


QUINQUENNIAL INSPECTION

Document Title:	Quinquennial Inspection
Address of Inspection:	St George's Church 1-9 Inskip Terrace Low Fell Gateshead NE8 4AJ
Date of Inspection:	20 th October 2021
Weather Conditions:	Dry and overcast
Date of Report:	8 th November 2021
Date of Previous Report	Unknown
SIGNED BY:	 Mrs. Philippa Ramsay BA (Hons) MArch.
REF:	29430-NNA-2021-11-08-PR-Quinquennial_Inspection
PREPARED BY:	Philippa Ramsay Nicholson Nairn Architects, Bishops Court, Rectory Lane, Whickham, Newcastle, NE16 4PA

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1.00 CONTACT DETAILS

CLIENT'S NAME

Mr. Richard Grant on behalf of St George's PCC

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2.00 PRELIMINARY INFORMATION IN THE REPORT

2.01 - Executive Summary

The church resides in Durham County Councils Diocese. The church is situated within Gateshead County Councils jurisdiction.

The report was undertaken without the benefit of the previous report so previous recommended works could not be reviewed. Refer to Section 3 for an overview of the major concerns and urgent priorities.

Refer to Appendix A: Quinquennial Inspection Conclusion

2.02 - Previous Report

Date of previous inspection: Unknown

Date of previous report: May 2016

Name of previous inspector: HMDW Architects Ltd

Note: Full report unavailable, conclusion page provided see Appendix A

2.03 - Brief Description

Access: St George's Church is situated along Durham Road and has vehicular access via Northbourne Terrace and Inskip Terrace. The main access is from Durham Road but there is an accessible access via Inskip Terrace in the form of a temporary ramp. The church does not have any designated parking and therefore all parking is located on the surrounding residential streets.

Land adjoining to the property: There is limited designated outdoor space associated to the church. There is land between St George's Church and Hope House which is under a separate trust but gifted to the church for designated ancillary space.

Historical background of the property: St George's Church dates back to 1899 as dated on the foundation stone, it was designed by architect Stephen Piper and was designated as Grade II listed in 1983. The church was in decline and in 2016 a new church was planted as part of the HTB Network. Since then, various renovation projects have been completed in the church, including the removal of pews, introduction of carpets and soft seating, a designated DDA toilet, 4no. toilet cubicles, a creche, stage, café area and various audio and visual upgrades.

Heritage Category: Listed Building

Grade: II

List Entry Number: 1248725

Date first listed: 13-Jan-1983

Details of Listing: 1899 dated on foundation stone. Architect Stephen Piper. Rusticated snecked sandstone with ashlar dressings. Nave and passage aisles, very tall. Arts-and- Crafts lancet style. South-west saddleback tower with angle turrets. Balancing north-west porch. Two wide nave bays, two gabled transept bays of equal width; long, tall chancel with low aisles and half-octagonal south vestry projection with mullion-and-transom windows. Church windows are grouped or stepped lancets.

Lofty, plain and dignified interior, ashlar and plaster. Wood barrelled roof whose braces rest on stone corbels. Woodwork and metal fittings of good quality. Pleasing stained glass in east and west windows and south aisle.

<https://historicengland.org.uk/listing/the-list/list-entry/1248725>

Appendix B for Measured plans and elevations of the church.

2.04 - Listing Status

The church is not located in a conservation area.

The church building is Grade II Listed. – see above for Listed details.

2.05 - Maintenance

The responsibilities for maintenance lie with the PCC.

3.00 MAIN REPORT

3.01 - PREVIOUS REPORTS & OUTSTANDING WORKS

The previous report has not been provided. The conclusion page has been provided and it appears that some works are still to be undertaken.

Refer to Appendix A - St Gs Quinquennial 2016 Conclusion – Client Annotated

3.02 - ADDITIONS, ALTERATIONS, DEMOLITIONS

Since the previous report dated May 2016, St George's Church has undergone several renovation projects. The works completed include the following:

- Additional DDA WC to the south-west corner
- Kitchen and 'café' area added to the south side of the church
- Conversion of the Vestry into a store cupboard and 4no. individual WC cubicles
- Creche structure to the rear of the church
- Alterations to the stage to the front of the church
- New external and internal entrance doors to the main doors on the south elevation

3.03 - WORKS BY OTHERS

- Upgrades to audio and visual system
- Upgrades to heating system

3.04 - HEALTH & SAFETY

Overall responsibility for the health and safety of the church and grounds lies with the incumbent and PCC. This report may identify areas of risk as part of the inspection, but this does not equate to a through and complete risk assessment by the PCC of the building and grounds.

3.05 - LIMITATIONS

The Inspection is made from ground level and accessible floor levels and readily accessible locations.

The Inspection is a visual one without binoculars. Opening up of enclosed spaces is excluded, even though further inspection of these spaces may be recommended.

The Report is restricted to the general condition of the building and its defects. It is neither comprehensive nor a specification adequate for use in obtaining estimates and quotations from contractors for the execution of any of the work which may be recommended.

Woodwork or other parts of the building which are covered, unexposed or inaccessible have not been inspected and therefore it is not possible to report.

The electrical and heating installations have not been tested and it is recommended that this be carried out by a specialist contractor during normal maintenance.

3.06 - ASBESTOS

A suitable and sufficient assessment should be made as to whether asbestos is or is liable to be present in the premises. Further details on making an assessment are available on <http://www.churchcare.co.uk/churches/guidance-advice/looking-after-your-church/health-safety-security/asbestos>.

The assessment has not been covered by the report and it is the duty of the PCC to ensure that this has been or is to be carried out.

3.07 - OVERVIEW OF INSPECTION AND PRIORITIES ETC.

The report is structured following the onsite inspection, which commenced with an external walk around of the church of consecutive laps from the top down. Starting with the roof, rainwater goods, walls, ground then moving inside and again working top down from the ceiling to the walls and then the floor. The report should therefore be in a clear logical order.

Category: The following scale denotes urgency of work required:

A - Urgent, requiring immediate attention

B - Requires attention within 12 months

C - Requires attention within the next 18 – 24 months

D - Requires attention within the quinquennial period

E - A desirable improvement with no timescale

M - routine maintenance (i.e. clearing leaves from a gutter). This can be done without professional advice or a faculty.

A - Urgent works requiring immediate attention:

- Gutter to be reconnected and fixed securely in place (Item 2.2)
- Gutter and hopper to be reconnected and fixed securely in place (Item 2.3)
- Kitchen overflow to be replaced, stonework cleaned and mortar replaced where required. (Item 4.3)
- Pointing of stonework to be checked and any areas of defective pointing to be replaced with appropriate mix mortar. Once resolved decoration to be completed internally. (Item 12.2)
- Condition of damp to be monitored once external rainwater goods have been repaired (see Item 2.3). Once dry condition of plaster to be assessed and replaced if appropriate and make good decoration. (Item 12.4)
- Specialist to conduct a fire safety audit (Item 22.6)

B - Works recommended to be carried out during next 12 months:

- Roof to be inspected in its entirety and leadwork checked. (Item 1.1)
- Ridge tiles to be pointed over nave (Item 1.2)
- Lead coverings to box valley gutter has been over painted – Roof to be inspected. Slipped slates to be fixed back. Consideration should be given to stripping roof and re-roofing with reclaimed slates – depending upon outcome of high level inspection by specialist roofing contractor. (Item 1.3)
- Roof to be inspected in its entirety and lead flashings if applicable checked. Haunching to junction of roof to be inspected. (Item 1.4)
- Roof to be inspected in its entirety and leadwork also checked. Pointing to be checked and corrected. Roof at junction to be checked and repaired as required. (Item 1.5)
- Roof to be inspected and mortar and pointing in corrected (Item 1.6)
- Slates to be securely fixed back and ridge tiles to be re-bedded (Item 1.7)

