



**QUINQUENNIAL INSPECTION REPORT
OF
ST. EDMUND'S CHAPEL, HIGH STREET, GATESHEAD, NE8 1EP**

DIOCESE OF DURHAM

ARCHDEACONRY OF SUNDERLAND

DEANERY OF GATESHEAD

INSPECTION OF CHURCHES MEASURE 1955

CARE OF CHURCHES & ECCLESIASTICAL JURISDICTION MEASURE 1991

QUINQUENNIAL INSPECTION AND REPORT

DATE OCTOBER 2020

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



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REPORT ON THE 2020 QUINQUENNIAL INSPECTION

1.0 INTRODUCTION



Beaumont Brown Architects LLP, The Old Brewery, Castle Eden, County Durham TS27 4SU
T. 01642 700803 E. enq@beaumontbrownarchitects.co.uk www.beaumontbrownarchitects.co.uk @dsbbba
Company Registration No. OC366225 | VAT No. 116 3832 28



This document is in two parts:

The Report is the appraisal of condition and estimated cost priority list;

The Appendix contains the background information of the church plan, guidance notes and routine maintenance guidance.

Date of inspection and weather conditions: 29th September 2020. Dry and bright.

Date of report: August 2021.

Report prepared by: *David S Beaumont* RIBA AABC

2.0 LOCATION AND SITE

Address: St. Edmund Chapel, High Street, Gateshead, NE8 1EP

National Grid Reference: NZ 2562NENZ 25705 63136

3.0 CHURCH AND LISTING DESCRIPTION

Listing Description:

1. HIGH STREET 5099 Chapel Of St Edmund NZ 2563 5/14 26.4.50 and Trinity Centre



2. St Edmund's Chapel: Early C13 five-bay building, with gable end to road having elaborate design of seven stepped and moulded lancets under dripmoulds with nail-head below, Nos 2, 4 and 6 only glazed. Beneath, is the multi-moulded central doorway with three orders of nook shafts flanked by upper and lower pairs of trefoil-headed, multi-moulded blank arches. South return has single lancets with plain chamfered heads and nook shafts; stepped buttress bay divisions.

To North the Community centre, formerly Church, of 1837 by John Dobson, related in design: 5 stepped lancets in gable end under relieving arch and dripmould. Projecting porch leads to North vestry with undercroft. Octagonal turret with short stone spire. This part now divided into two floors for community use but architectural features are retained.

At south side of forecourt a good, late C16, stone doorway with short fluted pilasters, entablature and flattened Tudor arched entrance, moved here from front of court. It was the entrance to Gateshead House, built on site of St Edmund's Hospital by William Riddell.

Listing NGR: NZ2570563136

CHURCH LISTING - Grade I

Building description in:

The Buildings of England, County Durham. Martin Roberts

HOLY TRINITY (now TRINITY CENTRE and GATEWAY STUDIO), High Street. One of Gateshead's few surviving *pieces* of antiquarian interest, carefully converted for its new use by *Hayton, Lee & Braddock* in 1980, preserving all the important architectural features.

Its s aisle is the C13 ST EDMUND'S CHAPEL, restored for worship by *Dobson in 1836-7*. It has a fine c13 front and a three-order doorway flanked by two tiers of pointed trefoiled blank arches (one lower one and all the upper ones with nailhead). Above these a splendid group of seven stepped lancet arches, three with windows.



The hood-moulds end in little volutes. On the s side lancet windows, nook-shafted inside and out.



About 1247 the chapel became part of a small hospital which was united to the hospital of Holy Trinity in 1248. This in its turn was made into a private house (Gateshead House) at the Dissolution, and from that comes the Elizabethan GATEWAY with fluted Doric pilasters, re-set in the s wall of the forecourt. In 1894-6 *Stephen Piper* enlarged the chapel into a new PARISH CHURCH for the town by making it the s aisle of a new nave. Its facade imitates that of the chapel, with the addition of a large porch. Octagonal vestry at the NW corner. (— STAINED GLASS by *Atkinson Bros.*

4.0 PREVIOUS INSPECTIONS

This is the author's second inspection.

5.0 SCOPE OF REPORT

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

6.0 REPORT SUMMARY

The present building is annexed to Holy Trinity church - now converted to community use. The chapel is now an outer aisle of the whole building albeit it divided at the aisle arcade. It shares a communal box gutter above the arcade. The Centre roof condition is poor and causing problems for the Chapel.

The chapel is rectangular with entrance at the west. There is a vestry and wc with lobby within the community centre envelope.

It is stone walled with open ceiling of 9 trusses with exposed boarding, slate covering. Plastered walls and carpet floor. Windows on all three elevations with pictorial glass.

Structure:

The defects noted in that last QI are still there:

Hairline cracking on the W window head which runs up to the stone corbel of the truss that is connected through to the sloping cill below.

Outward lean of 150mm to the E elevation, which is unchanged.

Shrinkage of infill of concrete block arcade to the N.

