

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. Unless specifically requested beforehand, no indication of likely repairs costs is included, but the Architect will advise on this aspect if asked to follow up the recommendations of the report.

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 2007 QUINQUENNIAL INSPECTION
of the Parish Church of
S A I N T P A U L , W I N L A T O N

Diocese of Durham

Archdeaconry of Sunderland

Deanery of Gateshead West

Historic Buildings Listing: Grade II

Conservation Area: None

Civil County and District: Tyne & Wear, Gateshead

Ordnance Survey Map Reference: NZ 175 619

Date of Inspection: 3rd October 2007

Date of Report: 8th March 2008

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

BRIEF DESCRIPTION

An interesting church built in 1828 to the designs of Ignatius Bonomi of Durham. Its general form is fairly typical of its time, where the Nave and Aisles form a rectangular box to which are attached a west Tower containing the entrance porch and stairs to the gallery and a shallow eastern Sanctuary flanked by a Vestry to the north and entrance Porch to its south. The semi-basement heating chamber is in the angle between the North Aisle and the Tower. Where this church differs from the norm is in having four-bay stone arcades of slender octagonal columns supporting four-centred arches, creating the semblance of a medieval 'hall-church', an impression reinforced by the large late-Gothic 'Tudor' windows.

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

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

A plan of the church is included on the buff-coloured sheet after 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 dated 1994 and 2002, previous quinquennial reports dated 1958 (G.E. Charlewood), 1963, 1968, 1974, 1979, 1984 and 1989 (all by Ian Curry) were available on the architect's file for reference in compiling the present one. These previous reports form a valuable record of the condition of the building and of the work carried out over the past forty years and surviving copies should be kept.

The 1989 report gave a summary of the main repairs carried out to the church since 1958. In 1992 renewals and repairs were effected to the stonework and glazing of the easternmost three windows of the South Aisle and easternmost two of the North Aisle supported by grant aid from English Heritage, but the balance of the grant (for further repairs to windows and to the upper parts of the Tower) eventually had to be relinquished for lack of funds from other sources.

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

- Repairs and re-pointing to Tower roof, parapets and pinnacles (2003).
- Minor repairs to roofing and rainwater pipes, including repainting of latter.
- Testing of electrical installation (2002).
- Access audit by Disability North (2003).
- Upgrading of lightning conductor (2004).
- Removal of oil-fired boiler, oil storage tank and the enclosure to the latter; installation of gas supply and new boiler mounted on north wall of Ringing Chamber (2005).
- Repair of stained glass in west window in base of Tower (2002); replacement of damaged glazing in one of the north-facing windows of same (2004); provision of protective overglazing to all three windows at this level.
- Washing-down of internal painted wall surfaces in Nave and aisles (2006).
- Re-painting of external doors.
- Installation of sound reinforcement system (2007).
- Safety work on churchyard trees (at various times) and checking of headstones (2003).
- Introduction of a votive candle stand in the South Aisle (2007).
- Repairs to churchyard walls (some by Local Authority, some by volunteers).
- Provision of additional lamp-post by south-east corner of church (2005).

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) Roof voids above Vestry, South-east Porch and Nave ceilings.
 - ii) Interior and back of the Organ.
 - iii) Roofs were examined internally from floor levels and externally 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 at the outset that the church is in reasonable condition generally and clearly very well cared for, with a great deal of good work having been done in the last six years. 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:

The building remains structurally sound, with no significant movement since 2002 in the old structural crackings mentioned in previous reports - notably internally in the Belfry, externally in the south wall of the Tower at high level (particularly through the west end of the parapet), at the south end of the sill of the window in the west face of the Tower, and under the westernmost window of the North Aisle. The re-decoration of the interior in 1993 masked many of the minor crackings recorded previously, and though some have re-appeared there has been no significant movement in any of these. All the crackings should merely be reviewed in future inspections and for that purpose are described in detail in the appended inspection notes.

As mentioned in the last two quinquennial reports, the feet of several of the rafters of the Tower roof have suffered decay, under the west end of its north slope. These need replacement or additional support, and the rest of the rafter feet to both slopes should be checked from close quarters. As suggested previously, this work would be better done in conjunction with re-slating of the roof and renewal of its gutters, but if that project cannot be implemented soon this structural repair should be carried out regardless.

Seen from floor levels the other timber roof structures throughout the building, although showing evidence of past repairs, appear to be in sound condition.