- Gutters & hopper to be repainted and/or replaced if considered beyond salvage. Putty to be checked. Joints within guttering and rainwater goods to be checked and resealed where necessary (Item 1.8)
- Water tables to be inspected generally across all roofs (Item 3.1)
- Tape and black mastic to be inspected. Water tabling needs to be repointed (3.3)
- Water table to be repointed (Item 3.4)
- Steps to be repointed (Item 4.5)
- Junction to be reviewed and mortar correctly installed (Item 4.6)
- Advisable that when main roof is inspected an internal inspection of the interior particular the south side is undertaken (Item 11.2 & 11.3)
- Condition of damp to be monitored once external pointing has been undertaken. Once dry condition of plaster to be assessed and replaced if appropriate and make good decoration. (Item 12.5)

C - Works recommended to be carried out within the next 18-24 months:

- Vegetation to be removed and area inspected (Item 3.2)
- Inappropriate mortar to be raked out and repointed using an appropriate mortar mix (Item 4.1)
- Wall to be repointed. Condition of stonework to be assessed by specialist to prevent further deterioration. Areas of mortar to be replaced where missing using an appropriate mortar mix (Item 4.2)

D - Works recommended to be carried out within the Quinquennial (i.e. before the next inspection):

- Foundation stone to be assessed by specialist to see if further deterioration can be prevented. (Item 4.4)
- Glass to be carefully removed and replaced (Item 5.5)
- Advisable that when main roof is inspected an internal inspection of the interior particular the south side is undertaken (Item 8.1)
- Areas of mortar to be replaced where missing using an appropriate mortar mix. (Item 19.3)
- Specialist to review condition of heating system (Item 22.1)
- Specialist to review condition of electrical system (Item 22.2)
- Specialist to review condition of lightning protection (Item 22.7)



E - A desirable improvement with no timescales:



- Film and Perspex to be removed and replaced with a more heritage appropriate solution. (Item 5.4 & Item 22.3)
- Cracks appear to be historic, consideration given to an conservation appropriate clear self-leveling screed to be overlaid to mitigate any trip hazards. Cracking to be monitored. (Item 13.2)
- Accessibility audit to be undertaken (Item 19.2)


M - Routine Maintenance:


- General maintenance including decoration. (Item 5.2 & 5.3)
- Debris to be removed and cleared (Item 6.2)
- Crack to be monitored and any significant worsening to be review by a structural engineer (Item 12.3)
- Roof timbers to be inspected by specialist timber contractor. (Item 15.2)
- Specialist to review Organ and advise on any repairs if required. (Item 17.1)
- Cracking to be monitored and repointed (Item 18.1)
- External general maintenance (Item 20.1 & 21.1 & 21.2)
- Specialist to review sound system (Item 22.5)



EXTERIOR

Item 1	Roof Covering		
Location	Condition	Repairs Needed	Category
1.1 - General Roof	Roof generally appears to be in a moderate condition but needs localized works carrying out.	Roof to be inspected in its entirety and leadwork checked.	B
1.2 - Nave, South elevation	Visible signs of missing mortar to ridge tiles 	Ridge tiles to be pointed over nave	B
1.3 - Roof over toilets (originally Vestry), South elevation	Slipped slates 	Lead coverings to box valley gutter has been over painted – Roof to be inspected. Slipped slates to be fixed back. Consideration should be given to stripping roof and re-roofing with reclaimed slates – depending upon outcome of high level inspection by specialist roofing contractor.	B



<p>1.4 - Bell Tower Roof, South-west corner</p>	<p>Visible signs that slates are giving out adjacent to flashing. No signs of any rainwater goods</p> 	<p>Roof to be inspected in its entirety and lead flashings if applicable checked. Haunching to junction of roof to be inspected.</p>	<p>B</p>
<p>1.5 - Roof over café, South elevation</p>	<p>Visible signs that slates are moving and lifting. Visible signs that abutment flashing is lifting and moving. Pointing appears to be loose to top of lead flashing. Internal evidence of roof leaking at junction/abutment. Valley flashing appears serviceable</p> 	<p>Roof to be inspected in its entirety and leadwork also checked. Pointing to be checked and corrected. Roof at junction to be checked and repaired as required.</p>	<p>B</p>



1.6 - Roof, North elevation	Visible signs of mortar bed and pointing deterioration	Roof to be inspected and mortar and pointing in corrected	B
1.7 - Entrance roof, West elevation	<p>Visible evidence of slipped slates and loose bedding to ridge slates</p> 	Slates to be securely fixed back and ridge tiles to be re-bedded	B

Item 2 Rainwater goods and disposal system			
Location	Condition	Repairs Needed	Category
2.1 - Main Roof, South elevation	<p>Gutters over main roof are rusting Hoppers over main roof are rusting</p> 	<p>Gutters & hopper to be repainted and/or replaced if considered beyond salvage Putty to be checked Joints within guttering and rainwater goods to be checked and resealed where necessary</p>	B

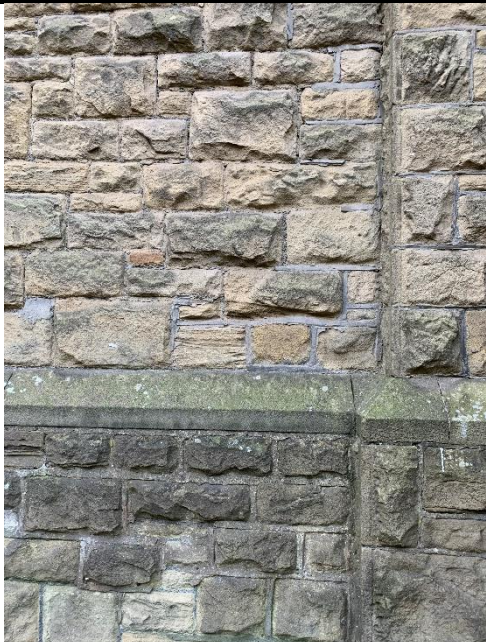
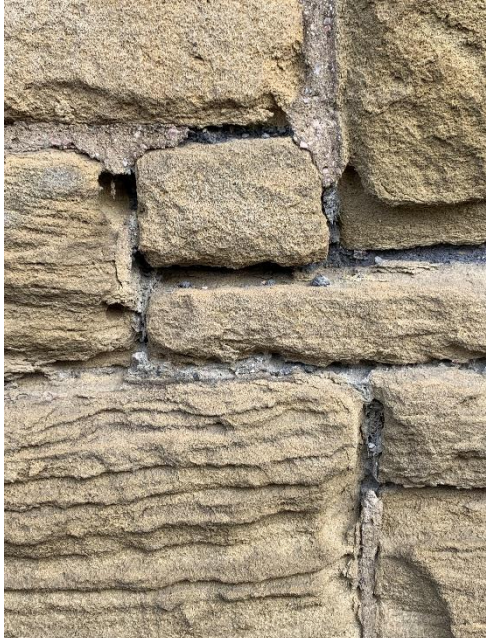
<p>2.2 - Gutter to rear entrance, North elevation</p>	<p>Gutter slipped</p> 	<p>Gutter to be reconnected and fixed securely in place</p>	<p>A</p>
<p>2.3 - Gutter, East elevation</p>	<p>Gutter slipped and hopper missing</p> 	<p>Gutter and hopper to be reconnected and fixed securely in place</p>	<p>A</p>