Cracks in plaster above arcade at truss positions one and three.

The W one in bay three is 1mm and tapering.

There is no new structural movement to the building.

Roofs:

The roofs aren't visible from the ground but there have been various expeditions to the box gutter to repair leaks (it has overflowed due to blocked outlets) and inspections have been carried out on the roof slating and three roofer visits have been had since the last QI to clear pigeon and slate detritus blockages at both ends of the box gutter. The slating and all the ridge bedding was reported as being in good condition at the last inspection. There were at least 80 pigeons on Trinity's ridge during the inspection. They are a pestilence and should be removed.

The Trinity roof that adjoins the shared box gutter is in poor condition and the ridge bedding is breaking down, the slating is cracked and slipping and these are coming into the box gutter and are effecting the performance of it.

Rainwater Goods:

The shared box gutter outlets have and still are a constant source of water ingress spoiling the plaster and decoration of the gables. There is damp penetration at both ends internally and externally and the roof and gutter inspections that have been carried out during the last QI on three occasions have all revealed that the chutes at each exit are blocking as a consequence of pigeons, their mess, those that choose to expire and come to rest to block up the box gutter outlets which is joined by the detritus of Trinity's roof failing slating.

The exit of the box gutters is narrow and choked by the masonry arrangement and it would be wise to have these completely opened out to reduce these problems.



View towards Edmund. Note bits in the gutter

The box gutter on the S side is a parapet gutter which was unable to be inspected, this leads to two chutes and square hoppers and downpipes, all of the cast-iron downpipes are in good condition, some are a little short of the gullys but they will do.

On the E elevation the downpipe terminates at the ramp into a gully which is full of shrubs and plants and needs completely clearing and inspecting.

Walls:

A highlight of the building is the W front and this has had repairs over the years (some of the elevation mouldings were replaced in 1999), probably has had pollution cleaned off it, it may have had an aggressive grit blasting technique because there doesn't seem to be much pollution left on it. There are some friable pieces of moulding and so the policy has been to replace these mouldings when they have become in poor condition. It raises the question if a more suitable conservation approach would be to protect these mouldings by conservation methods to increase longevity rather than replace them. It would probably cost the same as new stone replacements (CM estimated £21,000 ex vat)

A condition report was produced by Classic Masonry in 2015 on request by the author which highlighted various repair items and this was provided to the church and no action has been taken. So perhaps the opportunity might well now be to reassess the repair requirements by seeking a stone conservator's report. There are some cracking to mouldings and erosion in various places, none are too serious but it is an ongoing deterioration.

The remainder of the walls are all in fairly good condition, they are heavily eroded at their joints and the nature of the stone is such that it is shaling slightly but that is to be expected considering its antiquity. The window opening are all sound. The W front door arch mouldings are as friable as the arcade mouldings on the W front.

The E wall is regularly coursed stone, the S wall is regularly coursed random rubble. The E has ashlar faced regularly coursed at high level with regular coursed random rubble at low level and it all appears to be in sandstone.

On the N side the capitals to the shafts are weathering, cracking and laminating.

Inside:



The church is very well presented internally, there is water marking and damp patches and it is planned for further redecoration. The walls below the box gutter outlets show signs of their blockage and overspill inside. There was an active leak at the east end box gutter during the inspection, which was attended to the next day by Ferguson.

The walls have been previously coated in contract matt emulsion and the church intend to do the same again.

Services. Edmund's heating, water and drainage comes from Trinity. The PCC might like to consider if that is an acceptable future reliance or that some autonomy is required.

Trinity. Currently unused and there are plans for its redevelopment with new structure on the front. This may change the disabled route into Edmund and needs to be kept under close consideration. Any development work that might cause vibration to the west façade is to be managed. A photogrammetry record of the elevation paid for by the developers of Trinity would provide a good record of the stone condition and can be used to compare before and after to see if there has been any adverse effect due to the works (known as a dilapidations survey). The PCC might also ask Trinity to pigeon proof their building and so assist in the protection of Edmund.

7.0 CONDITION AND RECOMMENDATIONS

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

*In section 8 the same priority items are re ordered into their priority categories: **A-** Work requiring urgent attention, **B-** Within 1 year **C-** Within 2 years, **D-** Within 5 Years, **E-** A possible improvement or item to note, **M-** Routine Maintenance or monitor/watching brief.*

7.1 SERVICES

The log book was up to date and recorded the work done, including routine testing.

- **Water:** The supply comes from Trinity and supplies an under sink heater, basin and W.C. in the vestry.

Recommendation: None.

- **Foul drainage:** The W.C. within the vestry was installed circa 1970's. It is linked to the W.C.'s on the other side within Trinity.

Recommendation: None.

- **Surface water drainage:** There are gulley's to the downpipes but it is unknown if there is a drainage system underground. There is a suggestion of one on the N side.

Recommendation: None.

- **Lightning conductor:** None.

Recommendation: None.

