

St Mary the Virgin, Cockfield

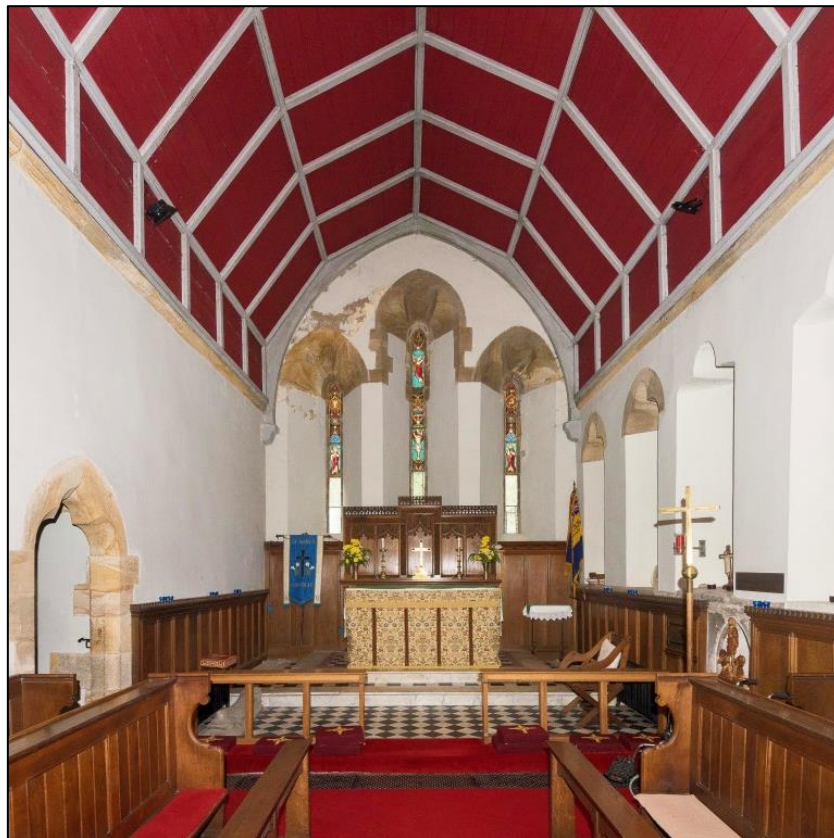
Bishop Auckland, Co. Durham, DL13 5AE

DIOCESE OF DURHAM

Quinquennial Inspection



South Elevation



The Chancel

CONDITION SURVEY 2021

Prepared on behalf of the Parochial Church Council
by

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1.0 General Information

1.01	Name of Church and Archdeaconry	St Mary the Virgin, Cockfield, Bishop Auckland, Co. Durham, DL13 5AE. Diocese of: Durham Archdeaconry of: Auckland Deanery of: Barnard Castle Incumbent: Revd Brian Whitley
1.02	Name of Adviser	Ian Wells B Arch RIBA AABC
1.03	Address of Adviser	Countryside Consultants, Architects Townhead, Alston, Cumbria, CA9 3SL Tel 01434 381906 Email ian@countryside-consultants.co.uk
1.04	Date of Inspection and previous inspection	This inspection was carried out on 28 th September 2021. The previous inspection was carried out on 27 th May 2015 by George Stastny.
1.05	Weather on day of inspection	Dull and overcast but only slight rain.
1.06	Brief description of the building.	From the Co. Durham Pevsner recently revised and updated by Martin Roberts: <i>The Early English nave and chancel of circa 1200 were probably of two builds. Sensitively restored in 1867-8 by George Hodgson Fowler retaining south doorway, chancel arch and some south windows, but rebuilding the west gable and adding south porch and vestry. Fowler returned in 1909 to extend the church adding the north aisle re-setting the original stepped chancel lancets and reusing his 1860 windows in the west end. After Fowler's death W H Wood completed this work in 1911.</i> The full Historic England listing is included in appendix A.
1.07	General condition of the building	The church is in good condition and well maintained by the congregation. There is no sign of any subsidence or settlement. There is no damp penetration apart from that emanating from valley gutter between the chancel and vestry.
1.08	Safety aspects of the building	The steps to the basement boiler room are hazardous and need to be cleared of leaves and washed down prior to use.
1.09	Is the Church Listed and/or in a Conservation Area?	The Church is Grade II* Listed and is not in a conservation area. Consult the Diocesan Office and Local Authority before carrying out any works.
1.10	Specific limitations of the report	The inspection was made from ground floor level, without ladders and no 'opening up', to reveal concealed timber etc, was carried out. The following elements were not inspected: <ul style="list-style-type: none"> • The valley gutters and the roof pitches facing the valleys.

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1.11	Schedule of Works completed since the previous report	<ul style="list-style-type: none"> • Fire Extinguishers Nov'20 and annually. • Boiler Service Nov'20 and annually. • Lightning Conductor Nov'20 • Organ Tuned Dec'19 • Gutters and Drains Sep'19 • New Water heater Jun'18 • Sound system upgrade Sep'17 • LED lighting work Oct'17 and Sep'16 • Path repairs Mar'16 • Tree work Oct'15 • Minor path repairs Sep'15
1.12	Work Outstanding from previous report	<ul style="list-style-type: none"> • Replace inadequate hopper. This has been cleared of detritus and is working effectively. • Consider decoration of aisle roof soffit. • Repairs to internal walls • Repair gate. Redecorate all boundary ironwork.
1.13	Log Book	<p>An excellent log book is kept up-to-date. It reports all aspects of regular maintenance have been carried out systematically.</p>

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2.0 Recommendations for Repair/Renovation

Please note that the estimates given below are approximate. Some may depend on what may be required after further investigation and also depend on who does the work and whether any is done voluntarily. The PCC is advised to obtain approximate estimates from tradesmen before deciding whether to carry out any item and to have full specifications prepared and to obtain firm quotations. Some items may be eligible for grant aid.

