



QUINQUENNIAL INSPECTION REPORT

OF

BISHOP MIDDLEHAM, ST MICHAEL

**DIOCESE OF DURHAM
ARCHDEACONRY OF DURHAM
DEANERY OF SEDGFIELD
PARISH OF UPPER SKERNE**

**INSPECTION OF CHURCHES MEASURE 2018 (as amended 2019)
CARE OF CHURCHES & ECCLESIASTICAL JURISDICTION MEASURE 1999
DURHAM DIOCESAN SCHEME FOR THE INSPECTION OF CHURCHES 2021**

**QUINQUENNIAL INSPECTION AND REPORT
January 2025**

David Beaumont BA (Hons) Grad Dip, RIBA, AABC



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REPORT ON THE 2024 QUINQUENNIAL INSPECTION

1.0 INTRODUCTION



Beaumont
Brown
Architects LLP

Beaumont Brown Architects LLP, The Old Brewery, Castle Eden, County Durham TS27 4SU
T. 01642 700803 E. enq@beaumontbrownarchitects.co.uk www.beaumontbrownarchitects.co.uk [@dsbbbba](https://www.instagram.com/dsbbbba)
Company Registration No. OC366225 | VAT No. 116 3832 28



Date of inspection and weather conditions: Wednesday 18th December 2024. Sunny and cold.

Date of report: 17th January 2025

Report prepared by: *David S Beaumont* RIBA AABC

2.0 LOCATION AND SITE

Address: Church Street, Bishop Middleham

Location: To the south west of Bishop Middleham and fronts on to Church Street.

National Grid Reference: NZ328313

3.0 CHURCH AND LISTING DESCRIPTION

Description:

13th Century stone built church in Early English style. The accommodation consists of nave, chancel and sanctuary, north and south aisles to the naves, entrance by north porch and a clergy vestry on the north side of the chancel. It has Westmoreland slated roofs, rubble stone walls with ashlar dressing, probably magnesium limestone. Pointed arch arcades with clerestory on the south side. The church has been reordered with servery and WC. The church is very well presented.

Listing Description:

NZ 33 SW BISHOP MIDDLEHAM CHURCHSTREET (South end)

7/5 (inset) Church of St. Michael and All 9.1.68 Angels (formerly listed as Church GV of St Michael). Grade II*

Parish church. C12. C13 aisles, north porch and extension of chancel. 1802 rebuilding of north aisle. 1842-6 restoration in memory of Robert Surtees of Mainsforth, historian of Co. Durham, by his widow. Varied materials include thinly-rendered coursed squared sandstone and limestone; mixed stone rubble; brick patching at chancel eaves; ashlar plinth and dressings. Roof graduated Lakeland slate with stone gable copings.

Aisled nave with north porch; chancel with north vestry. Gabled porch has shafted 2-centred open arch under head-stopped drip mould; surrounds of side windows of similar shape have continuous roll moulding. Fragments of medieval incised grave-covers in

front gable and on stone corbels inside porch, some badly eroded. Stone sidebenches; chamfered surround to 2-centred-arched inner door with 6 fielded panels and strap hinges, and wood-cased lock. Restored south door of similar shape has nailhead decoration to capitals of shafts supporting roll-moulded arch under head-stopped dripmould. Eroded sundial above, dated 1741 and inscribed 'Memento mori', set at c.20° to wall.

Paired lancets in aisles (the south buttressed) under corbel tables. 2-light clerestory windows, on south only, have chamfered surrounds. Claspings nave buttresses predate aisles. Short central west buttress below narrow blocked openings and central lancet; roundel with cross moline of Bishop Bek (1284- 1310) below 2-arched gabled bellcote.

Set-back chancel has 4 south windows, the westernmost round-headed and others lancets; the next lower. North elevation has vestry inserted between 2 lancets; low, wide blocked squint at west end. 3 stepped east lancets. Claspings and south central buttresses. Roof has overlapping stone gable copings, and stone cross finials.

Interior: painted plaster with ashlar dressings and panelled dado; stone- corbelled roof, the nave with queen posts and braced central strut to collar, the chancel with braced collar and short king post. 4-bay arcades have irregular pointed arches, double-chamfered, on round piers; keeled responds (at west on high section of-earlier wall), those on north, like central north pier, with nailhead decoration on capitals; all capitals moulded. High double-chamfered 2-centred chancel arch has broach and head stops, the inner arch on corbels. Beast and head stops to nave arcade dripmoulds. Early C20 pews with panelled backs and roll-moulded square ends; dado of re-used box- pew panels. Medieval Frosterley marble pedestal font with round bowl; similar bowl, with iron band and damaged rim, on floor at north-east nave. C19 poppy-heads. Medieval stone altar slab with 4 incised crosses.



Monuments include 3 on north wall of chancel to members of Surtees family: at west alabaster panel in Gothic style to Brigadier General Sir H.C. Surtees, 1858-1933, (with arms, crest and motif), who continued the historical researches of Robert Surtees of

Mainsforth, 1779-1834, whose sandstone memorial by John Bloxham is in the centre, in Perpendicular style, with coat of arms; below, a memorial brass to his wife Anne, died 1846, and commemorating her restoration of the church in 1843-6. Hatchment over north door to Thomas Bedford, vicar, died 1683, and his wife Alice, died 1680, 'mother, grandmother and great grandmother to 74 children beside numerous embryos'. Over the south door C17 hatchment to Ralph Hutton of Mainsforth, giving details of his family.

Small stone sheaf of corn over vestry door probably part of memorial now rendered over; may refer to the Cumyn family, whose arms included a sheaf of cumin.

Glass includes east medallion lancets; St. Michael and arms of Bishop Bek, 1956 by L.C. Evetts in west lancet.

Sources: Mackenzie and Ross, View of the County Palatinate of Durham, Newcastle, 1834, II p.317.

R. Surtees, The History of Antiquities of the County Palatinate of Durham, 1816-1840, III p.5.

Proceedings of the Society of Antiquaries of Newcastle, 3 Vol. III, p.221 (notes by Sir Stephen Glynne on churches in Co. Durham).

Listing NGR: NZ3279931258

CHURCH LISTING - Grade II*

Extract From Historic Churches of County Durham by Peter Ryder

Site: On Magnesian Limestone hill at S end of village, with promontory to SW with site of early medieval manor house of Bishops of Durham (earthworks and some fragmentary stonework).

History: Given to Prior and Convent of Durham in 1146 leading to a dispute with the Bishop who tried to take control. The adjacent Manor House declined in the later medieval period, with that at Bishop Auckland being favoured instead.

Form: Four-bay aisled nave with N porch. Elongated chancel with small N vestry.

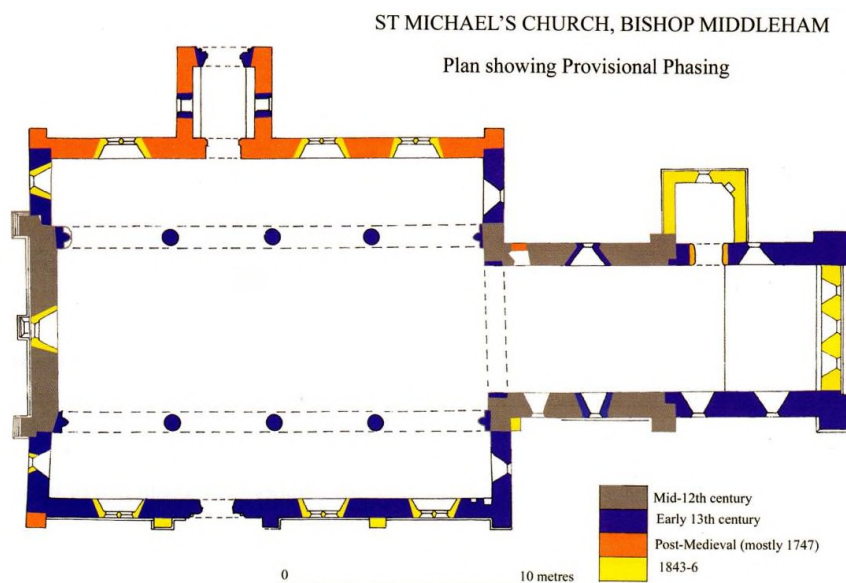
Development: Mid C12 two-cell church of quite generous proportions; buttresses at W end survive, SW window in chancel. Early C13 remodelling when aisles added and chancel extended. In W end, below bellcote rebuilt in C19, stone with Cross Moline of Bishop Bek (1284-1310). Original aisles had low eaves (see roof-line in end walls), perhaps broken by gablets over the windows. Walls heightened, nave clerestory added, late C15 or early C16. Major works in 1747 when N aisle rebuilt; N porch may date from his time, with re-set C13 features; is outer door taken from the aisle behind?

Further works 1802, with sash windows inserted. 1843-6 restoration when sashes replaced by lancets (paired in aisles, a triplet in the E end) and vestry added. Interior re-ordered by Hodgson Fowler in 1906-10.

Lapidary Material: Good collection of cross slabs built into N porch, although some now eroded; another in chancel floor, now largely hidden by wooden altar step.

Fittings and Furnishings: Early C13 font of Frosterley marble (as is a second, of which only the

bowl now survives, loose in nave). Medieval altar slab (one corner cut off, allegedly by local black magicians). One bell C14, the other 1723. Most furnishings 1906-10, when woodwork from previous box pews was re-used as nave dado.



HISTORIC CHURCH PLAN

4.0 PREVIOUS INSPECTIONS

This is the author's second inspection.

5.0 SCOPE OF REPORT

- 1 This report is made from a visual inspection from ground level. The boiler house was also inspected.
- 2 Drainage was inspected from ground level only. No testing of the drainage installation has been undertaken.
- 3 The report is restricted to the general condition of the building and its defects.

6.0 REPORT SUMMARY

Executive summary

There is little change from the last Inspection. The PCC have carried out routine and timely maintenance. The fabric is in good order as it is of good appearance and fresh condition internally. The SE corner nave clerestory wall corner is looking to be eroding more and there is a question over the truss bearing here and possible cracking mullions, all which suggests the need to have a mason look at it and repair as required.