- B** **Electricity:** The supply comes from Trinity into a distribution board within the vestry. The system was checked in 2016.

Recommendation: 5 yearly test due in 2021

- **Lighting:** The existing system was upgraded with new halogen lamps in 2012. The system was tested in 2016.

Recommendation: 5 yearly test due in 2021

- **Sound system:** Comprises lectern mic and two lapel mics with speaker and sound loop installed circa 1995.

Recommendation: None.

- **Audio Visual:** None.

Recommendation: None.

- **Security:** None. Might there be a requirement with a developed Trinity?

Recommendation: review future security requirements.

- **PAT:** Tested annually.

Recommendation: None.

- **Heating:** The heating system is shared with Trinity and new boilers were installed in 2012, these serve ten radiators and the windows and arcade positions. TRV's have been considered but the Chapel manages the temperature by adjusting the valves, system was checked in 2017.

Recommendation: None.

- **Vestry heating:** The vestry has a portable electric heater, radiators in the lobby of the W.C. no heating in W.C.

Recommendation: None.

- **Gas meter:** The gas meters for both the Chapel and Trinity are in a separate store to the left of the boiler house entrance. Gas safety check carried out in 2020.
Recommendation: None.

- **Bells:** None.
Recommendation: None.

- **Clock:** None.
Recommendation: None.

- **Organ:** None.
Recommendation: None.

- B** **Rainwater goods:** There isn't a regular inspection of the rainwater goods and the problems of the shared box gutter suggest that there should be.
Recommendation: Engage with a roofing contractor for an annual inspection of the system.

7.2 GENERAL

- **Access for the Disabled:** The PCC has a resolution in place which addresses the requirements of the Discrimination Against Disabled Act. An access audit has been carried out and a written record is retained in the Parish records.
Recommendation: None.

- B** **Wheelchair access:** From the highway there is ramp to the terrace in front of the W entrance where there is a step which is managed by a temporary metal ramp, there is also a metal ramp for the rear. There is also a ramp at the rear of the building via Trinity and through the N arcade doors where it is level going to the communion rail.
Recommendation: Check these arrangements against the plans to redevelop Trinity.

- **Fire matters:** The PCC should carry out or arrange a Fire Risk Assessment in accordance with latest Regulatory Reform (Fire) Order 2006 (details available via the DAC, the local Fire Officer and/or the internet).

Fire extinguishers noted:

West end by the entrance into Trinity – 2kg Co2 and a 6ltr foam.

Vestry – 6ltr foam and a 2kg co2.

Recommendation: None.

- **H & S policy:** For the church is reviewed annually.

Recommendation: None.

- **Insurance:** The church is insured by Ecclesiastical.

Recommendation: None.

- **Asbestos:** Reported to be in the boiler house and that there is a management plan in place by Trinity to remove this.

Recommendation: *The PCC to create an Asbestos Register outlining the presence (or not) of any asbestos within the building.*

- **Bats:** None reported.

Recommendation: None.

7.3 WORK SINCE LAST INSPECTION

2013

Carpet lifted.

Roof repair (Ferguson).

2014

Asbestos inspection.

New carpet tiles.

Two new radiators.

Condition report on the glazing.

2015

New vestry flooring and fitting out.

West façade inspection by Classic Masonry and Report.

2019

W gutter leak repaired (Ferguson).

2020

Ferguson return east gutter leak again and removal of bird detritus.

Planned repairs

Redecorate completely inside.

7.4 OUTSIDE

7.4.1 ROOFS

M Slated hidden from the ground, repaired in the 1980's and patch repaired by David Ferguson in 2013.

The Trinity roof adjoining is in very poor condition and it is no doubt effecting the box gutter that joins the two roofs together.

Recommendation: remind Trinity of their joint responsibility

7.4.2 RAINWATER GOODS

M A box gutter separates Edmund from Trinity. There is a parapet gutter on Edmund's south side.



Note narrow pipe outlet from box gutter sump to box gutter

The box gutter has outlets at both ends.



The outlets frequently block. There was water coming inside during the inspection from the east end.

It was repaired the following day.

Email advice to the church:

It was a blocked east outlet. Again. Caused by detritus from Trinity's poor roof and the products and bodies of pigeons. The outlets had lead covers with holes which formed a dam and these have been removed to let the wind and rain assist their passage. There must have been 80 pigeons on Trinity roof at the QI.

The box gutter sumps (the outlets referred to above) have a pipe through the gable that discharges into a hopper, connected to the rainwater pipe that wriggle their way across the building.

At the W it comes slightly into Trinity side and drops down to a gully, it is a little high and the surround is a bit green but it will do, there is also pigeon feathers around here.

The other end of the gutter on the E elevation is a lead lined chute that leads to a square hopper and large diameter circular downpipe, I wonder if it has been blocked in the past. At the bottom it discharges to the area by the ramp and the gully is choked with bushes and juvenile trees and there is some water to it but it needs rodding out I think. There is also some planting quite close to it up at high level suggesting it is a bit damp round there. The N downpipe fixing looks poor.