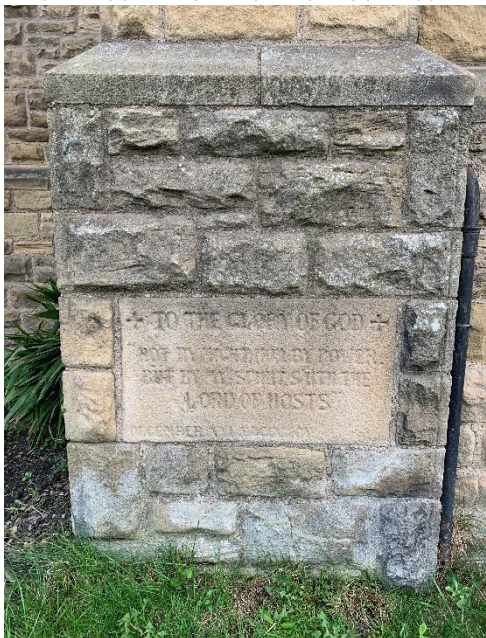
Item 3 Parapets and upstands walls, finials, crosses			
Location	Condition	Repairs Needed	Category
3.1 - General	Signs of mortar missing and deterioration	Water tables to be inspected generally across all roofs	B



			
<p>3.2 – Bell Tower, South-west corner</p>	<p> Finials look to be in serviceable condition Inclined ledge, visible evidence of growth and vegetation </p> 	<p>Vegetation to be removed and area inspected</p>	<p>C</p>
<p>3.3 – Parapet over toilets, South elevation</p>	<p> Parapet has tape and black mastic Visible evidence of mortar missing to water table </p>	<p> Tape and black mastic to be inspected Water tabling needs to be repointed </p>	<p>B</p>

			
<p>3.4 - Water table, North elevation</p>	<p>Evidence of missing mortar at junction to water table and history of leaking</p> 	<p>Water table to be repointed</p>	<p>B</p>



Item 4			
Walling and pointing			
Location	Condition	Repairs Needed	Category
<p>4.1 - General, All elevations</p>	<p>Areas of incorrect mortar used Visible evidence of an under layer of a dark mortar</p>	<p>Inappropriate mortar to be raked out and repointed using an appropriate mortar mix</p>	<p>C</p>



			
<p>4.2 – Wall above toilet roof, South elevation</p>	<p>Stone is friable in places generally across elevation. Stonework is breaking down in some locations. Corner missing next to gutter. Oval window areas of mortar missing.</p> 	<p>Wall to be repointed Condition of stonework to be assessed by specialist to prevent further deterioration. Areas of mortar to be replaced where missing using an appropriate mortar mix.</p>	<p>C</p>
<p>4.3 – Kitchen overflow, South elevation</p>	<p>Kitchen overflow does not extend far enough away from the building causing staining and vegetation growth</p>	<p>Kitchen overflow to be replaced, stonework cleaned and mortar replaced where required.</p>	<p>A</p>

			
<p>4.4 - Foundation stone, West elevation</p>	<p>Deterioration visible to foundation stone</p> 	<p>Foundation stone to be assessed by specialist to see if further deterioration can be prevented.</p>	<p>D</p>
<p>4.5 - Stone steps to entrance doors (2no.) West elevation</p>	<p>Mortar visibly missing in locations</p>	<p>Steps to be repointed</p>	<p>B</p>

			
<p>4.6 – Junction to SVP, East side of bell tower</p>	<p>Mortar missing to junction</p> 	<p>Junction to be reviewed and mortar correctly installed</p>	<p>B</p>

Item 5		Windows, doors and surrounds	
Location	Condition	Repairs Needed	Category
<p>5.1 – Doors to main entrance, West elevation</p>	<p>Main entrance doors were installed in 2021 and appears to be in a serviceable condition</p>	<p>N/A</p>	


			
<p>5.2 – Door to historic entrance, West elevation</p>	<p>Door has been fixed shut and appears to be in a serviceable condition</p>	<p>General maintenance including decoration.</p>	<p>M</p>
<p>5.3 – Door to side entrance, South elevation</p>	<p>Door appears to be in a serviceable condition</p> 	<p>General maintenance including decoration</p>	<p>M</p>
<p>5.4 – Windows Generally, All elevations</p>	<p>Many windows have a film/Perspex sheet external protection</p>	<p>Film and Perspex to be removed and replaced with a more heritage appropriate solution.</p>	<p>E</p>


			
<p>5.5 - Window to bell tower, East elevation of bell tower</p>	<p>Window cracked</p> 	<p>Glass to be carefully removed and replaced</p>	<p>D</p>


Item 6 Below Ground Drainage			
Location	Condition	Repairs Needed	Category
6.1 - General	Below ground drainage could not be accessed		
6.2 - Gulleys	Visible signs of debris	Debris to be removed and cleared	M



INTERIOR



Item 7	Tower/Spire		
Location	Condition	Repairs Needed	Category
7.1 - Base of tower, South-west corner	Dry Stone steps appear serviceable. No visible signs of rainwater goods. 	N/A	


7.2 - Upper levels of Tower, South-west corner	Inaccessible due to H&S concerns 	N/A	
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Item 8	Clocks, bells and frames		
Location	Condition	Repairs Needed	Category
8.1 - Bell Tower	Inaccessible due to H&S concerns over access 	Advisable that when main roof is inspected an internal inspection of the interior particular the south side is undertaken	D



Item 9	Roof and ceiling voids and ventilation		
Location	Condition	Repairs Needed	Category
9.1 - General	No access to ceiling voids	N/A	


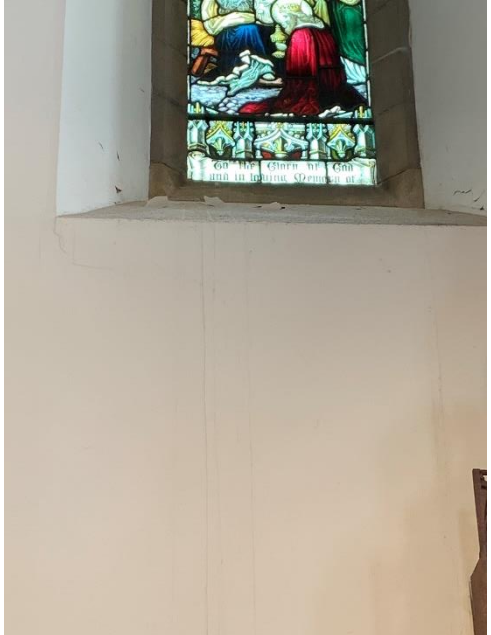
Item 10		Presence of bats and other protected species	
Location	Condition	Repairs Needed	Category
10.1 - General	No evidence of bats and/or another protected species	N/A	

Item 11		Roof structures, ceilings	
Location	Condition	Repairs Needed	Category
11.1 - General	<p>Overall roof structures appear to be in a serviceable condition</p> 		
11.2 - South side of main ceiling	<p>Staining to ceiling beams</p> 	<p>Advisable that when main roof is inspected an internal inspection of the interior particular the south side is undertaken</p>	B

