

**ST CHAD'S BENSHAM**  
**QUINQUENNIAL INSPECTION REPORT 2024**

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Registered in England Company No: 8881773 / VAT Registration no. 217176415

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# | 1.0 | General Information and Summary

**1.01 Name of Church and Archdeaconry**  
THE CHURCH OF SAINT CHAD, BENSHAM  
Diocese of Durham  
Archdeaconry of Sunderland

**1.02 Name and contact of Adviser with qualifications**  
AMY REDMAN BArch(Hons), Dip.Arch, SPAB Scholar  
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Signed: .....  .....

## **1.03 Form of the Report**

The following report has been prepared in line with the recommendations set out in 'A Guide to Church Inspection and Repair' (1995), to comply with the statutory requirement of the Inspection of Churches Measure 1955, and the Care of Churches and Ecclesiastical Jurisdiction Measure 1991. It is a general report, aimed at offering an overview of condition.

The report offers General Information and a Summary of the building's condition within Section 1.0, and Recommendations for work within Section 2.0.

Following this, Sections 3.0 to 6.0 discuss each area inspected in turn, illustrated with photographs.

This report has been prepared following a *visual inspection* of the church only. All inspections have been made from the ground and safely accessible galleries and roofs. This report should be seen as an overview, and not a detailed survey report. If further inspection or investigations are required they will be outlined within the recommendations for work.

## **1.04 Specific limitations of the report**

The inspections have been made from the ground only, except where safely accessible galleries and roofs have made higher level visual inspection possible. Internal valley gutters and inaccessible roofs have not been inspected. Ceilings, roof timbers and wall plates have been examined from floor level only. There has been no higher level investigations, nor intrusive inspections carried out; hidden structures, embedded timbers, floor and ceiling voids and areas beyond reasonable sight from the ground have not been subject to inspection and as such, it cannot be reported that areas such as these are free from defects. High winds prevented full access to the roof of the tower.

## **1.05 Dates of Inspection and previous inspection**

An inspection for this report was carried out on 23 August 2024 by Amy Redman. The previous quinquennial inspection was carried out by Chloe Granger in 2019.



## 1.06 Weather on day of inspection

The weather was warm and clear on the day of inspection. There were high winds ahead of an impending storm.

## 1.07 Brief Description of the Building and Designation

The building of the Parish Church of St Chad in Bensham was commenced in 1900 and consecrated in 1903. Designed by William Searle Hicks, the great nephew of Sir Charles Barry, in a High-Victorian Gothic style with Arts and Crafts tendencies. The church is a gem within the existing urban setting. St Chad's Bensham is **Grade II\* listed**.

The church is cruciform in plan with an aisled nave and aisled chancel. There is also a retro-chapel, (dedicated to All Saints), beyond the ambulatory. There is an octagonal tower that rises above the crossing with an elaborate corona of crocketed pinnacles with a castellated parapet.

The choir vestry and sacristy are located within the eastern ends of the north and south chancel aisles respectively, accessed from passageways down the side of the chancel beyond wrought iron gates at the eastern end. The organ loft sits over the north-western end of the quire, accessed from the north transept. There is a new forward altar in the crossing. The west end of the nave is taken over by community spaces, leaving the worship area of the nave and aisles approximately a third of its original length. There is a boiler house below the west end of the nave.

The fixtures and fittings within the church were all specifically designed and commissioned, mostly by Hicks himself, in a mixture of High-Gothic and Arts and Crafts style. The elaborate carvings seen in areas such as the quire, to the organ loft and the pulpit are of Victorian perpendicular style, while the more simple and stylistic designs seen in fixtures such as the wrought ironwork, timber-work in the nave, and the loose artefacts of silverware are of Arts and Crafts design. Most of the large items of metalwork were designed by Hicks and many of the loose items made by the Newcastle Handicrafts Company, but the more delicate altar-ware is by William Bainbridge Reynolds, the architect-cum-metalworker of high repute in the Arts and Crafts circle. The windows are again notable, by various designers including Caroline Townsend and Leonard Walker, both celebrated Arts and Crafts artists of the time.

In the 1990s, the west end of the church was developed into a community centre, over two floors. There is a large hall on the ground floor and a community room and offices above. A gallery on the new first floor faces out to the remainder of the nave and chancel.







Externally, the church appears heavy but grand. It is constructed of coursed buff sandstone with traceried windows, parapets and crocketed pinnacles. The north porch is elaborately carved, with three canopied niches above bearing figures of saints. The roofs are of relatively shallow pitch, covered with green Westmorland slates.

### 1.08 General condition of the Building

The condition of the church has much improved following the works in 2022 to re-roof the south aisle, north transept and organ loft, and the south transept. The works included repointing of the high-level masonry including the entire tower. The remaining roof coverings of the north aisle, north porch, retro-chapel and chancel are now well over 100 years old and are coming to the end of their lives. The quickly declining condition of these roofs should be considered as a matter of high importance. The scheme of re-roofing with overhaul of rainwater goods and high-level pointing should continue once funds allow. It is recognised that the sheer scale of the building is its inhibitor when it comes to funding and management.

In some remaining areas leaking gutters, hoppers and downpipes are causing dampness and deterioration of surrounding masonry and joints with leaks in the roof coverings causing problems internally. Due to the height of the roofs and high-level gutters, simple maintenance such as clearing out gutters has been restricted by cost and thus has led to water ingress and further issues. Maintenance has been carried out recently and this should continue annually. Maintenance has been carried out by rope access which is preferable for this building and the most cost effective method.

The general condition of the fabric does improve as one works down. Once below roof and parapet level, the rest of the structure seems reasonably sound. There are minor areas of localised damp due to leaking rainwater goods or high ground levels, but nothing serious. The string-courses and hood-moulds have lost their pointing so are not performing their water-shedding functions as they should, and these should be addressed when other re-pointing works are carried out. The majority of the flat wall pointing is satisfactory.

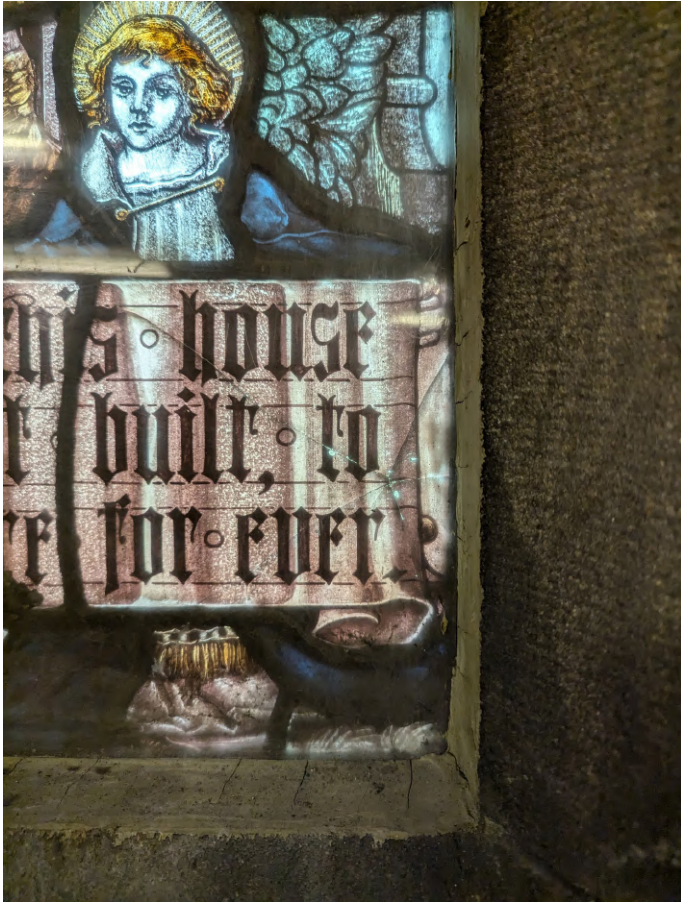
Internally, aside from areas of suspected water ingress, the structure, finishes, fixtures and fittings are in excellent order, as are the windows. There are a few minor cracks and broken panes in the clerestory windows, but nothing of significance. All the stained glass windows are in good condition.

#### *Structural issues*

There are minor cracks and opening of joints in masonry as noted in previous quinquennials, but nothing appears to be advancing in nature.







There has been a large project of re-roofing and repointing work in the last quinquennium but to ensure that this building continues, further fundraising is required to enable the remaining roofs and rainwater goods to be dealt with. Once these crucial elements are properly repaired, the fabric will be secure for the long-term.

## 1.09 Safety aspects of the Building

*Comments as previous report:* Access up to the tower and to the tower roof should be reviewed. The handrail provision on the way up is lacking, the steps and rail to the tower from the flat roof is loose, and upon climbing through the access hatch out on to the tower roof, there is no protection against falling between the merlons of the low castellated parapet. Protection here has been considered, however, there is thought that if a bar or restraint were added, it may give a false sense of security and be more of a potential hazard. At present, the current situation makes the roof-top visitor very cautious and careful.

There is a cracked apex stone bearing an iron cross over the main entrance porch that should be checked for stability.

## 1.10 Works completed since the previous report

Taken from the list of recommendations in the last report, dated 2019, works that have been carried out are as follows, plus any other works carried out:

- Re-roof south nave aisle, north transept with organ loft and south transept including upgrade of gutters and lead details.
- Repoint north and south transept parapets and gable raking copings.
- Replaster upper section of north transept (internal).
- Inspect and repair hopper outside choir vestry and repair internally.
- Remove cementitious plaster to external wall in Sacristy and re-plaster in lime.
- Secure handrail steps to tower from flat roof
- Repoint tower complete including parapets and pinnacles. Remove vegetation from tower broaches and re-point.
- Minor rebuilding and repair boundary wall, north-west corner of church.
- Minor repair to flat roof area over ambulatory.
- Repair of remaining areas of woodblock floor in community room.
- Dig away high ground levels externally along south chancel aisle.
- Heating installed in retro-chapel (infrared installed).
- Clearing of gutters. Carried out by Taylor Hastwell in July 2024 including some pointing at high level. Have been programmed in every 4-5 years. The frequency of general cleaning of gutters needs to be increased to an annual service.
- LED lighting installed in several locations in 2023 (upgrade of existing).
- New commercial kitchen installed to south aisle west end.





# | 1.0



## 1.11 Work outstanding from the previous report

Taken from the list of recommendations in the last report, dated 2014, works that have not been carried out and are still considered relevant are:

- Continue fund-raising/grant applications for re-roofing of all roofs
- Re-roof all roofs in the following priority order:
  - URGENT - north aisle
  - Chancel
  - Retro-chapel and ambulatory
  - Porch
  - North and south chancel aisles
- Establish contract for cleaning gutters. Annual contract required.
- Monitor areas of fungus growth under organ chamber roof
- Re-bed and re-point parapet over ambulatory
- Rub down, prep and repaint all iron railings
- Re-point all parapets and raking copings
- De-frass and repaint all steelwork in belfry, clock chamber and heating chamber
- Replace rusting wire grilles to windows
- Replaster east wall of ambulatory
- Re-point and locally rebuild boundary walls, reinstate railings
- New inner for font
- Restore clock
- Additional noticeboard for community events



## 1.12 Records and Health and Safety file

The present records are held within the office on the upper floor of the west-end of church.