The north side chancel rainwater pipe connects to the Vestry discharge that goes to ground, and I suspect a failed soakaway and it needs to be diverted.

There's also an increase in carbon footprint that needs understanding (see back of the report).

Structure

Despite the church's position within a heavily wooded site on a slope, it has no real problems with structural cracking. There are some cracks externally on the south side at the chancel and nave water tables but these are not problematic, they are as a consequence of the raising of the water tables and that the stonework wasn't built in well to the old work. There is settlement crack in the north west corner of the north aisle but not significant. At the west, the southern buttress continues to crumble, its neighbour on the north side has been replaced in recent times suggesting that this is a candidate but not for a few years yet. Internally, there are no cracks evident within the structure. All the arcade arches and the chancel arch are good. Though on the south side, easternmost the truss corbel is timber (because they couldn't fit a stone corbel to the clerestory lintel. As the stonework is eroded externally here, a look over by a mason is recommended.

Some of the windows are exhibiting shaling stonework and whilst this is not structural yet, it has the chance to be so in perhaps the next 20 years or so. Two of the clerestory mullions look cracked and require further investigation. Their lintels appear quite sound.

Roof

All roofs covered in Westmoreland slates in variable widths and diminishing courses. The nave roof was stripped in 1998, sorted and the best kept for re-slatting with approximately 25% reused slates. The 1993 inspection identified defective dipped roof areas which were repaired with new rafters when slates were removed. Generally, the whole of the roofing is in good condition. There is some moss gathering and whilst it adds to its rural charm, it does tend to hold water and can increase the chance of freeze thaw cycling on the slates and induce cracking, but they appear fairly sound for the moment.

Rainwater goods

There is a combination of parapet gutters to the chancel and nave and traditional half round gutters to the remaining roofs. The chancel and aisle roofs have lead lined gutters. The leadwork appears to be in the correct lengths and when the lead is joined to the next sheet there seems to be a flashing over them. It will be worthwhile to check whether this flashing has an expansion joint within it.

Cast iron gutters and downpipes with hopper heads everywhere else and they are in mostly good condition, though some decoration is wanted on the porch. They can stand another five years, but then they will need redecorating after that. The whole system should be reviewed under heavy rain to check for leaks. Some of the gulleys were blocked with standing water inside them and there was some leaf build up within them and grids missing. The chancel roof water comes off the vestry and direct to the ground abutting the basement stair. I suspect that there is a failed soakaway here and recommend that the flow be diverted away.

Walls

The church has seen the restoration of the walls regrettably with cement mortar, no

doubt to cover over some of the poor-quality rubble stonework and as a consequence, the whole of the wall surface is rather grey as the mortar has spread over the stone. This does not seem to be inducing significant decay, however there are isolated stones that require replacement and areas of repointing required in lime, though not major. One area to the south-east corner of the nave at the kneeler is quite heavily eroded and there are some holes in the walling here, allowing nesting birds or possibly bats if not now, in the future and this needs to be repaired. The clerestory windows, particularly at the south, have a range of defects be it either cracked mullions or shaling arches and these need an inspection and repair recommendations made by a stonemason. Particularly considering the truss timber corbel internally. Some of the window surrounds are shaling and it is debatable whether they need attention and replacement stonework in these five years, so the advice is to take away the loose parts to stop moisture remaining behind the laminations and causing further damage and then assess at the next QI. There is rusting ferramenta but not splitting the stone. It should be decorated.

The north west nave gable buttress also needs investigation as this looks like a rebuild might be required in future years. There are also some open joints to the bottom of the walls that need filling.

The church has addressed previous rising damp by introducing a gravel trench around the nave and aisles which appears to be effective. There is a concrete apron around the chancel. Internally, there is some damp showing above the dado paneling on the north side. The timber paneling was repaired in 1998 and the cavity behind cleaned so it seems that the damp is as a consequence of its construction and therefore just needs to be managed by decoration and brushing away the salts.

The column bases have been affected by rising damp but presently these look stable. The erosion has been dealt with by capping them with cement and this is breaking away in some places. The north porch nook shaft on the east side is eroding and there are some eroded stones around it but can take another ten years or so.

At the south entrance, the western nook shaft is so eroded as to probably break soon and it seems as if the ground level at the south has been raised so much that it has obscured the bottom of the column base.

Inside

The church was reordered in 2015. The works were to remove the western pews, lower the pew platform level, relocate the font, create a servery and disabled WC connected to existing drainage and modify the choir vestry to add a ceiling, lighting and heating. Adjustments were made to the radiators positions on the west wall. The marble font was repaired.

The remainder of the church is in good condition, though there is a buildup of recovered stonework and lumber around the organ that could be removed. The body of the church, chancel, altar and sanctuary areas are all very well presented and in good decorative order. The vestry has now been updated and now contains the new boiler.

External

The church has an extensive opened church yard which has been extended in the south west corner in 1909. The whole of the churchyard is surrounded by stone walls and the church considers that they are all in their ownership (even the western farm?). They are generally in reasonable order, apart from the north side which has seen various

patch repairs in the past and some limited pointing is required. The boundary to the east retains the churchyard and the ground level is significantly high compared to the to the other lower side. It has had a repair due to collapse in 2022. It needs an annual check from the neighbour side and grounds management on the church side to reduce any additional loading by raising ground level or tree root influence.

The southern boundary appears somewhat lost now as a consequence of trees and shrubs growing wildly at the bottom of the slope. The western boundary is shared by farm buildings and it is likely that the western extension has walls in the ownership of the adjoining farm. The low walls of a former shed remain at the west side. The graveyard is grassed and contains many memorials, some of which are listed- see appendix. There are some leaning stones under the watch of the churchwarden.

Zero Carbon

The major issue facing all ancient churches, and many modern ones is the costs of running heating and lighting. At this church they have changed to a more efficient gas combi boiler and installed LED lights.

The church is working towards zero carbon and is in discussions with the Diocese to commence reviewing their options. Though until alternative systems become more affordable it seems unlikely to change.

The Diocese has provided Co2 energy footprint figures at the end of the report that show an increase in footprint from 2022 to 2023 (when the new boiler was installed) and it is puzzling why the footprint has increased and the PCC are recommended to analyze the data more to see if they can find a reason.

As to further Net Zero actions, there is guidance at the end of the report for the PCC to consider.

General note

Major restoration undertaken in 1998 when the roofs were re-slatted. Cracked stonework to window mullions were replaced, stone gutters re-leaded, downpipes renewed. Redecoration to internal walls in 2001. Former oil system changed to gas in 2002. Foul drainage laid in 2002 in anticipation of the new servery and WC re-ordering.

7.0 CONDITION AND RECOMMENDATIONS

The following items are the observations made during the inspection. Below the item is a recommendation for work with a letter identifying its priority.

In section 8 the same priority items are re ordered into their priority categories.

A- Work requiring urgent attention,

B- Within 1 year

C- Within 2 years

D- Within 5 Years

E- A possible improvement or item to note

M- Routine Maintenance or monitor/watching brief

7.1 SERVICES

The log book requires updating to record work done.

- **Water:** service reported to enter from the north highway via the path and serves the vestry. There is also a supply to the servery and WC. Stopcock within the vestry and also within the servery. Surveyed in 2024 and no lead found.

Recommendation: none

- **Foul drainage:** connected to the highway.

Recommendation: none

- **Surface water drainage:** is split to the North and South and connected to soakaways.

Recommendation: none

- **Lightning conductor:** none. The insurers advice was equivocal when last asked. PCC have decided not required.

Recommendation: none

- B** **Electricity:** underground service to consumer unit in Vestry. Sub main in North aisle. Last inspection not known but would have been tested as a consequence of the 2015 re-ordering. PCC checking with Dual Bound when last done.

Recommendation: establish when last test carried out and put certificate into the log book and carry out the recommendations of the test report.

E **Lighting:** Rewired in 1977 in Pyrotenax. Lighting was metal halide, changed to LED in 2002 within existing fittings. It's quite harsh but effective. There is external lighting at the north, previously reported as not working and now unknown if working. It is the responsibility of the local authority.

Recommendation: check if external lighting is working.

- **Sound system:** comprises lectern and two lapel mics with speakers in the nave and chancel. Also, CD and cassette player.

Recommendation: none

B **PAT:** last tested in June 2022

Recommendation: yearly test required

B **Heating:** New gas boiler replacing basement boiler relocated in vestry and installed in 2023. The existing basement boiler was prone to faulting and within a wet environment. Last service unknown

Recommendation: establish when last serviced and carry out service as required.

B **Gas meter:** adjacent to vestry in a ground box. Unknown when last checked

Recommendation: inspect and check meter if required

E **Bells:** Space for two bells though only one in place. It was planned at the last QI to have a C18th bell alongside the present 'new' bell, details unknown. Along with the other bell (C14), now on display at the nave west end, they were both away for restoration at the last QI. Last QI recommended repairs to bellcote that don't look to have been carried out. Was there a report from the bellhanger saying all's well?

Bell work was carried out by Andreus Schrockschucedel.

Presently the two bells within the bellcote are away for restoration. Both are in the foundry. One is too fragile, this is 14th century and will be put on display at the west end. It is partnered by an 18th century bell which will be returned with an additional second 'new' bell to make up

the pair. Hoping for the work to be installed in 2017.
Note that in the walling section there are recommendations for repair to the bellcote before the bells are installed.

Recommendation: establish the provenance of both bells.
Is there a bellhangers report on the bellcote masonry?

- **Clock:** none.

B Organ:



Harrison organ in the north aisle with blower at the east side of it within a simple pine casing. Cost £141-10/- in 1891. Originally sited in chancel and moved in reordering of 1906-1910.

Tuned annually. Plays well. Some lumber building up around it.

Entry in the Pipe organ register:

[Historic Organ Certificate awarded 2010 - Grade II](#)

Builders

- 1979

Restored?