	Priority Rating	Work Required	Budget Costs
2.01	Urgent Works requiring immediate action	<p>5.04 Electrical Distribution Boards Review all panels and the boiler room 'cluster' to check that all comply with the current legislation and safety requirements.</p> <p>3.02 Central Valley Gutter It is essential that this is cleaned annually. Ideally in December following the leaf fall and prior to the worst frosts.</p> <p>4.04 Chancel Roof Soffit Check boards for water ingress and resulting decay.</p>	<p>£1,000</p> <p>£100</p> <p>£100</p>
2.02	Works recommended to be carried out during the next 12 months	<p>3.05 External Wall Repointing A phased programme of repointing should be established. The first priority would be the south wall of the chancel. The infilled priest's door is particularly in need.</p> <p>4.08 Repair Lime Plaster to east gable of Nave Once the external wall face has been pointed. Repair the water damaged internal plaster.</p> <p>6.04 Cast Iron Railings, Walls and Gates A phased programme of repair and redecoration should be established.</p>	<p>Unknown</p> <p>£3,000</p> <p>Unknown</p>
2.03	Works recommended to be carried out during the next two years	<p>3.01 Roof Check Check all pitches for loose slates, lifted flashings and mortar repairs required to fillets and ridges etc.</p> <p>3.07 Window Hopper Vents Overhaul all, provide operation and new bird mesh to approximately 50% of them.</p> <p>5.04 Lighting Complete works already commenced to upgrade the light fittings to low energy LED fittings.</p>	<p>£100</p> <p>£2,000</p> <p>Unknown</p>
2.04	Works needing consideration within the next five years	<p>6.05 Trees Arrange for an arborist to inspect the condition of the trees.</p> <p>Continue with a phased programme of works listed at 2.02.</p>	<p>£300</p> <p>Unknown</p>
2.05	Works needing attention in the longer term	Continue with a phased programme of works listed at 2.02.	Unknown

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2.06	Works required to improve the energy efficiency of the structure and services	<p>5.06 Boiler The existing boiler is more than 25 years old. Consider replacing with a more efficient condensing boiler.</p> <p>2.06 Insulation Consider installing insulation, the roof would have the highest priority.</p>	<p>£3,000</p> <p>Unknown</p>
2.07	Works required to improve disabled access	<p>Consider adjusting floor and ground levels at the south porch to provide permanent ramped access to the nave.</p> <p>Consider the provision of a Part M WC facility within the grounds of the church.</p>	<p>£3,000</p> <p>Unknown</p>

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3.0 External Elements



View from the northwest



West Elevation

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North Elevation: North Aisle



North Elevation: Vestry

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East Elevation



Junction of the Chancel and the Vestry

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South Elevation





South Elevation: junction of nave and chancel, showing an infilled very early doorway

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3.01	Roof coverings	<p>Nave Aisle and South Porch</p> <p>The roofs are steeply pitched; with a blue grey Welsh slate weathering.</p> <p>On the north pitch of the nave there is a horizontal metal flashing built into the slates. The reason for this is unclear. When the next package of roof maintenance is carried out please ask the purpose of this to be investigated.</p> <p>Chancel and Vestry</p> <p>Similarly pitched; with blue green Westmorland slate laid in reducing courses. The east junction to the chancel arch wall is neatly detailed with a dressed stone projection from large dressed stones built into the wall.</p> <p>Features common to all roofs</p> <p>All have clay ridges bedded on mortar, sandstone water tables to the gables with lead soakers to abutments and mortar fillets tucked into the water table overhangs.</p> <p>All the roofs appear to be quite recent and the work was carried out to a high standard. The ridge tiles appear to be still retaining their mortar but they should be checked regularly.</p>
3.02	Rainwater goods and disposal systems	<p>Gutters</p> <p>Half round cast iron sitting on a stone eaves projection.</p> <p>Rainwater Pipes</p> <p>Standard round cast iron.</p> <p>All the cast iron appears to be in acceptable condition and well painted.</p> <p>Valley Gutters</p> <p>There are major lead valley gutters between the inner pitches. There is some evidence of historic water leakage. Keeping this feature clean and unobstructed is the most important element of building maintenance and needs to be done annually.</p>
3.03	Drainage below ground	<p>Surface Water Drainage</p> <p>A concrete drainage channel is built at the base of all the external walls. There are gullies with cast grates to each rainwater pipe along the channel.</p> <div data-bbox="679 1290 1262 1680" data-label="Image"> </div> <p>There are no inspection chambers associated with the surface water drainage so it is likely that the below ground drainage runs to soakaways.</p>

