

St Giles, Durham
County Durham, DH1 1QQ
DIOCESE OF DURHAM
Quinquennial Inspection



The North Porch



Wooden Effigy of John Heath (died 1590)

CONDITION SURVEY 2023

Prepared on behalf of the Parochial Church Council

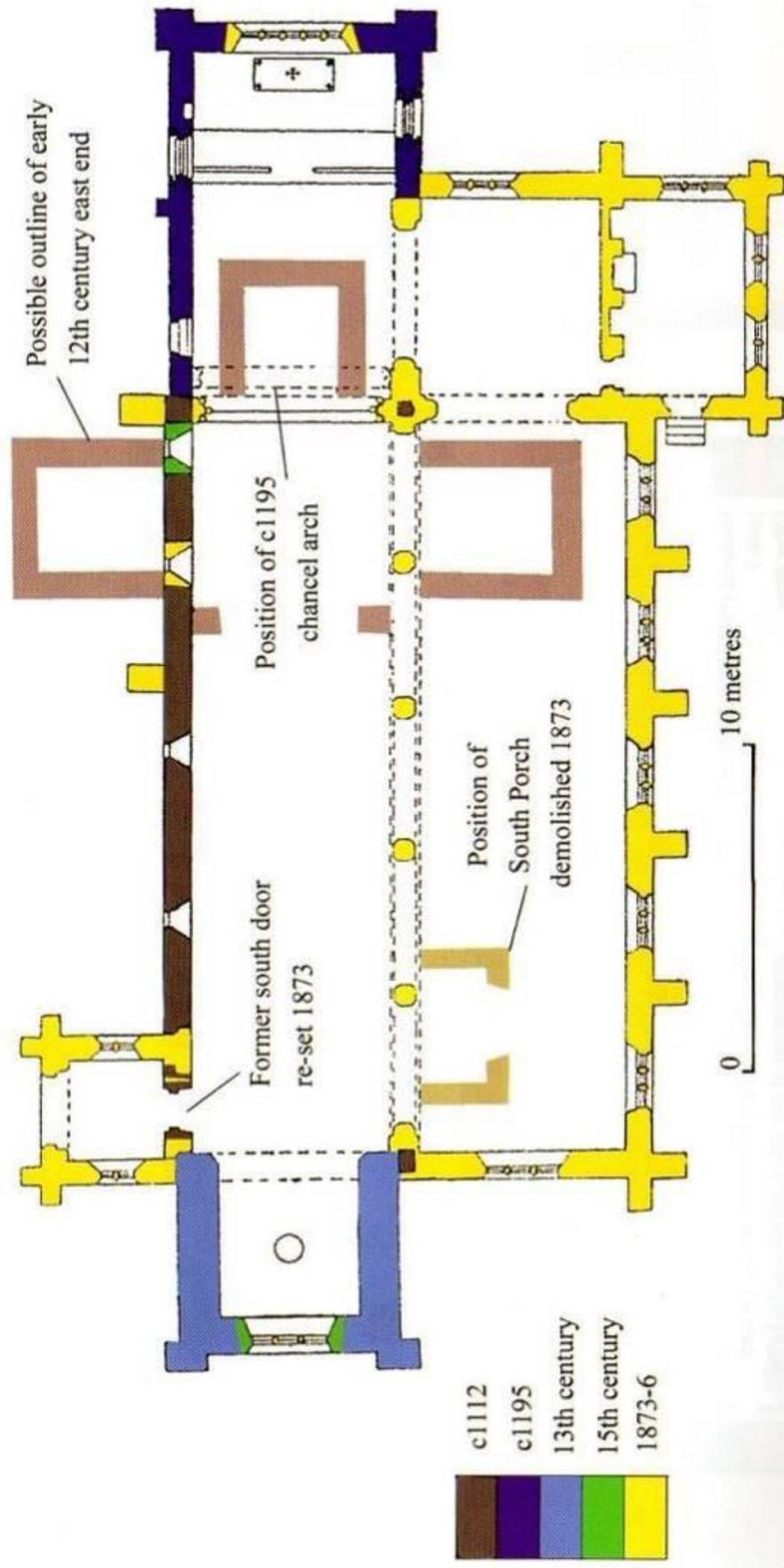
by Ian Wells B Arch RIBA AABC

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ST GILES' CHURCH, DURHAM. Provisional Phased Plan



Plan after Page (1905)

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The Care of Churches Measure 2018: Quinquennial Inspection Report Form

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1.0 General Information

- 1.01 Name of Church and Archdeaconry St Giles' Church, Gilesgate, Durham, DH1 1QQ
Diocese of: Durham
Archdeaconry of: Durham
Deanery of: Durham
Incumbent: Vacant
- 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 conducted on 15th March 2023.
The previous inspection was conducted on 23rd August 2016 by David Beaumont RIBA AABC of Beaumont Brown Architects.
- 1.05 Weather on day of inspection Dry and cool.
- 1.06 Brief description of the building. The history of the development of the church is well recorded in the excellent pamphlet which the church has available to guide visitors. A copy of this is included in Appendix E. The author of this report can do no better than this.
A coloured version of the plan, which shows the historic development of the building, is included as a frontispiece in this report.
The construction of the south aisle parish centre in the 1990s has brought the church into the 21st Century and offers so much for multifunctional use by the local community throughout the week.
- 1.07 General condition of the building **Church Internal Condition**
Internally, the church is very well appointed and kept in very good condition. The upper spaces of the tower have been neglected due to the poor access.
External Building Fabric Condition
All the roofs are regularly checked and well-maintained. The leadwork is long lasting but prone to theft. The bitumen felt roofs to the vestry and south aisle are only in place because leadwork has been stolen in the past. They are coming to the end of their useful life and replacement needs to be considered.
External Stonework
The last two quinquennial inspectors have made it clear that extensive stonework repairs are required. Some small repairs have been made. Significant funds are needed to do the repairs needed. Hopefully a way forward to get these underway can be found.
The Church Grounds and Boundaries
The huge extent of the three graveyards is a major management issue. Much more than ground maintenance needs to be done. A thorough record of the perimeter boundaries, the rights of way, ownership and responsibilities needs to be prepared. This would then be followed by an overall plan and then by phased and prioritized

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detailed proposals.

- 1.08 Safety aspects of the building
- Fire Strategy**
This needs to be thoroughly reviewed annually and fully documented, especially as the building is used so often by third parties.
- Tower Access for Maintenance**
Please see attached Appendix D which has been prepared to explain the issues and propose a method of resolving it.
- 1.09 Is the Church Listed and/or in a Conservation Area?
- The Church is Grade I Listed (no: 1159991)
It is within the Durham City conservation area. It is not in an area of outstanding natural beauty (ANOB), or the Durham World Heritage Site.
Consult the Diocesan Office and the local planning authority before conducting any works. All works which involve any change require faculty approval and possibly planning permission.
- 1.10 Specific limitations of the report
- The inspection was made from ground floor level, without ladders and no opening up was conducted. We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.
- The following elements were not inspected:
- Voids below the floor surfaces
 - Drainage chambers
 - First floor structure and ceiling voids in the parish centre
 - Concealed elements of the floor structural timbers

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- 1.11 Schedule of Works completed since the previous report
- The logbook clearly lists all works carried out:
The regular grounds maintenance, roof cleaning, alarms, lighting conductors, organ etc. are carried out faultlessly so there is no need to record them here.
The irregular works are listed:
- 2019**
Asbestos inspection
Lighting improvement works
Toilet repairs and replacements
- 2020**
Major works to the roof alarms
- 2021**
Vestry gutter repairs
New five bar timber gate to the 1927 graveyard
Repolishing of wooden flooring in church
Repair to access ramp
- 2022**
Parish centre kitchen refit
New water heater and sink to vestry
Sound system and AV works
- 2023**
Leadwork replacement following theft
Anti-climb paint renewed
- 1.12 Work Outstanding from previous report
- Prepare Fire Risk Assessment: *I am concerned that there appears to be no smoke and fire detection system.*
 - Check and repair pinnacles.
 - Replace bitumen felt roof weatherings.
 - Maintain and clean belfry and muffling chamber.
 - External stonework repairs.
- 1.13 Logbook
- An excellent logbook is kept up to date.

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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>a. Fire Strategy Update and thoroughly review.</p> <p>b. Tower Access and Maintenance Apply for faculty and carry out works.</p> <p>c. Appoint Structural Engineer Review of structural movement in the whole church and particularly the chancel east gable.</p> <p>d. Stonework Repair Strategy Prepare a priorities and phasing plan of the works.</p> <p>e. Church Drive Entrance Prepare a brief for boundary and parking control in this area. A faculty and planning permission are likely to be required.</p>	
2.02 Works recommended to be carried out during the next 12 months	<p>Implement works required by a, c, d (1st phase) and e.</p> <p>f. Roof Weathering Strategy Resolve the best method of replacing the bitumen felt roofs on the vestry and south aisle. Apply for faculty approval.</p> <p>g. Churchyard boundaries, trees and natural spring Research the churchyard boundary ownerships and issues, record on drawings. Write a brief for a landscape consultant to prepare designs and phase work plans.</p> <p>h. Falling mortar from wall heads / ceiling perimeters Establish extent of the problem, resolve solution, and carry out work.</p>	
2.03 Works recommended to be carried out during the next two years	Implement works required by d (2 nd phase), f and g (1 st phase)	
2.04 Works needing consideration within the next five years	Implement works required by d (3 rd phase) and g (2 nd phase)	

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- | | | |
|------|---|--|
| 2.05 | Works needing attention in the longer term | Continue to implement phases of works required by d and g. |
| 2.06 | Works required to improve the energy efficiency of the structure and services | Insulate new roofs to vestry, south aisle and muffler room ceiling.
It does not appear practical to insulate the lead clad roofs.
Replace gas boilers with a future low carbon solution. |
| 2.07 | Works required to improve disabled access | None |

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3.0 External Elements



Chancel East Elevation: severe stone erosion.