B) WALLS AND MASONRY:

The external walls are of honey-coloured local sandstone, the general walling being of finely-jointed regularly coursed stones finished with quarry-dressed or 'scutched' tooling with drafted margins, contrasted with smooth ashlar dressings to the architectural features. As with most of the County Durham stone, that used here is rather prone to erosion, particularly when saturated. Generally speaking, as stated in previous reports, it continues to last reasonably well, with only superficial erosion to particularly exposed areas, and rather deeper but still non-structural damage where rainwater goods have leaked in the past. Much of the loose surface material will have been removed in the course of the stone cleaning carried out in 1972-3, but

as mentioned in the last two reports a thin surface layer is beginning to come away in places and in some cases should perhaps be brought down for safety's sake.

Also as recorded in previous reports, the two main masonry problems are the splitting and delamination of the stonework of the windows and the loosened and splitting stonework of the Tower parapets and pinnacles. Proposed remedial work for both these problems formed the basis of the English Heritage grant offer of March 1989, and repairs to several windows of the aisles were subsequently carried out - these included renewal of damaged or decayed stonework (including indenting new hoodmoulds into the large lintel stones) and re-leading of the stained glass. Unfortunately, lack of funding from other sources prevented implementation of the full programme and the offer eventually expired. Subsequently, the second window from the west on the north side of the Church was repaired in similar manner in preparation for and including the extension of the stained glass design by Septimus Waugh of York to include the upper three lights. That leaves the westernmost window on each side (which have cast iron lattice glazing frames) still to be done. As regards the intended work to the top of the Tower, the recent de-shaling, pointing and repair work has made things safe for the time being but the fundamental problems of ageing leadwork and slating and of structural movement, breakdown of stonework and decay in timbers remain to be addressed at some time in the not-too-distant future. Splitting and delamination of the stonework is bound to continue, and some elements such as the crumbling pinnacle tops may well have to be renewed. As recommended in 1994 the permanent repair work - like that to the remaining windows - should ideally be carried out within the next five years although the recent work has reduced the degree of urgency. It is unlikely that a new application to what is now the joint English Heritage/Heritage Lottery Fund grant scheme for churches would be successful in the light of the failure to take up the previous grant in full and the reduced urgency of the work.

Elsewhere, mostly by way of repetition of the last two reports, some very limited filling and pointing of open joints is desirable within the next five years, in the following locations:

Parapet courses and plinths around the main body of the Church generally.

Copings of the east gable of the Sanctuary.

Structural crackings where accessible.

East elevation of North Aisle, together with easing-off of surface laminations.

Upper parts of the south wall of the South-east Porch.

Under the sills of the North Aisle windows.

As noted in previous inspections a couple of air bricks on the south side of the church have perished or gone missing. There being no underfloor voids their purpose is unclear but as the Vicar reports that he has obtained replacements already it would be worth having them fitted.

C) ROOF COVERINGS AND RAINWATER DISPOSAL:

The main roof covering the Nave, aisles and Sanctuary was completely re-slatted with grey Burlington (Lancashire) slates in 1978 (south slope) and 1979 (north slope). The handful of isolated breakages noted in the last inspection has been dealt with since, leaving all in good order apart from one broken slate on the south slope which could do with replacement in due course. The parapet gutters to both aisles were re-lined with stainless steel (following theft of much of the lead) in 1980. Some fallen leaves have accumulated but these gutters are evidently being cleared more regularly than before and this routine should be continued. As commented in the last report, the pointing to the cover flashings on the backs of the parapets is falling out in places and needs renewal promptly - it may be that the flashings themselves are slightly loose and they should be checked and re-fixed where necessary.

The Tower roof, confined within the parapets with gutters on its north and south perimeters, is covered with Welsh slating. This remains in serviceable condition, but a handful of loose or broken slates need attention within the next six months. Though not as urgent as once thought, re-slating of this roof as envisaged by the English Heritage grant offer in 1989 remains highly desirable. Along with the slating repairs the gutters need clearing out and some lengths of the pointing of the perimeter flashings need renewal. One section of flashing needs re-fixing. The lead linings to the gutters, as well as being in over-sized sheets, are now rather tired and should be renewed when the roof is re-slatted, at which time the opportunity should be taken to improve the layout of the gutters to present-day standards. Access to this roof is through an ancient and heavily corroded cast iron rooflight, which should be done away with when the roof is re-slatted and an improved means of access and daylighting (if this latter is still considered necessary) should be provided.

The roof of the Heating Chamber at low level on the north side of the Tower has been taken off and reconstructed since the last inspection, to allow removal of the boiler. The old asbestos-cement sheeting has been done away with and the new covering is of a pitch-impregnated sheeting. This, though very tough, is apparently sufficiently flexible to deter children from scrambling on it.