- 1890

[Harrison & Harrison](#)

Durham

Case

- **Undated** Position **East end of North aisle** Type **Pipe Rack**

Varnished pine woodwork; pipe display on carved projections faces West; console with pierced "side" panels above is on South side.

Recommendation: clear away the lumber to enable adequate inspection and get air to it.

E **Rainwater goods:** - no inspection regime in place.

Recommendation: enter into a formal contract with a church roofer.

7.2 **GENERAL**



M **Churchyard:** is open and responsibility for maintenance lies with the PCC who operate an informal wildlife management scheme. There are some monuments that look to be close to toppling, these are tested by the PCC and this comes with various H&S dangers.

The war memorial (listed) was moved 1m further into the churchyard and away from the north boundary wall to reduce the chance of north boundary wall collapse. And the wall is ok.

There are listed monuments in the churchyard- see appendix and their condition needs assessing and recording. The Surtees family have a great presence.

Recommendation: review method of testing ability of the headstones to comply with H&S requirements. Assess condition of listed monuments.

- **Trees:** the site contains a very large number of mature trees. It is understood that there are no TPOs on the trees, but they do have protection as a result of being within a Conservation Area. Last inspected in 2022 and a light trim was carried out to the trees and a tidy up in the NE corner. A tall yew has fallen in the south boundary and is to remain on the ground to decay. On the S boundary a weeping ash is suffering doe back and has been cut back.

Recommendation: none

E **Access for the Disabled:** The entrance path to the church is ramped and whilst it doesn't comply with gradient, it is a short run.

Access through the porch requires both gates to be opened. The church has an internal portable ramp that is installed when required. The entrance is through the nave doorway, managing the door does mean that there is a chance for tripping because of the raised threshold and then step down to the nave.

An access audit has been carried out and the record is to be put into the log book.

Recommendation: put audit into the log book. Consider improved access at the nave entrance

- D** **Fire matters:** The PCC have carried out a Fire Risk Assessment in accordance with latest Regulatory Reform (Fire) Order 2006 (details available via the DAC, the local Fire Officer and/or the internet).
All tested in February 2024.
Recommendation: carry out annual test when due

- **H & S policy:** the policy for the church was updated in 2015. Fire risk and analysis carried out in 2015.
Recommendation: none

- **Insurance:** The church is insured by Ecclesiastical.
Recommendation: none

- E** **Asbestos:** A refurbishment and demolition survey was carried out in March 2015 and no asbestos was found.
The PCC does maintain an Asbestos Register outlining the presence (or not) of any asbestos within the building.
Recommendation: create a register

- **Bats:** None reported.
Recommendation: none

7.3 WORK SINCE LAST INSPECTION:

*Works to trees
Repair of small part of east wall onto neighbour boundar
Bellcote bell arrangement
Replace halide with LED lamps
Wish List
Chasing Eco Bronze status.*

7.4 FABRIC INSPECTION

INSIDE

- D** **Boiler Room:**
- Ceiling – shuttered concrete, good condition.
 - Walls – brickwork, some spalling of bricks at the east side and west, which has then been cemented over and this looks to be as a consequence of damp coming off the stairs. They have also been overpainted and that decoration is coming away now.
 - Floor – concrete, good condition.



- Timber louvered door, one missing.
- Decoration required on the outside and a general clean down. Lumber in the room needs removing.
- Room has had boiler removed but contains some circulation pipework.
- the external gully at the bottom of the steps looks blocked.
- The stairs are rather damp and have a lot of moss on them and some open joints at the risers that have sunk a little bit. The return wall with the balustrade above very wet Because it is acting as a soakaway) for the chancel and boiler roof rainwater) Handrail is rusting significantly at the bottom of the slope. The balustrade above is in fair condition.



Recommendation: clear stair gully, clean down steps, repoint steps, repair door, decorate door

D ROOF COVERINGS

Roof general: all in good condition and all the flashings look tight. The bellcote flashings need tucking in and can be a part of the bellcote repair works. Did the bell hanger check them?
The comprehensive list is below.



North Vestry:



- West slope:
 - Ridge – angled stone slate, bedding okay. North abutment flashing and soakers to rebated water table.
 - South abutment - step flashing to chancel in leadwork that is okay. It has a back gutter by the buttress and this needs checking.
 - General – Westmoreland slating has had some repair with tingles, looks okay.
- East slope:
 - Ridge – as west.
 - South abutment – as west.
 - North abutment – as west but the pointing is holding up here. Slight lift of the flashing to the chimney stack.
 - General – a lot of moss on the slating could do with being removed.

Chancel:

- North slope:
 - Ridge – angled stone, bedding okay.
 - west abutment – flashing, perhaps soakers. One area of bedding to the rebated water table still missing.
 - West abutment – raking flashing with cement pointing. Three or four areas still coming away, but is in position.
 - General – all the slating is in place, looks okay.



- South slope:
 - Ridge – as north.
 - West abutment – lead flashing, the pointing is holding up. There is a back gutter at the buttress and this has some vegetation in it.
 - East abutment – as north slope but small area of pointing missing up at the ridge and also midway along where the water table

looks to be slightly uneven.

- General – Westmoreland variable with and diminishing courses, in good condition.

Nave:

- South slope:
 - Ridge – angled stone in good condition, as is the bedding.
 - West abutment – raking flashing at the bellcote. Minor area of pointing missing. Raking flashing tucked up well into the water table but missing midway.
 - East abutment - raking flashings, not fully dressed back the wall and there are some gaps where driving rain can get behind them, but they have probably got soakers behind them.
 - General – slating in good condition, though there is a slight kick up to some of the slates up by the ridge but don't really need any attention.



South aisle:



- Ridge – horizontal, flat lead flashing to the nave clerestory. Its abutment pointing to the clerestory windowsills is ok but heavy handed.
- West abutment - partially obscured by trees. Its raking flashing tucked into the water table okay. East abutment – ok
- General – the slating is all in good condition.

Nave:

- North Slope
 - Ridge – as south.
 - East abutment – raking lead flashing. A couple of areas where the pointing has come away under the water table still.

- West abutment – raking flashing at the bellcote, pointing come away towards the top.

North aisle:



- Ridge – lead flashing to nave is sound, though it is slightly uneven at the eastern end – the lead hasn't been cut well horizontally but it is sound.
- East abutment – raking flashing tucked into the water table okay. Slight cracking at the joint of the lengths but no need to change.
- West abutment – raking flashing into water table okay.

North porch:

- East slope:
 - Rounded top ridge tile perhaps – okay.
 - South abutment – raking flashing with soakers pointed in with cement. Slight crack but no action needed.
 - North abutment – to water table okay.
 - General – slating in good condition.
- West slope:
 - As east.

B RAINWATER GOODS

General: address vestry discharge to ground wetting boiler room, check parapet gutter lead joints are functioning, unblock gulleys, dig out porch gully, replace missing grids, fix loose collars.



- North Vestry:



- West – Half round gutter leading to rusting downpipe which takes the chancel and discharges to open ground hasn't been repositioned as per the last QI recommendation. This is wetting the retaining wall to the boiler steps and really needs a better way of discharging – perhaps to bring the pipes out on the northern or eastern side?
- East – half round rusting gutter, possible leak midway along, planting at the top end. Cast iron circular downpipe to salt glazed gulley looks okay. Decoration breaking down.

Chancel:



- North – parapet gutter. The gutter lining might have lead expansion joints. There is a covering of a joint in a lead piece, all of which it seems have cracked the weld on them and this then questions whether we actually have a water tight parapet? It leads to an outlet midway to square hopper with a lead cap for leaves probably. The western pipe comes to discharge on the vestry roof. The eastern is down to a cracked top gully.
- South – same detail as the north but can see the cover flashing over the parapet joint isn't cracked – it is designed that way. Square head hopper to

downpipe and salt glazed gulley silted up and full of leaves.

Nave:

- South – long run of gutter, half round. Looks okay but is a long way away from the roofing felt and the felt isn't dressed fully into the gutter suggesting there may be rainwater washing down the wall. To single downpipe at the east end which is okay. Leads into a cracked salt glazed gulley silted/leaves as it is to all gullies.



South aisle:

- Parapet gutter, same detail as chancel, to single hopper head with a rusty top to it. No lead protection to keep the leaves off here to circular downpipe, to salt glazed gulley in good condition.
- Further downpipe at the western end, rusting hopper head suggesting overflow. There is also a plant within it, leads to downpipe to blocked salt glazed gulley. The tree is branching out onto the roof here.



Nave:

- North – same design as the south. Gutter brackets are rusting into the wall. Single downpipe to salt glazed gulley which has got a slate in it and could do with cleaning out. The surround to the gulley is broken up.

North aisle:

- Same design as the south, both the hopper heads have their lead caps and the downpipes lead to a back-inlet gulley and the gravel has encroached over the grid at the eastern end. At the western end, there is no grid and it is cemented in.



North porch:

- West slope – half round gutter to circular downpipe discharging down below ground which needs digging out.
- East slope – gutter decoration broken down.
The downpipe collar at the show is loose and that discharges into a loose salt glazed surround which is proud of the immediate ground area.

WALLS

C North vestry:



- West – couple of eroded stones but no real need for work yet. Some erosion to the pointing above the boiler house that does need doing. Below the stonework is brickwork to the boiler house steps. The plinth has open joints and the brickwork is sound but not pretty.
- North – water tables look okay. Large chimney at the apex has open joints to the stonework and broken stonework at the terminal (caused at the time of the new boiler installation?). Walling below this is in good condition. Single lancet in good condition. This has dirty polycarbonate with obscure diamond pattern glazing behind that has plenty of cobwebs in it.
- East- coursed wall, has been patched with different mortar mixes over time and there has been some remedial repointing since the last QI. There is also cement here which is spoiling it rather.