Leaning south buttress, crack over south buttress, fallen shards of stone caught in window mesh.



East Elevation: severe stone erosion.

Vestry, organ chamber, blower shed and chancel



South Elevation: some recent repairs to window.

Organ chamber, blower shed, and chancel

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South Elevation: south aisle west section



South Elevation: south aisle east section

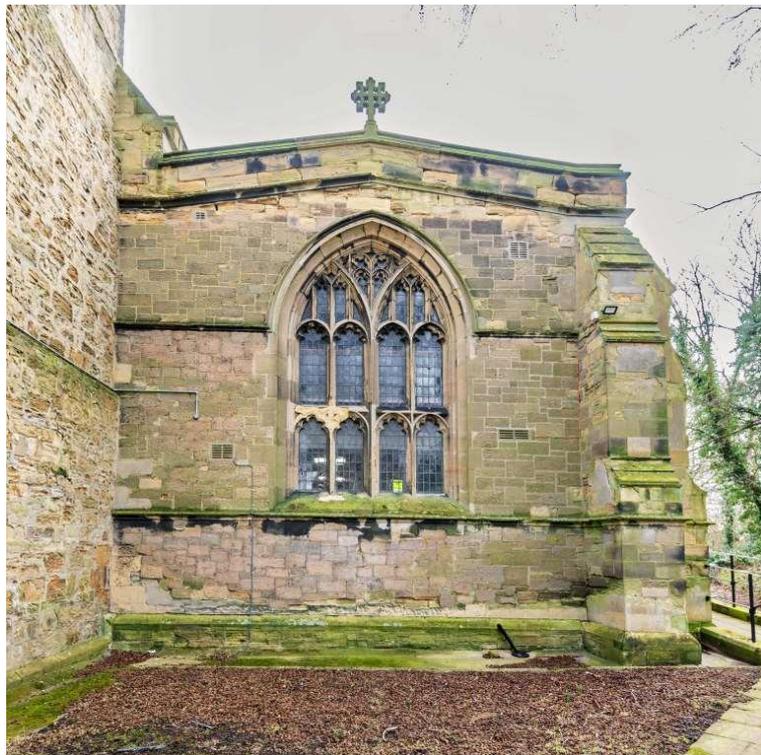
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South Elevation: vestry

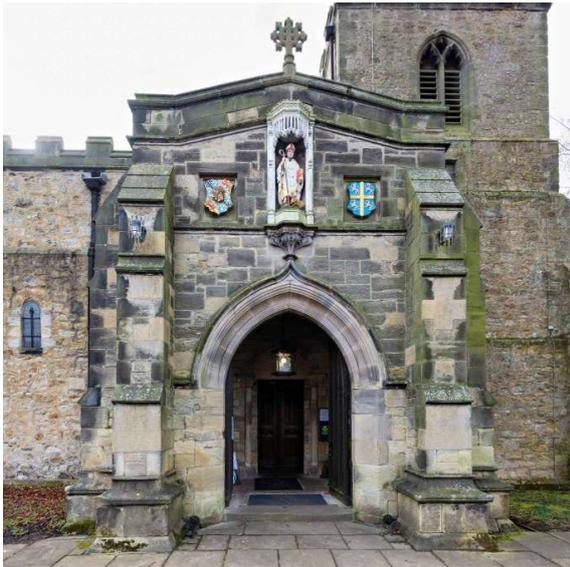


West Elevation: south aisle

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*North Porch: north elevation
Statue and shields recently restored*



North Porch: east elevation



North Elevation of Nave: oldest masonry below the string line.

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North Elevation: chancel and east part of nave



North Elevation: as a whole

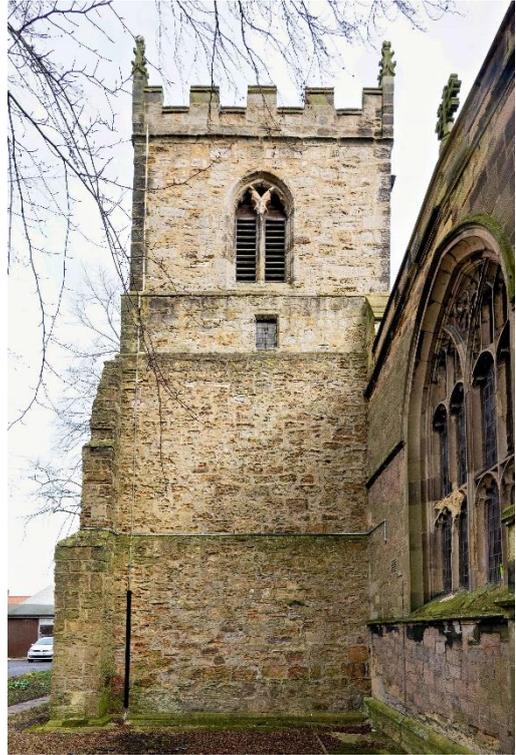
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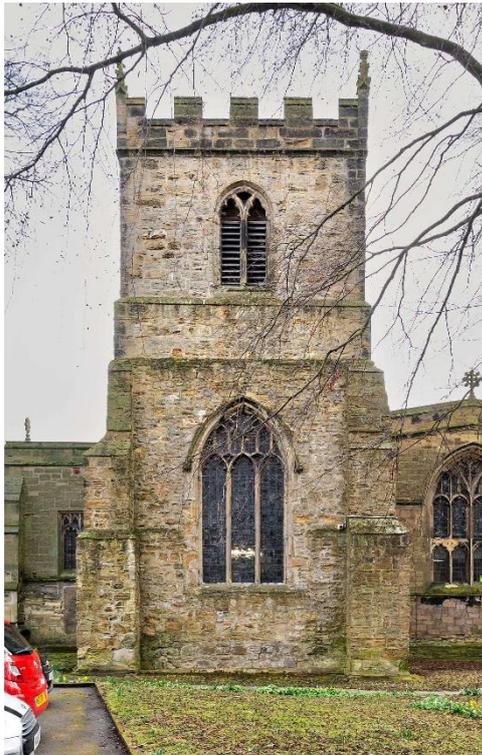
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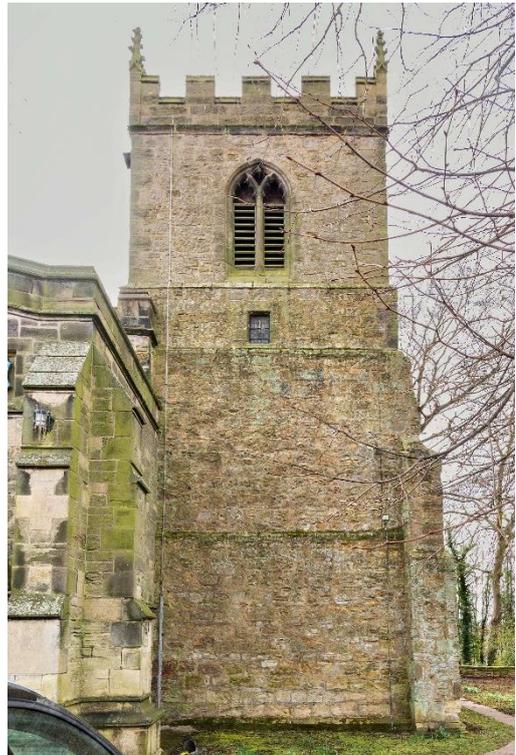
East Elevation: tower



South Elevation: tower



West Elevation: tower



North Elevation: tower

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Tower Roof: access hatch in northeast corner



Tower Roof: Lapped ridge with patch repairs



Nave roof south pitch in lead rolls with ventilated ridge and south aisle in stepped bitumen felt



Nave roof north pitch



Chancel roof south pitch with temporary repair following lead theft.



Chancel roof north pitch and ventilated ridge.

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3.01 Roof coverings **The Tower Roof**

A substrate of softwood timber boards with wood-cored roll joints, all weathered with lead trays. Lead lined parapet gutters to north and south. Lead upstand abutments to east and west parapets. The lead trays are lapped over the ridge. The underside of the roof is ventilated by the louvres of the bell chamber. The pitches are made up of two lead trays with a lap joint halfway down.

Most of the lead is of considerable age. There are many patch repairs, but these have been done well and the welding is not degrading.

The Nave Roof

A substrate of timber boards with wood-cored roll joints, all weathered with lead trays. Lead lined parapet gutters to north and south parapets. The drips into the gutters have a ventilation detail. Lead upstand abutments to the chancel arch to the east and the tower elevation to the west. The ridge is detailed with a ventilation cap. It is not clear how the ventilation works between the gutter drips and the ridge. The pitches of about 15 degrees are made up of two lead trays with a lap joint halfway down.

The leadwork was all replaced in the early 2000s. Detailed drawings of the works are kept in the church records.

The Chancel Roof

As nave roof above, apart from the following points: The east abutment is to a parapet and the west abutment is to the chancel arch. The pitches of approximately 10 degrees are made up of two lead flats with a 75mm step at the midpoint.

The recent lead theft has revealed that lead corrosion is occurring on the underside of the lead weathering. A coating of lead carbonate was found on the underside of the lead trays. This implies that the warm humid air from the church interior is getting to the underside of the lead and condensation is occurring.

The new trays fitted after the theft have been painted with a chalk compound to help reduce corrosion. Further investigation is required to understand fully why the corrosion is occurring.

The Porch Roof

As nave roof, but a monopitch with the parapet gutter to the west elevation.

The South Aisle Roof

A substrate of softwood timber boards with a bitumen felt weathering dating from the late 1900s. Three 75mm steps are evidence that this roof was originally clad in lead. A bitumen felt gutter runs along the south parapet. Lead flashed abutment upstands to the north, east and west parapets. Currently, this all appears to be in acceptable condition, but it really should be replaced with a longer life material.