On the N side are two downpipes, they come down from large rectangular hoppers fed through the parapet gutter. The pipes discharge to gullies. The W most is a little forward of the gully and

it probably overshoots but it probably drains away ok, into the alley, thought the alley itself is breaking up in parts.

Recommendation: consider redesigning the outlet of the box gutter. Inspect the south parapet gutter when next attending to roofing repairs. Refix E downpipe.

7.4.3 WALLS, BUTTRESSES, CHIMNEY'S

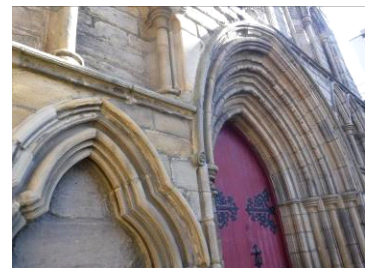
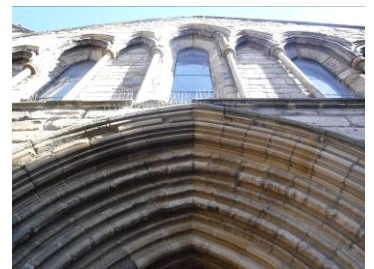
B West side –



There doesn't really seem to be much change from the 2013 QI.

The observations made by the 2015 report by Classical Masonry are still relevant.

There is shaling hood moulding to the N most lower tier and to the door orders. The upper level hood moulds have been repaired in the past and they seem ok as do their interior arches. The shafts look ok though they are wasting away at their feet at the upper level. At mid-level all ok. At bottom level the n most has got a crack in it.





Within the doorway, N most nook shaft has cracked at the bottom, its neighbour is wasting away and a good kick would probably break that. The door within it is sound though the decoration is breaking up a bit.

The W wall is topped with a rebated water table with pigeon spikes. As it crosses Trinity to the N there is no flashing and open joints in Trinity wall. Consolidation of the Trinity pointing and avoid flashing (as it doesn't fit the coursing well) is probably the best solution.

Polycarbonate covering seems fair. The arches have pigeon spikes on, there is a bit of spiking missing at the middle stage above the door head.

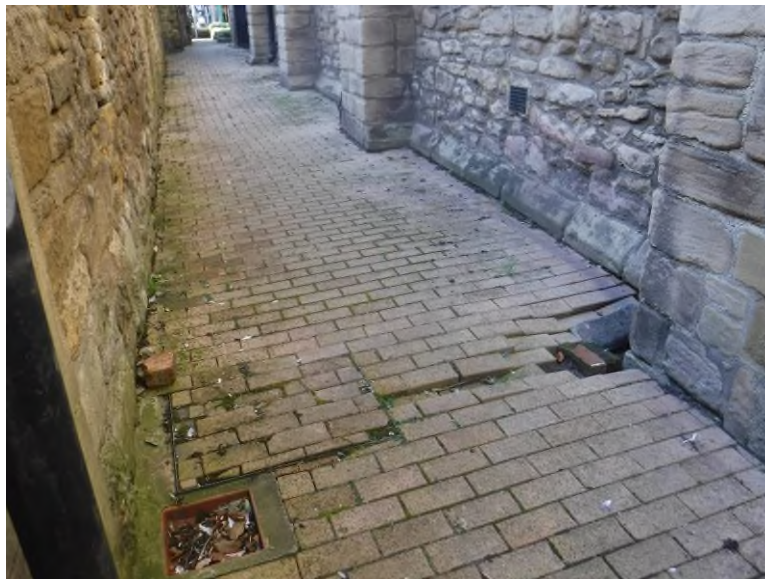
Recommendation: make a photogrammetry survey of the façade, consider conservation repair methods, and restore missing bird spikes. Advise Trinity of pointing requirement at watertable.

- **North side**





The wall is topped off by a lead covered coping, that all seems ok. The sandstone walling itself is worn but all of the pointing is ok, as are the buttresses.



At the lower parts of the walls are metal air grates these must be the floor ventilators, but they are only on one side so it can't really run all the way through and it seems to stop at the E end where the floor is solid at the altar. There was a lower chamber, infilled in the 1980's.

Comments on the window openings from W to E:

- 1) Crack to the W capital and erosion to the right.
- 2) The same as no. 1 but reversed and looking frail.
- 3) E capital friable.
- 4) E capital friable.
- 5) Both capitals friable.

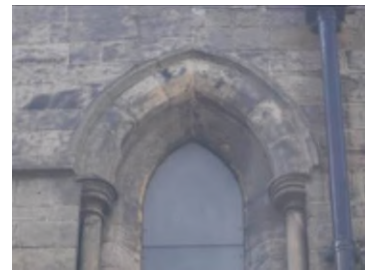
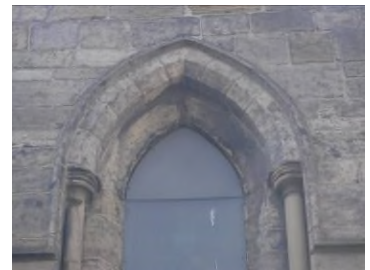
The shafts seem generally ok, it's the capitals that seem to have the most wear and they are breaking up a bit, there have been



some repairs to the windows in the past. It's not needed yet, maybe 10-15 years' time.