Recommendation: repoint open joints to walling and chimney stack and repair top

C Chancel:



- North – random coursed rubble in the older western part and brought to course a little more on the newer eastern part. Single lancets with diamond leaded obscure glass. Parapet formed from over sailing gutter table supported by stone corbels – all looks okay. Walling is generally sound though there are a couple of open joints at lower level.
- East buttress – angled, open joints to the sloping copings at the stages. Mid buttress ok and has been re-pointed. Open joint in walling at the elbow of the gutter and a bit damp at the bottom of the basement steps. Slight erosion to the stonework closer to the gully on the west side.



- East – cross and water table okay. Slight crack to the kneeler on the south side- as before and no change. Walling generally in good condition. There are open joints on the string course below the lancets. Triple lancet window, the stonework is in good condition and there are just some slight open joints in the very narrow jointing of the arch stones and jambs which can wait. Spot on polycarbonate guarding over pictorial glass with many cobwebs behind.
- Wall has two buttresses: south – open joint to the

sloping stage caps. North – some erosion to the south facing stonework and the west but okay for the present. Some open joints to the raking capping.



- South – random walling, generally okay. A couple of eroded areas above the second lancet and beneath that open joints at the foot of the wall. The wall has a mid-buttress with open joints at the top stage and as it adjoins the wall by the downpipe. Four windows reading from left to right:
 - 1 – Romanesque head, quite a lot of erosion to the arch- and there are some parts that are laminating some more and this needs de-shaling that might show that the arch itself is poor and could be a candidate for replacement. The cill is honeycombed but probably okay for a while. Obscure diamond pane with rusting saddle bars. Unguarded.
 - 2 – has laminating stonework. Obscure diamond pane with rusting ventilator. Unguarded.
 - 3 – as window 2 with a crack in the sill. Pictorial glass with copper mesh guarding which seems very lightly tied to the fixings.
 - 4 – laminating head and jambs. Obscure diamond pane with rusting ventilator. The putty pointing is cracking at the ventilator and arch.



Recommendation: repoint open joints to walling, deshale and inspect south W1 and be prepared for repair, inspect all the other windows at the same time.



- East – water table okay. The walling has been over restored with cement, there are a couple of stones that require deshaling. Crack showing on the area close to the water table kneeler and there looks to have been some work in this area in the past but it is not structural. Some open joints at the foot by the wall. Single lancet window with laminating stonework and open joint to cracked cill. Pictorial glass in diamond pattern with darkened polycarbonate.
- South – open joints to the gutter table. Corbels look okay. Wall has four bays:
 - Bay 1 – open joints to the buttress. Walling generally sound with some open joints to the plinth and a couple of stones. Twin light lancet, slight open joints to the dressings. Has obscure diamond pattern, unprotected glazing.



- Bay 2 – buttress as Bay 1. Marking from heating system overflow. Eroding stonework above the doorway. Lancet arch to doorway, hood mould okay. Inner order jambs are breaking down. Western nook shaft is wasting away and may snap soon.

Suspect that the ground level has risen to obscure their shaft bases. Check sundial tablet fixings.

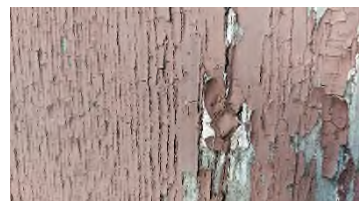


Door decoration breaking down and some parts of the moulding missing. Open joint at threshold.

- Bay 3 – buttress okay. Some eroded stonework up at the corbels and to the right-hand buttress. Pair of lancet windows. Some erosion now at the arch keystone but okay for the moment. Perhaps this could do with a bit of a shelter lime coat to stop water getting behind. Pair of lancet windows, obscure diamond glazed. The backs of the saddle bars are rusting, no protection.



Bay 4 – buttress has remnants of ivy still on it and some beginning to grow at the base. Greater amount of erosion to the stonework at the corbels and to the right-hand buttress. Pair lancets okay, obscure diamond pane with rusting ventilator. Eastern most buttress has some open joints to the returns and breaking down stonework on the far west face needs deshaling. This has been badly repaired in cement.



- West – water table okay. Stonework below it newish at opposite ends suggesting that it has been raised in the past. Three or four areas of heavily eroded stonework and a couple broken. Also, one odd looking bed of four stones that look almost faked, heavily cement pointed. Open joints at the buttress below the kneeler.



This is just the buttress not being engaged adequately into the masonry, and some open jointing at low level.

Single lancet in good condition, pictorial glass with degrading polycarbonate.



Recommendation: deshale flaking stonework, repoint open joints, replace/repair nook shaft, repair missing door moulding, redecorate ferramenta, check sundial tablet fixings

C North aisle:

- West – water table okay. Walling fair with some erosion to stonework about the window and the

buttress. Single lancet seems fair, has obscure polycarbonate so can't see what type of window is behind it. Fixings look to be a bit rusty.

This is where an incoming power supply is. OS mark and honeycombed walling. No action.



- North – reading from east to west: Open joints to the gutter corbel. Walling is generally sound, though there are some open joints to the base of the wall. The eastern most buttress is okay, apart from some slight open joints at the top stage.
 - Window 1 – pair of lancets with slight open joints. Obscure diamond pattern with rusting ventilator, unprotected. Window 2 – pair of lancets with slight open joints. Obscure diamond pattern, unprotected.
 - Window 3 – as window 1. Slight crack to the right-hand arch, running down the right-hand side suggesting a slight differential settlement of this corner of the aisle. Has the external water tap here. Buttress okay apart from open joints at the base of the wall.
- East – water table okay. Walling generally sound, a couple of open joints as it meets the ground. Single lancet with shaling stonework at arch and jambs. Diamond pane obscure glass, unprotected.

Recommendation: repoint open joints,

C North porch:





- West – heavily restored cement on the walling. Slight crack at the foot of the water table and eroded stonework below that. At lower level, a couple of eroded stones and open joints as it joins the ground. Single lancet window. Arch is beginning to split and laminate, partially caused by the fixings. Diamond pane obscure, rusting saddle bar, clear polycarbonate.
- North – water table okay. Walling generally sound apart from a couple of stones. Also within the walls are inset three tablets. Open joints as the wall meets the ground and a couple of weathered stones on the eastern jamb. Pointed arch doorway, slight movement to the keystone, open joints to it. The arch intrados is honeycombing at the apex west side- monitor. Eastern nook shaft wasting away and there is not much left of the capital, though the base is good. The inner arch quite heavily honeycombed but can do for the moment.
- East – heavily restored with cement, only a couple of minor open joints at the ground. Same pattern window as opposite side but in better condition. Has semi-obscure polycarbonate with diamond paned obscure glazing behind.

Recommendation: repoint open joints, monitor arch open joints and erosion



- East Gable
 - North side – cross missing at apex, water table okay. Pointing missing above chancel ridge and breaking away at foot of the flashing of the chancel. Slight cracking below the water table as the two constructions meet.
 - South side – Some erosion to stonework above the buttress and also above the chancel ridge area. The water tables look to have been raised in the past. The gable will do for the moment but will probably some work next QI.



- South – moulded string course to former parapet now heavily eroded though it is no longer performing a water throw function. Walling has been over cemented in the past. There are some open joints. The flashing to the aisle has been cemented in heavily.



- Area of major erosion at the south-east corner of poor quality stone and you can see into the core in some places there. There looks like three or four stones need to be replaced and this needs an inspection by a stone mason. Wall has three windows, square heads with ashlar dressings. They are in good condition but there are some open joints to the stonework
- Clerestory windows, the mullions appear to be cracking, particularly the two eastern most and they could do with a high-level inspection. Inside, they also have chicken wire either inboard or outboard and its purpose is a little unclear and the decoration hasn't extended to the edge of the window reveal.

Recommendation: repair stonework at south-east corner, inspect clerestory windows.

C



- West Gable – heavily restored stonework (explains presence of tie plate at high level?) and there are multiple areas of stone erosion to individual stones. Water table okay, open joints to the stub buttress and the plinth course. The string course is shaling and has open joints. Single lancet window

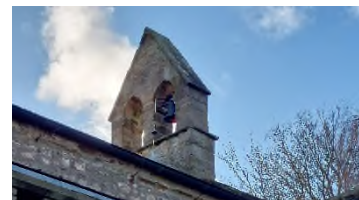
looks okay. Has obscured polycarbonate behind pictorial glass and rusting brackets. North buttress is modern and in good condition. South buttress stonework is shaling, cracking, honeycombed and degenerating and this is looking like a candidate for re-building.

Recommendation: arrange mason inspection of buttress and eroded stonework, repoint open joints, deshale string course

C Bellcote:

- Whilst the water tabling is okay, the eastern side stonework within the apex of the arch was reported as is breaking down a little in the last QI. Has it been repaired? The eastern face is a bit more weathered. The cill below the two arches is broken in one place and below that, the stonework just above the ridge has open joints. The western face is in fair condition, though there are some cracking lines. Was the bellcote looked over by the bell hanger Is a report available?

Recommendation: establish if bellhanger has reported on the masonry



EXTERNALS

D Recommendations: The church have established that all the boundary walls are in their ownership. Including the farm, west side?

The east boundary- is a massive retaining wall and has been repaired recently. The PCC are reminded to do all they can in maintenance to avoid any load on the wall as collapse will be a great expense. An annual inspection on the neighbour side is recommended.

The south boundary woodland is becoming overgrown. Tree induced cracking in the west wall and ivy obscuring the inspection that needs removing.

The extension graveyard boundary walls need some repair.

North boundary copings need rebedding, inspect holly tree for influence on wall stability

- **East Boundary:**



Magnesium limestone random rubble boundary wall. Has had a new doorway installed in 2020. Some erosion to the base of the buttress on the right-hand side and it seems to be drifting away slightly. The pier caps to the entrance are somewhat eroded now. Ivy growing on the walls in places. Has a brick capping that is generally sound with much cement pointing over it. Probably had a better capping than this that may have been robbed in the past? Quite mature trees on this boundary – a mixture of sycamore and chestnut. At the southern end, the wall slopes down as the ground runs away and it is not possible to see.