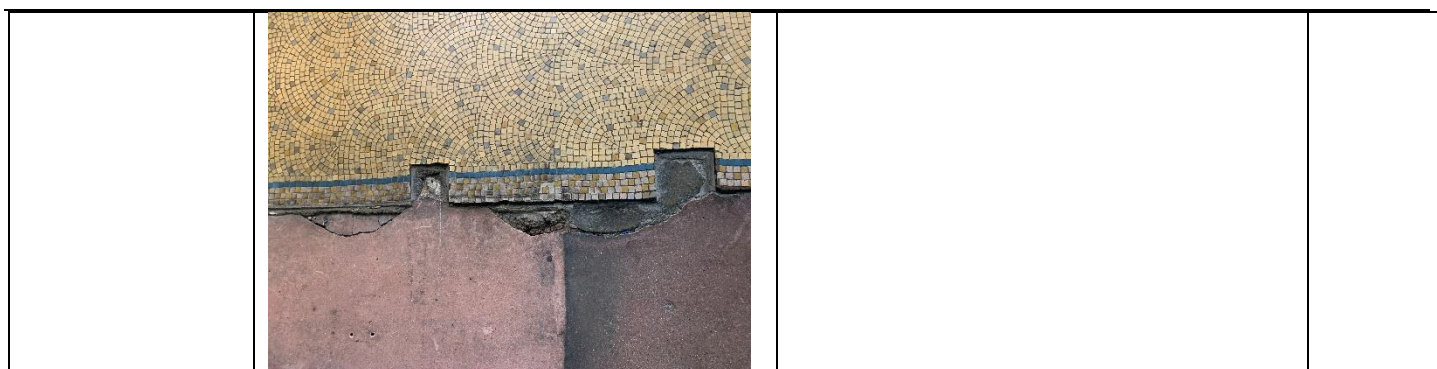
<p>11.3 – South side, east of cafe</p>	<p>Evidence of water ingress appearing to originate from junction of roofs above stone arch</p> 	<p>Advisable that when main roof is inspected an internal inspection of the interior particular the south side is undertaken</p>	<p>B</p>
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Item 12	Partitions, screens, paneling, doors, internal walls/ceiling finishes		
Location	Condition	Repairs Needed	Category
<p>12.1 - General</p>	<p>All internal partitions have been installed since the last Quinquennial and appear to be in a serviceable condition</p> 	<p>N/A</p>	<p>N/A</p>

<p>12.2 – Internal face of external wall, South elevation</p>	<p>Further evidence of water ingress, plaster peeling off the wall External wall moisture reading of 12%</p> 	<p>Pointing of stonework to be checked and any areas of defective pointing to be replaced with appropriate mix mortar. Once resolved decoration to be completed internally.</p>	<p>A</p>
<p>12.3 – Arch above Organ, North-east side</p>	<p>Arch above organ has some cracking</p> 	<p>Crack to be monitored and any significant worsening to be review by a structural engineer</p>	<p>M</p>
<p>12.4 – Boiler room, East side of church</p>	<p>Significant damp and cracking</p>	<p>Condition of damp to be monitored once external rainwater goods have been repaired (see Item 2.3). Once dry condition of plaster to be assessed and replaced if appropriate and make good decoration.</p>	<p>A</p>

			
12.5 - Altar	<p>Paint and plaster flaking off</p> 	<p>Condition of damp to be monitored once external pointing has been undertaken. Once dry condition of plaster to be assessed and replaced if appropriate and make good decoration.</p>	

Item 13	Floors, platforms		
Location	Condition	Repairs Needed	Category
13.1 - General	Floors covered with carpet and therefore cannot be inspected	N/A	
13.2 - Moasic Floor, Altar	Junction of screed with tiled mosaic floor is cracking	Cracks appear to be historic, consideration given to an conservation appropriate clear self-leveling screed to be overlaid to mitigate any trip hazards. Cracking to be monitored.	E



Item 14			
Monuments, tombs etc			
Location	Condition	Repairs Needed	Category
14.1 – Stained glass	Stained glass appears to be in a serviceable condition 	N/A	
14.2 - Plaques	Plaques appear to be in a serviceable condition	N/A	

Item 15			
Toilets, kitchens, vestries			
Location	Condition	Repairs Needed	Category
15.1 – Kitchen, South elevation	Overflow from kitchen causing external issues refer to Item 4.3	Ref to Item 4.3	Refer to Item 4.3
15.2 – Main toilets, South-east corner	Roof timbers appear to have a coat of paint over what appears to be decayed timber.	Roof timbers to be inspected by specialist timber contractor.	M





Item 16	Fittings, fixtures, furniture		
Location	Condition	Repairs Needed	Category
16.1 - Pulpit	Appears to be in a serviceable condition	N/A	M
16.2 - Sound Desk	Appears to be in a serviceable condition	N/A	M


Item 17	Organ		
Location	Condition	Repairs Needed	Category
17.1 North-west corner	Specialist to review Organ and advise on any repairs if required.	N/A	M

CHURCH YARD AND ENVIRONS

Item 18	Boundary walls, railings and fencing, gates and lynch gates		
Location	Condition	Repairs Needed	Category
18.1 - Boundary Wall	General cracking to boundary walls and steps	Cracking to be monitored and repointed	M

			
18.2 - Fencing	<p>Fencing appears to be new and in a serviceable condition. Secondary metal fence is in a serviceable condition.</p> 	N/A	M


Item 19 Paths and access issues, hand standing areas and parking			
Location	Condition	Repairs Needed	Category
19.1 - Paths	Paths between St George's Church and Hope House are new and appear in a serviceable condition	N/A	M

19.2 - Access	Steep steps to main entrance and limited accessible access to side entrance. Church to review accessibility.	Accessibility audit to be undertaken	E
19.3 - Steps	<p>Incorrect mortar used.</p> 	Areas of mortar to be replaced where missing using an appropriate mortar mix.	D

Item 20	Historic landscape design, planting schemes and views		
Location	Condition	Repairs Needed	Category
20.1 - General	Limited landscape appears to be in a serviceable condition	External general maintenance	M

TREES

Item 21	Trees		
Location	Condition	Repairs Needed	Category
21.1 - South elevation	Tree appears to be in a good condition and have been newly planted	N/A	M

			
21.2 - North elevation	Trees in planters appear to be in a good condition and have been newly planted	N/A	M

SERVICES, INSTALLATIONS AND FURTHER INSPECTIONS

Item 20	Paths and access issues, hand standing areas and parking		
Item/location	Condition	Repairs Needed	Category
Heating	Specialist to review condition of heating system	N/A	D
Electrical	Specialist to review condition of electrical system	N/A	D
Insulation and air leakage	Given historic listing it would be difficult to improve on the existing condition. Replacement protection to the windows may include measures to reduce air leakage through the windows.	Ref to item5.4	E
Water supply, harvesting and conservation	N/A	N/A	N/A
Sound system	Specialist to review sound system	N/A	M
Fire protection	No fire protection clearly visible. Specialist to review and comment on fire protection.	Specialist to conduct a fire safety audit	A
Lightning protection	Specialist to review condition of lightning protection	Lightning conductor to be tested for continuity	D

4.00 ADDITIONAL INFORMATION IN THE REPORT

4.01 - WEATHER

Cold dry day

4.02 - STRUCTURE GENERALLY (EXTERNALLY AND INTERNALLY)

The church dates back to 1899 as dated on the foundation stone. The external walls are built from rusticated snecked sandstone with ashlar dressings.

The structure appears to be generally sound. Recent repointing has been undertaken with incorrect mortar which is causing deterioration of the stone. Various areas of the external face of stonework have lost pointing creating 'ledges' where water can lie. This could result in water penetrating the outer leaf and under cold conditions causing frost attack of the stonework.

Internally the structure appears to be generally sound with a finish of ashlar and painted plaster. The internals feature a wood barreled roof whose braces rest on stone corbels. The woodwork and metal fittings appear to be of a good quality.

4.03 - PITCHED ROOF COVERINGS AND OTHER EXTERNAL FEATURES

Slate with stone water tables. There is some indication of mortar slipping from the ridge.

Lead work to the valley gutters to be review as evidence of water ingress internally. Various locations of slipped and missing slates. This should be inspected by a suitably experienced professional roofer.