Recommendation: none

- **East side**



Rebated water table as the W side, slight factors to some of the rebates but its ok. No bird spikes here.

Walling is all ashlar at the upper levels and there is also a hanging partial buttress. It looks as if the cills of the windows have been raised in the past as the bases of the shafts are in the walling.

Below the cills the walling is random and there used to be two doorways or window openings which have now been filled in. The masonry is all in fair condition. The external ground rises a little and there is a ramp formed for Trinity access.

Three single lancet windows, the chamfered reveals are ok and much less weathered than they are on the N, the capitals to the nookshafts are in better condition as are the collars midway down apart from the middle window, N side and the N window N side, and there is also a crack to the shaft here.

The shafts are weathered and two have been replaced in the recent past and others in the distant past and they look as if they will manage for now. The shafts do not sit on their bases which have been terminated by a heavy cill running through to raise the cills of the windows, probably to suit an internal reordering.

Recommendation: none

- **Chimney:** None.

7.4.4 TOWER/FLECHE, BELLS, FRAME, CLOCK

- None. The bell tower is within Trinity and their responsibility.

7.4.5 WINDOWS AND DOOR OPENINGS

- *Comments incorporated in walls section above.*

7.4.6 EXTERNALS IRON AND WOOD, DOORS

C Pair of heavily boarded doors at the entrance, decoration breaking down, and iron hinges rusting a bit, latch is ok.

Recommendation: overhaul door and redecorate.



7.5 INSIDE



7.5.1 ROOF TIMBERS

- Curved roof trusses with extended struts down to stone corbels and these support purlins and flat rafters. There is a slight bit of pull-out of the purlins at the E end and might there be a touch of that also on the W? I can't imagine that this is active.

Recommendation: none



7.5.2 CEILINGS

- D The nave ceiling is boarded and there are evidence of some water staining halfway up the slope on the W end at the N face (the box gutter was leaking at the inspection). The shrinkage of the boards is revealing a white lining suggesting there may be insulation or possibly that is the roofing felt on top of this boarding. The boarding itself is probably sarking boards.

Within the vestry it is flat plaster ceilings, it has got some cracking and the joints are taped over with masking tape.

Recommendation: update vestry ceiling decoration



7.5.3 CHANCEL ARCH, ARCADES, MASONRY

Chancel Arch: none

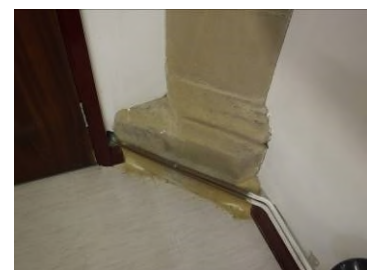
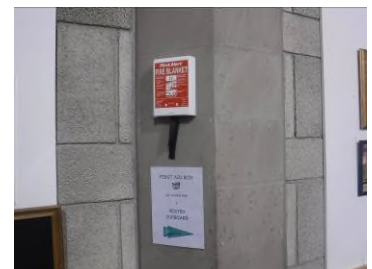
M **Arcades and Masonry:**



Four arcade arches blocked in as part of the division of Trinity Centre to the N. The arches structurally have no defects to them. They are in ashlar masonry with some slight damp at the bottom of the bases (vestry is the worst) but nothing concerning. Their infill is fair faced blockwork and there is some slight cracking to the arches of approximately 2mm and this is probably just material shrinkage and the use of cement which is not flexible enough, the worst of them is at the E end. Sound does transmit from Trinity. Is there a fire risk here?

There is no other exposed masonry.

Recommendation: Find the records of the construction work to establish what the details of the infill are. Assess if there is a risk from activities in Trinity.



7.5.4 PLASTER, DECORATION

D The whole of the interior apart from the arcades is plastered and painted.

There has been water ingress at the W effecting both the last arcade arch wall above it and the W gable corner directly where the hopper head is.

There is quite recent decoration failure at the E end where there is also a panel of plaster that looks to be coming away below the purlin (*confirmed as actually coming away in August 2021*). The decoration throughout is a bit tired now, there is some yellowing coming through on the nook shafts at the E end and slight yellowing at the base of the shafts on the S side and the church has plans in place for redecorating the interior.



The vestry works in 2015 are all reasonably up-to-date.

Door reveal plaster patch coming away.

Advice provided to church in 2021:

The church has previously been painted in 4 coats of trade matt emulsion. Janet has provided a copy of the specification produced by HLB architects for repairs and redecoration in 1998 for the west gable where this was used. 3 coat trade matt was specified for the remaining areas on the interior.