## | 2.0 | Recommendations for Repair/Renovation

*All outstanding works from the last report (as noted above) that are deemed relevant have been included within the recommendations of this report. Please note; all works must be specified, overseen and approved by the inspecting architect or other conservation accredited professional to ensure quality and appropriateness of workmanship. This is not a schedule of works, only identification of where works are required - a full specification and schedule should be drawn up prior to repair works being carried out. The costs displayed are only estimates - proper costs should be obtained from the relevant craftsman before commencing.*

**It is important to note that these recommendations are made as a professional looking at a building and considering its needs for repair. The recommendations have not been catalogued to accommodate church funds - prioritisation according to funds should be a matter of discussion between the architect and PCC, when a plan of action should then be formed.**

ITEM	RECOMMENDED WORKS AND URGENCY * Indicates items outstanding from previous QI report	APPROX. £s +VAT
<b>2.01</b>	<b>Urgent works requiring immediate attention</b>	
a)	*Replacement of slipped/broken or missing slates across all pitches. Replace missing flashings to the south chancel aisle and dress down felt and stainless steel coverings over lead to north pitch.	2,000
b)	*Lightning conductor repair – rod to north-west pinnacle.	1,500
c)	*Close inspection of cracked apex stone to north-west porch to be carried out. Repair as necessary. (Inspect from cherry picker when carrying out roofing works above)	800
d)	*Check and fix back all bird mesh to inside of belfry louvres to stop birds from entering.	DIY
e)	*Review safety of tower roof access. Put up signage alerting people of the risk.	DIY
f)	*Continue to monitor and look for signs of rot or fungus on timber wallplates/cornices within church. Look for fruiting bodies or areas of white patching. Inspect void behind organ pipes for water ingress. Alert Architect immediately if anything spotted.	DIY
g)	Replace downlight lamp at north-transept.	DIY
h)	Sacristy – brush down any salts from wall and floor screed, and re-limewash south wall. Repoint wall externally.	DIY/£500

## | 2.0 | Recommendations for Repair/Renovations cont.

<b>2.02</b>	<b>Works recommended to be carried out during the next 12 months</b>	
a)	*Checking and sealing of all gutters and ensuring hoppers and connections to downpipes are sound. (Likely cherry picker required or by rope access).	2,000
b)	*Pointing of notable cracks in masonry to prevent localised wash-out of mortar.	2,500
c)	*Progressively work around church re-pointing parapets, copings and strings to limit water ingress into wallheads, and to plinth-level masonry to relieve damp.	Budget per year
d)	*Carefully remove timber panelling in choir vestry to inspect for rot. Ensure hopper/outlet externally is clear and sealed.	1,000
e)	*Drill holes in roof of north aisle porch and leave door ajar for ventilation.	DIY
f)	*Add rain cowl to top of toilet extract pipe through roof of north aisle and fit extraction fan inside WC.	250
g)	*Fill cracks in concrete to front of west entrance and re-point steps to prevent weed growth in gaps.	500
h)	*Carry out minor glazing repairs where panes broken. Replace rotten timber window frames in tower bell-ringing chamber	2,500
i)	*Rub-back/de-frass metal work in belfry and steels in boiler house and redecorate in metal paint system.	250
j)	*Touch up paintwork in chancel, south side, where former light fittings have been removed.	500
k)	*Re-point boundary wall to west, against pavement. Some minor rebuilding and re-setting of copings. Repair gate pier at west boundary wall. Repoint boundary wall to north and re-set copings. Approx.5LM of walling to be rebuilt.	3,000
l)	*Add additional noticeboard to north-west corner of plot, to post community hall notices and events etc.	1,500
m)	Refurbish entrance doors generally. North entrance door leaf and frame, repair threshold area. North-east porch door - overhaul detail to threshold.	5,000
n)	Minor repairs to flooring in Ambulatory. Rebedding of tiles and repointing of fine joints.	£500

## | 2.0 | Recommendations for Repair/Renovations cont.

<b>2.03</b>	<b>Works recommended to be carried out during the next two years</b>	
a)	*Re-roofing chancel, retro-chapel, ambulatory and clergy porch.	250,000
b)	*Full refurbishment of all rainwater goods inc. hoppers. Repair of lead downpipe to north. Removal of redundant and ferrous fixings from downpipes and point in lime mortar.	Inc in roofing works
c)	*Replace rusting metal grilles to principal windows of retro-chapel and south chancel with new powder-coated s/s wire grilles, fixed with s/s fixings.	20,000
d)	Pointing of western window, both internally and externally, and minor glazing repairs and cleaning of stained glass panels.	15,000
e)	*Re-point low garden wall to south of retro-chapel and re-bed copings.	2,500
f)	*Rub down and re-paint all railings and gates to boundary walls.	3,000
g)	*Consider heating un-heated spaces to help dry out fabric, such as retro-chapel and clergy WC. (Infrared recently installed only benefits occupants.)	5,000
h)	Sand-down and re-wax the flooring in the ground floor community room, entrance hall and other ground floor spaces.	£1,000
i)	Repair woodblock flooring to Choir Vestry. Issues with damp to be addressed first. Refix woodblock flooring and timber trim around font area.	£1,000
j)	*Re-decoration of clock faces. Rope access suggested.	20,000
k)	*Re-roofing of north aisle and north-west porch.	60,000

## | 2.0 | Recommendations for Repair/Renovations cont.

<b>2.04</b>	<b>Works required to be carried out within the next five years</b>	
a)	*Re-roofing north and south chancel aisles.	160,000
b)	*Re-consider disabled accessibility into community centre/church.	Review
c)	Specialist repairs to windows including glazing, ferramenta, leadwork, stone surrounds and restoration of hopper function. Refix or replace external protection as specialist recommendations. Repoint all fine joints in tracery and surrounds. Cleaning of all glazing with de-ionised water and a lint-free cloth.	50,000
d)	Specialist repair to decorative timber throughout the church including timber panelling at Sacristy. Replace material to footrests in choir pews.	£5,000
<b>2.05</b>	<b>Works required to be carried out in the longer term</b>	
a)	*Cap all hoodmoulds and stringcourses with lead, or lead replacement.	40,000
b)	*Replace polycarbonate glazing with new, fixed with s/s fixings.	20,000
c)	*Re-plaster area in eastern ambulatory wall, over arch to retro-chapel.	2,000
d)	*Replace fibreglass glazing in north-west and west windows of north aisle (within community hall area) with 'Mono' laminated glass sheet, fixed directly into masonry	5,000
e)	*Reconsider first floor meeting room – consider removal of ceiling to reveal exceptional roof and west window. Heating and acoustic implications must be considered in reimagination of gallery floor level.	Review
f)	*Replace cut-off railings to boundary walls on north	2,500
g)	*Refurbishment of WCs on ground and first floor of community hall, and of meeting room at gallery level.	5,000

## | 3.0 | External Elements



Tower re-roofed in 2015. Good condition. Some build-up of dirt and debris to gutters.



South roof pitch over retro-chapel. Cracking of mortar at verges.



Areas on south chancel roof where flashings have been peeled back by thieves looking for lead

### 3.01 Roof Coverings

The roofs are laid with green Westmorland slates to diminishing courses, with stone roll-top ridges. Apart from the north and south chancel aisles (re-roofed in 2004), the nave and tower roofs (re-roofed in 2015), and the north transept with organ loft, south transept and the south aisle roof (re-roofed in 2022) the remainder of the roofs appear to be original and are therefore showing significant signs of aging. Many broken slates have been 'glued back together' using silicone or bitumen and many replacement slates are either incorrect Welsh slate, or vastly inferior plastic composite sheet/slate. The original roofs are in very poor condition.

The church is already well underway with a phased plan of re-roofing, the latest phase being in 2022. Next to be carried out should be the north aisle and north-west porch, followed by the chancel, retro-chapel, ambulatory and clergy porch, then the north and south chancel aisles.

#### *Tower Roof*

Due to high winds at the time of survey, the tower roof was not accessed fully for survey. Inspection was carried out from the access hatch and comments below reflect the extent which could be seen from that point.

The tower was re-roofed in 2015 in new light green Elterwater/Westmorland slate, laid to diminishing courses with new lead-work laid on new penny-gap boarding. The roof is still in good condition with no slipped or cracked slates. Minor lime leeching over lead upstand flashings and build-up of lichens to roofing slates but not a concern.

*As previous QI:* Access onto the tower roof is through a hatch which exists out onto the narrow parapet gutter. The access hatch opens directly in front of a low section of parapet wall, between merlons, without any guardrail or handrail. Additional safety measures such as a rail have been considered in the past, but the H&S advisor suggested this could be more hazardous for different reasons, as well as adding a maintenance requirement for the rail and stability of the parapets to be regularly checked. No alterations were made.

Pinnacles have lightning conductor copper tape fixed to their inside faces - one of the copper tapes is missing it's top section (north-west pinnacle). *Outstanding from the previous QI.*

The lead parapet gutters have collected vegetation and guano which make them very slippery. Gutters were cleared in the 2022 re-roofing works, although there is now a build-up again of vegetation. The internal face of the parapet was also repointed and this is in good condition.

#### *Nave Roof*

The nave roof was renewed in 2015 in all new Westmorland/ Elterwater green slates in diminishing courses. The existing ridge tiles were re-bedded in hit and miss mortar beds to vent the void between the sarking and soffit boards (this void is also vented at the eaves). An open secret gutter was also added to the abutment of the tower to improve detailing.





South Aisle Roof - new in 2022

All slates and ridges are in good condition. The lead flashings were replaced in 2015 in code 6 lead and are in good condition.

*South Aisle Roof*

The south aisle roof was reroofed in 2022 with all new Westmorland green slates (Elterwater/Broughton Moor). Open secret gutters were installed to the gable copings and abutment with the tower and south transept. The parapet gutter was also relined. All was carried out in terne-coated stainless steel (zinc) due to the risk of theft. All slates, gutters and abutments are in good condition. Ensure gutters are cleared regularly.

*North Aisle Roof*

The condition of this roof is still very poor. No works have been carried out since the last report. In 2014 the east bay was stripped, timber repairs were carried out, a new open secret gutter to the transept abutment added and slates re-laid. This first bay is in better order than the rest. The remaining is in very poor condition, with approximately 20-30 broken slates over the whole pitch. The repair of this roof should be carried out in the next few years.

*Northwest porch*

Deteriorated since the last report. There are several broken/chipped, slipped and missing slates. The mortar fillet and bedding mortar to the ridges and hips has fallen away in many areas. The apex stone, which holds an iron cross, appears to be cracked and has been cement repaired. This must be checked for stability. The repair of this roof should be carried out in the next few years.

*South Transept Roof*

The south transept roof was reroofed in 2022 in new Westmorland Green slates (Elterwater/Broughton Moor) with new open secret gutters to the tower abutment and gable verges, all in lead as theft is less of a concern here. Ridges were rebbed. The parapet gutters were replaced in lead, generally on softwood penny-gap boarding. Parapet flashings were installed with a new ventilated upstand detail.

Inspection of the gutters was not possible at the time of the survey visit but it is presumed that these were cleared by Taylor Hastwell during the rope access maintenance.

*North Transept Roof*

The north transept roof was reroofed in 2022 in new Westmorland Green slates (Elterwater/Broughton Moor) with all new lead abutment flashings and parapet gutters laid on softwood penny-gap boarding. Parapet flashings were installed with a new ventilated upstand detail.

*Organ Loft Roof*

The organ loft roof was reroofed in 2022 in new Westmorland Green slates (Elterwater/Broughton Moor) with all new lead abutment flashings and parapet gutters laid on softwood penny-gap boarding. Parapet flashings were installed with a new ventilated upstand detail. The metal spike to the apex of the roof ridges was refixed.



North aisle roof in poor condition. No cowl to vent pipe.



North chancel aisle roof in poor condition, slipped and broken states. Issue with gutters causing water ingress to the choir vestry below.





Lead roof between organ loft and north transept at end of life. Steps unsteady. Vegetation build up.

The gutter to the organ loft roof is matt grey terne-coated stainless steel (zinc), and requires clearing. There is a minor build-up of moss and debris. This was not replaced in the 2022 works.

The lead flat access roof between the organ loft and the north transept was replaced during the 2022 works with all new lead on softwood penny-gap boarding. An additional step was added and details improved. A new galvanised steel deck and set of steps up to the entrance to the tower was installed. Access is now much easier and safer. Ensure this area is cleared of any moss and debris regularly.

#### *Chancel Roof*

There are a number of broken and slipped slates to both north and south pitches, with most number noted on the south pitch. There is some build up of moss to the majority of the north roof pitch and some vegetation in the gutter, although this has been cleared fairly recently.

To the south pitch, there is a rainwater pipe from the tower roof that exits out onto the chancel's south roof pitch near ridge level. This is creating a concentrated area of run off, and has caused vegetation build up in the eaves gutter directly below.

As with the other roofs, the stone ridge has open perpendicular (vertical) joints, and the relatively recent cement fillet pointing to the bed of the ridge stones has failed and is now falling away. This cement pointing will be holding moisture inside the ridge.

At the abutment to the tower, the stringcourse drip mould is directly on top of the slates - it is assumed that there are lead soakers between the slates but these cannot be seen. To the north pitch there are weeds and moss growing in the small gap between top of slate and stone drip mould. On the south pitch this gap between slates and stone drip is filled with cement, supporting heavy moss build up. To the east gable there is a lead cover flashing that appears in fairly poor condition.