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		<p>Foul Water Drainage</p> <p>The kitchen tea point appears to not have foul drainage and connects to the rainwater system.</p>  <p style="text-align: center;"><i>Centre: boiler room vent. Right: Sink waste connection to a rainwater gully.</i></p>
3.04	Bellcotes, Parapets, Chimneys, Verge upstands.	<p>Bellcote and Bells</p> <p>A modest double bellcote sits at the apex of the west nave gable. The stonework was probably repointed when the reroofing was done and appears to be in good condition. A lightning conductor projects above the bellcote ridge and the stone cross. There are recent lead flashings around the base of the bellcote.</p>  <p style="text-align: center;"><i>The belfry and water tables.</i></p> <p>Gable Water Tables</p> <p>Large sandstone flags supported on kneeler stones in acceptable condition. Most of the pointing looks in acceptable condition. That associated with the chancel arch gable have recently been redone.</p>
3.05	Walling	<p>Buff Local Sandstone</p> <p>Dressed and regularised to all corners, plinth strings, openings, buttresses, water tables, parapets and the eaves projection with reasonably fine joints. All the infill stone face is built with varying heights of regularised stone blocks.</p> <p>A mixture of repointing has occurred over time giving something of a patchy appearance. I assume that most of the repointing was carried out in mortar which incorporates cement binders. More recently applied pointing is hopefully bound with lime.</p> <p>Ideally 3.5 Naturally Hydraulic Lime bound mortar should be used mixed 1:3 with sand.</p> <p>The worst stone erosion has occurred to the old doorway in the south elevation off the chancel and is probably associated with the use of cement based mortars.</p>

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		This erosion should be monitored and a programme of repointing the worst affected areas should be established.
3.06	Timber porches, doors and canopies	Doors to Both Porches and the Vestry Heavy timber ledge frame and board construction stained black. All in acceptable condition but would benefit from cleaning down and re-staining. Boiler Room Door Timber door which requires decoration.
3.07	Windows	



W15 Stained Glass

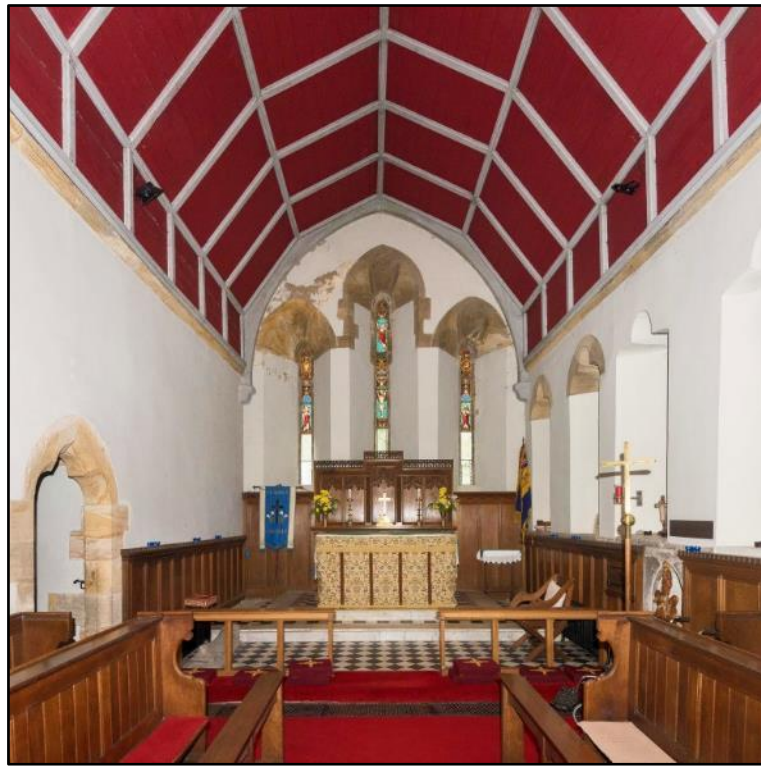
		Stained Glass Windows
		W10 – W12 and W15 – W16 in chancel. All in acceptable condition no damage observed.
		Plain Leaded Lights
		W2, W4, W6, W8, W13, W18-W20, W21, W23, W26, W27 and W29. Diamond quarry leaded glass fixed lights. W1, W3, W5, W7, W14, W22, W24, W25 and W28. Diamond quarry leaded glass with hopper ventilators. Ideally all the vent hoppers would be overhauled. Some could be made operable and the remainder fixed shut.

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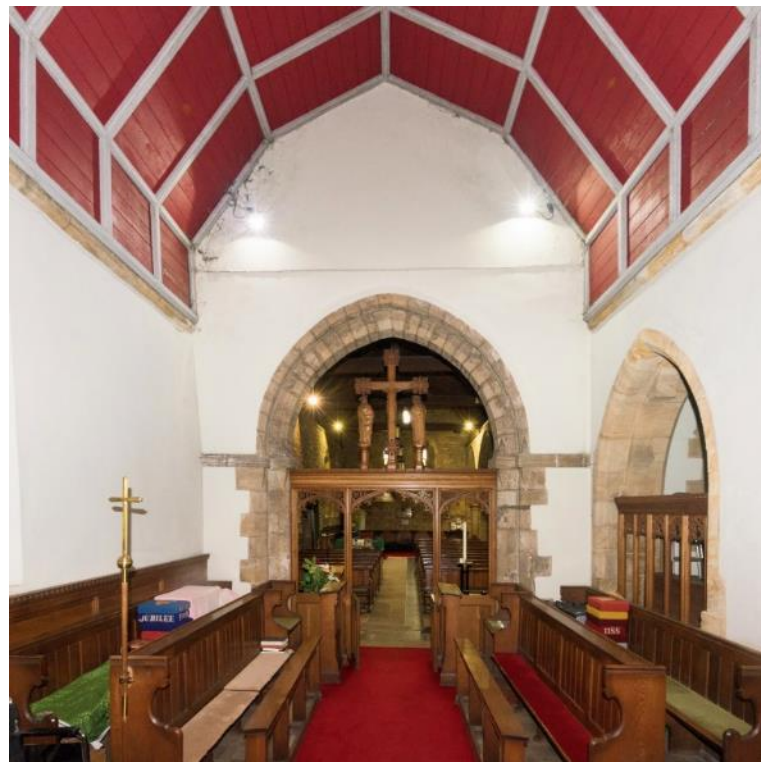
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		<p>Protection</p> <p>The narrow lancet format of the windows and the lack of a history of damage to windows mean that currently full protection of the windows is not required.</p> <p>This currently only occurs as bird mesh to opening lights. This steel mesh has badly corroded and it would be good to replace it with stainless steel to the overhauled openable hoppers.</p>
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4.0 Internal Elements