The new work is to be replicated in emulsion. I have no objections to that because it is following previous emulsion coatings. But I would stress that it should be in contract matt or a similar breathable formulation.



Recommendation: carry out redecoration

7.5.5 FLOORS, RAILS

- The WC, lobby and vestry have concrete floors.

The nave is made up of softwood stained floor boarding to the centre area and concrete to aisles and rear area. The extent of the underfloor ventilation void is unknown. The first carpet after pew removal has been removed and replaced.

Within the vestry the carpet is continued and has had new vinyl in the lobby and W.C.

No communion rail.

Recommendation: none

7.5.6 PARTITIONS, DOORS, PANELLING, SCREENS

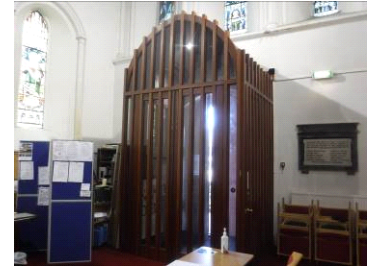
D Timber draught lobby at the W end, single glazed hardwood finishes, all in Georgian wired glass in fair condition, the door is ok.

W entrance door, original heavy door, latches ok, catches just slightly, there is a slight kick on the sash lock plate that could do with being hammered back. Hinges could do with being oiled they are looking a little rusty and the decoration is poor on the outside.

Hardwood flush doors in the vestry, a bit squeaky on the hinges.

There is a curtain screen at the E end which creates a small store behind it and it doesn't appear to be damp behind it, it is ok.

Recommendation: ease and oil doors



7.5.7 GLAZING

D East side –



E gable formed of three single lancet window with pictorial glazing, supported by saddle bars they are slightly rusty but seem to be in fair condition and the glass on all three lights looks to be ok, slightly cobwebby at the top in some instance.

S side – Where there are five lights, working from E to W:

- 1) Lancet pictorial St. Aiden ok.
- 2) Lancet pictorial St. Hilda, buckling a bit at the arch, below that a ventilator which doesn't look openable and there is some cracked glass within that, there is also some cracking to the glass of St. Hilda on her robe.
- 3) Lancet pictorial, St. Oswald, bowing to the fourth panel that contains the head quite significant actually, glass is by Atkinson Brothers, Newcastle.



- 4) Venerable Bede lancet pictorial has a ventilator that looks rusted up and not used, slight buckling at the arch, ok.
- 5) Lancet pictorial St. Cuthbert, his head looks to be buckling slightly and there is paint marks right up at the apex.

West end



There are three lancet lights, working from left to right:

- 1) Pictorial, Faith a bit of cobweb at the top.
- 2) St. George, looks ok.
- 3) Pictorial Hope, a bit dusty all of this glass is in memory of Stanley Dawson, Sim Tucker, Lieutenant 6th Battalion, fell in action October 1917. The glass all looks ok.

Recommendation: carry out a further assessment of the glazing repair needs, repair rusted ventilators to provide fresh air. Remove cobwebs and clean glass.

7.5.8 VENTILATION

D There has been ridge ventilation in the past as there is evidence of two former ceiling openings now boxed in.

There are two ventilators on the S side but are rusted shut. Within the vestry there is no opening window or mechanical ventilation in the office. There is an extract fan in the W.C. and there is a louvred grille between the W.C. lobby and the vestry which gives some modest aspect of air movement.

Recommendation: improve ventilation



7.5.9 REREDOS, MONUMENTS, BRASSES, FURNISHINGS, ORGAN

Reredos: none

B Monuments:

The few monuments that there are are on the S

Early Victorian monument to Colonel Robert Ellison, in marble with black tablet by GG Adams SC London, it has been cleaned in circa 1980, the tablet has been secured at the bottom with floor brads that are rusting, it would be worthwhile just checking that for its stability.

WWI tablet in grey granite celebrating the congregation members who died, the bottom part of the shouldered frame surround has broken away and there is a couple of chips to the cornice.

Recommendation: check monument fixings



Brasses: none

- Furnishings:

Fittings

Fittings: At the east end are a light oak altar, lectern, two priest chairs and a priest's desk dated 1910. A significant possession: Jacobean oak Bishop's Chair, 1666, inherited from St Mary's Gateshead. There is also a Jacobean looking settee in timber though the seats don't look original. 2 modern chairs and reading desk. Portable pray book rests used for communion. Modern lectern

At the west is a glazed hymn book cpd made from rescued roof timbers '*made from the old oak taken out of the church roof AD 1908*'. There is a small cpd for candles. A gate pier cap to the front has been rescued and is alongside. Modern portable font and behind screens, some book casing and cupboarding, temporary tables

There are no pews but they are furnished in chairs with cushion seats.

Recommendation: none

Organ: none

7.6. CHURCHYARD

7.6.1 CHURCHYARD, BOUNDARIES, SIGNS, PATHS, TREES

C Churchyard:



There is no churchyard and the church is surround by hard landscaping on all three sides. The N is the Trinity Centre.