Reroofing of the chancel north and south roof pitches including upgrading of abutment flashings and rebedding of ridges is now more urgent. (*Outstanding from previous QI report.*)

#### *North and South Chancel Aisle Roofs (as previous QI report)*

The north and south chancel aisle roofs were re-roofed in 2004 - the north with new Westmorland slates and the south with the best of the reusable slates from both of the pitches. There are however a number of broken and slipped slates on both pitches and some poor replacement slates using plastic.

The north pitch has lead flashing, and although is subject to regular attempts of theft, thus far to no avail although the section meeting the flat-roofed ambulatory has been pulled up by thieves on the hunt. The eastern flashings of the north pitch are the most easily accessible and are therefore covered with a stainless steel cover flashing. These are in good order.



North Chancel Roof - gutter recently cleared, in fair condition





Nave roof re-roofed in 2015. North aisle roof and north porch roof beyond.

To the south pitch the lead-replacement flashings have been pulled away by thieves in search of lead in three areas: at the base of the down pipe on the west end, and two areas where the ambulatory flat roof begins. It would be worth considering a roof alarm as this roof frequently gets climbed on. All flashings here are Ubiflex or equivalent with lead soakers underneath, and all appear in satisfactory condition where not disturbed.

The flat roof of the ambulatory is stainless steel with lead flashings, although this could not be closely seen for inspection. During the 2022 works there were minor repair works carried out to the lead and redressing of flashings.

The last QI report noted that the north and south chancel roofs were to be repaired in the long term. It is now more urgent to reroof these areas, preferably within the next five years.

*Retro-Chapel Roof (Chapel of All Saints) (All as pervious QI report)*

There are a number of broken slates noted over both pitches. As with the other roofs, the stone ridge has been pointed, or the ridge re-bedded, with a heavy cement mortar bedding fillet. This is cracking and showing signs of loosening in some areas, and completely fallen away to much of the south pitch, which is not an issue so long as the bedding and perpends are full and stable.



Gable verge of north roof pitch of retro-chapel. Flashings damaged.

To the west abutment with the ambulatory there is a lead cover flashing, presumably over soakers, which is presenting splits, particularly to the south pitch. To the east, on the south pitch is a mortar fillet making up the gap between drip mould and top of slates that is cracking and falling away. On the north pitch, there is a lead cover flashing to the east gable that appears in fairly poor condition at the bottom, (possibly where thieves have attempted to rip it away), and a lead-alternative flashing (Ubiflex or similar) to the west.

The previous QI report noted that this area was to be reroofed in the next five years, therefore it is now urgent to carry out these works in the next quinquennium if funding allows.

*Retro-chapel Porch (All as previous QI report)*

The roof of the small north-east porch, in this corner between chapel and north chancel aisle is in deteriorated condition. There are several broken slates over the four conical pitches, and the stone hips are deteriorated, with one roll completely missing and the other joints buttered across with mortar. The joints to the top apex stone are open. This stone is cut from a walling stone embedded within the wall of the north chancel aisle/ambulatory, where there is notable (historic) movement within the parapet. The lead flashings are worn and thin but serviceable. There is a stainless steel capping to the base of the flashing where thieves have ripped away the lead. This needs fully overhauling.



Roof of porch at north-east corner. Parapet over with movement to copings above.

The previous QI report noted that this area was to be reroofed in the next five years, therefore it is now urgent to carry out these works in the next quinquennium if funding allows.



### 3.02 Rainwater goods and disposal systems

There are castellated cast iron hoppers with either lead or cast-aluminium square down pipes to the roofs of the chancel aisles, nave, transepts and aisles. There are plain cast iron hoppers to the retro-chapel, again with square lead down pipes.

Most hoppers and down pipes appear in functional condition, although many would benefit from re-painting and checking of sealant to joints. The outlets were upgraded and hoppers refurbished during the 2022 works to the north transept, organ loft, south transept and south aisle. All of these are in good condition and functioning well. There was little algal deposits behind the hoppers and downpipes indicating that the rainwater systems are working. There remains some accelerated decay of stone bend the downpipes where water has spilled in the past and some loss of mortar to joints which should be addressed. Hoppers has been cleared fairly recently and should continue to be cleared annually.

Some lead down pipes have been damaged at low level, possibly due to attempted cutting away by thieves. This is specifically the case at the north side of the church.

There are substantial lengths of cast aluminium eaves guttering set on timber corbels to the Nave and Chancel which appear in sound condition although those to the chancel would benefit from sealing of joints and re-painting, (nave refurbished in 2015). The timber corbels should be checked when access is gained to inspect/repair eaves gutters. (As *previous QI report.*)

There are parapet gutters to the north aisle, chancel aisles and retro-chapel, with lead chutes from the outlets out over the hoppers to help with overflow. Some of these are misshapen, presumably by thieves attempting to steal them. The parapet gutters to the north aisle, chancel aisles and the chapel have all been re-laid in stainless steel and all appear in reasonable condition, although there are broken slates and mortar (from failed mortar fillets), that line the gutters, as well as vegetation in some areas. Gutters should all be cleared out regularly to avoid backing up of water.

The remaining lead lined gutters could only be inspected through binoculars from the tower roof; close inspection could not be made, but debris, fallen slates and the age of the lead would suggest a now limited life span.

The shallow stone gutter to the north-east (retro-chapel) porch has been relaid in felt, and appeared in acceptable condition.

The tower roof gutters are lead-lined behind the castellated parapet. These were renewed as part of the 2015 works and are in good condition. The outlets discharge into internal rainwater pipes which then exit out over the chancel roof and the nave roof to the east and west. The tower parapet gutters have some build-up of debris but this has been cleared recently. Ensure the tower roof is cleared on an annual basis.



Hopper and downpipe to north aisle roof in better condition than before due to maintenance. Some refurbishment still needed.



Damage to downpipe on north elevation.



Hopper and downpipe to south retro-chancel elevation. Requires refurbishment.





Hopper at south aisle with refurbished hopper of the west side of the north transept (refurbished 2022).

All low level down pipes finish over gullies although many are not visible beneath undergrowth and debris. These should be cleared out and checked that they are all free flowing to maintain rainwater water discharge. *(Outstanding from previous QI report.)*

Cast iron hoppers generally are showing signs of rust and would benefit from refurbishment. *(Outstanding from previous QI report.)*

### 3.03 Drainage below ground

Where visible, gullies require clearing and unblocking. Where not visible, earth and vegetation should be cleared away and the gully re-established and unblocked.

### 3.04 Bellcotes, parapets, chimneys, upstand verges

There is no Bellcote.

The corner broaches between the square stage and octagonal stage of the tower are formed of large masonry units. The western faces were re-pointed during the 2015 nave roofing works so are in reasonable condition. The remaining areas were repointed in the 2022 works.



Parapet wall masonry, where accessible for inspection along gutters, is generally stable but joints are weathered on the faces and there are many open copings joints. Open coping joints will be allowing water into the wall head, so should be re-pointed. The south aisle, north transept, organ loft and south transept parapets were repointed in the 2022 works. As were the tower parapets and pinnacles. All are in good condition.

The upstands to the gables could not be accessed to inspect stability, nor could the cross finials or pinnacles be inspected. Generally, the joints to the upstands and their copings appear open and require re-pointing.

The pinnacle to the south-east corner of the retro-chapel gable has a crack across its finial, although it is recorded to have been repaired in 2004. This crack was caused by vandals who knocked the top off, however, cracking in finials in general can be an indication of embedded iron dowels. Careful note should be taken of all pinnacles and finials and any signs of cracking are to be brought to the attention of the inspecting architect.

The chancel gable has particularly noticeable open joints to their copings that will be allowing water into the wall head, washing out mortar of the masonry below. These areas are probably in particularly poor condition due to inaccessibility. The upper half of the main western nave gable including copings was re-pointed in 2015.

There is a chimney to the far western end of the south nave pitch. The chimney was fully re-pointed and a new cowl fitted in the last phase of works in 2015. Some of the pointing to the lead flashing at the base of the chimney appears to have been lost.



Blocked gully on south side of church. Shoe missing to hopper. Requires refurbishment.



### 3.05 Walling

The walls are constructed of local sandstone, with horizontally tooled walling stone and smoothly dressed ashlar to the quoins, windows and door reveals, parapets and other architectural features. Many areas of stone have suffered decay to the faces. The stone's natural resilience will not have been aided by the chemical clean carried out in the 1990s. In general however, the masonry is in fair condition despite open joints to weatherings/parapets.

As noted above, many parapets and coping joints are open and require re-pointing. Below parapets, across the bulk of the elevations the stonework itself is mostly sound with localised areas of delamination and deterioration across all elevations. This is not of consequence, and only indicates weathering and age of the masonry.

Areas of weathering which warrant slightly more note are the extensive lengths of dressed hood-moulds and strings. The bottom rolls of these hood-moulds and string courses are deteriorating in quite a number of areas, mostly due to open joints in the moulded head of the string above. Weathering of slim sections of stone such as thin rolls and string courses can cause issues if cracks appear on their top surfaces and delamination of sections of stone occurs, rather than purely surface erosion. In several areas, there are signs of delamination/splitting of the roll, and there is evidence of whole missing sections of rolls and strings at high level, highlighting this issue. The only way to avoid such issues is to ensure that water cannot sit on the top of the strings, and that all joints are fully pointed. *(As previous QI report.)*

There is also specific weathering notable at the base of mullions. These areas are not of great significance at present, but should be monitored for worsening. *(As previous QI report.)*

Over all elevations, the pointing is generally deteriorating. Areas that are most noticeable are weathering features at high level, the tower, parapets and gables, and also low (plinth) level. These areas have particularly deep open joints - the higher areas mostly due to exposure and lack of access, and the lower areas due to splash-back and moisture. The mid areas hosts more regular weathered joints. Some areas have been patch re-pointed in cementitious mortar which is now causing advanced deterioration of the stonework. Cement-based mortars should never be used on natural stone, as this causes the stone to weather back before the pointing. There are areas of minor cracking within the masonry joints, (or opening of joints), mostly historic and charting the natural movement of the structure. Many of the cracks have been re-pointed in the last few years. *(As previous QI report.)*

Most areas of cracking appear through the larger tracery windows - retro-chapel east window, chancel main east window and the nave main west window. There is slight movement also noticeable above the square headed clerestory windows of the nave. *(As previous QI report.)*



Decay to faces of tooled masonry, loss of pointing in some areas.



Movement to masonry on left side of south garden door. Now historic. Requires repointing.



Decay to hood moulds of east window. Guano staining. Loss of pointing to fine joints and tracery.





Key stone dropped over main west doorway - not progressed, as per previous QI.

Other minor movement can be seen to the west of the southern garden door into the south chancel-aisle, (St Hilda's Chapel), to the east and west of the south transept, to the north transept doorway, up into the jamb of the transept window, and over the head of the west porch door where the key stone appears to have slipped. *(As previous QI report.)*

There are no significant signs of movement apart from over the north-east porch in the parapet to the ambulatory. This should be investigated and re-set. *(As previous QI report.)*

None appear to have worsened since the last quinquennial inspection.

There are still holes and redundant ferrous fixings within the masonry, left over from removed rainwater pipe collars. These are unsightly, and the remaining fixings causing localised cracking in the stones. Old fixings should be removed and holes should be re-pointed in a lime mortar mix. *(As previous QI report.)*

### 3.06 Timber porches, doors and canopies

There are no timber porches or canopies. All doors are timber, of good quality and are original. Timber doors require some refurbishment. The base of the north entrance door and frames are rotten and soft, and require repair.

The threshold to the north-east porch door has had minor repair recently to try to stop water ingress. It has not been very successful so this detail should be more thoroughly overhauled.

### 3.07 Windows

Windows are leaded, set within stone mullioned openings. Generally the stonework reveals are in satisfactory condition, although some are showing signs of weathering. As mentioned above, some mullions are showing signs of stone deterioration, particularly at the base of the mullion or the stool of the cill, and the joints to hood-moulds are generally open, leading to deterioration of the masonry below; in some instances the bottom roll of the hood mould has been lost. *(As previous QI report.)*

The tracery generally appears to be sound throughout, although there are issues with pigeons sitting within the tracery and defacing the stonework with their excretions. *(As previous QI report.)*

The leaded lights are a mixture of figurative stained glass and cobweb-patterned plain glass. Some windows have been subject to vandalism and have obvious holes where panes have broken - these are specifically notable on the high level nave clerestory where there is no protective sheeting. Repairs to be carried out to windows by specialist. Suggest a scheme of repair to all windows in the near future.