Chancel looking east



Chancel looking west

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Nave looking east



Nave looking south



Nave looking north



Nave looking west

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Aisle looking east



Aisle looking west

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4.01	Towers, spires	Not applicable
4.02	Clocks and their enclosures	Not applicable
4.03	Roof and ceiling voids	No roof voids are accessible.
4.04	Roof structures and ceilings	<p>Nave</p>  <p>Timber principal trusses and timber rafter trusses with painted plaster sloping soffits. All in acceptable condition.</p>
		<p>North Aisle</p>  <p>The design of the roof structure appears to be modelled on the earlier nave. The lining has been carried out with timber boarding which makes quite a different visual effect. This appears to be in acceptable condition but would possibly benefit from redecoration.</p>

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		<p>Chancel</p>  <p>A different structural arrangement, with a boarded soffit and with timber framing applied to the underside to give a panel effect.</p> <p>Generally in acceptable condition. However, the northern vertical face adjacent to the central valley gutter appears to have been water damaged. This needs to be checked for decay prior to redecoration.</p>
		<p>Organ Chamber</p> <p>No trusses are apparent. Common rafter trusses and plaster soffit, consider redecoration.</p>
		<p>Vestry</p> <p>As organ chamber but more accessible for redecoration. Decoration in acceptable condition.</p>
4.05	Internal structures, arcades, upper floors, balconies, access stairways	<p>Chancel Arch</p>  <p>Nave, west, elevation: Exposed stonework which is in acceptable condition.</p> <p>Chancel, east, elevation: Rendered and decorated white, all in acceptable condition. Cobwebs and dust are collecting here and should be cleaned away when access is available.</p>

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		<p>Arcade between nave and north aisle</p>  <p>Dressed sandstone inserted into the north wall of the Nave when the Aisle was added. No signs of decay or rising moisture in the column bases. All in acceptable condition.</p>
4.06	Partitions, screens, panelling, doors and ironmongery, emergency means of escape.	<p>Rood Screen See photo at 4.05. WW1 memorial. In acceptable condition and very well kept.</p> <p>Dado Panelling: To the south wall of the nave.</p>  <p>Timber panelling, without skirting and surmounted by a rail supported on turned columns. This appears to be earlier than the current pews and is perhaps a feature of the original nave. All in acceptable condition.</p> <p>Dado Panelling: To the north wall of the aisle. See general pictures at front of this chapter. Timber vertical boarding detailed to match the current pews. In acceptable condition.</p>
4.07	Ground floor structure, timber platforms.	<p>Nave, and Aisle Ground level, ground bearing floors finished in stone flags and timber parquet under the pews, and probably not laid on a damp-proof membrane. All in acceptable condition.</p> <p>Chancel Parquet and quarry tiles.</p> <p>Organ Chamber Unknown</p> <p>Vestry Parquet on concrete, partly ground bearing but also spanning over the basement boiler room.</p>

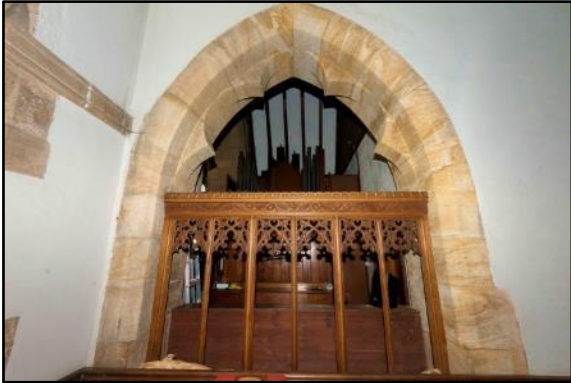


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4.08	<p>Internal finishes Comment on materials and condition of wall and ceiling finishes noting any dampness, areas of decayed plaster and other defects.</p>	<p>Chancel Walls: plaster with paint finish. Some exposed stone to east wall. Some damage caused by water penetration to the east gable caused by blocked central valley gutter.</p>  <p>Once the wall has dried out, patch repair the lime plaster as required, and redecorate whole wall.</p> <p>Nave and Aisle Skirting level: Exposed stonework often supporting heating pipework. Dry and in acceptable condition. Dado: see 4.06 Upper walls: Exposed, mortar pointed stonework. In acceptable condition.</p> <p>Organ Chamber Lime plaster, decorated,</p> <p>Vestry Walls: plaster with paint finish. Some exposed stone to east wall.</p>
4.09	<p>Fittings, fixtures, furniture and movable articles</p>	<p>Altar, Altar Rail, Choir Pews, Pulpit and Timber Lectern. All beautifully carved and well made in clear finished oak. All in very acceptable condition.</p> <p>Nave Pews Somewhat plainer construction and also in very acceptable condition.</p> <p>Font Carved stone base and basin with an oak cover. All in acceptable condition.</p>
4.10	<p>Toilets, kitchens, vestries etc.</p>	<p>Vestry A large multipurpose space, kitchen and storage, header tanks serving existing boiler and heating system.</p> <p>Toilet None, the Portaloo in the church yard has been removed.</p> <p>Kitchen in Vestry Domestic kitchen units of a good standard. All elements in acceptable condition.</p>