Pointing to various locations has been carried out in inappropriate mortar. This should be raked out and repointed.

Stained glass windows are located in the east, west and south windows.

4.04 - RAINWATER GOODS AND DISPOSAL SYSTEMS

Cast iron rainwater pipes generally, there is evidence of rusting.

There are signs of leaking around the hopper and gutters to the rear elevation. There are signs of rust and leaks to a number of other connections. This should be made good.

There are signs of leaking and vegetation growth to the kitchen sink outlet. This should be made good.

Rainwater gullies require checking and cleaning out.

The underground drainage system could not be inspected.

4.05 - PAVINGS

There is a mix of paving finishes all of which appear to be in a serviceable condition. The steps into the two original entrances are missing mortar, these are to be repointed in appropriate mortar.

4.06 - UNDERGROUND DRAINAGE

Refer to 'Rainwater Goods and Disposal Systems' above.

4.07 - EXTERNAL WALL SURFACES

There are significant areas of wall where the pointing has broken down and either worn away or broken away as well as significant areas of inappropriate mortar. This has created recesses between the courses of stonework effectively offering an opportunity for water to become trapped and find its way into the fabric of the building. The face of the stone work is spalling in several locations, this should be cleaned off and pointing made good.

4.08 - EXTERNAL DOORS, WINDOWS, METALWORK, WOODWORK, PAINTWORK

There is a mix of stain glass windows and clear windows, timber doors and frames and a aluminum double door to the main entrance. Windows appear in a serviceable condition.

The existing external timber doors are serviceable but require redecoration.

4.09 - EXTERNAL GLAZING

Generally single glazed to the windows. All appears to be in reasonable condition however, many of the windows are covered in a film or Perspex, which is not ideal. Consideration to be given to a more conservation appropriate alternative to improve the longevity of these and the visual appearance.

4.10 - TOWERS, SPIRES, CLOCKS, BELLS AND BELL FRAMES

Not inspected.

4.11 - INTERNAL ROOFS, LOFTS, CEILING VOIDS

Not inspected.

4.12 - PARTITIONS, SCREENS, PANELING, DOORS, DOOR FURNITURE

Doors generally flush plywood / hardboard with a mix of ironmongery. Generally hinged.

All doors appear satisfactory.

Partitions and internal walls are generally in good condition.

4.13 - INTERNAL FINISHES, INTERNAL DECORATIONS

Generally, all finishes are in a good condition.

There are signs of water staining to the ceiling to the south side of the main roof. This appears historic but could also align directly beneath the lead valley. Further investigation is required to ascertain if the source of this water ingress has been stopped.

4.14 - FLOORS, BALCONIES, STAIRWAYS AND BALUSTRADES, PLATFORMS

Floors appear to be of solid construction and all appear satisfactory (although coverings were not lifted).

4.15 - FITTINGS, FIXTURES AND MOVEABLE ARTICLES

Kitchen fittings are serviceable.

4.16 - ORGAN CONSOLE, CASE AND 'LOFT', AND OTHER MUSICAL INSTRUMENTS

Not inspected

4.17 - SOUND SYSTEM

Not inspected.

4.18 - EXTERNAL AND INTERNAL MONUMENTS, TOMBS, PLAQUES ETC.

N/A

4.19 - BATS

None known.

5.00 "SERVICES" IN THE REPORT

5.01 - ELECTRICAL INSTALLATION AND HEATING INSTALLATION

This is based upon a visual inspection only and no tests have been carried out.

5.02 - TESTS / INSPECTIONS

No tests / inspection results were presented at the time of the inspection. Tests should be carried out to both the electrical and gas services.

5.03 - MAINTENANCE AGREEMENTS

None made available.

5.04 - HEATING INSTALLATION

A boiler is located within the boiler room. The boiler, controls and all pipework should be checked as part of an annual service.

5.05 - ELECTRICAL INSTALLATION

Beyond the terms of this quinquennial inspection, it is recommended that a suitability qualified electrical contractor undertakes a full inspection and prepares the relevant report.

The fire alarms were not clearly visible, consideration should be given to a fire safety audit.

5.06 - LIGHTNING CONDUCTOR

To be tested as part of the electrical inspection, as above.

5.07 - SANITARY ACCOMMODATION

All sanitary accommodation appeared in a serviceable condition.

5.08 - FIRE PRECAUTIONS

There was no visible fire protection equipment within the building. Advisory to appoint a fire consultant to review the property and advise on any additional protection required.

5.09 - SECURITY

Not inspected as part of this report.

6.00 SITE DETAILS (INCLUDING CHURCHYARD)

6.01 - RUINS

N/A

6.02 - OTHER BUILDINGS ON THE SITE

N/A

6.03 - BOUNDARY WALLS AND FENCING

Steel fence to east elevation and timber panel fence inboard. The timber fence, although relatively new, should receive a decorative finish as part of routine maintenance.

6.04 - GRASSED AND PLANTED AREAS

These are in relatively decent condition. Continuous maintenance is advised to ensure debris are removed from gulleys etc.

6.05 - TREES AND SHRUBS

There is a small ash tree very close to the south elevation, although this does not appear to be creating problems for the building at this time.

There are small trees located in planters which are moveable, these are new and do not appear to be creating problems for the building at this time.

6.06 - PATHWAYS AND PAVING STEPS

Please refer to previous sections regarding paving.

6.07 - CAR PARKING

N/A

6.08 - RUBBISH DISPOSAL

Wheelie bins 'stored' within a bin store on the south elevation.

7.00 STANDARD EXPLANATORY NOTES TO BE ADDED TO ALL INSPECTION REPORTS

- 7.01 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.
- 7.02 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.
- 7.03 A proper examination and test should be made of the heating apparatus by a qualified engineer, each summer before the heating season begins.
- 7.04 A minimum of two fire extinguishers should be provided, one CO2 and one foam. 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.
- 7.05 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 adviser is willing to advise the PCC on implementing the recommendations, and will if so requested prepare a specification, seek tenders and direct the repairs.

- 7.06 Although the Measure requires the Church to be inspected every five years, it should be realised that serious trouble may develop in between these surveys if minor defects are left unattended. Churchwardens are required by the Care of the 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 present with any amendments made by the PCC, to the Annual Parochial Church Meeting. 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.
- 7.07 Woodwork or other parts of the building that are covered, unexposed or inaccessible have not been inspected. Your professional adviser cannot therefore report that any such part of the building is free from defect.
- 7.08 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 the insurance cover is adequate.

8.00 WHO GETS A COPY OF THE REPORT

- 8.01 When the PCC instructs the Architect to undertake the Inspection, it should also instruct them to:
- Follow the Diocesan guidelines for presenting the report set out in the Diocesan Scheme for Quinquennial Inspection of Churches - if the Report fails to comply with the Scheme, the OCC should return it to the Architect and only pay the fee when it does comply.
 - Produce the Quinquennial Inspection Report within 2 months of the date of the Inspection.
 - Produce 4 copies of the report: 2 for the PCC Secretary (one for the Churchwardens on behalf of the PCC and one for the incumbent), 2 for the DAC Secretary (one of which is forwarded to the appropriate Archdeacon. The Churchwardens should ensure that the Architect sends 2 copies of the report to the DAC Secretary).