The Vestry Roof

At the south aisle. Recently repairs have been carried out the south parapet gutter as it was leaking and rot was occurring in the substrate. However, during my inspection a minor leak was apparent. A meeting with the contractor was arranged and he explained that the works could only be carried out doing a reverse lap in the roof membrane. In the short term he has undertaken to re-seal the reverse lap. In the longer term the whole roof needs a new membrane. Ideally this would be stainless steel, but the perimeter upstands are quite low and therefore a single ply membrane with a guarantee may be a more practical solution.

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The Bell Chamber Drained Floor

This collects any wind-driven rain which passes through the louvres and enters the bell chamber. It has a lead weathering detailed as a lead roof. Any water drains to the east wall and through sumps to gargoyle pipes which discharge through the wall onto the nave roof. Currently the floor is covered in debris and would benefit from a thorough clean and then it can be properly inspected.

The underside of this floor was inspected from the muffling chamber and there were no apparent signs of leaks.

- 3.02 Rainwater goods and disposal systems All the roofs have parapet gutters lined in lead or bitumen felt and these have been described in 3.01.

These run into lead sumps and chutes which channel the rainwater into rainwater pipes. Generally, the chutes offer an overflow facility if the hoppers are blocked.

The church has an arrangement with a roofing maintenance contractor who visits every July and November to clear out the leaves and beech mast. This is an essential arrangement in a location like this where the church is 'downwind' of woodland.

On the next inspection, please could the contractor make a report on the condition of all the hoppers, downpipes, and gullies? Looking out particularly for loose fixings and cracks in the back of the pipes. All the cast iron would benefit from redecoration.

- 3.03 Drainage below ground **Surface Water Drainage**

All the RWP's have gullies which discharge into the belowground pipework running to soakaways. The previous quinquennial reports that the south soakaways were located in 2012 by the roofing contractor. It would be useful to record what he found and to repeat the exercise for the north soakaways.

Foul Water Drainage

The sink in the vestry probably sends its grey water to the soakaway system.

The remaining modern facilities in the parish centre all connect to a modern foul drainage system which runs to the sewer in the road, Gilesgate, from the south side of the site.

- 3.04 Bellcotes, Parapets, Chimneys, Verge upstands.

Parapets

Every perimeter wall has a sandstone parapet capping. They are castellated, apart from those of the south aisle and vestry. All are constructed of reasonably durable sandstone, selected for the purpose, and are in acceptable condition. All would benefit from repointing with NHL 5 lime mortar.

Stone Gable Crosses

The chancel arch and chancel east elevation crosses have been shaken and appear stable. The porch cross over the entrance has not been accessed from roof level. All appear to be in acceptable condition from the ground.

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Tower Pinnacles

All four are in place and are in reasonable condition. The last quinquennial advised of a stone shard falling off one of them. I do not think this has been repaired.

Nave and Chancel Pinnacles

The pinnacles have been removed. The bases remain and are in poor condition, and they look awkward without the pinnacles.

Ideally four new pinnacles would be restored.

Chimney

A large sandstone chimney sits over the southwest corner of the organ chamber and it serves the boiler room below. A recently lined flue within it must serve the gas boiler in the basement. It is not clear how this works or how birds are kept out of the flues. This arrangement needs to be reviewed.

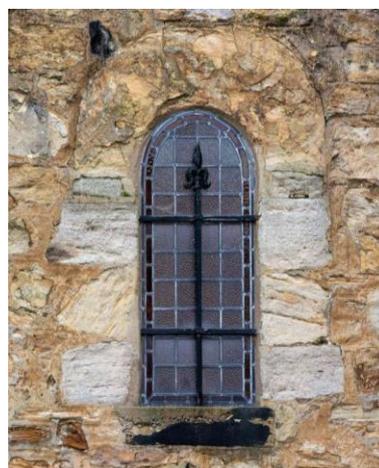
3.05 Walling

General Introduction

The overall condition of the walling and the window tracery stonework has been the major maintenance concern for this building for several quinquennials. The majority of the mortar is cement-based and is accelerating the decay in the softer sandstones. A phased approach to tackling the repairs based on an annual spend figure needs to be addressed.

Circa 1112 Stonework

The lower three quarters of the north wall of the nave. This is probably the best quality stone used in the building and the most sheltered from the prevailing winds.



Circa C1195 Stonework

The chancel. There is a significant crack in the east elevation near the southeast corner. It is apparent inside and out; the advice of a structural engineer should be sought.



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13th / 15th Century Stonework

The tower. Overall, in poor condition with poor repointing and stone exfoliation. The tracery is particularly poor.



19th Century Stonework

South facing: South aisle, organ chamber and vestry. This is the softest and most erodible stone used in the church. Perhaps not from an established quarry, possibly winnings from a train cutting or similar excavation. These elevations face the prevailing wind and therefore are more severely eroded.

West Facing: the window in the east elevation. Large lumps of stone are falling off the tracery and being caught in the window protection mesh.

North Facing: The porch. Generally, less eroded than the south elements as better protected from the prevailing wind.



- 3.06 Timber porches, doors, and canopies There is no exposed structural timber.

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3.07 Windows

Bell Chamber Louvres and Door onto the Nave Roof.

All formed in basic softwood joinery and backed with galvanised wire bird mesh.

The stonework tracery around them has suffered a lot from erosion.

All would benefit from an overhaul, all the metal elements including the fixings need to be checked for corrosion, hinges need to be lubricated. Timber should be treated with a breathable stain and metalwork decorated.

The stonework tracery also needs conservation.



Stained Glass Leded Lights

The glass of the east window, over the altar, dates from 1898, it was made by the major London firm of Clayton and Bell. The glass itself appears to be in good condition but many shards of stone have been lost from the external tracery. This is clearly evidenced by the amount of stone fragments that have been caught in the external mesh protection.



Plain Glass Leded Lights

The windows listed below have late 18th Century leaded lights with plain coloured perimeter bands. The stonework of the windows gives them their historic significance.

The north wall of the nave has two early small Norman windows.

The chancel has two 12th Century windows with semi-circular heads and side columns.

The south aisle, vestry, organ chamber and porch have windows with lots of stone tracery.

The west window in the tower narthex has 15th Century tracery which was inserted into a 13th Century wall. Its glass is mid-20th Century. The plain glass appears to be handmade and is set in leadwork set to a complex but rhythmic pattern. The style of Leonard Evetts.

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Ventilation Hoppers

None. There is little requirement for these in this church, which does not appear suffer from humidity issues and which is well heated.

Window External Protection

The east window has mesh protection which is in acceptable condition. As reported above, it is catching sections of stone which have fallen off the tracery. When the stonework is carried out the condition of the mesh needs to be checked and repaired, as necessary.

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4.0 Internal Elements



The chancel looking east



The nave looking east

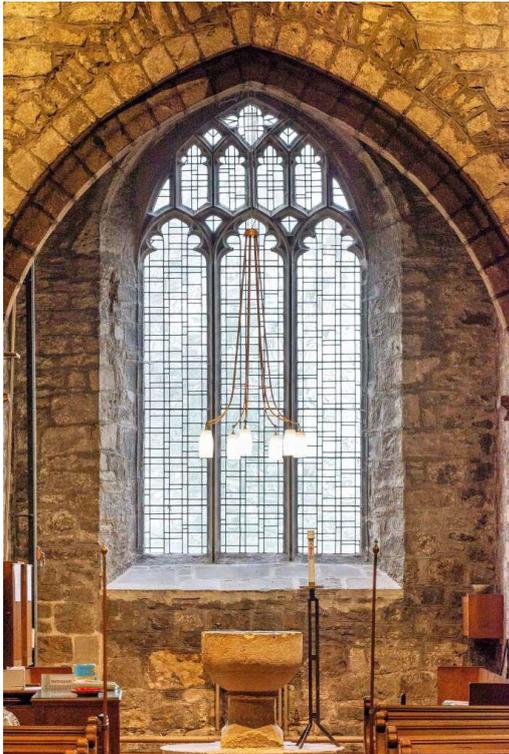
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The nave looking west



The west window, baptistry and font



The entrance porch doors by Thompson

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Parish centre: meeting room



Parish centre: east elevation



Parish centre: refitted kitchen

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The organ chamber



Northwest corner of chancel with movement crack



Southeast corner of chancel with movement crack

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- 4.01 Tower **General Description**
- The tower is located at the west end of the church. The intermediate floors offer no fire compartmentation.
- Ground Floor**
- The baptistry has a high ceiling of exposed timber beams and boards and is beautifully lit by the large window in the west elevation. The south wall has the Ellacombe apparatus for one person operation of the bells.
- Second Floor**
- A vertical ladder gives access to a muffling chamber which is only about two meters high. This is plainly finished in old lime plaster. There is a separate hatch in the floor for maintenance of the bells etc. the bell ropes run across the space between the pullies.
- Third Floor**
- The bell chamber is accessed through a floor hatch. The floor is waterproofed with leadwork. An ancient timber bell frame no longer supports the bells. The bells no longer swing and now hang on a steel beam and are struck by Ellacombe hammers.
- Ladder Access**
- The health and safety issues of this have been reviewed. Please see Appendix D for a detailed photographic report.
- Future Maintenance**
- There appear to be no significant water leaks in the existing envelope or decay in the timber, but regular inspection and cleaning are required. Once safe access is established, the upper storeys need to be thoroughly cleaned out and a detailed inspection of the spaces carried out. The louvres need to be overhauled and the condition of the bell fixings etc reviewed.
- Future Use of the Muffling Chamber**
- The muffling chamber may have potential to be used as a storage loft. This is limited by the difficult access, the lack of fire resistance and the space needed for the bell ropes which traverse the space.
- A spiral stair to replace the ground floor ladder would have to be designed with the agreement of building control and probably have to have a clear tread width of 600mm, this would make it about 1350mm diameter. At this diameter it would overlap the jamb of the west window.
- 4.02 Clocks and their enclosures None.
- 4.03 Roof and ceiling voids. There appear to be no voids. The timber boards of the ceilings appear to be those which the lead or felt roof membranes sit upon. Further investigation is required as this might be the cause of the condensation which is leading to the corrosion of the underside of the lead roofing.
- 4.04 Roof structures and ceilings Working from the top down. The roof sarking boards form the ceiling and run perpendicular to the roof pitch and they are supported by heavy timber rafters at close centres. The ridge beam and mid pitch rafters are propped off large timber beams. Timber posts and brackets take the bearing loads down to stone corbels built into the masonry walls.
- Loose mortar does fall from the heads of the internal wall faces at the junction to the roof. This needs to be reviewed and remedial action decided upon.