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4.11	Organs, and other instruments	<p>Organ The organ itself appears to be in reasonable condition and its regular maintenance is recorded in the log book.</p> <p>Organ Chamber This is a small space and the organ is tightly fitted into it.</p>  <p>In the short term a thorough clean of the space around the organ should be carried out. The condition of the plaster needs to be monitored over a few months and repair and redecoration of the plaster considered.</p>
4.12	Monuments, tombs, plaques etc	<p>Stone Grave Markers: East Wall of Aisle</p>  <p style="text-align: center;">In acceptable condition.</p> <p>Memorial Plaque in Stone: East Wall of Nave</p>  <p>The white bloom appears to be the remains of lime wash decoration and is having no detrimental effect on the stonework.</p>

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		<p>Brass Plaque: East wall of Aisle.</p>  <p>In acceptable condition.</p>
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5.0 Services

5.01	Services installations generally	The reports are based on visual examination only and no tests of services have been undertaken. The church does arrange a regular routine of testing for all the equipment and this is clearly recorded in an excellent log book.
5.02	Heating and ventilation	The heating system is elderly, and oil fired, but of a reasonable standard. There is no mechanical ventilation is to the kitchen but this is not a priority as the kitchen is infrequently used. Many of the nave windows are provided with hopper vents and these should be used for summer ventilation.
5.03	Gas installation	None.
5.04	Electrical installation	<p>The overhead electrical supply comes from a pole adjacent to the road and is bracketed to the east gable of the north aisle.</p>  <p>The supply cable runs down the gable and enters the church in the northwest corner of the vestry.</p> 






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		<div data-bbox="683 212 1257 593" data-label="Image"> </div> <p data-bbox="475 607 1465 636">A distribution board mainly, controlling the lighting, is located next to the north door.</p> <div data-bbox="715 647 1225 1028" data-label="Image"> </div> <p data-bbox="523 1041 1417 1070">The boiler house has an elderly electrical panel which needs to be reviewed.</p> <p data-bbox="464 1122 1481 1182">Each of the distribution boards includes fuses. The replacement of these with more modern trips should be reviewed.</p> <p data-bbox="464 1193 1481 1254">The lighting was mainly by halogen spot lighting and these are being replaced low energy LED equivalents in stages</p> <p data-bbox="464 1265 1002 1294">There doesn't appear to be an intruder alarm.</p>
5.05	Water installation	The mains water supply appears to enter the building in the vestry. Possibly close to the header tanks in the south east corner of the room.
5.06	<p data-bbox="236 1413 443 1541">Oil installation Note location of storage tank and whether in bund, condition and age of boiler.</p>	<p data-bbox="464 1413 1002 1442">A buried oil tank is located in the church yard.</p> <div data-bbox="715 1453 1225 1839" data-label="Image"> </div> <p data-bbox="810 1852 1129 1881">Is this the oil tank location?</p> <p data-bbox="1203 1861 1528 1921" style="color: blue;">Oil tank is down the cellar opposit the cellar door</p>

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		 <p style="text-align: center;">The oil boiler in the basement.</p> <p>The oil boiler appears to be quite elderly, and well maintained. Its replacement should be considered during the next Quinquennium.</p>
5.07	Sound system	All appears to be reasonably modern equipment and fit for purpose. AV projectors are neatly installed to the nave and north aisle.
5.08	Lightning conductor	A modern lightning conductor protects the bellcote and is regularly serviced.
5.09	Fire precautions	A 6kg foam extinguisher next to the entrance door and a 2.5 litre CO ² extinguisher in the vestry.
5.10	Asbestos	There are no visual signs of asbestos. Basement boiler houses are often places where asbestos is left. Prior to work being carried out an asbestos inspection must be carried out.

6.0 Curtilage

<p>6.01</p>	<p>Churchyard Comment on the general condition of the grassed and planted areas.</p>	<p>A very tidy, walled churchyard with many graves. Mainly grassed with well controlled trees. There is a significant change in level on the north side of the church.</p> <div style="text-align: center;">  <p><i>North side of the churchyard</i></p> </div>
<p>6.02</p>	<p>Listed Grave Stones</p>	<p>These are all in acceptable condition.</p>
<div style="display: flex; flex-direction: column;">   </div>		<div style="display: flex; flex-direction: column;">   </div>

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6.03 Monuments, tombs and vaults

A vault like tomb is in very close proximity to the north elevation. It appears to have been in place prior to the construction of the north aisle. The external wall of the aisle has been built to bridge over the tomb. All in acceptable condition.



The listed grave stones were inspected. See the separate appendix.

6.04 Boundary walls, lych-gates, gates, fencing and hedges

Gates

The Iron gates to the north site entrance require minor repair and redecoration. One finial is missing.





Boundary walls

Local stone in acceptable condition, albeit mainly pointed in cement based mortar.