Vandalism to clerestory window on north side of church.





Some glazing within the re-ordered community area (west end) have been replaced with fibre glass. This is not appropriate and so should be replaced with clear glass.

The high level windows to the chancel, the main west window, the north transept window and all low level windows have poly-carbonate protective sheeting. In some windows the external polycarbonate glazing is now opaque with age and needs replacing. (*Outstanding from previous QI report.*) In some areas it has failed and is loose.

The south transept and the east window of the retro-chapel both have a metal grilles that are rusting and should be replaced. (*Outstanding from previous QI report.*)

Window to north aisle and access stair to upper meeting rooms.



Loss of pointing to fine joints and tracery. Remove mastic and repoint in lime.



## | 4.0 | Internal Elements

### 4.01 Towers, Spires

The tower is accessed from the north transept, up a spiral staircase that goes up past the organ loft and out onto the external access walkway between organ loft roof and north transept roof. Lighting has been recently upgraded to LED and is all functional.

From the external walkway, the ringing chamber is accessed up some galvanised steel decking and steps with handrail. This was installed in 2022. At the top of these steps is a door, then a small flight of steps which rises over the vaulted timber structure of the crossing. Lighting has been recently upgraded to LED and is all functional.

The floor of the ringing chamber is concrete, supported on steel beams that can be seen within the void over the timber structure of the crossing vaulted ceiling.

The clock mechanism is also in this same chamber. The tower is used by a telecommunications company, and there is some associated equipment set on a new low-level steel frame structure, fixed back to the east wall of the octagonal chamber, with a steel beam also spanning north-south. *(As previous QI report.)*

The solid floor is in good condition, as are the exposed stone masonry walls, although much of the internal jointing has been re-pointed in a cementitious mortar. There is some minor cracking visible on the west facet masonry wall but appears historic. *(As previous QI report.)*

There are small rectangular windows that are square leaded with plain glass.

There are two cracked panes to the north window and another two to the southeast. To the southern windows, where the opening lights have timber sub-frames, these timber frames have rotted and therefore there are gaps between the window frames and masonry. *(As previous QI report.)*

There are steels sat on stone corbels to take the cast-in-situ concrete floor above - all appear in reasonable condition. There are cracks running east-west through the concrete floor above, (visible from within the ringing chamber below), and cracks that have opened between the concrete floor and the south, and south-west masonry walls. *(As previous QI report.)*

The internal down pipes from the tower roof above exit on this level, out onto the nave and chancel roofs.

The next level is the louvred belfry, accessed up a timber ladder. The belfry also holds the clock faces. The concrete floor has visible cracks, as seen from below. *(As previous QI report.)*

The exposed stone walls are in good condition, although have been pointed in a cementitious mortar. At high level there is a modern steel beam to the underside of the octagonal



Ringling chamber.



Timber bell frame on concrete floor - good condition though would benefit from a clean





Access to tower roof. Add sign to warn users about the exit onto the parapet so they understand the risks. Clock mechanism behind.

steel plate jointing the eight tie beams and struts above. This new steel is to add additional support/strength to the telecommunications mast on the roof of the tower. The old steel plate is rusting and should be de-frassed and painted. *(Outstanding from previous QI report.)*

The roof structure itself is timber with timber boarding to the underside of the lead work. All appears in good condition. *(As previous QI report.)*

The timber louvres in the openings appear in sound condition, with bird mesh on inside to prevent pigeons entering the belfry. There was a dead pigeon noted in the belfry; bird mesh to be checked and secured. *(Outstanding from previous QI report.)*

The bell frame is timber, is sat on the concrete floor, and holds two bells; one is rung, and one is for the clock. The clock face mechanism rods span just above the floor. The mechanisms and rods are rusting and the clock do not work at present. *(Outstanding from previous QI report.)*

The access out onto the tower roof is up a solid fixed ladder, through a hatch and out onto the parapet. As mentioned under the roofing section, the emergence out onto the parapet is directly in the position of a very low section of parapet, (approximately 300mm high), which is the subject of a health and safety discussion. As a minimum, erect sign on the steps to the hatch, alerting any person exiting onto the roof of the danger. *(As previous QI report.)*

#### 4.02 Clocks and their enclosures.

The clock no longer functions, although it appears to have been kept clean within its enclosure in the bell ringing chamber.

The clock faces on the tower appear in reasonable condition from the ground, although closer inspection would be required. There are four clock faces on the facets of the tower, facing NE / SE / NW and SW. Their faces appear to be cast iron, diamond in shape with a cill detail. The decoration is poor due to inaccessibility. *(As previous QI report.)* Redecoration of the clock faces is still outstanding and should be carried out in the next quinquennium if funding allows. Redecoration via rope access may offer the most cost effective solution.

A full overhaul of the clock mechanism and faces to restore them to working order is desirable, though beyond financial reach at the last quotation. *(As previous QI report.)*

#### 4.03 Roof and ceiling voids

The only visible ceiling void is the barrel vault over the crossing, although its stability is unknown so physical access for close inspection was not possible. The structure is timber, with boarding to the barrel vault below. From the limited area that could be seen, it appears sound and dry. *(As previous QI report.)*



Suspended timber ceilings to nave and chancel. Chancel arch to centre.





Water staining to wall below south aisle roof abutment with south transept. Now resolved. Monitor area and redecorate.

There is minor damage to the rib on the east side of the south transept barrel vault. Repair to be carried out. Minor staining at north transept barrel vault to crossing. Requires redecoration as roof repairs have now been carried out to north transept.

#### 4.04 Roof structures and ceilings

The roof structure of the main nave, chancel and aisles are visible with boarded soffits above. The crossing and transepts have barrel ceilings with only half the structure exposed to the underside.

New lights have been installed to up-light the ceiling in the last 10 years. This area is now much more visible and better inspection possible. *(As previous QI report.)* One downlight at north-transept is not functioning - to be replaced.

Generally the ceilings appear in very good condition, despite the poor condition of some of the roofs. This is possibly explained by the belts-and-braces design of the roof that includes a layer of ceiling soffit boards, then counter battens, followed by a layer of sarking boards then slates.

There is evidence of water ingress on the south side of the nave roof - to be monitored. *(As previous QI report.)* Water staining to south-west hammer beam.

In the past there were two outbreaks of dry rot in the south transept and south aisle and these were dealt with promptly with treatment. The area to the south aisle was repaired in the 2022 works which consisted of timber replacement, replastering and redecoration.

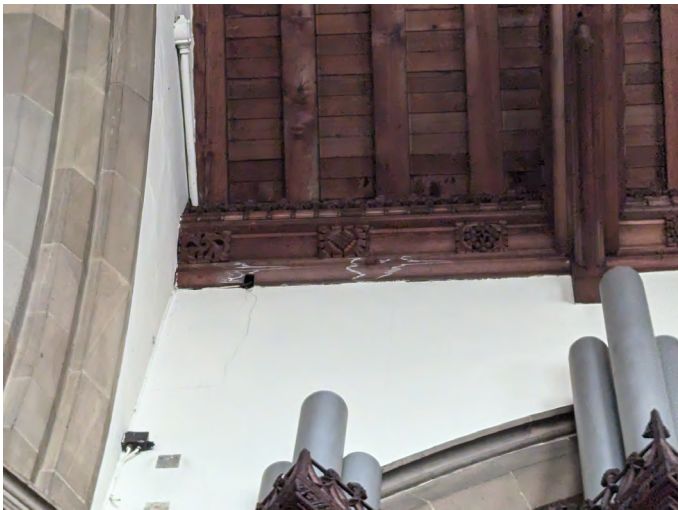
All Saints Chapel (retro-chapel) has a barrel ceiling, again with soffit boarding. There is historic evidence of water staining on the south side at eaves level centrally along the elevation, and evidence of a former problem to the north west corner but no evidence of a continuing issue.

Timber boarding above the angel loft showing signs of water ingress from the ambulatory flat roof above. This is to be monitored following minor repairs to the roof above.

Generally elsewhere, ceilings seem in good condition from below. There are gilded and painted bosses throughout the nave and chancel which are a delight.

#### 4.05 Internal structures, balustrades, upper floors, balconies, access stairways

Looking at the internal masonry, in the retro-chapel, there is low level spalling of stonework below the panelling - it is most notable on the south elevation, most probably due to the external vegetation and high external ground level. The paint below the panelling is impervious paint which is contributing to this damp. This area does not currently have any heating and would benefit from some. *(As previous QI report.)* Infra-red heaters have been recently installed to allow services to



Staining to wallplate above organ. North chancel aisle requires reroofing.



Repairs to previous area of water ingress to south aisle.





View of ceilings at crossing, chancel and nave.

be carried out in comfort from this space, but the provides no benefit to the building fabric.

There is spalling also occurring to the stone sills to both north and south eastern-most windows.

There is a crack over the north and south arches to the rear ambulatory passage behind the high altar, and the eastern central arch joints are open, with cracks above the arch. This does not seem any worse than previous QI report. The plaster to this eastern ambulatory wall, above the arch to the chapel, is detaching below the flat ceiling of the angel loft. This area would benefit from repairs to the plaster and monitoring.

The external masonry walls to the south chancel aisle, including Sacristy and St Hilda's Chapel, have been repointed and the ground level externally has been reduced during the 2022 works. The south wall of the Sacristy was replastered and new sink installed. The rotten flooring woodblocks were removed and area the length of the Sacristy replaced in lime screed. This has dealt with much of the damage from the moisture within the base of the wall. There are some salts to the face of the plaster but this is normal from the drying out process. This is to be brushed down and area re-limewashed. Window reveals suffered previous salt damage but this is expected to reduce now the damp wall has been dealt with. The south chancel aisle walling was repointed in specific areas such as behind the downpipe but all walling should now be repointed. This internal area in the Sacristy is to be monitored.

Masonry to the external north walls of the north chancel aisle appears to be in better condition except where there has been a clear prolonged issue with water ingress. *(As previous QI report.)*

Within the choir vestry, the high level masonry and eastern window reveal is suffering badly from salts. This appears to be an issue from above though the false ceiling prevents proper inspection. Plaster is also delaminating in the north east corner. There is a leaking hopper/down pipe in this location externally. Closer inspection is to be made of the outlet from the parapet gutter, and the hopper and down pipe is to be re-sealed by a competent roofing metalworker - this was picked up in the last report but does not appear to have been completed. The gully is to be unblocked and checked to ensure it is free flowing. *(As previous QI report.) This work is now urgent and should be next on the list of priorities.*

Inspection was not possible behind the timber panelling to the east wall of the choir vestry however, the timber woodblock flooring is also rotten in this corner beneath the door meaning the door cannot be fully opened. It is advised that the timber panelling is carefully removed to allow inspection behind and check that there is no timber rot developing. *(As previous QI report.)* The woodblock flooring is to be replaced once the issues with damp are addressed. Woodblock flooring which was removed from the kitchen refurbishment is stored in the basement and is suitable for reuse after storing in the main church to allow the wood to acclimatise to internal conditions.



Issues with water ingress at choir vestry due to blocked gutters. Requires replastering after overhaul of rainwater goods.





Water staining over window in Angel Loft/east ambulatory area.

Within the spiral stair tower the plaster is deteriorating. There are rusting conduits embedded in the plaster and on the right hand reveal of the organ loft entrance the plaster has failed. *(As previous QI report.)* Replaster areas within stair tower.

To the main church, within the chancel there are two cracks over the central arch behind the alter underneath the east window. *(As previous QI report.)* This does not appear to have got worse since the last QI report but should be monitored.

There is peeling paint on the south side of chancel, beneath the easternmost window (where the lead outside has been peeled back). *(As previous QI report.)* Rub down and redecorate. Monitor areas for further peeling.