9.00 CHECKLIST OF ITEMS REQUIRED BY THE INSPECTING ARCHITECT FROM THE PCC TO ENABLE HIM/HER TO COMPLETE THE REPORT

	SEEN	UNAVAILABLE
The Church Log Book		✓
Copy of the previous Quinquennial Inspection (to be sent to a newly appointed architect in advance of the inspection).		✓ (except conclusion page)
Schedule of all works / installations / repairs (including insurance claims) undertaken since the last Quinquennial Inspection (to be incorporated in Section 1 of the Report).		✓

	ENCLOSED	UNAVAILABLE	NOT APPLICABLE
Copy of Electrical Installation Test Report		✓	
Copy of Quinquennial Tree Report (noting the TPO's)			✓

	SEEN	UNAVAILABLE	NOT APPLICABLE
Copies of Test Reports etc:		✓	
- Lightning Conductor Test Report		✓	
- Portable Appliance Test Report		✓	
- Asbestos Inspection Report		✓	
- Access and Disability Audit Report		✓	
- Fire Risk Assessment		✓	
- Health and Safety Risk Assessment		✓	
- Gas Safety / Boiler Service Report		✓	
- Fire Appliances (extinguishers) Test Report		✓	
- Fire Alarm & Emergency Lighting Test Report		✓	
- Security Alarm Test Report		✓	
- Any recommendations from insurers regarding security		✓	
- Inventory of fixtures, fittings and furniture		✓	

In order for the Quinquennial Inspection Report to be as thorough as possible, the above information should be made available to the Inspecting Architect before / on the date of the inspection, where appropriate.

The Inspecting Architect is required to incorporate this record sheet as the last item in the Quinquennial Report.

The Inspecting Architect is unable to complete the Quinquennial Inspection Report without having seen the up-to-date Church Log Book.

CLIENT: St George's PCC
PROJECT: St George's Church, Gateshead
REF: 29430-NNA-2021-11-08-PR-Quinquennial_Report-P01
DATE: 8th November 2021



APPENDIX A - Quinquennial Inspection Conclusion

Notes on Completion

Ref. No	Area	Trade	Item	
1.03	Boiler Room	Carpentry	No satisfactory means of ventilation was noted to this space. As the external door is in poor condition, it is recommended that this be replaced with a new door containing louvred openings to provide adequate ventilation.	***
13.02	South Aisle - Wall South	Decoration	Water streaking down the wall near the south-west porch seems to indicate that there is still more water ingress from high level in this area, where external attention is recommended.	***
14.05	South Transept - Wall East	Glazing	It is recommended that the missing glass panel in the door to the vestry be replaced.	***
3.03	Tower - Ringing Room	Health & Safety	Access to the bell chamber is via a timber ladder, which flexes too much and which appears to be too steep to meet the requirements of The Places of Work Act. It is recommended that access be improved in order to provide a safe way of maintaining the area above.	***
4.01	Tower - Staircase	Health & Safety	The stone helical staircase in the south-east corner of the tower appears generally to be in a reasonable condition, although it has no form of hand-rail, which is required for health and safety. It is recommended that at least a rope suspended down the central post be provided as soon as possible.	***
1.02	Boiler Room	Heating	There is a Ideal Standard Concorde gas fired central heating boiler, which it is understood no longer works satisfactory, and which will require replacement.	***
16.03	Tower - Roof South	Leadwork	A missing section of lead flashing against the west gable would benefit from replacement.	***
4.02	Tower - Staircase	Lighting	The light to the staircase did not appear to be operating at the time of the inspection.	***
3.02	Tower - Ringing Room - Ceiling	Maintenance	In the north-east corner, there is evidence of water staining to the timbers of the ceiling, and also to the wall in the same corner. It should be checked that external repairs have been undertaken successfully to prevent further water ingress, before checking that there is no potential rot developing within the timbers.	***

No longer necessary - new heating system

External gutter repaired

✓

Tower & bells not in use. Access restricted.

As above.

✓

✓

- Work complete
- Work in progress
- Attention required
- Other / 19 no longer relevant

5.01	Vestry - Ceiling	Maintenance	Lath and plaster has fallen from above the window of the east wall. It is recommended that it be checked that the external repair in this area has proved effective, that the laths be removed, that the surface of the presumed timber beam be checked for dampness, and that, if all appears well, the plastered and painted finish be reinstated in this area.	***	✓
6.03	Vestry Lobby - Floor	Maintenance	It is recommended that a new mat be provided that is flush with the surrounding floor finish, in order to avoid a trip hazard.	***	✓
8.04	South-West Porch - Floor	Maintenance	It is recommended that a new mat be laid flush with the floor finish, in order to prevent a potential trip hazard.	***	✓
26.04	South Aisle - Wall South - Western Bay	Maintenance	The staining around the downpipe in the corner with the tower, suggests water over-flowing from the hopper, where it is recommended that this be checked and cleared.	***	✓
27.01	Churchyard South	Maintenance	This narrow strip of land is mainly laid to grass, which is in fair condition, but most of the gully gratings at the base of rainwater pipes appear to be blocked with rubbish or with dirt, where urgent clearance is recommended.	***	✓
29.01	Churchyard North	Maintenance	In the north-west corner, where concrete slabs form a step at the change of level, some are loose, and it is recommended that they be rebbeded securely in order to avoid accidents.	***	✓
29.03	Churchyard North	Maintenance	The gulleys at the base of the rainwater pipes along the north wall are generally blocked with rubbish or dirt, and it is recommended that they be cleared urgently.	***	✓
29.04	Churchyard North	Maintenance	In the north-east corner, the channel running around the wall from the base of the rainwater pipe is largely blocked with leaves.	***	✓
17.03	Nave - Roof North	Slating	Missing slates and missing pointing beneath the ridge tiles would benefit from would urgent attention.	***	✓
5.02	Vestry - Ceiling		In the south-west area of this room damage has been caused following water ingress as a result of vandalism externally. It should be checked that external repairs have been undertaken satisfactorily, and that the interior is now dry, before the plaster and painted finish is reinstated.	***	✓

Largest cherry-picket couldn't reach. advised not urgent.

5.04	Vestry - Walls	Decoration	At high level the walls are plastered and painted, and at low level there is a softwood boarded and stained dado. In the north-east corner at high level there is cracking to the plaster finish, possibly related to the cold water storage tank mounted above. Consideration should be given to the possibility of the removal of this tank and all brackets, if it is feasible to put the cold water supply on a direct feed, and then to make good and redecorate the wall.	**	✓
8.02	South-West Porch - East and South Walls	Decoration	There is significant dampness within these two walls at low level which has damaged the wall finish. As the walls are thick, it is recommended that the plaster be made good and be redecorated with a micro-porous paint, in the realisation that it will need to be re-coated regularly.	**	✓ New WCS
8.05	South-West Porch - Floor	Decoration	It is recommended that the floor paint be renewed in order to restore an acceptable finish.	**	✓
12.01	Baptistry - Ceiling	Decoration	A number of boards are missing within the small area of boarded and vaulted ceiling, where replacements are recommended in due course.	**	✓
13.03	South Aisle - Wall South	Decoration	Towards the east end of this wall, there is significant damage to the wall finish, which appears to be in the process of drying out. It should be ensured that external repairs have been undertaken satisfactorily, prior to making good and redecorating inside.	**	✓ Gutters & downcomers fixed 2016/17.
14.02	South Transept - Wall West	Decoration	Water ingress has damaged the painted plaster finish, which is dry in part but still damp in other areas. Once external repairs have been verified as having been completed satisfactorily, it is recommended that internal making good and redecoration be carried out.	**	} Walls seem dry. advised decoration not urgent. some completed in 2016.
14.03	South Transept - Wall South	Decoration	There is evidence of peeling paintwork in isolated areas across this wall, and in particular in the south-east corner. Making-good and redecoration could be carried out in the isolated areas, but the south-east corner still appears to remain damp, where it should be ensured that external repairs are effective, that the wall is drying, before making good and redecoration.	**	
14.04	South Transept - Wall East	Decoration	The wall remains damp in areas which have suffered through water ingress. External repairs should be checked for effectiveness prior to allowing the wall to dry, followed by internal making-good and redecoration.	**	
				**	