There had been a collapse at the change of height on the neighbour side (of just the facing?) repaired 2021. The southern boundary runs down to a dene type area, likely chance of a wall right at the very bottom of the land, somewhat obscured by ivy and shrubs.



- **South Boundary:** runs down into a woodland that has an unmarked boundary. Is there a retaining wall here? Becoming overgrown. Yew tree blown over and intended to remain.

- **West boundary:** Is made up of two parts:

- Southern end – magnesium limestone walling, quite tall running down to the bottom of the dene at the high point. Large sycamore threatening the

wall. Three or four major cracks to it. It is vertical but there may well be a chance of it breaking up further in time.

- The middle and northern part of the west boundary is on to the adjoining farm. The stone wall is tall and has some open joints and ivy on it, obscuring the inspection.
- Part of the farm stables walls form the boundary. The more southern part of the wall has been heavily repointed in cement. It has a mixture of coping and consolidated stonework.

The former shed now a low ruin. Large boulder at gateway (glacial?), there is no gate to the opening now.



There is an extension to the churchyard on the north western side (1909). It is surrounded by field walls in limestone, some coping missing on the southern side (against farm). The western side has a significant amount of laurel against it which is hiding the farm buildings. The wall is not able to be inspected. The same applies to the majority of the northern side and where the wall is visible, the wall tops require some consolidation.



Northern Boundary:



The northern boundary wall retains the high-level churchyard. Has been patch pointed in the past. Some of the copings need re-bedding. Large holly tree at the corner threatening it. Pathway made in the centre of the wall leading to the entrance gate, the return stone wall is okay.

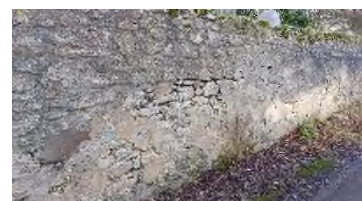
The eastern most part of the wall has been restored since the relocation of the war memorial, though there are still some areas to the east of that that look to needs a bit more work close to the incoming pipe.

Within the churchyard, the war memorial has been moved back from the road. The wall crack below it appears to be no worse.

There are some leaning stones and the PCC attend to these themselves. The path to the south porch is stone paved, some open joints but serviceable.

The surrounds to the church are in gravel margins mostly, though there is a cement apron to the chancel. The graveyard itself contains listed monuments. See appendix for descriptions.

Recommendation: none

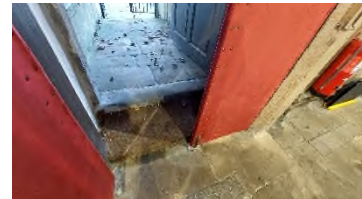


INTERIOR

D North porch:

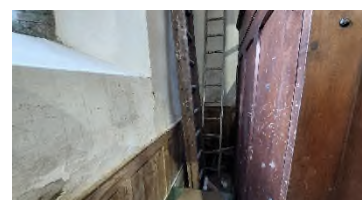
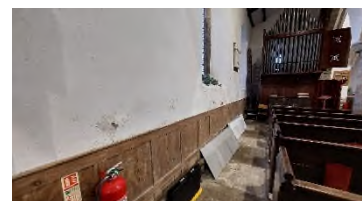


- Ceiling – sloping boarded, fair condition with cobwebs.
- Walls – painted plaster, fair with cobwebs. Crosshead tablets mounted on the walls, slightly green. Corbel decoration breaking down. Walls are green on the west where the ground level is fractionally higher – perhaps six inches? Benches formed from cement topped stone walls suffering from damp.
- Floor – slightly uneven paving flags, but fair. Pair of coir matting doormats at the doorway. Slightly raised threshold and step down to the nave floor via a pair of double doors which really does give you the sensation of a trip hazard. Baize cupboard doors just about closing – the latch has been repaired in the past and just about catches.

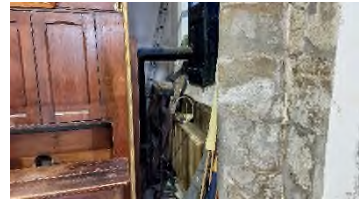


Recommendation: sweep down walls and ceiling, paint threshold kerb white so it can be noticed.

C North aisle:



- Ceiling – sloping with exposed truss rafters and purlins. Plastered and painted panels in fair condition.
- Walls – painted plaster with exposed timber dado below (reused panelling from removed box pews in 1906). Some evidence of discolouration at window sills and plaster blowing a bit above the dado. Damp in the organ corner.
- Floor- see following section



Recommendation: remove lumber from organ area to encourage air movement

South aisle:



Same construction as north aisle.

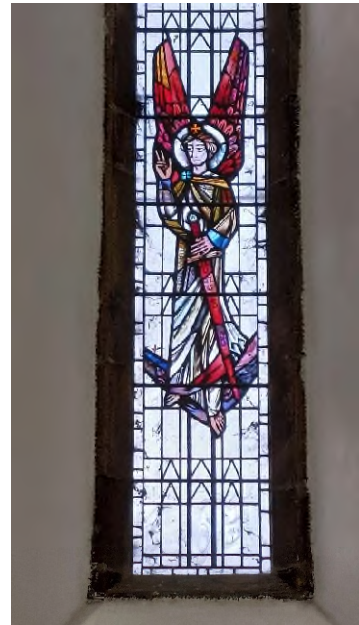
- Walls – are in better condition than north.

Recommendation: none

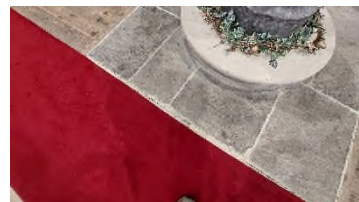
C Nave:



- Ceiling – exposed seven truss roof on stone corbels (S easternmost two in timber) with exposed boarding. No evidence of water marking. Timber corbel breaking up (because they couldn't fit a stone lintel at the clerestory opening?). If this is a weakened corner considering the stone erosion outside it could need prompt attention.
- Walls –
 - West – painted plaster with dado below. Some marking from water penetration from the bell rope pipe.
 - Window masonry okay, the glass is dirty and features St Michael in pictorial glass. New cabinet below supporting relocated reredos in good condition.



- Arcade - Lancet pointed aisles with circular drums and keel responds. Structurally in very good condition – there is no cracking evident to them, on either sides including that within the aisles. There have been some cement repairs to the bases as they have suffered from damp. Joints to the drums are circa 8mm and they look to have been lime washed in the past.
- Floor - Solid floor to all circulation spaces comprising concrete at the west end and stone slabs elsewhere. Some patching has occurred in the past and there is one raised slab close to the end of the pews on the northern side. A couple of open joints towards the front of the nave and areas of concrete by the lectern. Circulation areas are covered by carpet, in fair condition, though the entrance carpet is not fixed down. The west end has had its pew platform lowered to form a level surface with the reused pew platform boarding.



- The font has been relocated to the centre and set in a stone surround, all of that looks serviceable. The font itself has repairs that are holding up well. The pews are on pew platforms in exposed pine, they are generally sound. The pews themselves are fairly basic and slightly uncomfortable.

Recommendation: arrange inspection of SE corner,

E **Servery:**



kitchen sink and fitments all in good order. Banding staining on the oak fronts and knots beginning to show on painted woodwork. Gate door doesn't latch.

Recommendation: consider redecoration, ease door

E **WC:**



wc and basin in good condition. Door locking has been changed and latching lost. Door is catching in frame.

Recommendation: fit ball catch latch and ease door

B **Chancel:**



- Ceiling – exposed roof and better quality than the nave. Six exposed trusses with no water marking.



- Walls – painted plaster walls on all elevations.
 - East - has three light window with a shelf with some open joints to it – probably old screw fixings for cloth and some damp at low level.
 - South - wall okay. The eastern most window has been re-glazed in the recent past and its pointing is undecorated and there are cobwebs.
 - West- formed by the chancel arch, whilst this has depressed slightly there is no cracking evident to it now, neither on the nave side.
 - North- ok. Contains the majority of the wall memorials in the chancel. Good condition.
- Floor – as nave, apart from choir stalls on two stage timber pew platforms- all in good condition. Timber step up to sanctuary level with the pews. The decoration has worn away and is mostly covered by the carpet. There is a loose board. Sanctuary flooring has step up paving, slight chip out of some of them and a couple of open joints. Black marble tiles central feature supporting the stone altar.



Recommendation: fix down loose board

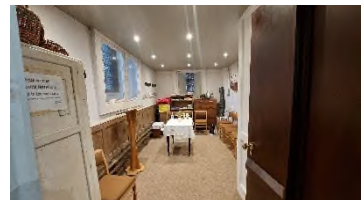
D Vestry:



- Ceiling – low boarded ceiling, painted and in fair condition.
- Walls -painted. Has had water penetrating the south west corner of the room – probably from the flashing above. Cupboarding on the west wall, no evidence of damp. Contains an elementary sink unit with hot water and looks like the walls have been re-plastered in the past as there is no skirting.
- Floor – Concrete
- Door – catches at the lock and on the floor.
- Now houses the combi boiler

Recommendation: ease door

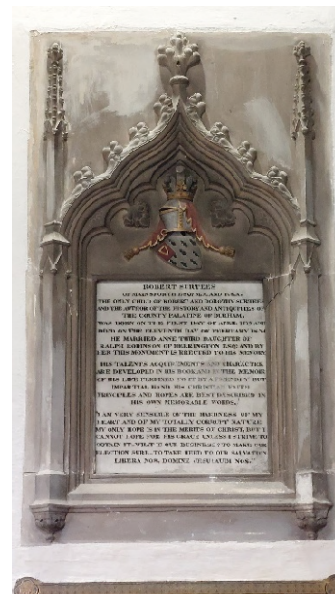
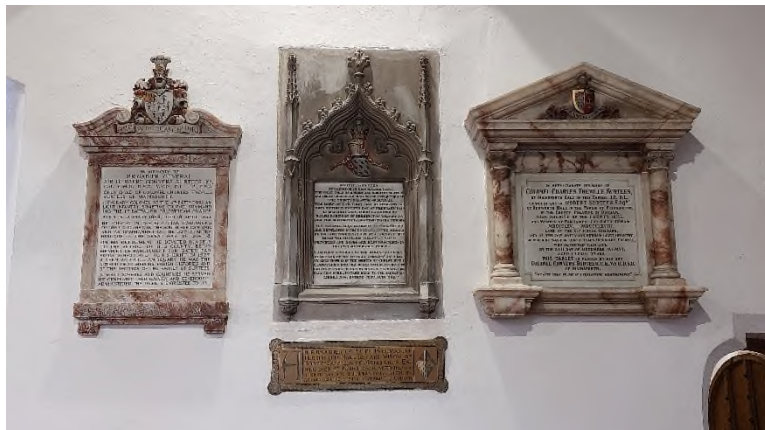
D Choir vestry:



Victorian screened vestry converted in the 2014 works to provide a quiet space with new ceiling and secondary glazing to the windows. Door catches in frame, dust build up at secondary glazing. Does it smell of cat in here?