There are cracks in the plaster at the west end of the chancel, and evidence of water ingress in the form of staining running down from the ends of the chancel roof purlins above the chancel arch. To be monitored and redecorated once issues with roofing have been resolved. *(As previous QI report.)*

To the nave clerestory windows there are hairline cracks from the base of the windows down to the aisle arches on both sides. To the west wall of the nave there is a crack from the purlin on the southern side to the window. *(As previous QI report.)* To be monitored and replastered when funding allows.

To the east side of the south transept is the font, which sits below the south transept's eastern window. The font cover is partly supported by an iron rod embedded within the cill of the window. There is a crack in the stonework below the window which has most probably been caused by the iron rod. This should be carefully monitored. There are minor cracks above windows in this south transept. *(As previous QI report.)* It did not look any worse than previous QI report. This area is to be monitored.

The area of plaster above the north transept window where there was water ingress was replastered and redecorated during the 2022 reroofing works. The previous plaster has delaminated in several area and was at risk of falling. The area was repaired in time and is now in good condition.

To the north wall of the north aisle there are minor cracks above windows and evidence of historic water ingress. *(As previous QI report.)* There is also areas of water staining, peeling paint and spalling to the stone around the windows. Inspect plaster and carry out remedial works once reroofing and overhaul of rainwater system is complete.

There is a new structure incorporating a gallery, as well as meeting spaces and offices that have been inserted at the west end of the church. The structure all appears sound and of good quality wood work, though now appears rather dated in style. *(As previous QI report.)*



Mould to inside of north aisle draught porch, on both timber and mat. Poor ventilation still a problem.



#### 4.06 Partitions, screens, panelling, doors and windows

The external walls to the north and south aisles, St Hilda's Chapel and the choir vestry are all timber panelled up to approximately a metre and a half high. The panelling is oak, of exceptionally good quality, beautifully carved with a top rail and flower and berry motifs below. In several areas the panelling has been damaged from fixings of radiators and general wear and tear. *(As previous QI report.)* Specialist to carry out repairs to timber panelling and decorative timber elements elsewhere.

The partitioning of the sacristy and the choir vestry, as well as the organ blower room, is all formed using the same style oak panelling with decorative detailing and exceptional carving work. The west panel in the Sacristy has suffered some damage adjacent to the external wall and requires repair.

The frontispiece facing the north aisle has decorative carving to the panel work, of which behind is the organ blower room. Above is the projecting seat for the organ pipes which again is exceptionally carved to the underside of the canopy.

The open screens between the arches of the chancel are again of high-gothic carved style, all in very good quality and in good condition. Cleaning was carried out in 2022. This should be added to the maintenance plan.

There is a small box porch adjacent to the tower access door which leads out from the north transept. This box porch is in oak panelling with carved detail and fretwork, linen fold panelling at high level. This inner draught porch at the north aisle is damp and lacking proper ventilation and as a result mould is present. Small holes should be formed in the roof to introduce ventilation and the door should be left ajar. *(Outstanding from previous QI report.)* The threshold stone also requires repair as do the timber edgings to the mat well. The base of the door, frame and panelling is water stained and damp as well as soft in areas. Damp to be addressed in this space.

All internal doors to the east of the new community area and gallery are all original oak with original ironmongery, all in very good condition and order.

Within the choir vestry there are some original linen fold panelled cupboards that are still intact plus some more modern cupboards along the south side.

The choir vestry roof is being used to store various items which should be removed and stored elsewhere. *(Outstanding from previous QI report.)*

To both the north and south aisles at the far east end, north and south of the chancel, are two large wrought gates that when closed would restrict access to the choir vestry and sacristy, and the Chapel of All Saints beyond. These are original with decorative motifs and of excellent quality. They would benefit from rubbing down and repainting, although the application of gold should be chosen carefully as these would have originally been gold leaf. *(Outstanding from previous QI report.)*



Interior panelling, carved timberwork and metalwork is exceptional and of very high significance.



Gate to north ambulatory. Requires some redecoration and refurbishment.





High altar and reredos. View of chancel from organ loft.

The windows within the main body of the Church are a mixture of both plain leaded and figurative stained glass and all appear in fair condition. The glazing bars have been positioned at regular intervals enabling the majority of the panels to resist slumping. Those that have slumped slightly are of negligible issue. *(As previous QI report.)*

The high level plain glazed windows to the chancel appear to be in the most deteriorated condition, particularly within the tracery and at the top of the lancets. This is particularly noticeable on the northern windows. *(As previous QI report.)*

The main east window is of high decorative quality and again appears, from the ground, in excellent condition without much slumping of panels nor noticeable broken panes. *(As previous QI report.)* There is loss of pointing to tracery and this requires repointing internally and externally.

It is noted that most of the hoppers are missing their cords, meaning they cannot be opened. This restricts the management of ventilation. *(As previous QI report.)* Overhaul all and restore movement to hoppers.

The windows of the retro-chapel of All Saints appear to have suffered from vandalism more so than others, most probably due to their accessibility. Most of the damage has been repaired and there is protective polycarbonate sheeting in position externally, although this is now cloudy with age and would benefit from renewal. *(Outstanding from previous QI report.)*



Marble floor to chancel - all interior of exceptional quality. Minor damage to steps.

Within the inserted first floor gallery to the west end of the nave, close inspection of the lower part of the main west window is possible. There is a crack to the cill and the stained glass is bowed, likely due to this room being significantly warmer than other parts of the church. Heating of this space should be carefully regulated in order to limit the risk of further bowing. *(Outstanding from previous QI report.)*

#### 4.07 Ground floor structure, timber platforms, under floor ventilation

The floor is mostly stone flagged throughout the common areas, with flush woodblock pew areas. The central aisle is carpeted as is the modern platform dais in the crossing. The chancel and sanctuary is inlaid with decorative marble, as is the altar of the Chapel of All Saints. *(As previous QI report.)*

The stonework flags are generally in sound condition although there is delamination due to wear, particularly noted within the ambulatory and to the step up to the altar from the south chancel aisle. *(As previous QI report.)*

Some of the black tessellating tiles to the north ambulatory are loose and require specialist repair and rebedding. Some pavers have damage to their arises. In this area are piers of sandstone and these are suffering decay through moisture and salt-action to the bases. The surface is friable and sand was observed at the base of the column. Repoint the junction





Rot to woodblock flooring at entrance to choir vestry.

between the flooring and the column in lime. Investigate floor below and possibly install moisture break below.

The woodblock floor generally appears in good condition and is dry. Consideration should be given to replacing the area of lime screed in the Sacristy with woodblock in the future. The limecrete has some salts, specifically at the junction to the woodblock flooring, indicating some issues with damp still remain but this may be residual damp within the floor. Floor screed to be brushed back and minor repairs to areas if suitable.

As noted above, approx. 1m2 area of woodblock flooring below the door to the choir vestry is loose and requires repair.

The timber edging between the stone paving and the woodblock flooring in the south aisle (near the font) is loose and requires repair.

The inlaid marble is in good condition apart from some spalling of the red marble to the steps of the altar. (As previous QI report.)



Loose tiles in ambulatory.

#### 4.08 Internal finishes

Finishes are mostly exposed dressed stone to the window reveals, arcades and arches, with half-timber panelling and plaster elsewhere.

All finishes appear in good condition except where panelling has been damaged on the south aisle, possibly from alterations, and where plaster is damaged from water ingress, most notably in the choir vestry and east wall of the ambulatory. The Sacristy south wall was recently replastered - this was an area of concern previously.

There is some minor patching in of paintwork required to the western end of the south wall of the chancel where light fittings have been removed. (Outstanding from previous QI report.) Water stains to the wall above the chancel arch should be repainted once roofing repairs carried out.

The plaster and finishes are in particularly poor condition in the choir vestry and this area should be the next priority for repair including re-roofing and replastering.

#### 4.09 Fittings, fixtures, furniture and movable articles

There is a large amount of high quality gothic style timber work in the chancel; the rood screen, quire stalls, canopies, reredos, organ loft and pulpit are all highly detailed. Carving work is of excellent quality and in very good condition. The lectern and front cover are also highly decorative pieces and contemporary with the rest as above.

There are various cabinets and cupboards also carved in timber and of good quality. All are in good condition other than minor area of mechanical damage.



Minor mechanical damage to decorative timber.





Font in south aisle.

In the nave, the pews are simple, oak with simple square ends. The pew fronts in the crossing have linen-fold carved detailing that matches the external wall panelling. There are now only seven rows as the gathering space at the rear takes up approximately two thirds of the western nave. The material cover to the pew foot rests in the chancel choir is very damaged. This is more of an aesthetic consideration but could be replaced in the future to reduce damage to the timber. The timber pew platform is damaged in the north-west corner and would benefit from repair.

The alabaster font includes detailed carvings and two tone colouring. It was re-located into the south transept during the re-ordering and is now not connected to a drain. A bowl is used for baptisms - a receptacle made to fit the font, replacing a bowl, would be a welcome addition. *(Outstanding from previous QI report.)*

The font cover is now a fixed article in the south transept, but the highly decorative suspended silver sanctuary lamp holders are still lowered using the pulley system. The pulleys appear in good working order. Regular checking and oiling of the pulley should be programmed into the maintenance and service schedule. *(As previous QI report.)*

#### 4.10 Toilets, kitchens, vestries etc.

##### *Clergy WC*

Positioned next to the north-east clergy entrance, the space is cold, damp and unheated, but in fair condition. It would benefit from some warmth to dry out the fabric and allow it to be usable. Refurbishment would be beneficial. The toilet is not fully functional.

##### *Boiler House*

The boiler house is located down some external steps at the west end, is of solid stone construction, concrete floor and concrete ceiling on steelwork. This steelwork is rusting and would benefit from a wire brush and painting to prevent further deterioration. *(Outstanding from previous QI report.)*

The boiler house generally appears dry and of comfortable temperature and is generally neat and tidy. The boiler system is relatively new with three Ideal Concorde CX boilers, modern pipework with all relevant valves and pumps. All pipework is suitably lagged and in good order.

The external door to the boiler house is the original solid timber panelled door, ledged and braced on the inside face with a large rim lock, as well as a separate five lever lock. Ironmongery is all wrought iron and original. This would benefit from cleaning and refurbishment.

The boiler house also accommodates the incoming mains electricity and distribution board with modern fuse boxes.

##### *West-end Community Spaces*

The west end of the Church is given over to the new community hall on the ground floor, and community room, meeting space, offices and gallery above. This re-ordering was



Boiler House - rusting to support beams.





Meeting room on gallery level - ceiling cuts west window in half and creates a low-ceilinged, rather unpleasant space - consider removing the ceiling to allow appreciation of roof and west window (appreciate heating issues will have to be considered).



Wear and tear to flooring. Floor would benefit from sanding and re-finishing.



Re-pointing and minor repairs to glazing required to west window.

carried out in the 1990s and is all of good quality and in good condition. (As previous QI report.)

On the ground floor the large community hall has been formed within the main central nave area with solid partitions between the arcade columns. The partitions appear to be plastered masonry and timber glazed doors within the openings. (As previous QI report.)

Within the original north aisle there is a corridor with a door at the eastern end that opens into the church. Accessed from the corridor there is a male and a female toilet, one being wheelchair accessible, and a staircase that leads to the upper floor. (As previous QI report.)

The new staircase balustrading is timber, of simple design, elegant and in good condition. (As previous QI report.) Some minor damage to timbers at landing balustrade requires repair.

The two individual toilets are simple plastered walls, half tiled, linoleum floor, plastered ceiling, all in fair condition though would benefit from refurbishment in the not too distant future. (Outstanding from previous QI report.) Water heater for handwashing has been recently replaced.

The flooring throughout the new west-end is all woodblock flooring and is a mixture of the original and new woodblock. The combination has been matched well and looks appropriate and well kept. (As previous QI report.)

Within the main community room, situated within the former nave area, the portal frame structure is clearly evident, set alongside the original columns of the arcade.

Minor trip hazards to woodblock flooring in the community room space and some wear and tear. Floor to be re-waxed and possibly sanded down to remove trip hazards. NOTE: It is important that the wood block floor is *not* cleaned with a wet mop but instead brushed and hoovered and re-waxed every few years. If mopping is necessary, ensure mop is wringed out thoroughly. (As previous QI report.)

The walls and ceilings are plastered and in good condition. (As previous QI report.)

The area of the south aisle was replaced with a new large kitchen fitted with commercial grade units to enhance the community offer. The flooring is lino over limecrete screed. All is in good condition. A new hot water boiler and oven was recently installed.