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- 4.05 Internal structures, arcades, upper floors, balconies, access stairways
- South Aisle Arcade**
This was cut through the original Norman south wall of the nave in the late 19th Century and is in acceptable condition.
- Parish Centre**
Dating from 1996 and designed by James Samson. The two storey structure is clad in glass and offers perfect accommodation to bring the church into the 21st Century.
All appears to be in very good condition and working very well.
- 4.06 Partitions, screens, panelling, doors and ironmongery, emergency means of escape.
- North Doors and Organ Screen**
Robert Thompson, 1937 and in acceptable condition. The north vestibule doors are a little heavy to operate but this means they do not blow open. The condition of the hinges and or pivots needs to be checked and maintained if required.
- Emergency Means of Escape**
There are escapes at the north porch, the parish centre stairwell, at the southwest and the vestry at the southeast. All the ironmongery appears to be in acceptable condition however the vestry ironmongery needs to be unlocked when the building is in use. The vestry locks should be reviewed to see if they can automatically unlock when smoke is detected.
- 4.07 Ground floor structure, timber platforms.
- Aisles and Vestry**
Carpets on solid substrate.



Chancel

Sandstone, slate and marble flagging. Some wear to the sandstone but nothing of particular concern.

Baptistry, Remaining South Aisle and Areas Below Pews

Polished timber parquet set in bitumen which forms a damp proof membrane.

The south aisle has recently been refurbished.

Parish Centre

Carpet and vinyl sheet to WCs and Kitchen.

Ground floor is possibly on a modern screed with a damp proof membrane.

First floor will be a modern deck.

It would be useful to check the 1996 construction drawings.

All Floors

No damp issues or remedials were observed.

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4.08 Internal finishes

Comment on materials and condition of wall and ceiling finishes noting any dampness, areas of decayed plaster and other defects.

Internal Faces of North Wall of Nave and All Walls of the Baptistry

Exposed Stone with cement pointing. The overall effect is a very dark surface but as it is a relatively small proportion of all the walls it works well. Some of the newer pointing is poorly finished but it is functional. Some holes were drilled in the west wall of the baptistry, north wall of the nave and stone window sills of the south aisle for a temporary flower exhibition by persons not connected to the church. The damage cannot be reversed but the holes could be filled with lime mortar when a skilled mason is next on site.

All Other Internal Faces of External Walls

White painted render of unknown age or binder type. It is consistent and solid, so it is likely to be bound with Portland cement. The good environmental conditions in the church mean that this is not of particular concern.

Main Ceilings

Exposed timber boards and structure stained dark brown with painted highlights.

Some minor white staining has occurred which could be associated with the leadwork above. Otherwise, all in acceptable condition.

The Parish Centre

Modern glass, gypsum plaster and mineral fire suspended ceilings finishes.

Works required:

- Two ceiling panels need replacing.
- One double glazing void venetian blind is broken.
- 50% of the lighting has been changed to LED.
The remainder of the work needs carrying out.

4.09 Fittings, fixtures, furniture, and movable articles

The fittings are exceptional and in good condition unless noted otherwise.

Font

Norman stone late 12th Century.



Remains of Original Chancel Arch

Built into the external wall in the original location.

Priest's Doorway

Filled with masonry after the reformation.

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Ambury

Late 12th Century stone cupboard with a relatively modern timber door.



Pulpit

Part octagonal with stone plinth and steps. Highly carved oak clear polish finish with brightly painted detail. Late 19th Century.

Robert Thompson Furniture

Benches and cupboard in Baptistry.

Credence table, altar book rest, and two chairs.

4.10 Toilets, kitchens, vestries etc.

Toilets

Well-appointed, fully accessible, and with baby change facilities.

Kitchen

Refitted to an excellent standard during the last Quinquennium.

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- 4.11 Organs, and other instruments The Organ is by local organ builders Harrison and Harrison Ltd and dates from 1882. It is still maintained by the same firm.
- 4.12 Monuments, tombs, plaques. They are exceptional and in good condition unless noted otherwise.



John Heath Effigy

Dating from 1590. Carved in timber and recently skilfully restored and decorated.

Grave Cover

12th Century carved stone.

Coat of Arms

5th Marquess of Londonderry and the Diocese of Durham.

Painted timber.

Memorial Stone

In the west wall of the porch. Dated 1684.

Church of St Giles, Durham

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5.0 Services

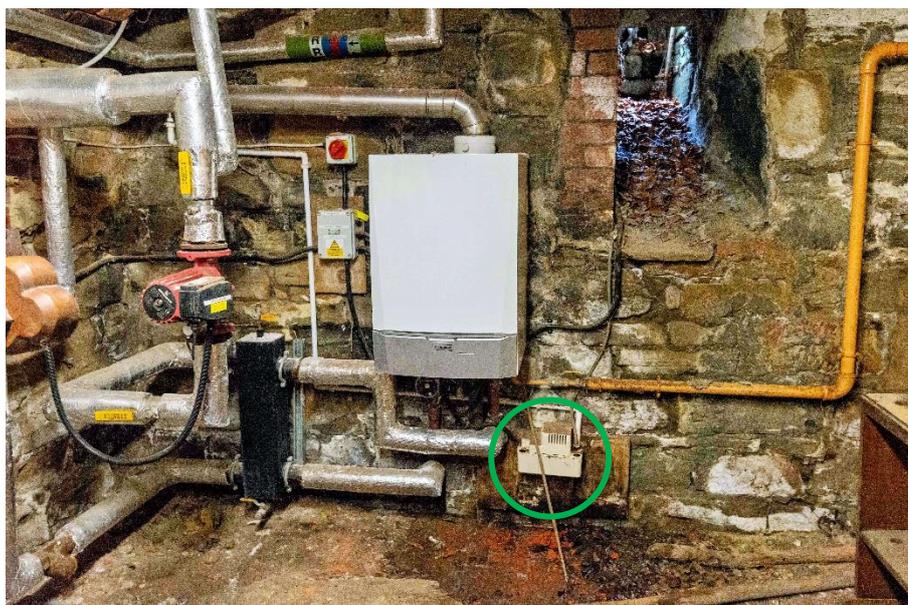
- 5.01 Services installations generally All the utility services needed are provided and they are in acceptable condition. The building services are well maintained by specialist companies and this is comprehensively recorded in the church logbook.
- 5.02 Heating and ventilation The wet heating system has late C20 radiators and pipework connected to gas boilers. The church has enormous thermal mass and is used most of the week so the usual church issues such as condensation on plastered surfaces do not occur.
- 5.03 Gas installation The gas supply comes from the road and runs to along the south side of the church.



Gas incoming supply and pipe to the basement boiler room.

Two modern fan assisted boilers are provided, both are circa 2013:

Main Church Boiler: located in the basement below the vestry, it appears to take its combustion air from the room and the flue appears to run in a duct to the original boiler room chimney. There are no pressure vessels in the boiler room, so it appears that the header tank in the organ chamber is still in use. There are oxide stains near the condensate pump below this boiler. It therefore appears the pump may not be working.



The main church boiler in the basement.

Condensate pump ringed in green. Gas supply mustard yellow.

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Parish Centre Boiler: A room sealed boiler in a cupboard on the ground floor on the south elevation. Its concentric flue delivers combustion air from outside. This system appears to be pressurised by the water main.

5.04 Electrical installation

Electrical Distribution: The electricity supply is below ground and appears to enter the building near entrance porch where the distribution board is labelled 'load centre'. There are also distribution boards in the organ chamber and parish centre. The author does not know whether the below ground supply is three or single phase. Recently extensive work has been carried out on the lighting by Lightfoot's electricians who have a longstanding relationship with the church. Many light fittings have been replaced with LED luminaires.



*Electrical load centre panels
next to the north porch*



*Security panels
next to the parish centre*

- 5.05 Water installation Mains water. Location of the stopcock is to be confirmed.
- 5.06 Oil installation None
- 5.07 AV system A state of the art system circa 2014 and updated in 2021 is in place and a Zoom broadcast camera is in place for service streaming. Data projector and screen are available.
- 5.08 Lightning conductor Two terminals protect the tower and connect to a pair of conductors which runs down at the southeast corner of the tower. The system is tested regularly. Please see the logbook records.

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- 5.09 Fire precautions **Alarms**
- The last quinquennial implies there isn't a smoke and fire detection system in the building. It refers to a hand cranked alarm bell in the parish centre.
- A full fire strategy should be in place and reviewed annually.
- This should include plans of the building showing all elements of risk and mitigation.
- Fire Extinguishers**
- 2 x 6 Litre water
5 x 6 Litre AFFF foam
3 x 2 Kg CO²
2 x 6 Kg Powder
2 x Fire Blanket
- The extinguishers are appropriately placed, tested regularly, and the test certificate is displayed on a notice board. Please see the logbook records for full details.
- 5.10 Security precautions
- This is an inner city site and security is a major issue. The building is alarmed and has external cameras. The roof alarm was recently sabotaged when the leadwork was stolen. Roof alarm has now been repaired and improved.
- 5.10 Asbestos
- The last quinquennial report states that the church wardens have created an asbestos register. This should be kept up to date and reviewed annually. The list of work carried out in the last five years includes a reference to an asbestos report. This should be filed for future reference.
- When building work is carried out it is now a legal requirement that an asbestos report is prepared by a qualified inspector prior to work commencing.

