the felt becomes more brittle. As on the North Aisle, a return to asphalt would be preferable if the building is listed. The copper flashing at the head of this roof has been re-fixed and pointed back in where it was reported to be loose in 2005 and seems satisfactory now.

Prior to the 1999 inspection the Tower roof was overcoated with an applied bituminous coating incorporating glass fibre matting and finished with a white paint, covering the concrete roof and carried up the backs of the parapets all round. This is now beginning to show its age, with slight flaking of the finish, the matting starting to show through in places and general breakdown just underneath the parapet copings. However, it appears to remain waterproof except where penetrated by the weeds growing around the access hatch opening. These should be cleared out and the coating patched.

The surviving cast iron eaves guttering and downpipes appear to remain in serviceable condition, but in need of repainting along with the timber fascias on which the gutters are set. The newer aluminium guttering on the Chancel and apse also seems to be in good order, but again the fascias need painting. The aluminium guttering on the north side of the Nave also needs painting, along with its fascia, and this latter needs joinery repair where a short length has decayed.

D) WINDOWS AND DOORS:

The window glazing throughout the main body of the church forms what is probably the most complete set of stained glass designs by the distinguished Newcastle artist Leonard Evetts, mostly designed and installed between 1958 and 1992, but completed (posthumously) with that in the west wall of the north-east entrance porch in 1998. Preceding these, the Baptistry windows were designed by Marion Grant in 1954. All this glass is of excellent quality and appears to remain in good condition.

These windows are protected externally by polycarbonate sheeting which has been provided at various times in recent years. As noted in previous reports, the older sheets are yellowing with age but have some way to go before replacement need be considered. One of the sheets on the south side of the Chancel above the Lady Chapel roof was renewed between 1999 and 2005, probably after it had become badly stress-fractured around its fixings (screws driven into the artificial stone surround) because no allowance was made for the not insignificant thermal expansion of this material. Previous reports have suggested that this problem can be overcome simply by enlarging the holes in the polycarbonate sheets and using washers on the screws, but it looks as though this advice has not been followed other than on the south clerestory of the Nave. Here the fixings do appear to have been adapted, but another problem is emerging in that many of the fixings are ferrous so are beginning to rust and a few have failed altogether. These could damage the artificial stone surrounds if not removed before they expand with corrosion, so as recommended in 2005 it would be worth replacing the fixings with brass or stainless steel, complete with washers, and (where not already done) enlarging the holes in the polycarbonate sheets all at the same time. It looks as though attempts have been made to seal round the polycarbonate with silicon sealant but this should not be encouraged where the stained glass is concerned as it can trap condensation - which is known to corrode stained glass - and also cause excessive build-up of heat, which can soften the leading.

The remainder of the windows, in the ancillary areas of the Vestry block and the Tower, are of leaded glazing in steel frames. At the time of the inspection all the glass was intact apart from one missing pane in the north window of the Choir Vestry. Most of these windows have polycarbonate protection too, and in some cases the same advice regarding fixings applies to them as to the stained glass windows discussed above. However, in other instances the polycarbonate appears to be held in place only by silicon sealant bonding it to the metal frames. On a couple of the windows in the Vestry block this is losing its grip and the sheets need re-fixing. Most of the steel window frames are in fair condition but those to the Store Room and staircase in the Tower are showing signs of rust so need repainting. So too does the grille which has replaced the window of the Heating Chamber since the last inspection. The external face of the adjacent door could do with painting at the same time.

The galvanised steel sheets over the internal faces of the external doors at the south-west and north-east porches have been painted and grained since the last inspection, and the external door to the Vestry block has been renewed, to a good standard.

In the Tower, the galvanised mesh bird guards to the Belfry louvres continue to rust and may need renewal eventually, but the process is slow and no action is needed in the next five years. The hinges on the roof access hatch are rusting so need treatment and painting or else

replacing with non-ferrous type, and the iron grab handle set into the back of the parapet needs painting too.