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		 <p style="text-align: center;"><i>North Boundary Wall</i></p> <p>North Boundary The stonework of the low wall would benefit from consolidation and repointing in lime mortar. The iron railings all require minor overhauls and redecoration.</p>
6.05	Trees and shrubs	<p>Trees Several mature trees well-spaced and planted in an orderly manner. All appear well maintained and kept in appropriate order.</p>
6.06	Hardstanding areas	<p>Footpaths These are finished in bitumen macadam and well maintained but moss growth is apparent where trees overhang and this should be controlled.</p> <p>Stone steps to the north of the north entrance These are in acceptable condition and of a reasonable geometry for the ambulant disabled. Easier access is available at the south entrance.</p>
6.07	Buildings within the curtilage	None.
6.08	Notice Boards	<p>Main board This is located next to the north gateway and is in acceptable condition.</p> 

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6.09	Disabled Access	<p>Car Parking</p> <p>The adjacent car parking is on street only. The local authority may be prepared to mark out an on street 'disabled use' car parking bay next to the church.</p> <p>External Access Routes</p> <p>The path from the north gate forms an acceptable wheelchair route to the south porch. The porch has a step down with a timber ramp.</p> <p>Internal Access</p> <p>The usual steps at the chancel arch and sanctuary restrict flush floor access to the north aisle and nave. There is no WC facility within the church.</p>
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APPENDIX A

Historic England Listings

Overview

Heritage Category: Listed Building

Grade: II*

List Entry Number: **1121827**

Date first listed: 30-Sep-1987

Location

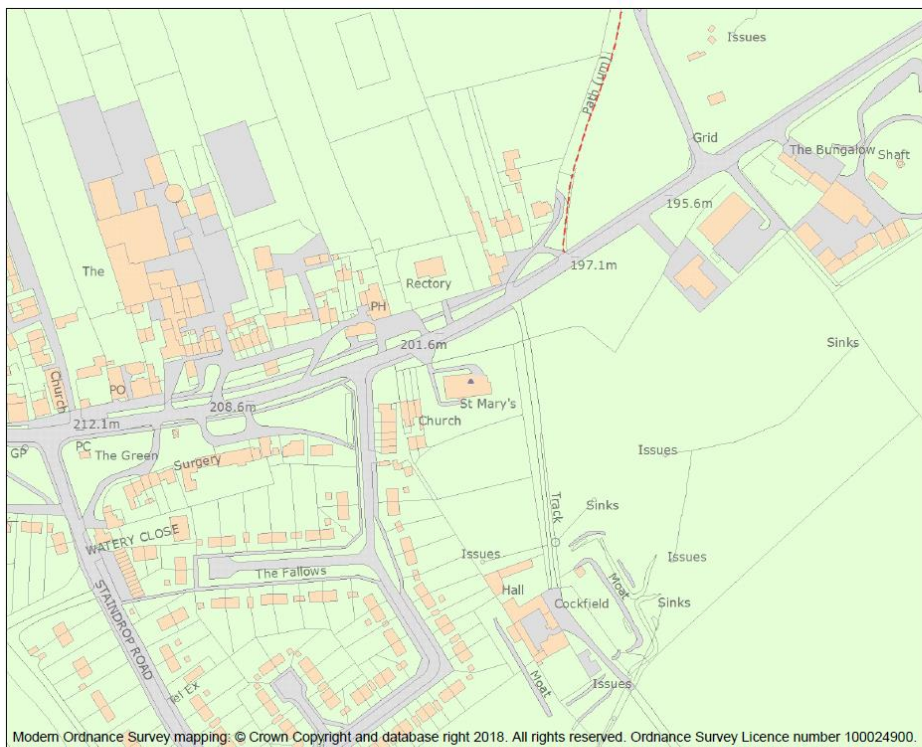
Statutory Address: CHURCH OF ST. MARY, FRONT STREET

District: County Durham (Unitary Authority)

Parish: Cockfield

National Grid Reference: NZ 12903 24244

Map



Name: CHURCH OF ST. MARY

This is an A4 sized map and should be printed full size at A4 with no page scaling set.

Heritage Category:	Listing
List Entry No :	1121827
Grade:	II*
County:	
District:	County Durham
Parish:	Cockfield

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR:	NZ 12903 24244
Map Scale:	1:2500
Print Date:	29 September 2020



Not to scale

St Mary the Virgin, Cockfield

Details

COCKFIELD FRONT STREET NZ 12 SW (South side) 9/2 (inset) Church of St. Mary

GV II*

Parish church. C13 with C19 and C20 additions on north aisle, large west extension, small east extension, and south porch. Sandstone, the medieval rubble and the modern snecked, with plinth, quoins and ashlar dressings; roof grey Lakeland slates with graduated green slates on chancel; stone gable copings. 7-bay nave with north aisle continuous as organ chamber to chancel, and south porch; 4-bay chancel with north vestry. Early English style. Steeply-gabled porch has double boarded doors in chamfered surround with dripmould; 3 closely-set lancets to east and 3 more widely spaced modern lancets to west of porch. Lower chancel has blocked priest's door at west, with continuous impost and dripmould, and chamfered rectangular low side windows to left of door; 4 irregular lancets, the 2 eastern ones inserted. East front re-built with 3 lancets with renewed heads and irregular block surrounds. West front has paired nave lancets under vesica and gabled bellcote with paired arches; buttress between nave and aisle, which has 3 stepped lancets under gable. North aisle has door and group of 5 lancets, and low arched vault recess. Gabled vestry. Steeply-pitched roofs with stone cross finials.

Interior: rubble with ashlar dressings; plaster in chancel. Modern crown- post nave roof; panelled chancel roof. Chamfered C13 chancel arch of 2 orders with pyramid stops above and below impost string; double-chamfered arcade on round piers with moulded capitals. Double-chamfered external face of south door with drip mould on impost string and half-octagonal shafts. Trefoil heads to lancets, the medieval with squared corners. Roll-moulded piscina with carved bowl; 2 square-headed piscinas (in south nave wall, with projecting bowl and altered in aisle wall). Octagonal medieval font on square pedestal with broach-stopped chamfers, C17 pew backs, with widely-spaced balusters, re-used as dado on west and south walls and behind lectern. Monuments include inscribed panel to Thomas and Hannah Watson, died 1713 and 1696, in corniced frame with coat of arms in scrolled pediment, to north of chancel arch; medieval effigy and incised grave covers in chancel; 6 other medieval grave slabs set in north aisle and in south porch. High quality rood screen is memorial to 2nd Lieut. H.W. Summerson, died 1918; low-relief panel of kneeling soldier; Gothic tracery.