THE DIOCESE OF DURHAM

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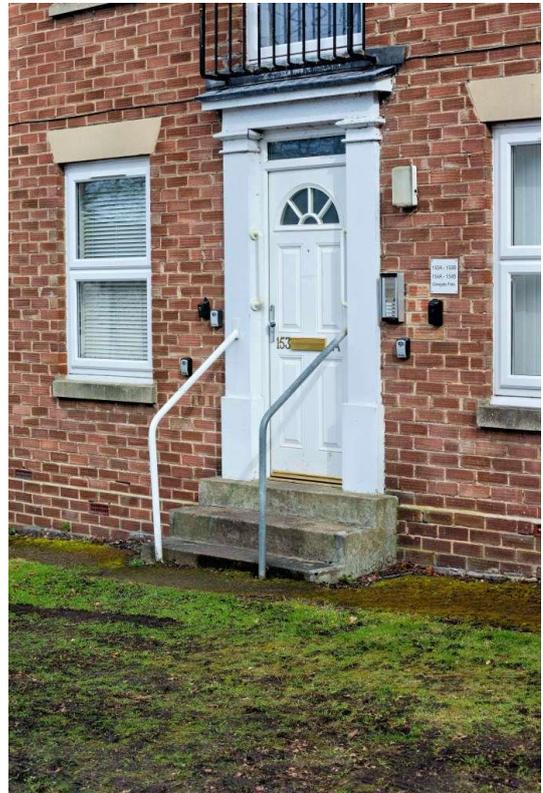
6.0 Curtilage



The east side of church drive is used for parking, particularly by neighbours: this is unsatisfactory.



An historic but unkempt cast iron light standard.

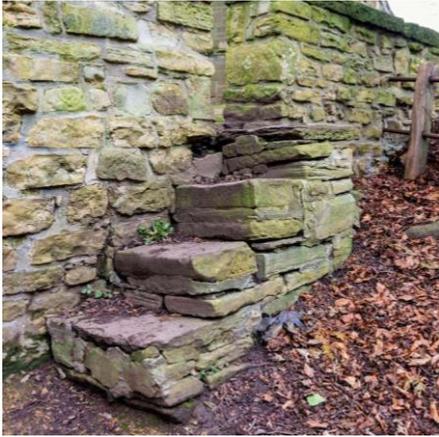


The neighbouring property's communal access door leads to parking on the grass.

Church of St Giles, Durham

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*Public footpath steps at the southwest corner of the site:
The church are responsible for maintenance.*



Vestry escape doorsteps: uneven, settled and without a landing platform. They must get very icy in winter.



New gate to the 1927 churchyard.



*The entrance to the Ancient and 1927 churchyards
requires a gate.*



*Iron railings to the 1927 churchyard
which serve no purpose.*



*Decaying wall adjacent to a public highway,
the east boundary of the 1870 churchyard.*

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The natural spring, in the 1870 churchyard, which is making the ground very boggy.



*Recently restored monument.
An excellent piece of work.*



*1870 churchyard. The Rule family gravestone in slate
They were the Durham slate merchants.*



The neighbouring allotment holder is using a ladder to tip rubbish over the wall into the 1870 churchyard.

Church of St Giles, Durham

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- 6.01 Churchyards The land at the entrance from Church Drive (Gilesgate) is poorly managed and the neighbours are using it and parking inappropriately. A scheme for new fences etc. is needed so that the boundaries are defined correctly. The PCC is working on managing the churchyards more effectively. This will make them more appealing to locals and visitors. Good progress is being made to clear the overgrown areas.
- There are three large churchyards to the east of the church.
- Ancient: the cleared area around the church.**
- An area used for the internment of ashes needs a perimeter fence.
- 1870: previously known as Holywell Field is 200 yards east of the church.**
- A natural spring in the centre leads to the ground downstream of it being rather boggy. This water flow was more effectively controlled in the past.
- A neighbouring pigeon loft owner is dumping waste over the boundary wall. This loft is in the grounds of Vane Tempest Hall.
- 1927: located between the others and extending south.**
- Ugly steel security fences along the southern boundary could be removed.
- Please note:** Boundary issues to all the churchyards are complex and need to be further understood.
- 6.02 Ruins None.
- 6.03 Monuments, tombs, and vaults These are too extensive to fully record in this document.
- Ancient Churchyard**
- An octagonal stone memorial has been beautifully restored.
- 1870 Churchyard**
- A First World War gravestone is unplanted and this should be reported to the Commonwealth Graves Commission.
- 6.04 Boundary walls, lych-gates, gates, fencing and hedges Drawings are needed to record the many and extensive relationships.
- The PCC are proposing to add gates and fencing to control access to the land more effectively.
- 6.05 Trees and shrubs Too extensive and complex to be covered by this report. A full understanding of land ownership, tree listings and condition should be established. It may be necessary to commission an arborist to survey the trees.
- 6.06 Hardstandings Parking for approximately ten cars near the north porch and the drive to the vicarage are accessed from the Gilesgate entrance drive. The surfaces are all well tarmacked and in acceptable condition. The grassed surfaces are also used for parking, often by neighbours, and this looks very unattractive.
- 6.07 Buildings within the curtilage A circa 1962 timber building serves as a Church Hall.
- The vicarage is located to the north of the chancel adjacent to the ancient churchyard.

THE DIOCESE OF DURHAM

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- 6.08 Notice Boards A substantial steel notice board is well located at the back of the Gilesgate public pavement at the Church Drive entrance. It is shared with and maintained by the City Council.
- 6.09 Disabled Access The car park does not have a disabled parking space. This can easily be resolved and should be done as soon as practically possible.
- An access ramp works with the south elevation doors into the parish centre.
- This dates from 1996 and meets current building regulations requirements.
- This gives flush access into all areas apart from the chancel.
- Removable handrails for the ambulant disabled have been installed at the chancel steps.
- The AV system incorporates a hearing loop.

APPENDIX A

Historic England Listing

Overview

Heritage Category: Listed Building

Grade: I

List Entry Number: **1159991**

Date first listed: 06-May-1952

Location

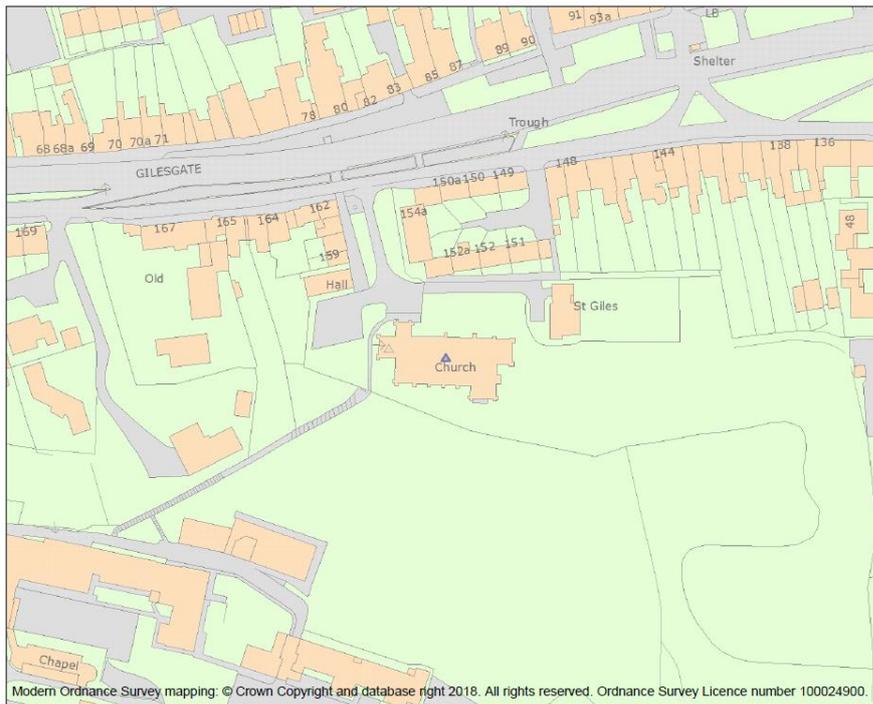
Statutory Address: CHURCH OF ST GILES, GILESGATE, DH1 1QQ

District: County Durham (Unitary Authority)

Parish: City of Durham

National Grid Reference: NZ 28388 42653

Map



Name: CHURCH OF ST GILES

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 :	1159991
Grade:	I
County:	
District:	County Durham
Parish:	City of Durham

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 28388 42653
Map Scale:	1:1250
Print Date:	6 January 2023



Not to scale

Church of St Giles, Durham

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

Details

Parish church. Part of the hospital of St Giles founded 1112 AD; north nave wall c.1114; chancel late C12; tower early C13 and early C15; c.1873 south aisle and vestry, north porch. Sandstone, most coursed and squared, with ashlar dressings; porch snecked sandstone; plinth. Roofs not visible.

EXTERIOR: Nave with south aisle and north porch; chancel with south vestry; west tower. Square tower of four stages has clasping buttresses flanking restored three-light west window with Perpendicular tracery; top stages have small square-headed window and two-light belfry openings, traceried except on east side, below pinnacled battlements. North wall of nave has three small windows, the west two round-headed and with shallow chamfered surround, that at east renewed; massive buttresses define east bay which was original chancel. Later chancel has blocked north door; shafted round-headed north and south windows with zig-zag moulding; five-light renewed east window; sill string. Buttressed south aisle has five Perpendicular three-light windows.