It would be wise for the PCC to establish which areas and walls are within their ownership and thus responsibility.

W side – Brick paving with island beds and Saint Cuthbert’s cross picked out in mosaic, a little bit weedy in the joints now and as it joins the step to the entrance the concrete is breaking down here.



N side – The paving continues round, undulates and wanders and is looking scruffy. There is also a very poor bit of work where it



looks as if they have connected to a gulley, the pavements have sunk and are cracked. There seems to be a soil and vent pipe which is very odd.



W side- is a rough area of tarmacking, concrete and weeds which provides a little car parking for the church. It has little visual amenity and could be considered to be replanned to make the church more attractive and welcoming.

Recommendation: weed the paving and repair, consider updating.

Boundary Walls

West



The boundary is to the High Street and this has a low wall with intermediate stone buttresses with iron railings within it, this was the subject of the report by Classic Masonry and it needs a few repairs, see the report for the repairs.



Within the SW corner is a relocated gateway. It has plants growing out the top which will break the top in time. Looks a bit down at heel but it will do, Is it the church's responsibility to maintain it?

- **South**



is a random stone wall and ancient, has some big ashlar quoins and has a modern possibly saddle back coping in stone, it looks ok but a bit moss and pigeon muck covered, then there is a brick bit at the E end which is a bit incongruous and has been backed in cement render with graffiti.

There is an iron gate that separates these two areas which is probably part of the design of the original, it almost latches and if it does then how do you open it, it doesn't make sense, I think that it is a gate that is to be locked or unlocked rather than a passing gate and it has no hold back on it and it seems as if its function is now redundant.

C **East**



Engineering brick with cement coping with lots of plants growing inside it.

Recommendation: W- repair railings and stone wall, remove plants from gateway

S- remove graffiti, check use of gate and its operation

E- remove weeds and assess condition.

7.7 **BOILER ROOM**

B **Ceiling** – Concrete shuttered ceiling repainted and in good condition, it has two steel beams with a bit of rust on them but they are ok.

Walls – The walls are brick and black and have recently been repainted and they are in good condition.

Floors –These are concrete, slight evidence of damp around the back of the boiler, it is probably the boiler leaking rather than damp coming up out of the ground, I am not so sure but generally the floor is dry.

Room contains two Ideal Falcon GTS boilers with Nuway burners and Grundfos pumps. The room also has a couple of old cabinets but it is actually in very good condition. There is also some garden tools in the corner. The door just slightly catches but it is satisfactory, there is also a metal gate in front of that and that is ok and the general enclosure of that lobby is alright. There are steps down to the boiler room and they are ok as are the



retaining stonework walls though there is a little bit of planting growing in the open joints.

Recommendation: investigate water on floor, remove plants at stair.

- **Vestry, WC**



Comments provided within the above text.

8.0 PRIORITIES

The following order of priority sets out the relative urgency of foreseeable repairs over the next 5 years. It is not a definitive programme of work and subject to funding, items further down the list could be brought forward if desired. They are priced individually but savings can be made by grouping the works and taking advantage of scaffold for other works. Scaffold costs are not included in the following costs. Figures exclude vat.

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

Priority	Location and Scope	£
A - URGENT - none		
B- WITHIN 1 YEAR		
B	Electricity: 5 yearly test due in 2021	-
B	Rainwater goods: Engage with a roofing contractor for an annual inspection of the system.	350
B	Wheelchair access: Check these arrangements against the plans to redevelop Trinity.	-
B	Walls: a, make a photogrammetry survey of the façade; b, consider conservation repair methods; c, restore missing bird spikes. d, advise Trinity of pointing requirement at watertable.	a, Trinity to pay b, 8-12,000 c, 250 d, -
B	Monuments: check monument fixings	250
B	Boiler Room: investigate water on floor, remove plants at stair.	-
C- WITHIN 2 YEARS		
C	Doors: overhaul entrance door and redecorate. ease and oil doors	350

C	Externals: It would be wise for the PCC to establish which areas and walls are within their ownership and thus responsibility.	-
	Weed the paving and repair, repair north paving, consider updating E end.	500—2,500
C	Boundary Walls: W- repair railings and stone wall, remove plants from gateway	10,000
	S- remove graffiti, check use of gate and its operation	250
	E- remove weeds and assess condition.	250

D- WITHIN 5 YEARS

D	Decoration: carry out redecoration, update vestry ceiling decoration	11,000
D	Glazing: carry out a further assessment of the glazing repair needs, repair rusted ventilators to provide fresh air. Remove cobwebs and clean glass.	500-1,500
D	Ventilation: improve ventilation	1,000

M- MAINTENANCE/ MONITOR

M	Roof : remind Trinity of their joint responsibility to maintain the box gutter.	-
M	Rainwater goods: consider redesigning the outlet of the box gutter. Inspect the south parapet gutter when next attending to roofing repairs. Refix E downpipe.	-
M	Arcades and Masonry: Find the records of the construction work to establish what the details of the infill are. Assess if there is a risk from activities in Trinity.	-