During the original reordering a new staircase of the same design as that found on the north was inserted in the west porch; simple timber balustrades and simple carpeted stairs lead up to the upper floor. All is in good condition.

The plaster to the external wall has recently been painted but it would appear that there has been historic damp in this area. The previous QI notes vinyl paint in this area which would be preventing the wall behind from breathing. It is unknown whether the plastering that was carried out during





West door entrance space.

the reordering is of a compatible material or whether this too is contributing to the restrictions of moisture movement within the wall. (*As previous QI report.*) The wall to the stair looked fine at time of survey although it had been recently redecorated. Roofing works are required over this space.

This access from the western stairwell appears to be the least used, or at least back of house. Doors and partitions and radiators in this stairwell are painted a rather uncommon blue. (*As previous QI report.*) This access is only really used for maintenance of west area - there is no level access externally to the west door. The west door is unlocked during use of the community space as this is a fire exit.

On the upper floor, the central community room has walls that infill between the arcade with doors through to the north-western stairwell and into a small meeting room to the south, and then two doors accessing through to an office and to the main stairwell on the north.

Within the community room, the sill of the main western window is at approximately one metre from the new floor level, but the window's height has been cut off mid way by the ceiling of this new meeting room.

The plastered painted walls and ceiling all appear in fair order, the floor is carpeted in reasonable condition, although there are now quite a number of stains. This room now would benefit from an overhaul/refurbishment. (*Outstanding from previous QI report.*) The lighting also requires upgrading.

The exposed stonework to the western wall, which primarily makes up the western window, is in variable condition. There are open joints at the sill (extending to the wall below) and the base of the main central mullion has a vertical crack. Daylight is visible through the central joint of the main reveal sill, directly below the central mullion. (*Outstanding from previous QI report.*) This requires repair and repointing, and then monitoring for any on-going movement.

The ferrous tie bars to the stained glass windows do not appear to be causing much damage, although the panels themselves are visibly slumping. (*Outstanding from previous QI report.*) Window to be overhauled with full scheme of repairs to all church windows including stained and plain glass and stone surrounds and hoodmoulds.

The lancet second from the right is most noticeably distorted with several cracked pieces of painted glass visible. The stained glass is of excellent quality and would benefit from a very careful clean with appropriate cleaning agents, such as de-ionised water and a lint free cloth. (*Outstanding from previous QI report.*)

The small meeting room, or counselling room, positioned in the upper south aisle has plastered walls, carpeted floor, all in reasonable condition. The ceiling is the original timber soffit boarding and exposed timber rafters and purlin with decorative end truss and boss. This room is in good condition, including the upper half of the plain leaded window, the lower half being in the kitchen. There is slight evidence of



Retro-chapel. New infrared heaters installed.





Smaller meeting room on the upper floor at the west end.

movement within the leaded panels and a few cracked pieces, but nothing of concern. (As previous QI report.) Some areas of hollow plaster above window on left side and salts to stone surround of window. Replace hollowed plaster and redecorate.

The gallery on the upper floor, overlooking the main church, is carpeted to the floor and has a timber balustrade all the way around looking out into the church. The timber balustrades are of simple design, in reasonable quality timber as elsewhere on this new reordering scheme. The carpeted area appears slightly worn as does the plastered wall to the west, but all mainly cosmetic wear and tear. (As previous QI report.)

The plastered wall to the west of the gallery is mid height, approximately 2.5 metres, with a flat top used as storage. As has been noted on previous QI reports, this ceiling should not be used to store heavy materials. (Outstanding from previous QI report.)

A view of the top half of the west window can be afforded over this ceiling level.

Over the main west window there is evidence of peeling paint at high level, indicating an issue with water ingress. It is unknown whether this is historic, but considering that the nave has recently been re-roofed, it is likely that this issue has now been resolved. It would be beneficial for this area to be re-painted so that it can be easily monitored for any further water ingress. (Outstanding from previous QI report.) There is cracking at the west wall below the purlins and damp at the corners. Repair and redecorate and monitor for any further issues.

The clerestory windows that can be seen from this level all appear in reasonable condition save for a few broken and cracked panes. All opening hoppers were closed at time of inspection. These windows would benefit from localised repair and closer inspection to ensure all panels are sound. (Outstanding from previous QI report.)

There is an upstairs toilet positioned to the west of the gallery on the north side, with lino floor, half tiled walls and plastered above. The ceiling is exposed to the soffit boarding and rafters. There is pipework for an extract vent but the extract vent itself appears to be missing, as noted on the previous QI report. This should be rectified. (Outstanding from previous QI report.)

To the far west end of the upper north aisle there is an office, the floor level of which sits halfway up the western window to the original north aisle entrance. The office has a carpeted floor which appears rather tired looking at present, plastered walls and the exposed timber ceiling as elsewhere. There appears to be some delaminating plaster on the west wall in the northern corner, possibly indicating a damp issue. The window itself has been re-glazed using fibreglass and although not particularly attractive, is functional. The masonry to the window appears sound. (As previous QI report.)



Crack at wall over Angel Loft. East ambulatory.



Organ from chancel.

#### 4.11 Organs and other instruments

The organ is located in the northern chancel-aisle. The blower is on the ground floor, and the console and pipes are above, accessed via the spiral staircase leading up to the roof and the tower. The organ chamber is over the blower room, and the console is on a gallery with views over the choir stalls.

There is only a minor amount of debris and dust behind the console, within the organ chamber. This area should be cleared regularly.

The void behind the pipes allows views up to the soffit boarding. In the past this has suffered from rotten timber with former evidence of fruiting bodies. This issue looks now to be resolved but this area is to be regularly inspected and any issues reported to the church architect.

The organ itself appears in good condition and is still used regularly.

A service was last carried out in July 2024 by Harrison & Harrison of Durham. This is an annual service. PCC to carry out any recommendations from report.

#### 4.12 Monuments, tombs, plaques etc.

There are several plaques within the church, and many of the windows are dedicated memorials, but there are no specific ledgers or tombs to note.



Room below organ chamber.



## | 5.0 | Services



Services within basement at west end of church

### 5.01 Services installations generally

There is incoming main gas, water and electricity. There is no oil. All services have been recently inspected.

### 5.02 Gas installation

It is believed that the heating system was installed in 1990 as part of an upgrade when the alteration scheme was carried out. The system comprises three Ideal Concorde CX gas fired boilers located in the boiler house below the west end of church. These serve radiators and fan convector heaters. The gas boiler servicing was carried out in October 2023 and is due this October 2024.

### 5.03 Electrical installation

It is believed that the electrical installation was part of the 1990 alterations scheme. Electrical testing of the main installation was carried out in November 2023 and is due November 2024 . PAT testing also carried out annually at this time.

The lighting has been upgraded to LED lights in several areas including the first floor office, community room, north porch and small meeting room. These were installed in 2023.

A new electric oven with hob was recently installed to the kitchen. A new hot water heater has also been installed to the kitchen and WC.

### 5.04 Water system

The church is served by mains water. All appears to be in satisfactory order.

### 5.05 Oil installation

There is no oil supply to the church.

### 5.06 Sound installation

There is a simple sound system with discrete speakers positioned around church. It is unknown whether there is a loop system installed. The church currently has a contract with an AV company.

### 5.07 Lightning conductor

There are lightning conductors on the tower, although as noted within the report, there is one pinnacle conductor that has half of its rod missing (upper section). A lightning conductor inspection was last carried out in November 2023 though no works were carried out on the system. No report or feedback was given on the condition or that there may be an issue with the rod at tower level.



North pinnacle missing lightning rod (upper section)



Fire extinguisher in choir vestry.

### 5.08 Fire precautions

The smoke and fire alarm system was installed in 2013. This was last serviced in June 2024, as described in the fire detection and alarm system inspection and servicing report, and is due for another testing in November 2024. The fire extinguishers were inspected in December 2023 and due for inspection December 2024. General inspection and testing of the fire alarms is carried out from the operating pads every 6 weeks.

### 5.09 Heating and Ventilation

Heating is through radiators and fan convector heaters served by gas boilers in the boiler house. Pipes still run around the perimeter of the church in the original steel pipes. It is understood that the system works well currently.

It is usual for buildings of this period to have under-floor ventilation, although no air bricks could be visibly seen on the elevations. It may be that they are covered by the vegetation. Air bricks should be investigated and cleared if they exist.

Hoppers at high level in the clerestory have lost their chords and are shut. This means that there is no air flow being drawn through the building or at high level, although the building does not feel as though it needs extra air flow at this level. Many of the windows have gaps to glazing panels which is contributing to the ventilation of the church, although this is accidental.

### 5.10 Asbestos

An asbestos survey was carried out in October 2014 - asbestos was found in the electrical fuse boxes. The recommended removal method has been undertaken. Other areas containing lesser variants of asbestos were also identified but removal was not deemed necessary.

### 5.11 Security

The church has an alarm system installed. Testing of the intruder alarm was carried out in November 2023 with testing in November 2024.

### 5.12 Documentation

Terrier and log book kept by churchwarden and updated regularly by churchwarden and maintenance team. These are kept in the church for inspection.

### 5.13 Telecoms

Since 2014 the church has accommodated a Cellnex telecoms system within the first floor/ringing chamber of the tower (chamber with clock mechanism) and this provides a valuable income stream for the church. This was upgraded in 2016 and a further upgrade proposed in 2022 but this has not yet been implemented.

Date of last inspection 23rd September 2023. Next service due 23rd September 2025.



Cellnex telecom installation to first floor of tower.



## | 6.0 | Curtilage

### 6.01 Churchyard

There is no churchyard. The church sits tight to its boundaries on the north, east and west sides with a very small open space to the north-east affording access to the vestry from the outside. In this area there is a ramp used for disabled access.

To the south side of the Church there is a pathway that runs up the perimeter with land formerly owned by the Church but now has been given over to Tyneside Minds through the St Chad's Community Project.

### 6.02 Ruins

There are no ruins within the curtilage of the Church.

### 6.03 Monuments, tombs and vaults

To the north east of the Church alongside the north wall of All Saints Chapel is a low stone monument with a timber cross dedicated to the Great War. The monument had originally hosted a bronze crucifix, but this had unfortunately been liberated. Since then a timber cross has been erected.

There are no other monuments, tombs or vaults within the curtilage.

### 6.04 Boundaries and gates

There is a sandstone boundary wall to the west along the pavement edge and to the north again along the pavement edge, all with wrought iron railings.

The east boundary is defined by a gable of a housing block immediately to the east of the Chapel, and the south boundary defined by a pathway dividing the church from the land now occupied by Tyneside Minds.

There is a low stone wall leading off the south east corner of the sacristy, running eastwards along the path containing a small square area to the south of the retro-chapel. The stone walling in general is in reasonable condition although would benefit from re-pointing of both walling joints and coping joints.

The boundary wall to the road on the west is more noticeably damaged than the rest, probably due to salt damage from the road. The north-west corner of this boundary wall was recently damaged and subsequently repaired. The whole wall would benefit from re-pointing. There is also damage to the stone from the chain securing the west gate. Repairs should be carried out and protection installed, or alternative securing method found.

The wrought iron railings are all original and are in good condition for their age. In some areas the iron has caused spalling of the stone, but the vast majority of the sockets and



Railings missing from western end of north boundary wall. Areas behind boundary walls to be cleared regularly and kept tidy. Dislodged coping stone required re-bedding.



Damage to the stone pier at the west boundary wall due to the large heavy chain securing the west gate. General repointing required and minor indents to damaged stone.





Ensure gulleys are clear and free-flowing.

railings set in lead are in good condition and still intact. The railings have lost their paintwork and would benefit from rubbing down and repainting.

The stretch of boundary walling between the north porch and the entrance to the north transept has no railings as these have been historically cut off, most probably to help with the war effort. Reinstatement should be considered as a long-term aim.

There is also minor movement to the low boundary wall on the north, to the east of the main north porch and west of the north door gate. A section of coping around this has become dislodged and this requires re-bedding. There is an opportunity here to correct the minor movement and rebuild approx. 5m length of walling.

There are various gates leading to the numerous entrances around the Church. All gates are wrought iron and in similar condition to the railings. These require some maintenance and redecoration with the railings.