INTERIOR: coursed squared sandstone, raised on the north in rubble, in nave and chancel; tower rubble; C19 work painted plaster with ashlar dressings; panelled roof on painted corbels and tie beams. Octagonal columns in five-bay arcade and south organ chamber have two hollow chamfers to two-centred arches. three shafts support double-chamfered renewed chancel arch; fragment of former chancel arch on north with two head corbels. Tower arch of two orders has dog-tooth corbels. North door, re-sited from south, has cushion capitals and zig-zag moulding; deep splays to nave north windows; chancel windows have water-leaf capitals and zig-zag drip string. Blocked round-headed doors in chancel and adjacent to north door. Font in tower has large lead-lined bowl on round pedestal with cushion capital. In chancel wood effigy of John Heath of Kepier, died 1591, in armour; head rests on cock-crested helmet, feet on scroll containing two skulls with motto 'Hodie mihi cras tibi'; Heath arms on shield hanging from renewed wooden chest. Porch contains fragment of tegulated coped medieval grave-cover.

Legacy

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

Legacy System number: **110230**

Legacy System: LBS

Sources

Books and journals

Page, W, *The Victoria History of the County of Durham*, (1928), 186-190

Pevsner, N, Williamson, E, *The Buildings of England: County Durham*, (2003)

Church of St Giles, Durham

APPENDIX B

Site plan

North to top of page. Not to scale



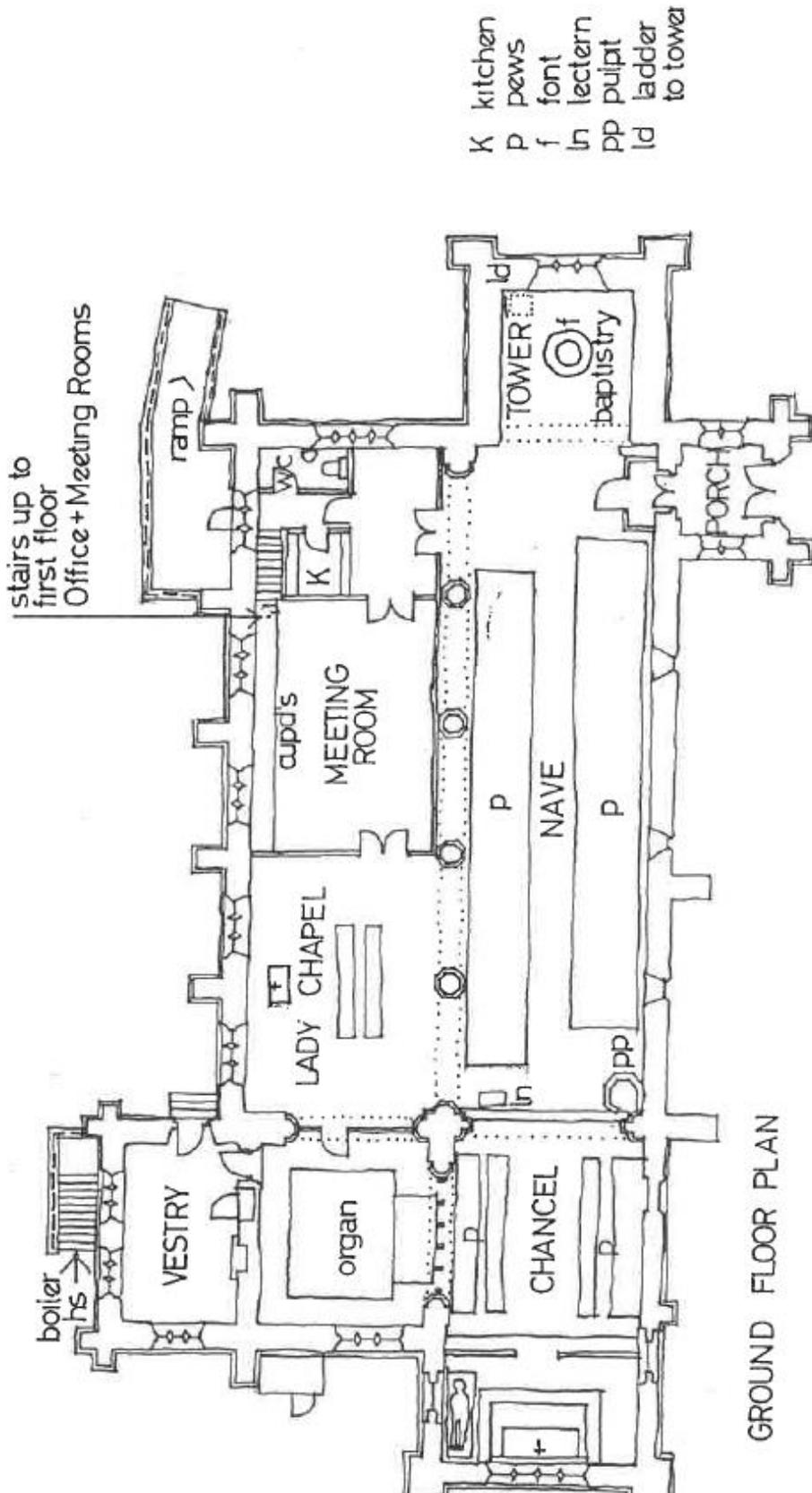
Excerpt from OS Map, the church is circled in red