15.01	North Aisle - Wall North	Decoration	At a mid-point, where painted plaster has been damaged, the wall appears to remain damp, and it is recommended that the effectiveness of external repairs be verified prior to internal making good and redecoration.	**
20.02	North Porch Wall West	Decoration	It is recommended that the timber to the double doors and metalwork to the strap hinges be redecorated.	**
20.06	North Porch Wall East	Decoration	Although a section of cast iron at the head of the hopper is broken, it appears that it is still functioning correctly, although the rusty swan neck lower down would benefit from anti-rust treatment and redecoration.	**
12.03	Baptistry	Electrics	In the north-west corner is the in-coming electrical main, meters and fuse-boards, which do not appear to be new, and for which it is hoped that an inspection has been carried out within the last five years.	**
24.01	Vestry Roof North	Leadwork	From photographs, it would appear that a closer inspection would be recommended when access is available, to ensure that the lead flashing is complete and effective between these roof slopes and the south wall of the chancel.	**
9.06	Chancel	Lighting	The sole lighting to this area appears to emanate from four elderly and inadequate spot lights fitted behind the chancel arch, and it is to be recommended that an improved system be contemplated.	**
2.02	Tower - Bell Chamber	Maintenance	There appear to be no conventional bell, but a series of metal tubes acting as a carillon. All is supported on rusting scaffold tubes, and all appears to be in need of a thorough overhaul.	**
3.04	Tower - Ringing Room	Maintenance	Two of the ropes used to play the carillon are broken and it is recommended that replacements be provided.	**
3.05	Tower - Ringing Room	Maintenance	The bell rope from ground level passes through a hole in the centre of the ringing room floor, then across to the hook on the wall in the south-east corner of the ringing room, and then up through a hole in the centre of the ceiling of the ringing room before it activates one of the carillon tubes. It is recommended that this be re-routed, so that it can still be activated yet be in a more convenient position.	**

As above.

Whole church rewired 2016 ✓

New lights installed ✓

Bells not in use.

3.06	Tower - Ringing Room	Maintenance	There does not appear to be any electric light in this area.	**	✓
8.06	South-West Porch	Maintenance	It is recommended that the missing door handle be refitted to the door to the helical staircase.	**	kept locked ✓
9.05	Chancel - Floor	Maintenance	The area of the chancel floor occupied by the choir stalls is as damp as the sanctuary causing concern about the timber bases to choir and vestry stalls. If they are to be retained, it is recommended that measures be taken to separate timber from the sub-structure, and also to provide ventilation to the timber in order to prevent the onset of rot.	**	✓
11.02	Nave - Floor	Maintenance	Heating air grilles either side of the central aisle are loose in places, as are a number of timber blocks set in herringbone pattern. It is recommended that improvements be made to both.	**	✓
12.02	Baptistry - Floor	Maintenance	There is evidence of the font having been in this area, but no sign of a font within the building at present. Around its original location, timber blocks are loose, and refixing is recommended.	**	✓
13.04	South Aisle - Floor	Maintenance	A significant number of timber blocks are loose and would benefit from re-bedding.	**	✓
14.06	South Transept - Floor	Maintenance	It is recommended that loose timber blocks be re-bedded.	**	✓
15.02	North Aisle - Floor	Maintenance	It is recommended that the loose timber blocks, particularly towards the west end, be re-bedded.	**	✓
17.06	Nave - Wall West	Maintenance	The roof of the baptistry is covered with natural slates, which, as far as can be seen from low level, appear satisfactory, although water discharges through four spouts rather than into rainwater goods. It should be ensured that this water clears the stonework of the wall beneath satisfactorily.	**	✓
23.03	Chancel - Wall East	Maintenance	In the north-east corner, at the junction with the vestry, the recessed rainwater pipe would benefit from a better shoe at the base, to deflect water away from the wall.	**	DP looking at this (Jun 2019)
25.03	South Transept - Roof West	Maintenance	Sealant applied to joints within the gutter appears to be failing, where renewal appears beneficial.	**	As above.

28.02	Churchyard West	Maintenance	In the north-west corner, shrubs and trees are planted too close to the wall, which makes maintenance difficult and potentially jeopardise the foundations. It is recommended that they be cut back from the wall in the short term, and their future be considered carefully.	**
16.04	Tower - Wall South	Monitoring	When access is available for attention to the roof, it is recommended that the parapet gutter be inspected, as there are signs of dampness within the masonry forming its parapet.	**
16.11	Tower - Wall North	Monitoring	Beneath one louvred opening, a lead-clad chute discharges rainwater into a hopper. When access is available, it is recommended that a thorough inspection be given to this area, to ensure that water flows away satisfactorily.	**
16.01	Tower - Wall East	Pointing	Partly open joints within masonry, particularly towards high level, would benefit from repointing with lime-based mortar.	**
16.02	Tower - Wall East	Pointing	Towards ground level, open joints within stonework forming the plinth, at both levels, together with open joints at ground level, would benefit from making-good with lime-based mortar	**
16.05	Tower - Wall South	Pointing	Open joints within the ashlar stonework at high level would benefit from making-good with lime-based mortar.	**
16.06	Tower - Wall South	Pointing	Beneath the lowest window, missing pointing, sandy pointing, and cracking to the stone cill, would benefit from making-good with lime-based mortar.	**
16.07	Tower - Wall West	Pointing	Open joints to the coping to the gable, to the tops of the pinnacles, and within ashlar stonework at high level, would all benefit from making-good with lime-based mortar.	**
16.07	Tower - Wall West	Pointing	Open joints within the hoodmould over the door opening, within the ashlar stonework within the reveals, to the gable stonework above, and deficient pointing within the course to the stonework between the door head and the windows above, would all benefit from lime-based mortar.	**
16.09	Tower - Wall West	Pointing	Open joints between stone treads, and the stonework of the balustrades on either side of these steps, would benefit from making-good with lime-based mortar.	**

✓

DP arranging for gutters to be cleaned & inspected (June 19)

NO WORK done yet on pointing

16.10	Tower - Wall North	Pointing	Open joints to the tops of the pinnacles, and within ashlar stonework at high level, would benefit from making good with lime-based mortar.	**
17.05	Nave - Wall West	Pointing	Open joints between sections of coping stone, particularly towards the apex, between capping stones at the head of corner buttresses, and within ashlar stonework within the main west window, would all benefit from making-good with lime-based mortar.	**
18.01	Baptistery - Wall West	Pointing	Pointing to stonework within the low level plinth would benefit from replacement with lime-based mortar, where it is currently deficient.	**
19.01	North Aisle - Wall West	Pointing	Open joints within the stonework to the high level coping, open joints within the stone capping to the corner buttress, and open joints within ashlar stonework around the high level windows, would all benefit from making-good with lime-based mortar.	**
19.02	North Aisle - Wall North - Bay 1 working from west end	Pointing	Open joints within the stonework immediately beneath the gutter, and to ashlar stones to the blind arch and window surrounds beneath, would all benefit from lime-based mortar.	**
19.03	North Aisle - Wall North - Bay 2 working from west end	Pointing	Open joints within stonework immediately beneath the gutter, ashlar stonework to the blind arch and to the window surrounds, and to coarsed stonework between window cill and top of the plinth, would all benefit from making-good with lime-based mortar.	**
19.04	North Aisle - Wall North - Bay 3 working from west end	Pointing	Open joints between stonework immediately beneath the gutter, to the ashlar stonework of the blind arch, to ashlar stonework of the window surrounds, and to open joints within coarsed stonework from window cill to top of plinth, would benefit from making-good with lime-based mortar.	**
20.01	North Porch - Wall West	Pointing	Open joints within the stonework of the coping, within ashlar stonework around the base of the doors, to junctions between stone treads to the steps, and within stonework to the balustrade of the steps, would all benefit from making-good with lime-based mortar.	**