Though there are hints that the downpipe on the north face of the Tower may be blocked in its lower length this is by no means definite and with this possible exception all the rainwater downpipes appear to be in good working order. Several repairs and replacements have been carried out since the last inspection and regular clearing and checking has been instituted. This appears to include the gullies at the feet of the rainwater pipes too.

D) WINDOWS AND DOORS:

The church contains a number of stained glass windows ranging in date from the nineteenth century to 1998. Most seems to be in fair condition, that in the west window of the ground floor stage of the Tower having been restored and reinstated since the 2002 inspection, when it was recorded as having been taken out for repair following vandalism.

As recorded in the last two reports, a great deal of good work was done on the glazing in the course of the masonry repairs to the majority of the Aisle windows in 1992. However, a couple of the panels in these windows still show noticeable bowing - presumably these were simply removed and re-set in the course of the stonework repairs rather than having been re-leaded. In the second window from the west in the south wall, the bowing of the eastern upper light has reached the stage where action may need to be taken - this would involve having it taken out and re-leaded. None of the other bowed panels appear to warrant action as yet but they should be reviewed in future inspections.

The second window from the west in the North Aisle contains modern glass designed by Septimus Waugh of York - the single panel design installed prior to 1994 having been extended to the entire window in 1998. This remains in very good condition.

The glazing of the westernmost window in each aisle and that of the main west window of the Tower (lighting the Ringing Chamber) comprises uncoloured or lightly tinted glass set into cast iron diamond lattice glazing frames. As recommended in previous reports, these need cleaning down, treatment and painting of the cast iron (including that to the small vent frames) to inhibit the corrosion which has taken hold, and some minor repairs to the glazing itself where quarries are cracked or holed. The Ringing Chamber window has leaded glazing in the small opening vent which is slightly bowed and needs re-attaching to the central saddlebar. The glass in all these windows could do with cleaning when the frames are overhauled. It is not clear whether all the glass would have to be taken out in order to overhaul the frames but obviously a better job would result and the perished putty would then all be renewed too.

One of the two windows in the north wall of the ground floor stage of the Tower has had its plain single-sheet glazing renewed since 2002, following vandalism, and both have been fitted with polycarbonate overglazing, as has the west window at this level.

As reported in 2002, the louvres to the Belfry openings are in very poor condition, and if the work to the Tower roof and parapets proceeds in the foreseeable future the louvres should be repaired or renewed and treated with preservative whilst the scaffolding is in place. Internally, the openings have timber shutters, presumably to exclude weather but mainly to

muffle the sound during bell-ringing practice. These shutters also need general overhaul, which could be carried out at any time without the need for external access. The wire netting guards to exclude birds have corroded to the point of uselessness and should be renewed.

The external and internal doors of the Church all seem to be in fair condition, the outside faces of the external doors having been repainted since 2002. Minor adjustment is needed to the main entrance doors, where the two leaves bind on each other at the head. It would be worth filling in at least part of the narrow trenches left to either side when the concrete ramp was formed to the main entrance, to eliminate these foot traps.

The gate to the South-east Porch door disappeared prior to the last inspection and may have been stolen, but if it survives it should be reinstated as it clearly formed an integral part of the original design.

E) FLOORS AND INTERNAL FITTINGS AND FINISHES:

Woodblock flooring on a solid base predominates in the body of the Church, with marble paving to the choir and Sanctuary areas. Most of the loose blocks noted in 2002 seem to have been re-fixed since, unless it is simply that changes in humidity have tightened things up. A few remain loose in the choir stall area. As commented in previous reports, some of the blocks against the south wall appear to have been affected by rot in the past, and it would be worth replacing the two larger patches on grounds of safety but there is no need to replace those that are tight up against the wall. Several in the area behind the organ have been taken up - presumably to serve as replacements elsewhere - and more could be gleaned from this source.

The stone paving in the main entrance area needs minor re-pointing of the open joints and filling of erosion pockets.

By 2002 the internal re-decoration carried out in 1993 had already discoloured to a surprising degree, but this has been countered effectively by washing down, to the extent that the discolouration is now very muted and general redecoration can be deferred for the time being. Some touching-up is desirable where peeling has occurred at wall heads, but nothing more. As noted in the last two inspections, old lines of structural cracking and the marks where earlier features of the building have been removed are discernable, but there seems no need for any action on these other than normal decorator's filling in preparation for the next redecoration when it becomes necessary. The walls in the Vestry still need washing, and here it would be worth adding bleach to the water to combat the mould growth fostered by condensation in this room. The South-east Porch could do with redecoration but as its main use at present is for storage this is a very low priority. Redecoration of the main entrance area in the base of the Tower was in hand at the time of the inspection, being carried out by volunteers on an occasional basis.