Google aerial view



Church of St Giles, Durham

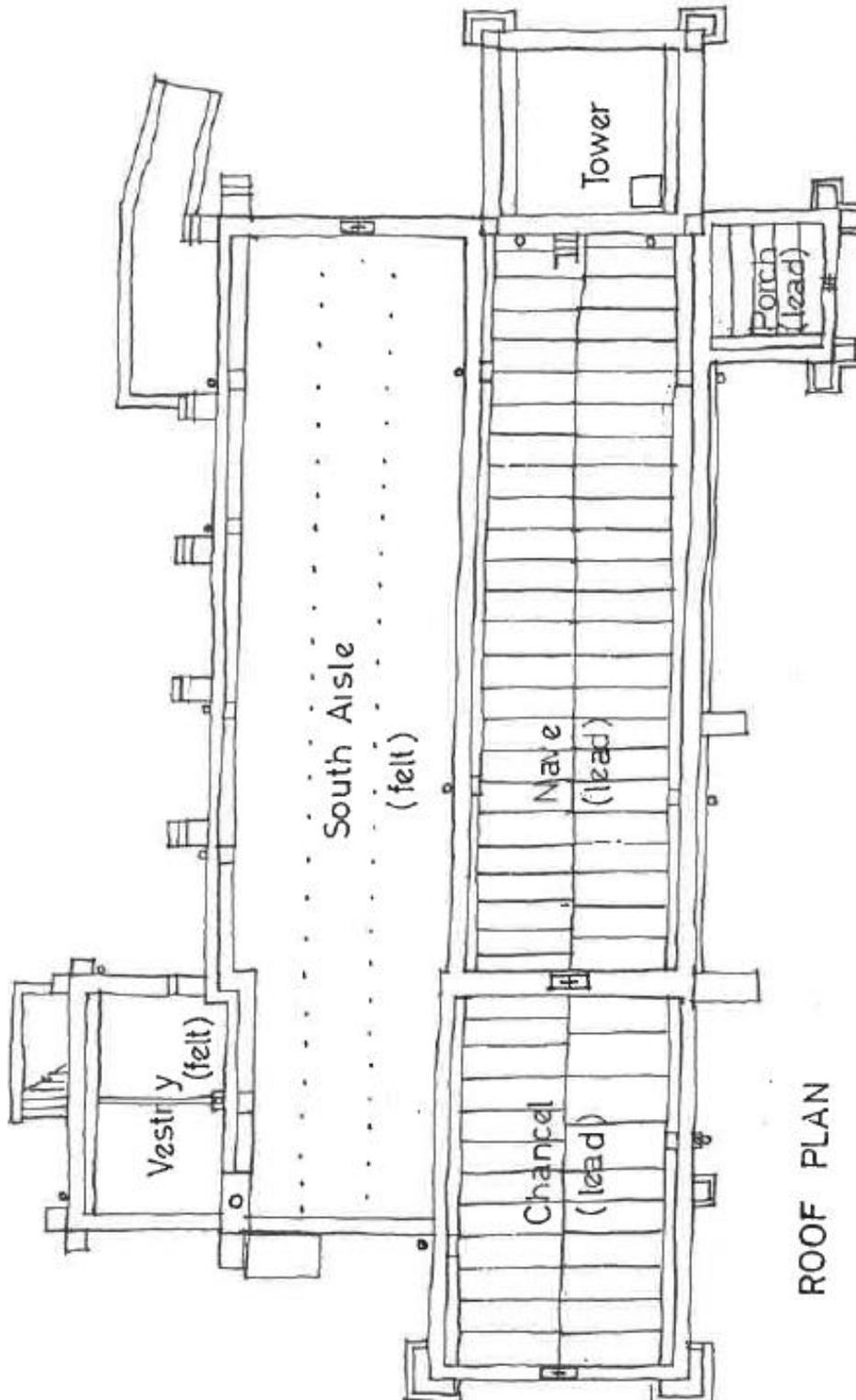
Ground Floor Plan



Not to scale

Church of St Giles, Durham

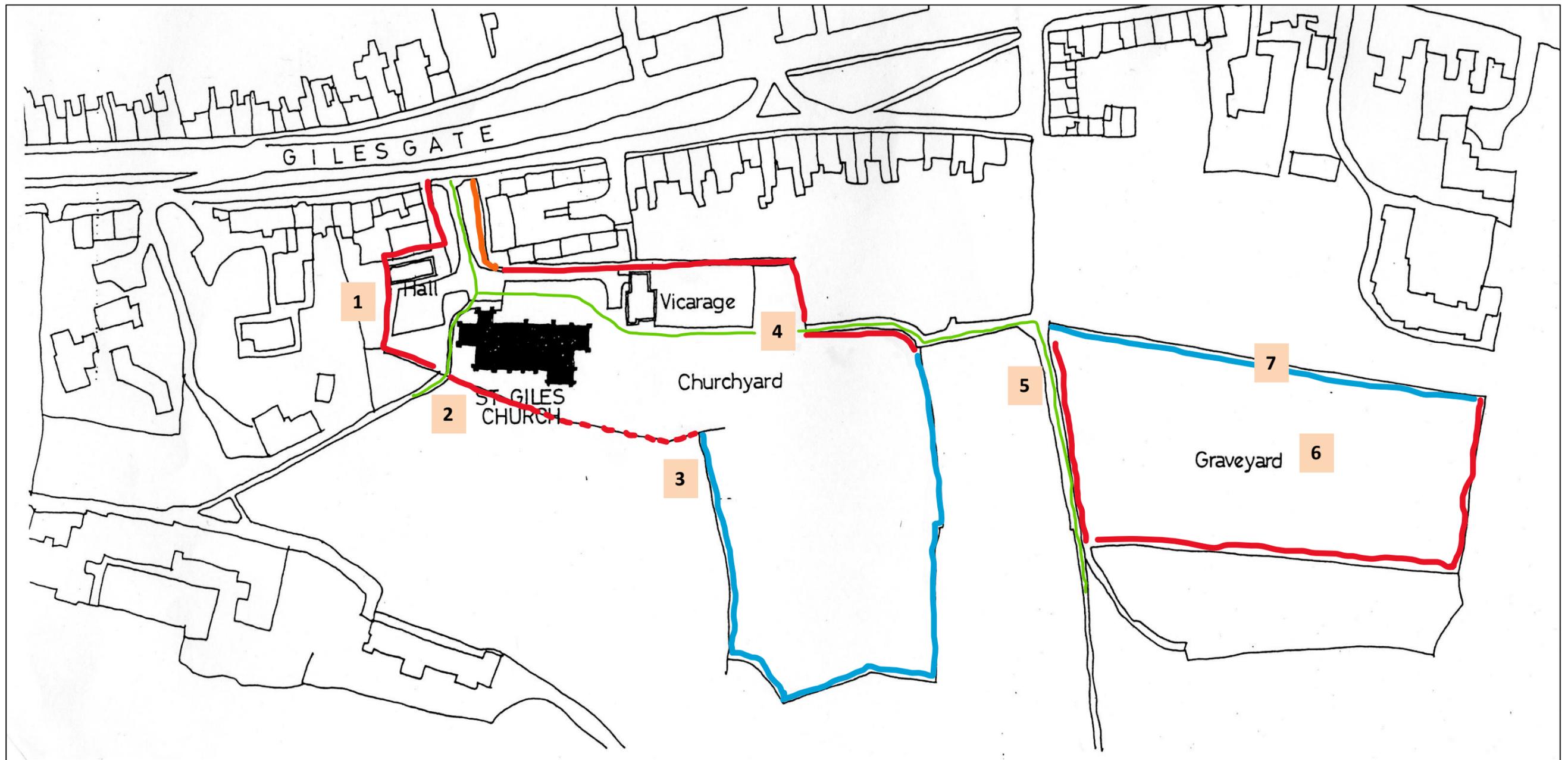
Roof Plan



Not to scale

Church of St Giles, Durham

APPENDIX C Church Site Plan



	BOUNDARY STRUCTURE Owned by Church		OPEN BOUNDARY No structure	1	Fence needed around ashes internment area	3	Steel fence needs removing	5	Stone wall needs consolidating	7	Neighbour tipping rubbish over the boundary wall.
	OPEN BOUNDARY Structure is needed to control vehicle parking.		BOUNDARY STRUCTURE Owned by neighbours.	2	Steps need maintenance	4	New gate required	6	Spring causing wet land		
	PUBLIC RIGHT OF WAY										

Church of St Giles, Durham

APPENDIX D

INTRODUCTION

The tower has three floors and a flat roof.

The Ladders

Access from the ground floor to the first floor is via a steel ladder fitted in the 1880s. See figure 1.

The two sections of wooden ladders on the first floor need replacing. See figures 2 & 3.

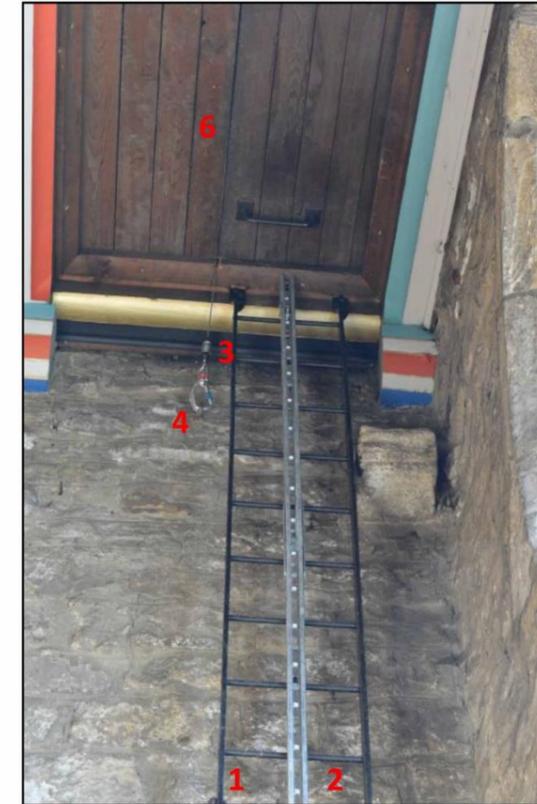
The aluminium ladder from the bell chamber floor to the roof is in acceptable condition and can be retained. See figure 4.

The Existing Fall Arrest System

The current harness is basic, a budget buckle design, and consequently difficult to fit. Two new harnesses are required. The current fall arrest equipment arrangement requires a swap of carabiner whilst at the top of the ladder which is very unsatisfactory. The fall arrest system stops at first floor level and needs to be extended to the top of the tower.

The Existing Hatches

The first floor hatch is acceptable and works well. The second floor hatch needs replacing with a design which follows that of the first floor hatch. The roof hatch has to be lifted off, it is in acceptable condition, and will be retained.



GROUND FLOOR LADDER

Hatch in closed position

1. 1880s steel ladder: retain.
2. Steel fall arrest track: remove.
3. Inertia reel carabiner with 6m wire: replace with 10m wire inertia reel and carabiner unit
4. Carabiner parked in current position.
5. Change parking position to approximately 1,500mm above ground floor level and lock to ladder steel work. Lock arrangement to be tamper proof and secure.
6. Existing counterbalanced hatch in closed position.

Countryside Consultants
Architects & Planners

Townhead, Alston, Cumbria, CA9 3SL Tel: 381906 Fax: 381908

ST GILES' CHURCH, DURHAM

TOWER FALL ARREST SYSTEM: GROUND FLOOR LEVEL

22/37

Figure 1

May 2023

Not to scale



MUFFLING CHAMBER COUNTER BALANCED HATCH

Hatch in closed position

1. Wire of hatch counterbalance: retain.
2. Timber latch: retain and overhaul.
3. Fall arrest wire from inertia reel passes through a slot in the hatch.
4. Wooden ladder: replace with galvanized steel ladder.



MUFFLING CHAMBER TIMBER LADDER

Hatch in open position

1. Wire of hatch counterbalance: retain.
2. Timber latch: retain and overhaul.
3. Fall arrest inertia reel: retain fixing plate, replace 6m reel with 10m reel
4. Wooden ladder: replace with galvanised steel.
5. Wooden fixing rail: replace with galvanized steel, fix only to timber joists.

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ST GILES' CHURCH, DURHAM

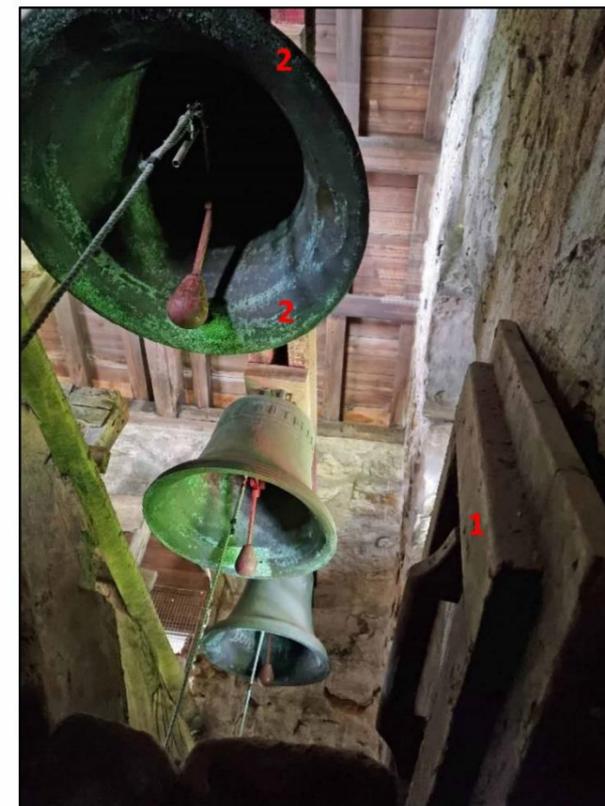
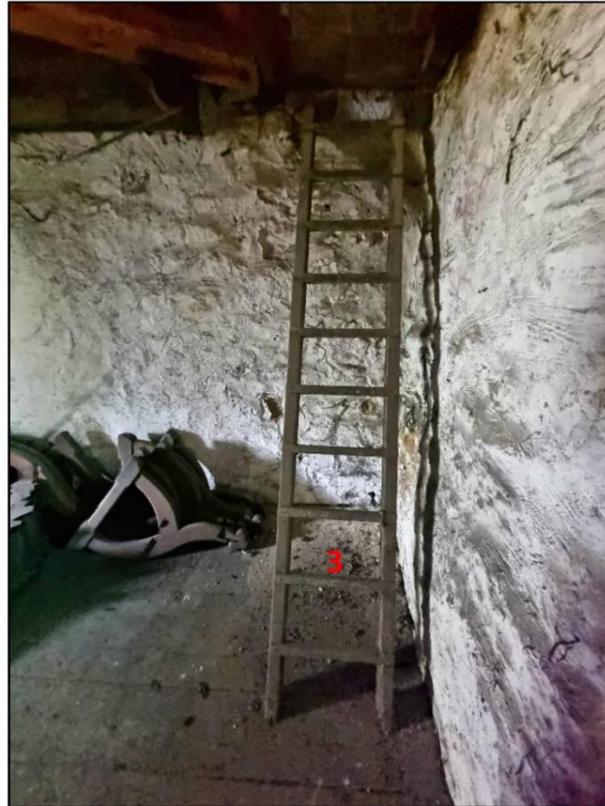
TOWER FALL ARREST SYSTEM: FIRST FLOOR LEVEL