Recommendation: ease door, clean up dust at secondary glazing, investigate smell.

C Monuments: a particular feature is the association of the Surtees family, memorialised in the chancel.



There are C17 hatchments suspended at the arcades and their fixings need checking.



Painted C19? shields of local families



Recommendations: check memorial, shields and hatchment fixings

8.0 PRIORITIES

The following order of priority sets out the relative urgency of foreseeable repairs over the next 5 years. It is not a definitive programme of work and subject to funding, items further down the list could be brought forward if desired. They are priced individually but savings can be made by grouping the works and taking advantage of scaffold for other works. No allowance for scaffold.

- A- Work requiring urgent attention,
- B- Within 1 year
- C- Within 2 years
- D- Within 5 Years
- E- A possible improvement or item to note
- M- Routine Maintenance or monitor/watching brief

Priority	Location and Scope	£
A - URGENT - none		
B- WITHIN 1 YEAR		
B	Electricity: establish when last test carried out and put certificate into the log book and carry out the recommendations of the test report.	-
B	PAT: yearly test required	75
B	Heating: establish when last serviced and carry out service as required.	-
B	Gas meter: inspect and check meter if required	-
B	Organ: clear away the lumber to enable adequate inspection and get air to it.	-
B	Rainwater Goods: address vestry discharge to ground wetting boiler room, check parapet gutter lead joints are functioning, unblock gulleys, dig out porch gully, replace missing grids, fix loose collars.	2-3,000
B	Chancel: fix down loose board	75
C- WITHIN 2 YEARS		
*Estimated cost range if all repairs carried out, exc scaffold		C. 12-15,000
C	Nave: arrange inspection of SE corner at truss bearing	*
C	North vestry: repoint open joints to walling and chimney stack and repair top	*
C	Chancel: repoint open joints to walling, deshale and inspect south W1 and be prepared for repair, inspect all the other windows at the same time.	*

C	South aisle: deshale flaking stonework, repoint open joints, replace/repair nook shaft, repair missing door moulding, redecorate ferramenta, check sundial tablet fixings	*
C	North aisle: repoint open joints,	*
C	North porch: repoint open joints, monitor arch open joints and erosion	*
C	Nave: repair stonework at south-east corner, inspect clerestory windows.	*
C	West Gable: arrange mason inspection of buttress and eroded stonework, repoint open joints, deshale string course	*
C	Bellcote: establish if bellhanger has reported on the masonry	-
C	North aisle: remove lumber from organ area to encourage air movement	-
C	Monuments: check fixings of memorials, shields and hatchments.	100

D- WITHIN 5 YEARS

D	Fire Extinguishers: carry out annual test when due	-
D	Boiler Room: clear stair gully, clean down steps, repoint steps, repair door, decorate door	250
D	Roof Coverings: some minor repairs that can wait for a good reason to be on the roof, all in good condition and all the flashings look tight. The bellcote flashings need tucking in and can be a part of the bellcote repair works. Did the bell hanger check them?	-
D	Boundary wall recommendations: The church have established that all the boundary walls are in their ownership. Including the farm, west side?	Budget 2,000

The east boundary- is a massive retaining wall and has been repaired recently. The PCC are reminded to do all they can in maintenance to avoid any load on the wall as collapse will be a great expense. An annual inspection on the neighbour side is recommended.

The south boundary woodland is becoming overgrown.

Tree induced cracking in the west wall and ivy obscuring the inspection that needs removing.

The extension graveyard boundary walls need some repair.

North boundary copings need rebedding, inspect holly tree for influence on wall stability

D	North porch: sweep down walls and ceiling, paint threshold kerb white so it can be noticed.	150
D	Vestry: ease door	75
D	Choir vestry: ease door, clean up dust at secondary glazing, investigate smell.	100

E- IMPROVEMENT/ NOTE

E	Lighting: check if external lighting is working.	-
E	Bells: establish the provenance of both bells. Is there a bellhangers report on the bellcote masonry?	-
E	Rainwater goods: enter into a formal contract with a church roofer.	-
E	Access for the Disabled: put audit into the log book. Consider improved access at the nave entrance	-
E	Asbestos: create a register	-
E	Servery: consider redecoration, ease door	Budget 3,000 for redecoration
E	WC: fit ball catch latch and ease door	125

M- MAINTENANCE/ MONITOR

M	Churchyard: review method of testing ability of the headstones to comply with H&S requirements. Assess condition of listed monuments.	-
M	Net Zero: What has caused the increase at this church. The new boiler was installed in 2023 and the energy use increased. It would be an interesting exercise for the PCC to establish the month that the boiler was installed and when the 2023 Energy Footprint return was made. A new boiler would be more efficient. Has the church had the heating on more?	-

APPENDICES

Listing Descriptions

Plan

Explanatory Notes

Guide to Routine Maintenance & Inspection of Church Property

A Practical Path the Net Zero

Energy Footprint report

LISTING DESCRIPTIONS

First World War memorial, 1921, with later additions for the Second World War.

Reasons for Designation

Bishop Middleham War Memorial, which stands in the churchyard of the Church of St Michael and All Angels, is listed at **Grade II** for the following principal reasons: * Historic interest: as an eloquent witness to the tragic impact of world events on this local community, and the sacrifice

it has made in the conflicts of the C20; * Architectural interest: a dignified wheel-head cross; * Group value: with the Church of St Michael and All Angels (Grade II*), numerous churchyard monuments listed at Grade II and with The Hall (Grade II).

History

Bishop Middleham War Memorial was unveiled on 9 October 1921 by Lt-Col Tomlinson of Seaton Carew. It was dedicated by Archdeacon Derry, commemorating 21 local servicemen who had died during the First World War. The memorial had been arranged by a committee made up of disabled ex-servicemen. It cost £245, raised by public subscription, and was provided by Ainsley and Collins of West Hartlepool (a firm composed entirely of disabled ex-servicemen). Following the Second World War a tablet was added recording the details of seven men and one woman who died during that conflict. This was dedicated on 6 November 1949.

The memorial was refurbished in 2014 at a cost of c £9,000, funded by the Parish Council with contributions from the Heritage Lottery Fund, War Memorials Trust and Durham Council. It was moved slightly away from the churchyard wall and reset at this time. The rededication service on 10 July 2014 was led by the Bishop of Jarrow.

Details

The memorial stands in the churchyard of the Church of St Michael and All Angels (Grade II*-listed), to the north of the church and overlooking Church Street. It comprises a dark polished granite wheel-head cross, rising from a tapering, square, plinth with a granite base. The memorial is set on a two-stepped sandstone base.

The principal dedicatory inscription is inscribed into the north face of the plinth, reading TO THE GLORY OF GOD/ AND IN LOVING MEMORY OF/ THE MEN OF/ BISHOP MIDDLEHAM/ AND MAINSFORTH/ WHO LAID DOWN THEIR LIVES/ IN THE GREAT WAR/ 1914-1918. Below on the base is carved "GREATER LOVE HATH NO MAN THAN THIS,/ THAT A MAN LAY DOWN HIS LIFE FOR HIS FRIENDS." The First World War names are inscribed on the remaining faces of the plinth. The Second World War sandstone tablet, in the form of a book, lies on the south side of the cross, set into the stepped base. It is inscribed ALSO THE FOLLOWING WHO DIED ON ACTIVE/ SERVICE DURING THE WORLD WAR/ 1939 1945 (8 NAMES).

Tombs

7/7 (inset) **Gainforth tomb** circa 9 metres south of Church of St. Michael **Grade II**

Headstone. Circa 1704 to William Gainforth. Red sandstone ashlar slab, c.0.6 metre high and 0.3 metre wide, has inscription in lower square; top has skull between top scrolls, and large feathered wings. Rear has skull and crossed bones in low relief over continued inscription.

NZ 33 SW BISHOP MIDDLEHAM CHURCH STREET (South end)

7/9 (inset) **Burrall tomb** circa 6 metres south of chancel of church of St. Michael **Grade II**

Headstone. Circa 1743 to Robert Burrall, son of Robert and Elizabeth Burrall of Thrislington, died 1742/3. Sandstone ashlar slab, c.0.5 metre high, with shaped top and well-cut inscription. Included for historical interest both of date and of Thrislington, a C17 house now demolished, adjacent to a deserted medieval village now excavated and descheduled.

NZ 33 SW BISHOP MIDDLEHAM CHURCH STREET (South end)

7/10 (inset) **Watson tomb** circa 18 metres south of Church of St. Michael **Grade II**

Headstone. Circa 1685 to ? Watson. Sandstone ashlar slab 0.4 metre high, with steeply-scrolled top over recessed panel containing partly-eroded inscription;- similar panel on rear has relief,symbols - 2 skulls, central inverted heart, 2 circles and crossed bones. Bolection moulding around panels.