Minor easing is needed to prevent the leaves of the pair of doors between Entrance Area and Nave from catching on each other.

The oak dado panelling around the lower parts of the walls throughout the body of the Church seems to remain in fair condition generally, but as recommended in the last two reports it could do with repair where the pews have been removed to make way for the side altar in the North Aisle. The pews appear to have pulled out of their housings in the panelling down both sides, particularly the north, and here some repair is desirable to ensure that the backs are fully supported.

The furnishings throughout the Church appear to remain in good order.

The wooden landing part way up the ladder system from the Ringing Chamber to the Belfry has been secured since the last inspection but it would be worth providing a more robust handrail to the ladder rising from it to the Belfry. Within the Belfry, the ladder giving access to the Tower roof is a little too short and could perhaps be stilted up at the bottom by a couple of rungs. In addition, handles or grab rails should be provided to assist with climbing in and out through the roof light at the top.

Some effort has been made to clear debris from the Belfry floor, as recommended in previous reports, but more needs to be done and then the flooring should be checked over for signs of woodworm or other defects.

F) INSTALLATIONS:

In 2005 a new gas-fired boiler was installed on the north wall of the Ringing Chamber, complete with a replacement flue system out through the Tower roof. This serves the existing distribution system of radiators and pipework, the connections having been made within the former Heating Chamber to the north of the Tower, where the gas meter has also been sited. The new boiler is reported to heat the building adequately, so it remains to be seen whether the second boiler for which space has been left will actually be needed. The original oil-fired boiler has been moved to St. John's, Chopwell, the oil storage tank has been removed and its enclosure demolished.

The limited **plumbing** installation in the church - comprising the cleaners' sink in the cupboard under the stairs - excites little comment, but it would be worth providing a hot water supply. Presumably the unsatisfactory waste pipe arrangement recorded in the last inspection has been improved in the course of the recent works to the Heating Chamber.

The **electrical** installation was last tested in 2002, so was due for re-testing in 2007. This should be carried out within the next six months if not already done. The cabling appears to be of p.v.c.-insulated wiring in conduit. Questions have been raised about the adequacy of the lighting installation, as well as the safety implications of lamp changing, and consideration is being given to installing a new system. Careful consideration should be given to glare control in selecting new fittings. The lighting in the Belfry could do with review at the same time. Heating in the Ringing Chamber is provided by an elderly electric radiant fire and this should be subjected to Portable Electric Appliance testing for safety.

The Tower has a comprehensive **Lightning Conductor** installation, which was overhauled and upgraded in 2004.

Painting of the ironwork of the fittings, etc., to the **bells** has been recommended in the last three reports and still remains to be done.

The **organ**, a modern pipe instrument installed by Church & Company in 1974, stands at the east end of the South Aisle. As reported in 2002, it is understood to be in need of overhaul but its ailments are not thought to be life-threatening. It remains in regular use and is tuned by John Lightbown of Whitley Bay.

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

In response to one of the recommendations of the disability access audit carried out in 2003 a **sound reinforcement** and induction loop system has been installed (in 2007). This has been done discreetly.

G) MONUMENTS:

The small number of nineteenth-century wall tablets mounted on the south walls of the Chancel and Aisle and the oil painting on the west wall all appear to remain in good and stable condition.

H) CHURCHYARD:

This comprises two parts, straddling the main road which runs to the west of the church. The area on the church side of the road is closed for burials, having been cleared of headstones which are now ranged along the north-eastern boundary although a few low stone walls surrounding burial plots remain in the immediate vicinity of the church on its south and east sides. The west, north and north-east boundary walls to this area remain in reasonable condition for the most part, though some limited loose sections and one ominous bulge need consolidation and a certain amount of patch re-pointing is required. More seriously, as reported in 2002, a section of the wall on the bend just south of the main entrance gateway is leaning outwards and has substantial structural cracks where it is separating from the rest, suggesting that it may be structurally unstable. This should be kept under observation and if it shows signs of further movement should be taken down and rebuilt. Following the recommendation of the last report, the main structural crack has been (rather messily) filled with mortar and has not re-cracked since - at least, not yet. However, the other lesser cracks should also be filled, both to prevent loss of any loosened stones and to give an immediate indication of any further movement. The stonework of the entrance gate piers and flanking walling is quite badly eroded but little can or need be done about this apart from re-pointing the open joints.