Both piers to the west entrance gates appear to have been rebuilt possibly to accommodate narrower gates. There is very minor movement at low level to the boundary wall north of the west gate, possibly due to this area having been overgrown in the past. Any movement is now historic.

**6.05 Trees and shrubs**

There is no land around the Church containing trees but there are beds with shrubbery against the Church wall, all along the south side and the two small garden areas either side of the retro-chapel to the east.

The area to the south of the Chapel is at a much lower level than the rising path along the south boundary and as such it tends to become a collection point for rubbish and debris. This area does not appear to be as well kept as the beds running along the south side of Church, probably due to being less accessible. With the exception of this area the planting is generally well kept and not overgrown.

Trees to the north of the church overshadow the north elevation. It is the Council's responsibility to maintain these trees but this is not always carried out. This is chased by the churchwardens on a regular basis.

**6.06 Hard-standing areas**

The pathways around the church are a mixture of modern flagging and tarmac with smaller set pavers to the public pavement outside the boundary.

To the north side of the Chapel is a disabled ramp access down to the north-east porch, although gradients appear a little steep. The landscaping around this area is minimal.

To the north side of the church there is a level difference between the rising pavement and the sunken wells against the church building itself. The base of these wells are hard-



Accessible ramp down to north-east entrance. Railings require some redecoration. Boundary wall requires weeding and repointing.



Noticeboard at north-west corner of church.





Cracked concrete to front of west door would benefit from repair and steps re-pointed to resist weed growth in gaps. External corners have been lost on some areas of the plinth course around the west door to both sides.



Beds to south walkway are kept beautifully. Garden to south of retro-chapel is neat and well-maintained but access is difficult.

standing but appear to be roughly at ground level. These areas are difficult to keep tidy due to poor access and rubbish and debris frequently builds up. The church keeps on top of the maintenance as best they can but it is hard work. It is suggested that a group of volunteers be set up from the local community to maintain this area, and others around the church of rubbish and vegetation.

At the west end to the boundary with the main road and pavement, there is gravel and shrubbery behind the low boundary wall to either side of some narrow steps leading down to the boiler house. As the north elevation, this area is a collection point for rubbish and requires regular clearing. Again, the use of volunteers would be beneficial for upkeep of this area.

In front of the west door the stone steps have open joints with weeds growing between them, and the base is laid with a coarse cementitious grounding which has cracks with weeds growing between. This area is periodically wedded but the poor condition of the ground encourages weed growth and so would benefit from repair and repointing of any cracks and gaps in the short term, with replacement of the slab with stone pavers in the future.

#### **6.07 Buildings within the curtilage**

There are no buildings within the curtilage of the existing Church boundaries. The former Church land to the south is now on long-term lease from the Diocese to Tyneside Minds through the St. Chad's Community Project. This portion of land and the building is no longer under the responsibility of the Church. It was commented that the church is responsible for the immediate grounds.

#### **6.08 Notice boards**

There is a main sign mounted to the west wall of the church below the main west window which is good condition. There is also a notice board to the north-west corner of the church within the gravelled area bounded by railings. This is in good condition but notices are a little out-dated. Display to be updated. Issues with vandalism and theft prohibit further signs to be installed.

#### **6.09 Works required to provide disabled access and parking space**

There is currently a ramped access to the north east of the Church giving access into the Church via the choir vestry external door. This ramp appears to be of quite steep gradient, but given the restrictions of space, it is adequate to provide access if necessary.

There are currently no official parking facilities, although there is on-street parking around the church. There are informal spaces to the north. The church also has right of access and two car parking spaces within the Music Centre car park to the south-east of the church.



## | 7.0 | Building Use

### 7.01 Comments on the PCC briefing about the future of the church in a Mission Community context

St Chad's Church is an important vehicle for social outreach and community projects in the Bensham area. This is an important part of the church's mission.

St Chad's hosts the Community Project charity that welcomes people to the warm space for coffee and cake every Monday lunchtime. 2 Soups Lunch Club is every Tuesday. There is also lunchclub on Thursdays.

### 7.02 How flexible / adaptable do you think this building is / could be

Discussion is already underway about upgrades to the community spaces at the west end of the church, as well as the inclusion of an accessible entrance (ramp or other) to allow for more inclusive access. This can only happen with grant funding. The National Lottery Heritage Fund is being pursued although (at the time of writing) the development of this project has been halted until a new reverend has been found.

The church has good accommodation, especially at the west end of the church, and there are many opportunities to adapt the existing spaces for enhanced current and new uses to the church and wider community.



Meeting room 2 at upper floor of west end



New kitchen installed in 2020/2021.



Entrance at west end of church (south-west corner) with access to community room and upper floors.



# | Appendix A

| Listing Text

## Location

The building or site itself may lie within the boundary of more than one authority.

Statutory Address:

CHURCH OF ST CHAD, RAWLING ROAD

District:

Gateshead (Metropolitan Authority)

National Grid Reference:

NZ 24971 61700

## Details

1. RAWLING ROAD 5099 (east side)

NZ 26SW 1/101 Church of St Chad

II\*

2. 1900-1903 by Hicks and Charlewood. Ashlar with fairly low pitched slated roof. C14 style. Cruciform with aisles and an octagonal crossing tower with battlements, a corona of crocketed pinnacles and narrow fleche with vane. Much tracery, some flamboyant, some early Perpendicular. Elaborate carved surround to North door has symbols of Evangelists and three niches above it with figures of saints. Retro- chapel and vestry extensions to East. An expensive and accomplished town church.

Listing NGR: NZ2497161700

## Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

430239

Legacy System:

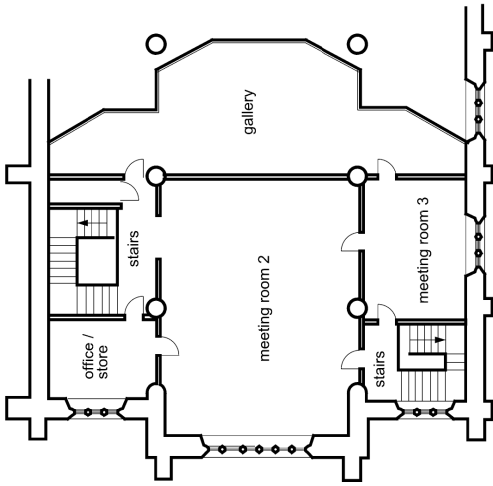
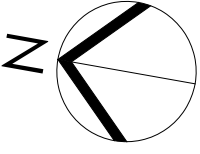
LBS

## Legal

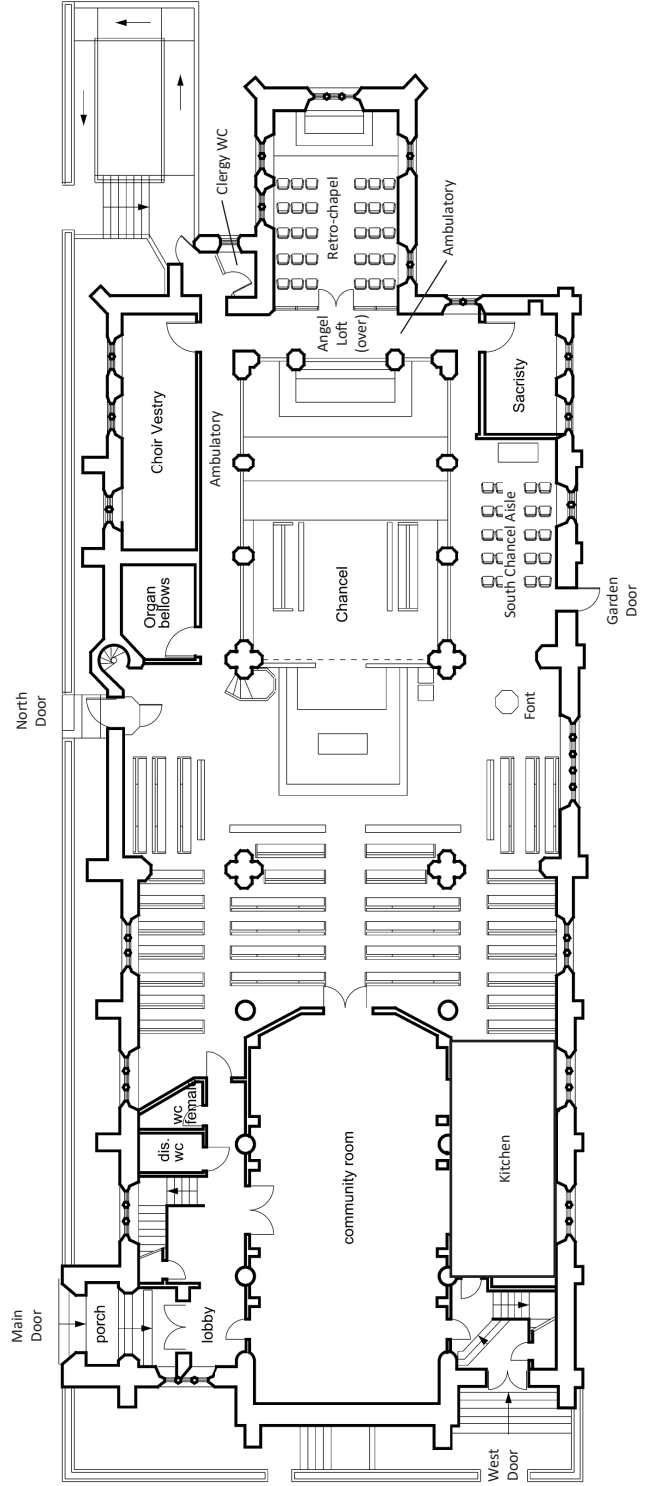
This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

# Appendix B

## Floor Plans and roof plan

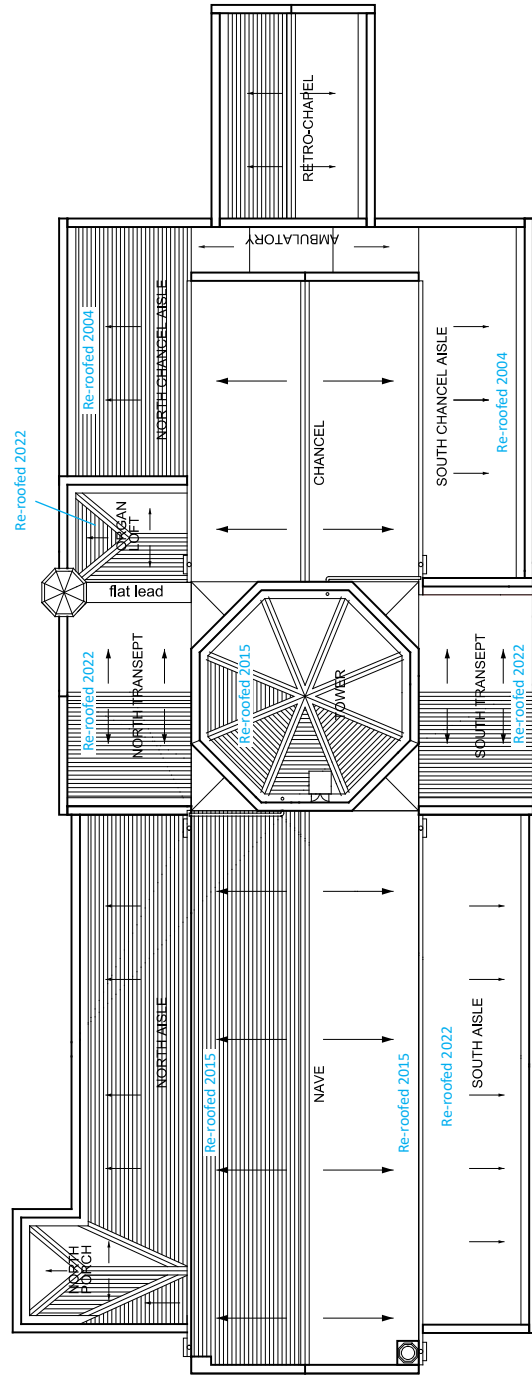
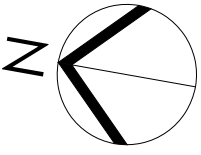