Listing NGR: NZ3281631231

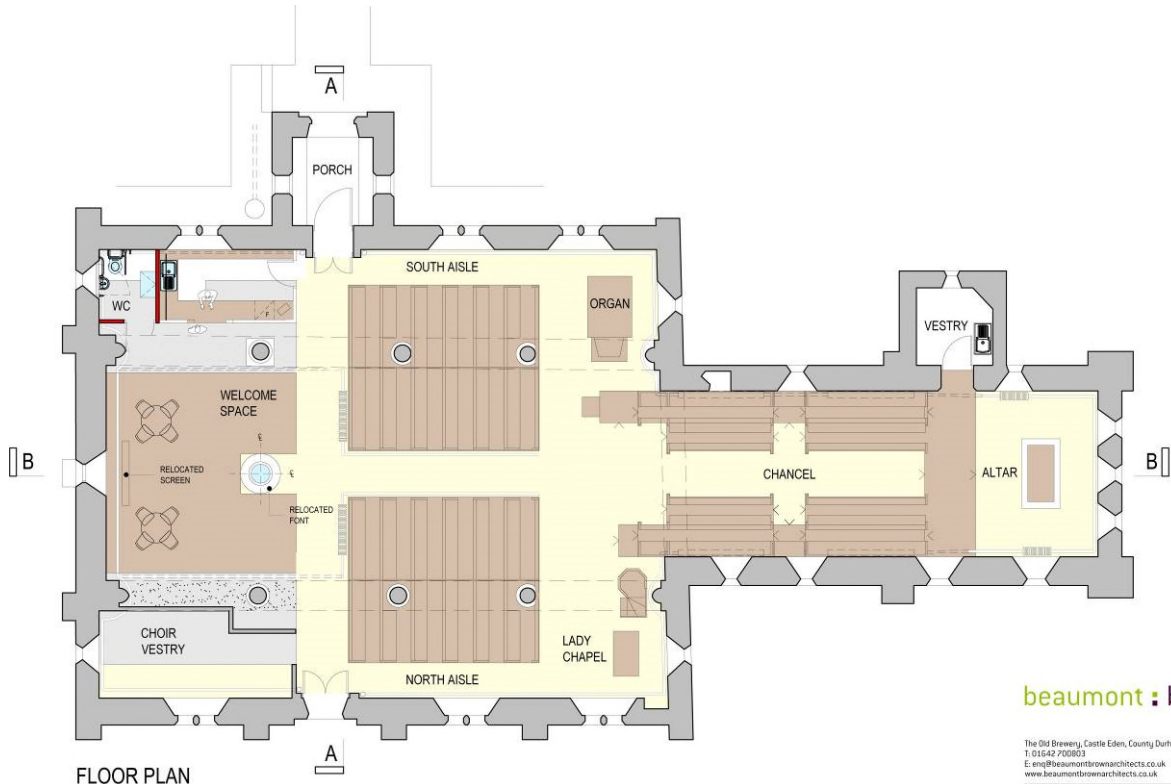
NZ 33 SW BISHOP MIDDLEHAM CHURCH STREET (South end)

7/8 **Brabant tomb** circa 3 metres south of Church of St. Michael **Grade II**

Chest tomb. Circa 1683 to John Brabant, vicar. Rusticated sandstone ashlar sides and moulded top, with long well-cut inscription: 'Johannes Brabant, Vicarius/obiit 28 Juni Ao Dni 1683/nuda Sacerdotis docti bene/credere inertam/ Verba docent Populum/vivere vita docet/Elizabeth his wife died the 4th/of August 1684/Blessed are the departed which die/in the Lord' according to Surtees; now partly eroded.

Source: R. Surtees, The History and Antiquities of the County Palatinate of Durham, 1816-1840, III,p.7.

CHURCH PLAN



FLOOR PLAN

beaumont : brown
architects

The Old Brewery, Castle Eden, County Durham TS27 4SU		b:b	
T: 01546 705813			
E: enq@beaumontbrownarchitects.co.uk			
www.beaumontbrownarchitects.co.uk			
Contract:	INTERNAL REORDERING	No.	1321
	TO BISHOP WIGGLESHAM		
	ST MICHAEL AND ALL ANGELS		
Drawing:	PROPOSED FLOOR PLAN	No.	5
		Rev.	
Scale:	1:50 @ A3		
Date:	21.11.13		

EXPLANATORY NOTES

- A Any electrical installation should be tested at least every quinquennium by a registered NICEIC electrician, and a resistance and earth continuity test should be obtained on all circuits. The engineer's test report should be kept with the church log book. This present report is based upon a visual inspection of the main switchboard and of certain sections of the wiring selected at random, without the use of instruments.
- B Any lightning conductor should be tested every quinquennium in accordance with the current British Standard by a competent engineer, and the record of the test results and conditions should be kept with the church log book.
- C A proper examination and test should be made of the heating apparatus by a qualified engineer, each summer before the heating season begins.
- D A minimum of 2 water type fire extinguishers (sited adjacent to each exit) should be provided plus additional special extinguishers for the organ and boiler house, as detailed below.

Large churches will require more extinguishers. As a general rule of thumb, one water extinguisher should be provided for every 250 square metres of floor area.

Summary:

Location	Type of Extinguisher
General area	Water
Organ	CO ²
Boiler House	
Solid fuel boiler	Water
Gas fired boiler	Dry powder
Oil fired boiler	Foam (or dry powder if electricity supply to boiler room cannot easily be isolated)

All extinguishers should be inspected annually by a competent engineer to ensure they are in good working order.

Further advice can be obtained from the fire prevention officer of the local fire brigade and from your insurers.

- E This is a summary report only, as it is required by the Inspection of Churches Measure; it is not a specification for the execution of the work and must not be used as such.

The professional advisor is willing to advise the PCC on implementing the recommendations and will if so requested prepare a specification, seek tenders and oversee the repairs.

- F Although the measure requires the church to be inspected every 5 years, it should be realized that serious trouble may develop in between these surveys if minor defects are left

unattended. Churchwardens are required by the Care of Churches and Ecclesiastical Jurisdiction Measure 1991 to make an annual inspection of the fabric and furnishings of the church, and to prepare a report for consideration by the meeting of the PCC before the Annual Parochial Church Meeting. This then must be presented with any amendments made by the PCC, to the Annual Parochial Church Meeting. **The PCC are strongly advised to enter into contract with a local builder for the cleaning out of gutters and downpipes twice a year.**

Further guidance on the inspection and the statutory responsibilities are contained in *How to Look After Your Church. The Churchwarden's Year* gives general guidance on routine inspections and housekeeping, and general guidance on cleaning is given in *Handle with Prayer*, both published for the CCC by Church House Publishing.

- G The PCC are reminded that insurance cover should be index-linked, so that adequate cover is maintained against inflation of building costs. Contact should be made with the insurance company to ensure that insurance cover is adequate.
- H The repairs recommended in the report will (with the exception of some minor maintenance items) are subject to the faculty jurisdiction.
- I Woodwork or other parts of the building that are covered, unexposed or inaccessible have not been inspected. The adviser cannot therefore report that any such part of the building is free from defect.

This appendix is based on *A Guide for the Quinquennial Inspection of Churches, Diocese of Birmingham 1993*.

A GUIDE TO ROUTINE MAINTENANCE AND INSPECTION OF CHURCH PROPERTY

It is good practice for the PCC to appoint a fabric officer to take care of the routine maintenance of the church. This officer must report to the PCC and remain subject to its control and direction. The Care of Churches and Ecclesiastical Jurisdiction Measure 1991 requires the churchwardens to inspect the fabric of the church at least once a year, to produce a report on the fabric of the church and the articles belonging to it to the PCC, and to make that report to the annual parochial church meeting on behalf of the PCC. The following list gives an indication of the time of year when certain jobs should be done. It is not exhaustive.

Spring, early summer	<p>Whenever necessary inspect gutters and roofs from ground level and inside especially when it is raining.</p> <p>Clear snow from vulnerable areas.</p> <p>Clear concealed valley gutters.</p> <p>Make full inspection of the church for annual meeting.</p> <p>Check church inventory and update log book.</p> <p>Check bird-proofing to meshed openings.</p> <p>Sweep out any high level spaces. Check for bats and report any finds to English Nature.</p> <p>Cut any ivy starting to grow up walls and poison.</p> <p>Spray around the base of the walls to discourage weed growth.</p> <p>Check heating apparatus and clean flues.</p>
Summer	<p>Arrange for routine service of heating equipment.</p> <p>Check interior between second week of April and second week of June for active beetle infestation and report findings to the professional adviser.</p> <p>Check all ventilators in the floor and elsewhere and clean out as necessary.</p> <p>Spring clean the church.</p> <p>Cut any church grass.</p> <p>Cut ivy growth and spray (again).</p> <p>Recheck heating installation before autumn and test run.</p> <p>Arrange for any external painting required.</p>

Autumn	<p>Check gutters, downpipes, gullies, roofs etc after leaf fall.</p> <p>Rod out any drain runs to ensure water clears easily, especially under pavements.</p> <p>Inspect roofs with binoculars from ground level, counting number of slipped slates, etc. for repair.</p> <p>Clean rubbish from ventilation holes inside and out.</p> <p>Check heating installation, lagging to hot water pipes etc. and repair as necessary.</p>
Winter	<p>Check roof spaces and under floors for vermin and poison.</p> <p>Check under valley gutters after cold spells for signs of leaking roofs.</p> <p>Bleed radiators and undertake routine maintenance to heating systems.</p> <p>Check temperatures in different areas of the building to ensure even temperature throughout and note any discrepancies.</p>
Annually	<p>Arrange for servicing of fire extinguishers.</p> <p>Inspect abutting buildings to ensure there is no buildup of leaves or other debris against the walls.</p> <p>Check the condition of outside walls, windows, sash cords, steps and any other areas likely to be a hazard to people entering the building.</p> <p>Check the extent of any insurance cover and update as necessary.</p>
Every 5 years	<p>Arrange for testing of the electrical systems.</p> <p>Arrange for the testing of any lightning protection.</p>

It is vital, especially with older people, to keep them warm and well ventilated always. The fabric officer should ensure that such ventilation is taking place, especially after services.