St Mary the Virgin, Cockfield

THE DIOCESE OF DURHAM
The Care of Churches Measure 2018: Quinquennial Inspection Report Form

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: **1121828**

Date first listed: 30-Sep-1987

Location

Statutory Address: GROUP OF 4 TOMBS C.10-12.5 METRES WEST OF CHURCH OF ST. MARY, FRONT STREET

District: County Durham (Unitary Authority)

Parish: Cockfield

National Grid Reference: NZ 12877 24238

Map



Details

COCKFIELD FRONT STREET NZ 12 SW (South side) 9/3 (inset) Group of 4 tombs c.10-12.5 metres west of Church of St. Mary

GV II

Group of 4 headstones. To John Alderson died 1728, Robert Lodge died 1677, Edward Gargranet died 1677, and E.P. and John Pearson died 1715 and 1727. Coarse sandstone slabs c.0.5 metre high: Alderson straight-sided with canted corners; Lodge and Gargranet goblet-shaped with shaped tops; Pearson straight-sided with pointed top. Alderson tomb has low relief angels holding crown; Lodge a moulded surround with top leaf decoration; Gargranet similar to Lodge; and Pearson with central coarse EP 1715, well-cut inscription above and below to John Pearson, and top winged cherubs cut in single scrolly line in style of calligraphy.

St Mary the Virgin, Cockfield

THE DIOCESE OF DURHAM
The Care of Churches Measure 2018: Quinquennial Inspection Report Form

Overview

Heritage Category: Listed Building
Grade: II
List Entry Number: **1121829**
Date first listed: 30-Sep-1987

Location

Statutory Address: RICHARDSON TOMB C.19 METRES SOUTH-WEST OF CHURCH OF ST. MARY, FRONT STREET
District: County Durham (Unitary Authority)
Parish: Cockfield
National Grid Reference: NZ 12888 24219

Map



Details

COCKFIELD FRONT STREET NZ 12 SW (South side) 9/5 (inset) Richardson tomb c.19 metres south- west of Church of St. Mary

GV II

Headstone. Circa 1754 to William Richardson. Coarse sandstone slab, c.0.7 metre high, with shaped top. Patera and spirals flank low-relief skull over inscription.

St Mary the Virgin, Cockfield

THE DIOCESE OF DURHAM
The Care of Churches Measure 2018: Quinquennial Inspection Report Form

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: **1338609**

Date first listed: 30-Sep-1987

Location

Statutory Address: GRAHAM TOMB C.14 METRES SOUT-WEST OF CHURCH OF ST. MARY,
FRONT STREET

District: County Durham (Unitary Authority)

Parish: Cockfield

National Grid Reference: NZ 12881 24224

Map



Details

COCKFIELD FRONT STREET NZ 12 SW (South side) 9/4 (inset) Graham tomb c.14 metres south-west of Church of St. Mary

GV II

Headstone. Circa 1723 to Thomas Graham. Sandstone slab, c0.6 metre high, with quadrant-cornered panel. Patera and heart in each top corner, outside rope-moulded panel. Skull over well-cut inscription within panel.

St Mary the Virgin, Cockfield

THE DIOCESE OF DURHAM
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St Mary the Virgin, Cockfield

Job no: 20/10

Appendix A

APPENDIX B

Site plan

North to top of page. Not to scale



Reproduced from HE 'the list'.