E) FLOORS AND INTERNAL FITTINGS AND FINISHES:

The 'Granwood' flooring in the main body of the church remains in good condition - apparently having been re-finished since the last inspection - and although parted by the lines of structural movement running across the width of the building does not appear to be breaking up in consequence. The artificial stone paving in the Sanctuary is also wearing well, and the floors in the ancillary accommodation - carpeted on concrete bases in the vestries, etc. - seem to remain satisfactory too.

The painted plaster wall and ceiling finishes remain in fair condition generally, with some redecoration having been carried out in the Vestry block. However, further plaster repair and redecoration will be needed to the areas of the upper floor ceiling and wall over the Vestry staircase damaged by further damp penetration since that last decoration was carried out.

In view of the date of construction of the church and the possibility of disused heating components in concealed voids, not to mention the legal requirement, it would be prudent to have an asbestos survey of the building carried out and a register of any such material identified should be kept with the church log book and made available to anyone contracted to carry out work in the building.

The apertures between the balustrades of the staircase guard/hand rails in the Tower and the Vestry block do not meet current safety standards where young children may use the building. Consideration should be given to providing some form of supplementary infilling or prevention of access either on a permanent or temporary basis if the church is used for children's events such as Sunday School or holiday clubs.

Fittings and furnishings appear to be in good condition throughout, the only minor matters needing attention being the bolt that has pulled out of one of the new inner doors at the north-east entrance and the door to the organ blower cupboard which came off its hinges when opened for this inspection.

F) INSTALLATIONS:

The **electrical** installation is wired with p.v.c.-insulated cable run in conduit. It was tested in the two months preceding this quinquennial inspection and certified as satisfactory but with some minor items requiring attention. The wiring to the external light fittings has been replaced with an external quality cable as recommended in the last report.

A number of glass shades from 'Holophane' light fittings are stored in the main roof void. Clearly they are of no use here as the fittings have long since been removed but as suggested in the last report it would be worth contacting the manufacturers as there is a market in second-hand shades for those who still retain the older pattern of lights.

The **lightning conductor** installation was repaired and tested at the same time as the electrical system and also passed as satisfactory.

The **heating** system remains unchanged since the last report except that the Ideal Concord CX gas-fired boiler installed around 1992 was replaced in 2008/9 with a new one of the same make and type. It serves cast iron radiators and fan convectors fed by copper pipework and the system is understood to be adequate for the task.

As commented in 2005, the sump in the Heating Chamber floor is drained by a pump located rather curiously in the W.C. compartment opening off the Clergy Vestry above. Though antiquated it is reported to remain in good working order. When it eventually gives out it should be replaced by a submersible pump within the sump itself.

The timber **flagpole** on the Tower roof, renewed between 1999 and 2005, remains in good condition.

The **organ** is a fairly modest instrument built by the Vincent Organ Company of Sunderland but incorporating an electronic bass stop installed by Copeman Hart. The instrument continues to be maintained by Ian Nicholson, formerly of the Vincent Organ Co. before its closure. It is reported to be in regular use and good working order. Safe access to the pipework on the gallery has been created by forming an opening through the west wall of the Organ Chamber, as anticipated at the time of the last inspection.

The church has a **sound reinforcement** and induction loop system which is reported to be in working order except that a couple of the microphones may need replacement.

The church has an adequate number of **fire extinguishers**, which are serviced annually.

The **plumbing and sanitary** installations appear to remain in good order.

G) CURTILAGE:

The grounds of the church do not constitute a burial ground and are well maintained by the P.C.C., especially the neat and attractive planting beds, lawns, shrubbery, etc. Several of the mature trees have been removed since the last inspection; the remainder seem to be in healthy condition but should be checked over by a specialist at least once every five years.

The tarmac surfacing of the various paths and the vehicular access and parking area remains satisfactory, with some fairly recent renewal evident.