Net Zero

How churches can reduce their energy.

On 12 February 2020 General Synod recognised that we are in a climate emergency and committed to an ambitious carbon reduction target of Net Zero by 2030. The culture is changing fast, both outside and within the Church; questions of sustainability should inform all our buildings-related decisions from now on, and this report highlights opportunities for action. See also the Practical Path to Net Zero Carbon (PPNZC) document below, and the Sustainability Countdown to 2030 section below.

The Church of England Research and Statistics Team has created an Energy Footprint Tool This will tell your church what your 'carbon footprint' is, based on the energy you use to heat and light your buildings, and is part of the Online Parish Returns System.

<https://www.churchofengland.org/about/policy-and-thinking/our-views/environment-and-climate-change/about-our-environment/energy-footprint-tool> The tool is available on the CofE online Parish Returns website <https://parishreturns.churchofengland.org/login>

You will need to input the data from the most recent year's electricity and gas/oil etc. bills, and the tool will then tell you the amount of carbon produced annually by heating and lighting your church building; it will also offer some helpful tips to reduce your carbon emissions. As you use the tool each year, you will be able to see how your church improves, as you take steps to cut your carbon footprint. Most dioceses now have a [Diocesan Environmental Officer](#) in post, who may be able to offer support, including on questions of ecology and biodiversity, and signpost you to [further resources](#).

Sustainability Countdown to 2030: It will be for the PCC to set its priorities for sustainability improvements, and I would encourage you to use the Practical Path to Net Zero Carbon (PPNZC) appended to this Report to help set these. The following gives you a suggested timetable to address in the next five years, as we prepare for 2030 (references relate to the PPNZC):

[List follows, combining items from the report with non-condition items from the PPNZC, such as renewable electrical tariff.]

A practical path to "net zero carbon" for our churches

These recommendations aim to help churches reduce their energy use and associated carbon emissions. They are based on the findings of our church energy audit programme and input from of a range of professionals in the field.

NOTE: Many of the suggestions below require faculty; please seek input early on. If the church interior is of historic, artistic, architectural or artistic interest, seek professional & DAC advice first, before making changes; stabilising the environment for these interiors is important to minimise cycles of treatment, with their inherent carbon cost.

A. Where do we start?	These are actions that nearly all churches can benefit from, even low occupancy churches used only on a Sunday. They are relatively easy, with relatively fast pay back.
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The building itself:

- A1. Maintain the roof and gutters, to prevent damp entering the building and warm air escaping.
- A2. Fix any broken window panes* and make sure opening windows shut tightly, to reduce heat loss.
- A3. Insulate around heating pipes to direct heat where you want it; this may allow other sources of heat to be reduced in this area.
- A4. If draughts from doors are problematic, draught-proof the gaps* or put up a door-curtain*.
- A5. Consider using rugs/floor-coverings (with breathable backings) and cushions on/around the pews/chairs. **Heating and lighting:**
- A6. Switch to 100% renewable electricity, for example through Parish Buying's energy basket, and "green" gas.
- A7. Match heating settings better to usage, so you only run the heating when necessary*.
- A8. If you have water-filled radiators, try turning-off the heating 15 minutes before the service ends; for most churches this allows the heating system to continue to radiate residual warmth*.

- A9. If you have radiators, add a glycol based "anti-freeze" to your radiator system and review your frost setting.
- A10. Replace lightbulbs with LEDs, where simple replacement is possible.
- A11. Replace floodlights with new LED units.
- A12. If you have internet connection, install a HIVE- or NEST-type heating controller, to better control heating.
- A13. If your current appliances fail, then replace with A+++ appliances.

People and policies:

- A14. Complete the Energy Footprint Tool each year, as part of your Parish Return, & communicate the results.
- A15. Create an Energy Champion who monitors bills and encourages people to turn things off when not needed.
- A16. Write an energy efficiency procurement policy; commit to renewable electricity & A+++ rated appliances.
- A17. Consider moving PCC meetings elsewhere during cold months, rather than running the church heating. **Offset the rest:**

A18. For most low usage "Sunday" churches, once they have taken steps like these, their remaining non-renewable energy use will be very small. For the majority, all they need to do now to be "net zero" is offset the small remaining amount of energy through [Climate Stewards](#) or other reputable schemes.

A19. Also, think about your church grounds. Is there an area where you could let vegetation or a tree grow?

B. Where do we go next?

These are actions with a reasonably fast pay back for a church with medium energy usage, used a few times a week. Perhaps half of churches should consider them. Most actions cost more than the ones above, and/or require more time and thought. Some require some specialist advice and/or installers. They are often good next steps for those churches with the time and resources to move on further towards 'net zero'.

The building itself:

- B1. If you have an uninsulated, easy-to-access roof void, consult with your QI about insulating the loft*.
- B2. If you have problematic draughts from your door, and a door curtain wouldn't work, consult with your QI about installing a glazed door within your porch, or even a draught-lobby*.
- B3. Consider creating one or more smaller (separately heatable) spaces for smaller events.
- B4. Consider fabric wall-hangings or panels, with an air gap behind, as a barrier between people and cold walls. **Heating and lighting:**
- B5. Learn how your building heats/cool and the link to comfort, by using data loggers (with good guidance).
- B6. Improve your heating zones and controls, so you only warm the areas you are using.
- B7. Install TRVs on radiators in meeting rooms & offices, to allow you to control them individually.

	<p>B8. Consider under-pew electric heaters and/or infra-red radiant panel heaters*, which keep people warm without trying to heat the whole church space. Radiant panels are especially good for specific spaces like chapels and transepts, which you might want warm when you don't need the whole church to be warm.</p> <p>B9. If you have radiators, install a magnetic sediment "sludge" filter to extend the life of the system.</p> <p>B10. Consider thermal and/or motion sensors to automatically light the church when visitors come in, for security lights, and for kitchens and WCs.</p> <p>B11. Install an energy-saving device such as Savawatt on your fridge or other commercial appliances.</p>
<p>C. Getting to zero</p>	<p>These are bigger, more complex, projects, which only busy churches with high energy use are likely to consider. They could reduce energy use significantly, but require substantial work (which itself has a carbon cost) and have a longer payback. They all require professional advice, including input from your DAC.</p>
<p>The building itself:</p> <p>C1. Draught-proof windows*.</p> <p>C2. If you have an open tower void, insulate or draught-proof the tower ceiling *.</p> <p>C3. Double-glaze or secondary-glaze suitable windows in well-used areas such offices, vestries and halls*.</p> <p>C4. Internally insulate walls in well-used areas such offices, vestries and halls*.</p> <p>C5. If you have pew platforms, consider insulating under the wooden platform with breathable materials*.</p>	
<p>D. "Only if...."</p>	<p>These are actions you would do at specific times (such as when reordering is happening) or in very specific circumstances. Nearly all require professional advice, including input from your DAC.</p>
<p>The building itself:</p> <p>D1. If you are reroofing anyway, then insulate the roof, if appropriate for your roof*.</p> <p>D2. If you have an uninsulated wall with a cavity (typically build 1940 onwards), then insulate the cavity.</p> <p>D3. If the building is regularly used & suitable, such as a church hall, consider appropriate external insulation or render, appropriate for the age and nature of the building*.</p> <p>Heating and lighting:</p> <p>D4. If there's no alternative that does not run on fossil-fuels, then replace an old gas boiler or an oil boiler with a new efficient gas boiler.</p> <p>D5. If yours is a well-used church which you want to keep warm throughout the week, then consider an air or ground source heat pump. Ground source heat pumps are more expensive and invasive to install than air source heat pumps, but run more efficiently once installed, depending on ground conditions.</p> <p>D6. If you are doing a major reordering or lifting the floor anyway, and yours is a very regularly used church, then consider under-floor heating. This can work well in combination with a heat pump (above).</p>	
<p>E. By exception</p>	<p>These actions are often mentioned in this context, but are generally not recommended, because of the risk of harm to the fabric, energy used, and/or the cost.</p>
<ul style="list-style-type: none"> <input type="checkbox"/> Standard secondary glazing on the main, historic windows (this can be inefficient, expensive, & cause damage). <input type="checkbox"/> Install solar thermal panels to generate hot water (hot water use is generally not high enough to justify it). <input type="checkbox"/> Background space heating at all times unless needed for stabilisation of historic interiors (high energy use). 	

* If interiors are of historic, architectural or artistic interest, seek professional & DAC advice first.

Energy footprint report- Blank, results not yet available for 2024.

Below is the 2022 and 2023 data that the DAC hold for the Skerne Parish churches. With the exception of Sedgefield, St Edmund, and Bishop Middleham, St Michael the carbon output of the other churches the carbon output is low.

The chart of all the Skerne Parish churches is included here for comparative purposes. My Thanks to Martin Howard, DAC Secretary in compiling and advising the data.

Name	Actual Total 2022 CO2e (Tonnes)	EFT 2023 Completed	Total Electricity KWh	Total Gas KWh	Utility Spending	Actual Total 2023 CO2e (Tonnes)	Estimated / Actual 2023 CO2e (Tonnes)	Difference 2022 to 2023
261 Sedgefield St Edmund	23.59	Y	6006	111779	£9,624	26.98	26.98	3.39
252 Bishop Middleham St Michael	1.72	Y	2259	15933		4.24	4.24	2.52
060 Trimdon St Mary Magdalene	2.76	Y	1148	9979	£2,477	2.58	2.58	-0.18
061 Trimdon Grange St Alban	1.65	Y	1026	491	£1,701	0.4	0.4	-1.25
261 Fishburn St Catherine	0.16	Y	1167	0	£500	0.34	0.34	0.18

What has caused the increase at this church? The new boiler was installed in 2023 and the energy use increased. It would be an interesting exercise for the PCC to establish the month that the boiler was installed and when the 2023 Energy Footprint return was made. A new boiler would be more efficient. Has the church had the heating on more?