22/37

Figure 2

May 2023

Not to scale



BELL CHAMBER FLOOR HATCH AND LADDER

Hatch in open position

1. Loose timber hatch: replace with counter balanced hatch to match existing on level below.
2. Fall arrest inertia reel salvaged from level below: fix to steel bell beam. 12mm hole to be drilled in beam.
3. Wooden ladder to be replaced with galvanised steel: Fix to timber rail at top and floor at bottom.
4. Existing stone wall: Remove 2m² of lime render, exfoliate stone faces and repointing in NHL 3.5 Lime mortar.
5. Fix new galvanised steel hand grab rails to wall face: fixings to be stainless steel resin anchors into the mortar joints.

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Architects & Planners

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ST GILES' CHURCH, DURHAM

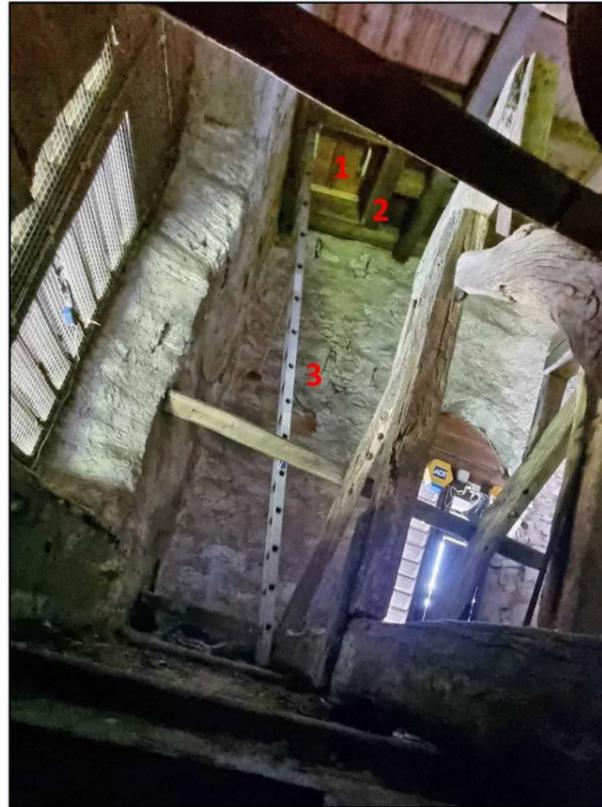
TOWER FALL ARREST SYSTEM: SECOND FLOOR LEVEL

22/37

Figure 3

May 2023

Not to scale



BELL CHAMBER ROOF HATCH AND LADDER

Roof hatch in closed position

1. Loose timber hatch clad in lead: retain no modifications required.
2. New 6m fall arrest inertia reel: fix to timber beam next to hatch with galvanized steel eye plate and back plate.
Drill 2no 12mm holes through the beam.
3. Existing aluminium ladder fixed to timber beam at top and floor at bottom. No modifications required.

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ST GILES' CHURCH, DURHAM

TOWER FALL ARREST SYSTEM: ROOF LEVEL

22/37

Figure 4

May 2023

Not to scale

APPENDIX E

THE STORY OF THE CHURCH

The Hospital of St. Giles was built by Bishop Rannulf Flambard as a home for poor old men who were no longer able to work. Its church was dedicated on 11 June 1112. Pilgrims to St. Cuthbert's shrine in Durham Cathedral would have been welcome also.

St. Godric, the hermit of Finchale, was Doorkeeper (the lowest of the minor orders of priesthood) for a short time between the years 1112 and 1128.

In 1144, the Hospital buildings were destroyed by the forces of an intruder 'bishop'. Only the stone church survived.

About 1180, Bishop Hugh of Le Puiset refounded the Hospital at Kepier, further north beside the River Wear. The church (still under the control of the Master of the Hospital) then served the new Parish of St. Giles'. It was extended by adding the late 12th-century chancel.

A low tower was constructed in the early 13th century. This was heightened in the 15th century by the addition of a belfry, probably about the same time as the nave wall was raised. There are two pre-Reformation bells and a third dated 1640.

Kepier Hospital was closed in 1545 and lay owners became the patrons of the church.

During 1828-29, the architect, Wyatt (probably Philip, then engaged on Lord Londonderry's mansion at Wynyard), was asked to make some alterations to the east window and also to replace three sash windows in the south wall of the nave with others in the perpendicular style. In addition, he erected a gallery at the west end, lighting it with an upper window on the south side of the tower.

About 1861, both the vicar and parishoners considered pulling the church down and rebuilding it. Resistance to this was led by a local antiquarian society.

Instead, the church was restored (1874-76, by architect Robert Johnson of Newcastle). A north porch, south aisle, organ-chamber and vestry were added. Wyatt's east window was replaced (stained glass by Clayton & Bell, 1898). The chancel was furnished with oak fittings. Later (1894), a new floor was laid: black & white marble, at the east end, on which the altar was placed; plus a pattern of slate and stone between the choir stalls.



NORTH SIDE by S. H. Grimm (c.1777-84)
(by permission of the British Library)



SOUTH SIDE by W. Pearson (c.1830)



PARISH CENTRE by H. C. Webster (1996)

THE PARISH CHURCH OF ST. GILES DURHAM CITY



Statue of St. Giles (1876)
with, according to legend,
the hart he saved from its hunters.
(North external wall of Porch)

"AN ANCIENT CHURCH...
A LIVING, LOVING, WELCOMING
CHRISTIAN COMMUNITY"

Text by Dorothy M. Meade
Drawings by Hilary C. Webster
2016

1 Coat of Arms of the 5th Marquess of Londonderry (with the added escutcheon of his wife) on the porch. As patron of the church, Lord Londonderry gave generously to the alterations and additions of 1874-76. The coat of arms to the west is that of the Diocese of Durham.

2 The Norman north doorway, moved from the south side during the 19th-century extensions.

3 The Norman font probably dates from the late 12th century when the building became the Parish Church. The marks of the fastenings of a font-cover can be seen.

4 Part of a 12th-century coped grave-cover. The scalloped pattern represents the tiles on the roof of man's last abode on Earth.

5 Early 15th-century window, let into the west wall of the tower.

6 There are two early Norman windows in the north wall of the nave (the westernmost is shown in the illustration). East of them is one similar in style, belonging to the 1874-76 restoration. A blocked low-side window, covered by the pulpit, can be seen on the outside.

7 North wall of chancel: remains of the springing of the late 12th-century chancel arch.

8 Priest's doorway (north side of chancel), probably walled up after the Reformation.

9 Late 12th-century window in north wall of chancel. A similar one in the south wall was moved eastwards to its present position when the organ-chamber was built (1874-76).

10 Aumbry (cupboard), with modern door, formerly used (pre-Reformation) to store vessels needed for the celebration of Communion.

11 Wooden effigy of John Heath (died 1590), Lord of the Manor of Gilesgate, Patron of the Church and ancestor of the Marquesses of Londonderry. The two skulls signify death; the Latin inscription round them may be translated, 'Today is mine; tomorrow, thine.'

12 The organ, installed in 1882 by Harrison & Harrison of Durham.

13 Oak screen, carved by Robert Thompson of Kilburn, North Yorkshire, erected in 1937. Note the ripple effect formed by the use of an adze. The carved mouse at the foot of the doorpost is the Thompson trademark (also to be seen on the vestibule screen, the two benches near the font and a cupboard beside them; similarly on the credence table, altar book rest and two chairs in the Sanctuary).

14 A new glass construction (architect, James Samson of South Shields) containing meeting rooms, office, servery and toilet was erected in the south aisle in 1996. This is known as the Parish Centre.

15 Here lieth the Body of HELENE MAIRE deceased Decem 25 1684. The Maire family memorial stone was formerly in the chancel floor. It is now inserted in the external west wall of the porch.

16 Churchyard. Many old tombstones line the south wall of the churchyard, for example: those of William James, 1702, and John Nicholson, 1791.

17 Here lieth the Body of WILLIAM JAMES Fuller

18 To the memory of JOHN Son of JOHN NICHOLSON

19 Scale of Feet: 0 5 10 20 30 40 50

20 Legend for architectural plan:
 ■ c.1112
 □ c.1195
 ▨ 13th CENT.
 ▩ EARLY 15th CENT.
 ▧ c.1873-6

21 Plan labels: PORCH, TOWER, NAVE, CHANCEL, SOUTH AISLE, VESTRY, Organ Chamber, PARISH CENTRE 1996, FONT, Flanders' chancel arch, Pusey's chancel arch.

APPENDIX F

Explanatory notes for PCCs

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) 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.
- f) 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.
- g) 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.
- h) 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.

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- j) Fire extinguishers 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:

<u>Location</u>	<u>Type of extinguisher</u>
General areas	Water (one for every 250 square metres)
Organ	CO ₂
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)