The steel balustrade around the Heating Chamber steps needs painting fairly urgently to inhibit the rust but it has to be said that this now has too good a hold and the railings are beginning to distort and come apart at the joints. Renewal is likely to be necessary in the foreseeable future. The new handrails beside the Heating Chamber steps also need painting. The low brick walls flanking the paths and steps leading up to the main entrance have been consolidated or rebuilt since the last inspection and are in good order, but the metal railings capping them need painting. The steel doors to the glazed display panels on the southern noticeboard are rusting too.

SUMMARY AND PRIORITIES

The church is basically sound and evidently very well looked after. A lot of good work has been done since the last inspection, keeping pace with the needs of the building and including some worthwhile improvements.

The main areas for concern now are the necessity to repaint external woodwork and metalwork, the likely need to renew roof coverings as they fail, the possible presence of asbestos materials in the building, and the corrosion of steelwork embedded in the external walls.

Most of the other recommendations of this report comprise little more than routine maintenance. 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) Minor repairs to roof coverings including pointing of ridge or hip tiles (and removal of fragments of previous pointing) and verges, sealing of splits in felt or asphalt, removal of weeds and patching of waterproof covering on Tower roof.
- b) Repair of fascia on north side of Nave; re-painting of fascias and rainwater goods; re-painting of steel-framed windows of Tower and of Heating Chamber vent and door.
- c) Lifting of timber items stored in Heating Chamber clear of damp floor.
- d) Replacement of missing pane in Upper Vestry window; re-fixing of loose polycarbonate sheeting on windows of Vestry block.
- e) Minor repairs to internal doors.

(Range of likely cost: £2,000 - £3,000)

continued.....

III. ESSENTIAL within the next YEAR:

- f) Replacement of corroding fixings of window overglazing.
- g) Treatment and painting of hinges on Tower roof access hatch (or replacement with non-ferrous type) and of grab handle on back of parapet.
- h) Making good of plaster and decoration where affected by roof leakages in Vestry block.
- i) Commissioning of asbestos survey and establishment of asbestos register.
- j) Consider whether stair balustrades need infilling (temporary or permanent) for child safety.
- k) Implementation of any safety recommendations arising from electrical test report.
- l) Painting of balustrade and handrails to Heating Chamber steps; painting of metal railings on walls flanking main approach steps and of steel doors on noticeboard.

(Range of likely cost: £1,500 - £3,000)

IV. NECESSARY within the next TWO YEARS:

- m) Removal of spalling concrete from underside of Tower roof; treatment and painting of steel reinforcement where exposed.
- n) Renewal or felting-over of asphalt covering on roof of Vestry block.

(Range of likely cost: £2,000 - £3,000)

V. NECESSARY within the next FIVE YEARS:

- o) Replacement of corroding steel lintel over north-east window of Baptistry.
- p) Painting of structural steelwork in main roof void, or at least of wire ties holding the ceiling lathing to the steelwork.
- q) Re-pointing of specified limited areas of external brickwork.
- r) Occasional checking and when necessary clearing of hidden roof valleys.
- s) Renewal or felting-over of asphalt covering on roofs of North Aisle and Baptistry; renewal of felt or reversion to asphalt on roof of South Aisle.
- t) Routine checking of churchyard trees by specialist.

(Range of likely cost: £10,000 - £15,000)

VI. FUTURE Repairs:

- u) Review of structural crackings and of underside of Tower roof.
- v) Further re-pointing of external brickwork.
- w) Exposure and treatment of rusting steel columns embedded in north wall; replacement of more corroding lintels.
- x) Replacement of polycarbonate overglazing as it yellows with age.
- y) Incorporation of insulation at next re-covering of South Chapel roof to eliminate weir at outlet.

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CHARTERED ARCHITECT

QUINQUENNIAL REPORT

on the Parish Church of

SAINT NICHOLAS, BISHOPWEARMOUTH

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

DATE OF REPORT	25TH APRIL 2011
DIOCESE	DURHAM
ARCHDEACONRY	SUNDERLAND
DEANERY	WEARMOUTH

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