Google aerial view

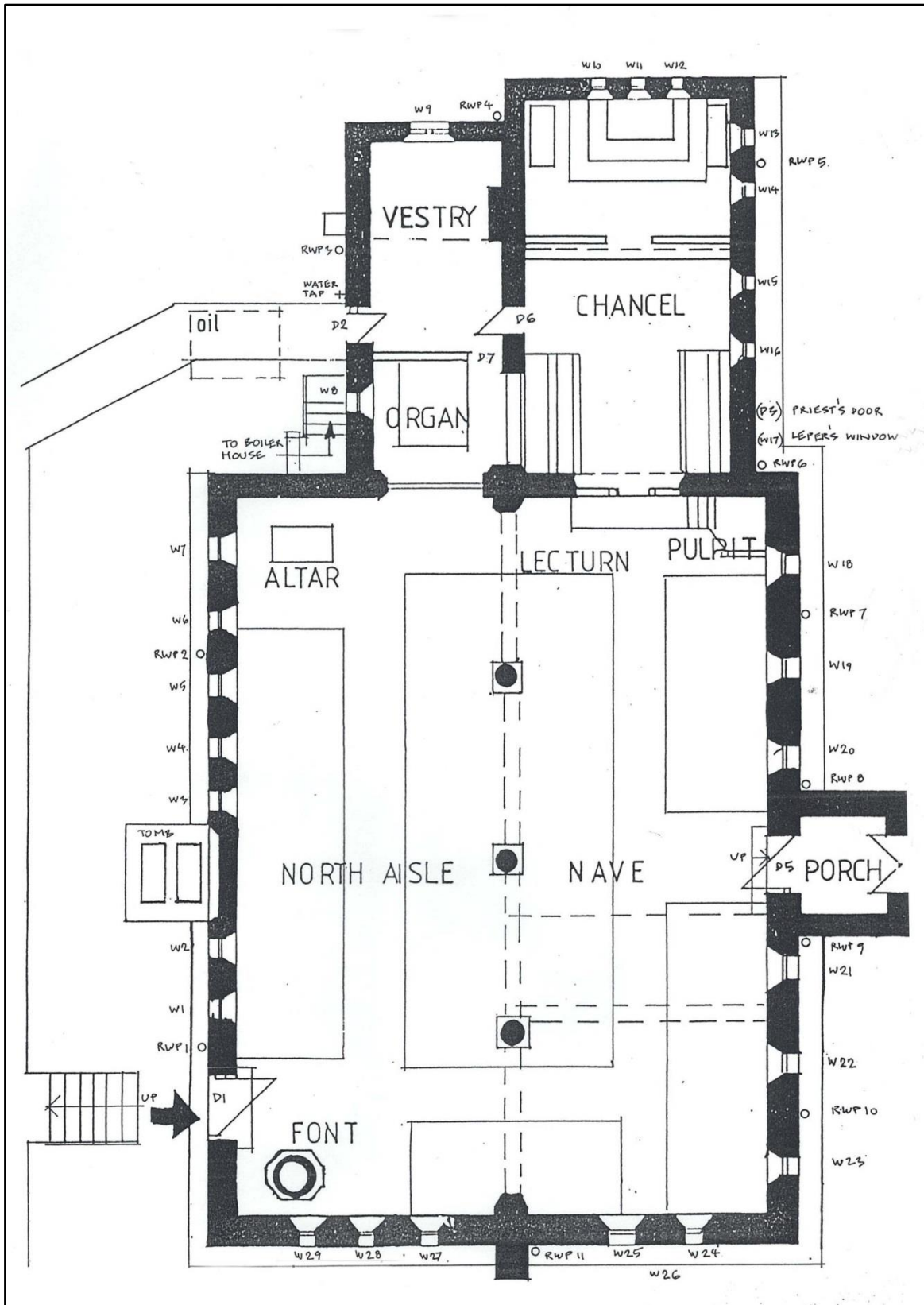


St Mary the Virgin, Cockfield

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Ground Floor Plan View

Not to scale.



Reproduced from the 2015 QI

St Mary the Virgin, Cockfield

APPENDIX C

Explanatory notes for PCCs

St Mary the Virgin, Cockfield

THE DIOCESE OF DURHAM
The Care of Churches Measure 2018: Quinquennial Inspection Report Form

- a) The need for a faculty The inclusion of an item of work in a Quinquennial Report does not remove the need for a faculty before it is carried out. A faculty will normally be required (with the exception of some minor maintenance items).
- b) General Limitations of the Quinquennial Report The Quinquennial Report is a *summary report only* as required by the Inspection of Churches Measure. It is restricted to the condition of the building and its defects and is *not* a specification for the execution of any necessary repair work and should not be used as such. The Professional Adviser is normally willing to advise the PCC on implementing the recommendations and will, if so requested, prepare a specification, seek tenders and oversee the repairs.
- Woodwork or other parts of the building that are covered, unexposed or inaccessible will not normally be inspected in a Quinquennial Inspection. The Adviser cannot therefore report that any such part is free from defect. The report may include the recommendation that certain areas are opened up for inspection.
- Further specific limitations on access etc may be noted in the Report text.
- c) Annual Inspections by the Church wardens Although the Inspection of Churches Measure requires the Church to be inspected every five years, it should be realised that serious trouble may develop in between surveys if minor defects are left unattended. Churchwardens are required by the Care of Churches 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 must then be presented with any amendments made by the PCC to the Annual Parochial Church Meeting. Guidance on these inspections and statutory responsibilities are contained in the publication 'How To Look After Your Church' published for the Council for the Care of Churches by Church House Publishing. Guidance on routine inspections and housekeeping is contained in 'The Churchwardens Year' and guidance on cleaning is given in 'Handle with Prayer' also published by Church House Publishing.
- d) Rainwater gutters and downpipes One of the most common causes of damage in Churches is the blockage of the rainwater gutters and downpipes. The PCC are strongly advised to enter into a contract with a local builder for the cleaning out of gutters and downpipes twice a year.
- e)
- f) Insurance cover 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.
- g) Electrical installation Any electrical installation should be tested at least every quinquennium by a registered NICEIC electrician or other suitably qualified consultant, 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. Inspections carried out by the Professional Adviser will normally be based on a visual inspection of the main switchboard and of certain sections of the wiring selected at random, without the use of instruments.
- h) Lightning conductor 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 condition should be kept with the Church Log Book.
- Heating installation A proper examination and test should be made of the heating installation by a qualified engineer each summer before the heating season begins.

St Mary the Virgin, Cockfield

THE DIOCESE OF DURHAM

The Care of Churches Measure 2018: Quinquennial Inspection Report Form

A minimum of two water type fire extinguishers (sited adjacent to each exit) should be provided and in addition special extinguishers for the organ and boiler house. Large Churches will require more extinguishers and, as a general rule, one water extinguisher should be provided for every 250 square metres of floor area. All extinguishers should be inspected annually by a competent engineer to ensure that they are in good working order. Further advice can be obtained from the fire prevention officer of the local fire brigade and from insurers. A summary of the recommendations is as follows:

j) Fire
extinguishers

<u>Location</u>	<u>Type of extinguisher</u>
General areas	Water (one for every 250 square metres)
Organ	CO2
Boiler House	
Solid fuel boiler	Water
Gas fired boiler	Dry Powder
Oil fired boiler	Foam (or dry powder if electricity supply cannot easily be isolated)

St Mary the Virgin, Cockfield