The southern boundary is marked by a low wall, topped by copings which evidently had iron railings set into them originally, except where it rises to a higher level at its western end. The western section of this wall, which at the time of the last inspection had collapsed, has since been rebuilt to a good standard by voluntary labour. The remainder of this walling is very open-jointed and needs extensive filling and pointing, together with consolidation where the stones are actually loose.

The trees in both this and the more recent portion of graveyard beyond the road appear reasonably healthy and have clearly been worked upon since 2002. However, they should be checked by an arboriculturist on a regular basis - especially those on the road frontages.

The later burial ground to the west of the road is still in use in its western reaches. Many of the headstones have suffered the attentions of vandals and although none appear inherently unstable at present - the Local Authority having checked and attended to any dangerous stones within the last five years - they are not immune from toppling by determined effort. The boundary walls to this part of the graveyard seem to be in fair condition generally but the east (road frontage) wall of the area could do with some consolidation where structural cracking and bulging has occurred as well as filling of occasional voids.

SUMMARY AND PRIORITIES

The church is fundamentally sound and very well looked after. A great deal of excellent work has been done since the last quinquennial inspection.

There appear to be no major urgent repair needs. The electrical installation is due for testing and any resulting work to ensure safety should be accorded high priority. In the longer term the main areas for concern remain the state of the top of the Tower and of the westernmost windows of the aisles and west window of the Tower. Replacement of the lighting system is also likely to demand exceptional funding, as will overhaul of the organ if and when implemented.

Further significant work is needed on the churchyard boundary walls, though the financial burden is likely to fall mainly on the Local Authority rather than the Parochial Church Council.

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 slating, pointing of perimeter flashings, etc.
- b) Testing and checking of electrical installation; PAT testing of heater in Ringing Chamber.

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

III. ESSENTIAL within the next YEAR:

- c) Washing-down of walls in Vestry.
- d) Consider provision of hot water supply to sink under stairs.

- e) Consolidation of bulging/loose sections of churchyard walls; filling of remaining structural cracks in churchyard wall south of main entrance gateway.

(Range of likely cost: £500 - £1,000 - excluding Local Authority's work in churchyard)

IV. NECESSARY within the next TWO YEARS:

- f) Checking of churchyard trees by specialist.
- g) Re-pointing of stone paving in Entrance Area; filling of trenches beside ramp to main entrance.
- h) Re-leading of buckled stained glass panel.

(Range of likely cost: £1,000 - £1,500 - excluding Local Authority's work in churchyard)

V. NECESSARY within the next FIVE YEARS:

- i) Repairs to Tower roof structure (whether or not it is re-slatted).
- j) Re-pointing and de-scaling of specified areas of external masonry; installation of replacement airbricks.
- k) Masonry and glazing repairs to westernmost windows of aisles and west window of Tower.
- l) Consideration of long-term repairs to masonry of Tower parapets and pinnacles; re-covering of Tower roof including renewing access and re-organising and re-lining its parapet gutters.
- m) Overhaul/renewal of Belfry louvres, shutters and bird guards; clearing and checking of Belfry floor.
- n) Safety improvements to Belfry and Tower roof access ladders.
- o) Repainting of bell fittings, fixings, etc.
- p) Minor repairs to dado panelling and woodblock flooring; securing of loose aisle pews; minor adjustment to external and internal doors.
- q) Consider replacement of lighting system (including Belfry).
- r) Redecoration of South-east Porch; touching-up of decoration at wall heads in main body of the church.
- s) Further consolidation and re-pointing of churchyard boundary walls.
- t) Reinstatement of gate to south-east door, if not lost.

(Range of likely cost: £60,000 - £75,000 - excluding Local Authority's work in churchyard)

VI. FUTURE Repairs:

- u) Review of structural crackings, eroded areas of masonry, buckled glazing, etc.
- v) Overhaul of organ.
- w) Re-building of leaning section of churchyard wall if movement continues.

CHRISTOPHER DOWNS, B.Arch., R.I.B.A.
CHARTERED ARCHITECT

QUINQUENNIAL REPORT

on the Parish Church of

SAINT PAUL, WINLATON

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

DATE OF REPORT

8TH MARCH 2008

DIOCESE

DURHAM

ARCHDEACONRY

SUNDERLAND

DEANERY

GATESHEAD WEST

**CHRISTOPHER DOWNS, B.ARCH., RIBA. CHARTERED ARCHITECT
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