PLAN AT GALLERY LEVEL



GROUND FLOOR PLAN





# | Appendix C

| Maintenance Plan



## MAINTENANCE PLAN - ST CHAD'S, BENSHAM

E/C	External contractor
I/H	In house inspection
X	Applicable
A	Architect quinquennial inspection
SE	Structural engineer inspection
TF	Timber specialist
*	Maintenance inspection/works utilising high level access
**	Maintenance I/H subject to suitable safety measure being put in place

Item no.	Location	Building element	Details of maintenance item	Details of inspection and maintenance	Legal consideration and responsibility	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Comments
A1	External	Roof coverings	Slates	Inspect for cracked, broken or missing slates with binoculars from ground. If required, maintain with new slate replacement using lead or copper tags	Health and Safety Legislation	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	Wardens/ volunteers to inspect from ground. If defects found, roofer to be employed
A2	External	Roof coverings	Ridge tiles	Inspect for cracked or broken ridge tiles and missing mortar bedding. Replace/ re-point in NHL5 mortar	Health and Safety Legislation			E/C *			E/C *			E/C *		Architect to assist with or approve specification
A3	External	Roof coverings	Lead flashings and valleys	Inspect for splits/ defects. Replace sections of defective lead with new, appropriately coded for length and application	Health and Safety Legislation			E/C *			E/C *			E/C *		Architect to assist with or approve specification
B1	External	Rainwater disposal	Parapet gutters	Inspect for splits/ defects. Replace sections of defective lead with new, appropriately coded for length and application	Health and Safety Legislation			E/C *			E/C *			E/C *		Architect to assist with or approve specification
B2	External	Rainwater disposal	Out-board gutters fixed to rafters/facias, and downpipes	Inspect for leaking/ open joints and poor or loose fixings. Seal joints, repair fixings	Health and Safety Legislation			E/C *			E/C *			E/C *		
B3	External	Rainwater disposal	Parapet gutters	Maintenance inspection - Clear out debris and leaves to ensure free-flowing, including all outlets	Health and Safety Legislation	I/H **	I/H **	I/H **	I/H **	I/H **	I/H **	I/H **	I/H **	I/H **	I/H **	Wardens/ volunteers to carry out cleaning, ensuring all safety precautions are met
B4	External	Rainwater disposal	Out-board gutters fixed to rafters/facias, and downpipes	Maintenance inspection - Clear out debris and leaves to ensure free-flowing, including all outlets	Health and Safety Legislation	I/H **	I/H **	I/H **	I/H **	I/H **	I/H **	I/H **	I/H **	I/H **	I/H **	Wardens/ volunteers to carry out cleaning, ensuring all safety precautions are met
B5	External	Rainwater disposal	Out-board gutters fixed to rafters/facias, and downpipes	Maintenance - Rub down and repaint inside and out, ensuring all joints are sealed	Health and Safety Legislation						E/C					
B5	External	Rainwater disposal	Gullies	Maintenance - Clear out gullies, ensuring free from debris/ leaves etc, inspect for cracks	Health and Safety Legislation	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	Wardens/ volunteers to carry out cleaning
B6	External	Rainwater disposal	Drainage	Maintenance inspection, cleaning / jetting out to ensure all flowing away from building freely	Health and Safety Legislation					E/C					E/C	Wardens/ volunteers to inspect and clear out gullies ensuring water flows away freely
C1	External	Masonry walling	Parapets and copings	Inspect for stability, ensuring joints are full. Remedial works to be specified if required	Health and Safety Legislation					A *					A *	Architect to assist with or approve specification
C2	External	Masonry walling	Spires, chimneys & bellcotes	Inspect for stability, ensuring joints are full. Remedial works to be specified if required	Health and Safety Legislation					E/C					E/C	Steeplejack to inspect.
C3	External	Masonry walling	Mortar pointing generally	Inspection of joints for loose mortar/ open joints	Health and Safety Legislation					A *					A *	
C4	External	Masonry walling	Mortar pointing generally	Maintenance of mortar joints - rake out and repoint open joints with lime:sand mortar, as identified by Architect	Health and Safety Legislation, Planning/ LBC					E/C					E/C	Architect to assist with or approve specification
C5	External	Masonry walling	Stone mouldings, window reveals, stringcourses and hoodmoulds	Inspect for newly developed, or developing cracks, particularly to the underside of rolls, with binoculars from ground. Raise any concerns with Architect	Health and Safety Legislation	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	Staff/ volunteers to inspect using binoculars

C6	External	Masonry walling	Stone mouldings, window reveals, stringcourses and hoodmoulds	Inspect for newly developed, or developing cracks, particularly to the underside of rolls check for stability/ detaching of stonework. Check for open joints	Health and Safety Legislation											A *			A *		
C6	External	Masonry walling	Stone mouldings, window reveals, stringcourses and hoodmoulds	Allow for removal of any detaching stonework - indent with new carved sections, as identified by architect. Point up any open joints in lime:sand mortar	Health and Safety Legislation, Planning/ LBC											E/C			E/C	Architect to assist with or approve specification	
C7	External	Masonry walling	Masonry in general	Inspect for stone erosion and new or developing movement cracks in masonry	Health and Safety Legislation											A *			A *	SE to be called upon if deemed necessary by Architect	
C8	External	Masonry walling	Ventilation grilles	Clear of rubbish/ debris	Health and Safety Legislation	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	Wardens/ volunteers to clear	
C9	External	Masonry walling	Bird netting	Ensure secure, without rips	Health and Safety Legislation											A *			A *		
C10	External	Masonry walling	Bird netting	Re-fix new netting using stainless steel fixings into masonry joints	Health and Safety Legislation											E/C *			E/C *		
D1	External	Woodwork	Timber window frames, facias, bargeboards, doors	Inspect woodwork for deterioration/ rot	Health and Safety Legislation											A			A		
D2	External	Woodwork	Timber window frames, facias, bargeboards, door frames and doors	Carry out any timber repairs. Rub down and repaint all woodwork in external grade exterior paint	Health and Safety Legislation, Planning/ LBC											E/C			E/C		
E1	External	Hardstanding	Base of wall	Maintenance inspection of perimeter of masonry walling, removing any vegetation growth	Health and Safety Legislation	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	Wardens/ volunteers to clear	
E2	External	Hardstanding	Access	Maintenance and management of access routes to ensure all users including wheelchair and less able bodied users can safely enter the building	Health and Safety Legislation	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	Wardens/ volunteers to maintain	
E3	External	Boundary walls	Masonry stability and mortar pointing generally	Inspection of joints for loose mortar/ open joints	Health and Safety Legislation											A *			A *		
E4	External	Boundary walls	Masonry stability and mortar pointing generally	Maintenance of stonework and mortar joints - repair stonework, rake out and repoint open joints with lime:sand mortar, as identified by Architect	Health and Safety Legislation, Planning/ LBC											E/C			E/C	Architect to assist with or approve specification	
E5	External	Railings and gates	Metal work maintenance	Rub down and repaint all metalwork with appropriate anti-rust metal paint	Health and Safety Legislation											I/H			I/H	Work could be carried out either by Church Wardens or external contractor	
F1	External	Services/ protection	Lightning protection	To be serviced by lightning inspector	Health and Safety Legislation											E/C			E/C		
F2	External	Services/ protection	External lighting	To be checked for servicability and function, bulbs replaced as necessary	Health and Safety Legislation	I/H **	I/H **	I/H **	I/H **	I/H **	I/H **	I/H **	I/H **	I/H **	I/H **	I/H **	I/H **	I/H **	I/H **	I/H **	Wardens/ volunteers to carry out cleaning, ensuring all safety precautions are met
G1	Internal	Roofs	Roof voids	Inspect for leaks and damp	Health and Safety Legislation											A			A		
G2	Internal	Roofs	Roof voids	Inspect timbers/ wall plates for signs of decay/ rot	Health and Safety Legislation											A			A	Architect to call upon SE or TF should any signs of deterioration/ movement be found	
G3	Internal	Roofs	Roof structure	Inspect timbers for signs of decay/ rot	Health and Safety Legislation											A *			A *	Architect to call upon SE or TF should any signs of deterioration/ movement be found	
G4	Internal	Roofs	Roof structure/ trusses	Inspect timbers and cast iron elements for signs of decay/ rot and displacement	Health and Safety Legislation											A *			A *	Architect to call upon SE or TF should any signs of deterioration/ movement be found	
H1	Internal	Walls	Eaves level	Inspect for areas damp that may indicate failed gutters	Health and Safety Legislation											A *			A *		
H2	Internal	Walls	Low level	Inspect for areas damp that may indicate damp from external sources (high pavement level/ blocked gullies)	Health and Safety Legislation											A			A		
H3	Internal	Walls	Below floor void	Inspect for areas damp that may indicate damp from external sources (high pavement level/ blocked gullies)	Health and Safety Legislation											A			A		



H4	Internal	Walls	Below floor void	Maintain clear ventilation through air bricks/ vents	Health and Safety Legislation	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	Wardens/ volunteers to maintain
I1	Internal	Surfaces	Painted walls	Repaint	Health and Safety Legislation					E/C						E/C	Architect to assist with or approve specification
I2	Internal	Surfaces	Ceilings	Repaint	Health and Safety Legislation											E/C	Architect to assist with or approve specification
I2	Internal	Surfaces	Cast iron work	Repaint	Health and Safety Legislation											E/C	Architect to assist with or approve specification
J1	Internal	Timber	Windows & doors	Inspect woodwork for deterioration/ rot	Health and Safety Legislation					A						A	
J2	Internal	Timber	Windows & doors	Maintenance inspection of all ironmongery to ensure working effectively, and all openable windows can be easily opening for ventilation	Health and Safety Legislation	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	Wardens/ volunteers to maintain
J3	Internal	Timber	Panelling, doors & skirtings	Maintenance wax treatment/repainting	Health and Safety Legislation					E/C						E/C	
J4	Internal	Timber	Timber structures generally	Inspect all timberwork embedded into masonry for signs of deterioration/ rot, particularly checking joists, under floors and in cupboards where close environments could lead to ideal conditions for rot	Health and Safety Legislation					A						A	
K1	Internal	Services/ protection	Fire alarm system, fire extinguishers and other fire safety equipment	To be serviced by engineer	Health and Safety Legislation	E/C	E/C	E/C	E/C	E/C	E/C	E/C	E/C	E/C	E/C	E/C	
K2	Internal	Services/ protection	Fire alarm system	To be checked regularly (fire alarm test/ drill)	Health and Safety Legislation	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	Wardens/ volunteers to maintain - test weekly, or as recommended
K3	Internal	Services/ protection	Electrics generally, including power, lighting and audio installations, PAT	Inspection by engineer	Health and Safety Legislation			E/C			E/C				E/C		No legal timeframe - frequently enough to ensure there is no chance of the installation being unsafe
K4	Internal	Services/ protection	Lighting/ audio installations	Maintenance to ensure all in working order	Health and Safety Legislation	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	Wardens/ volunteers to maintain
K5	Internal	Services/ protection	Security alarm system	To be serviced by engineer	Health and Safety Legislation	E/C	E/C	E/C	E/C	E/C	E/C	E/C	E/C	E/C	E/C	E/C	At the discretion of the PCC - frequently enough to ensure in good working order
K6	Internal	Services/ protection	Heating system	To be serviced by engineer	Health and Safety Legislation	E/C	E/C	E/C	E/C	E/C	E/C	E/C	E/C	E/C	E/C	E/C	
K7	Internal	Services/ protection	Hot and cold water supply	Inspected by engineer	Health and Safety Legislation					E/C						E/C	
K8	Internal	Equipment	Organ	To be serviced by engineer	Health and Safety Legislation		E/C		E/C		E/C		E/C		E/C		
K9	Internal	Equipment	Sanctuary lamps	Pulleys, chains and mechanism to be checked and oiled to ensure sound and secure	Health and Safety Legislation	E/C	E/C	E/C	E/C	E/C	E/C	E/C	E/C	E/C	E/C	E/C	Could be checked/inspected by competent person within parish or external contractor
K10	Internal	Equipment	Clock mechanism	To be serviced by engineer	Health and Safety Legislation					E/C						E/C	
L1	Internal	Accessibility	Entrances	Maintain all entrances that enable ease of entry	Health and Safety Legislation	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	Wardens/ volunteers to maintain
L2	Internal	Accessibility	Sanitary provisions	Maintain all sanitary facilities that enables ease of use to all visitors	Health and Safety Legislation	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	Wardens/ volunteers to maintain