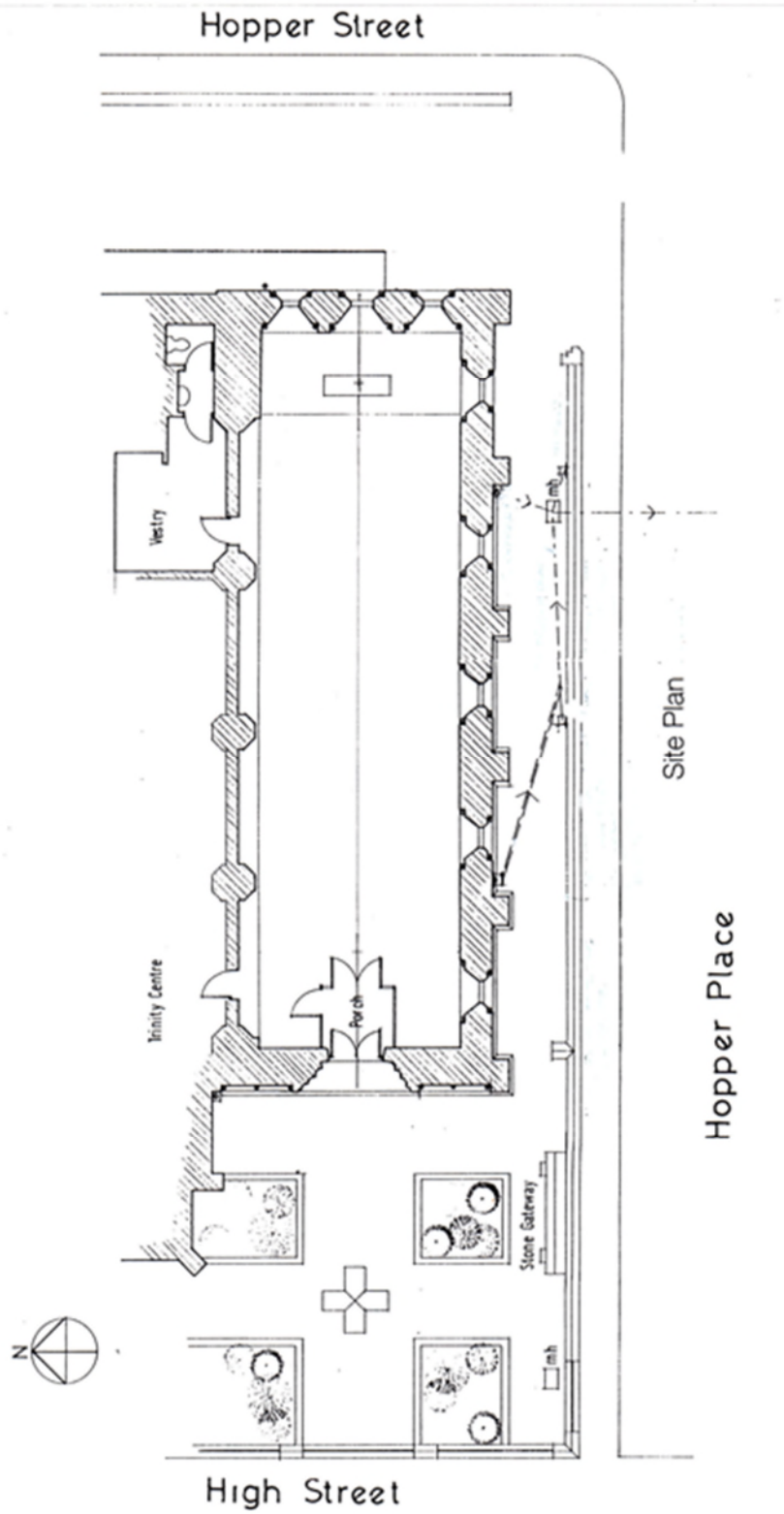
APPENDICES

Church Plans

Explanatory Notes

Guide to Routine Maintenance & Inspection of Church Property

CHURCH PLAN



EXPLANATORY NOTES

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

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

Summary:

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

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

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

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

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

- F Although the measure requires the church to be inspected every 5 years, it should be realized that serious trouble may develop in between these surveys if minor defects are left unattended. Churchwardens are required by the Care of Churches and Ecclesiastical Jurisdiction Measure 1991 to make an annual inspection of the fabric and furnishings of the church, and to prepare a report for consideration by the meeting of the PCC before the Annual Parochial Church Meeting. This then must be presented with any amendments made by the PCC, to the Annual Parochial Church Meeting. **The PCC are strongly advised to enter into contract with a local builder for the cleaning out of gutters and downpipes twice a year.**

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

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

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

A GUIDE TO ROUTINE MAINTENANCE AND INSPECTION OF CHURCH PROPERTY

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

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

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

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