As above

20.04	North Porch Roof North	Pointing	Open joints between stonework within the east and west gables, together with cracking pointing above lead flashings, would benefit from making-good with lime-based mortar.	**
20.05	North Porch Wall East	Pointing	A small amount of open joints within the stonework at the head of the low level plinth, and at ground level, would be beneficial.	**
21.02	North Transept - Roof West	Pointing	An element of repointing is recommended beneath the ridge tiles.	**
21.03	North Transept - Wall West	Pointing	An open joint within the dressed stone beneath the gutter, and within the coarsed stonework beneath, down to the top of the plinth, would benefit from making-good with lime-based mortar.	**
21.04	North Transept - Wall North - Western Bay	Pointing	Open joints within the stonework to the gable, particularly on the roof side, within the ashlar work forming the blind arch, around the high level roundel, and to coarsed stonework beneath the window cills, would benefit from making-good with lime-based mortar.	**
21.05	North Transept - Wall North - Eastern Bay	Pointing	Open joints within the stonework to the gable, particularly on the roof side, within the ashlar work forming the blind arch, around the high level roundel, and to coarsed stonework beneath the window cills would benefit from making good with lime-based mortar.	**
22.01	Organ - Wall North	Pointing	Beneath the hopper, open joints between coarsed stones would benefit from making-good with lime-based mortar.	**
22.02	Organ - Wall East	Pointing	Open joints and cracking within stonework to the coping, to ashlar stonework around the reveals to the blocked up windows, and at sundry points within the coarsed stonework beneath the window cill, would benefit from making-good with lime-based mortar.	**
23.02	Chancel - Wall East	Pointing	Open joints and cracking within stonework to the coping, and immediately beneath, would benefit from making-good with lime-based mortar.	**
23.04	Chancel - Roof South	Pointing	Repointing with lime-based mortar is recommended beneath the ridge tiles, and beneath the apex stone to the gable.	**

As above.

23.05	Chancel - Roof South	Pointing	Open joints within the stonework to the east gable, and also above the lead flashing beneath the coping, would benefit from making-good with lime-based mortar.	**
23.06	Chancel - Wall South	Pointing	Open joints at the head of the chimney in the south-east corner, would benefit from making-good with lime-based mortar.	**
23.07	Chancel - Wall South	Pointing	Open joints between the stones immediately beneath the gutter, and also to ashlar stonework around the heads of the clerestory windows, would benefit from making good with lime-based mortar.	**
24.02	Vestry - Wall East	Pointing	Open joints within stonework to the windows, and within coarsed stone around and beneath the window cill, would benefit from making good with lime-based mortar.	**
24.03	Vestry Entrance - Wall South	Pointing	Open joints to stonework within the coping above the vestry door would benefit from making good with lime-based mortar.	**
25.01	South Transept - Wall East	Pointing	Open joints to the buttress at the south-east corner, and to areas of coarsed stonework beneath, would benefit from making-good with lime-based mortar.	**
25.02	South Transept - Wall South	Pointing	At high level in the centre of this wall, around the hopper and above, and open joints within stonework, would benefit from making good with lime based mortar.	**
26.01	South Aisle Roof	Pointing	When access is available, it is recommended that a closer inspection be given to the flashing to the north wall of the tower and to that at the head of the aisle roof in the area to the north of tower.	**
26.02	South Aisle - Wall South - Eastern Bay	Pointing	Open joints within stonework immediately beneath the gutter, to ashlar stonework to the blind arch, to stonework particularly at the head of the lancet windows, and to coarsed stonework beneath the cills, would all benefit from making-good with lime-based mortar.	**
26.03	South Aisle - Wall South - Western Bay	Pointing	Open joints between stonework immediately beneath the gutter, in stonework to the blind arch, and to the head of the central lancet, would benefit from making-good with lime-based mortar.	**
20.03	North Porch Roof North	Roofing	This roof is covered with natural slates, and two are slipping, requiring refixing.	**

As above

17.01	Nave - Roof North	Slating	A number of slates within the first row beneath the ridge tiles are missing, and require replacement.	**
17.02	Nave Roof - South	Slating	It appears that there may be a number of missing slates within the first row beneath the ridge tiles. If so, they will require replacement.	**
27.02	Churchyard South	Trees	There is one young tree near the vestry which is planted too close to the building, and another larger one near the tower which is also too close to the walls, where it is recommended that their future be considered carefully. <i>Arborist contacted. Under review.</i>	**
17.04	Nave - Roof South		Small areas of missing pointing are visible beneath the ridge tiles, where making-good with lime-based mortar would be beneficial.	**
8.03	South-West Porch - Walls West and North	Decoration	There is hairline cracking to these walls which appear to be dry, where it is recommended that making-good and redecoration be carried out in due course.	*
9.02	Chancel - Wall East	Decoration	There is some peeling paintwork around two of the lancet windows, as well as in the north-east corner, where making-good and redecoration are recommended in due course.	*
16.08	Tower - Wall West	Decoration	Timber to the double doors and metalwork to the strap hinges would benefit from redecoration in due course.	*
24.04	Vestry Lobby - Wall West	Decoration	The cast iron downpipe would benefit from redecoration, if only for aesthetic reasons.	*
5.05	Vestry - Floor	Maintenance	The floor is covered with softwood boarding, which appears to remain in fair condition, although re-finishing would be beneficial aesthetically.	*
9.03	Chancel - Wall East	Maintenance	Water stains from the northern lancet indicate the need to ensure that water ingress is prevented in this area.	*
23.01	Chancel - Wall North	Maintenance	The single lancet window is covered with a wired grille, which is both rusting and un-fixed towards cill level, where attention is recommended.	*
21.01	North Transept - West face of roof to eastern bay	Pointing	It appears that some pointing is missing beneath the ridge tiles, where making-good would be beneficial.	*

Contractor unable to reach these areas. unresolved

DP looking at this. Recommended larger tree stays due to roots.

Problem area (see above).

✓

✓

New flooring

***	Item where attention is recommended immediately
**	Item where attention is recommended within a year
*	Item where attention is recommended within the quinquennium
Signed	

CLIENT: St George's PCC
PROJECT: St George's Church, Gateshead
REF: 29430-NNA-2021-11-08-PR-Quinquennial_Report-P01
DATE: 8th November 2021



APPENDIX B - Measured plans and elevations of the church.



LF1	425818.080	561715.384	84.932
LF2	425786.603	561718.903	83.561
LF3	425786.291	561751.026	83.214
LF4	425803.326	561751.184	83.770
LF5	425822.045	561752.135	84.691
LF1A	425831.409	561726.376	85.707

Legend

- BD BOLLARD
- BS BUSH STOP
- BM BENCHMARK
- CL COVER LITE
- CCCTV CCTV PANEL
- DK DRIP KEYS
- DN DOWNPIPE
- CC ELECTRIC CORNER
- EP ELECTRIC PANEL
- ER EXPOSED REINFORCING
- FL FLOOR FINISH
- FV FLOOR VALVE
- GV GAS VALVE
- GK GAS KAMMER
- GU GULLY
- IC INSPECTION COVER
- IL INVERT LEVEL
- LD LAMP OUTLET
- LP LAMP POST
- NH HANDRAIL
- CL COVER LITE
- MP MILEPOST
- PP SCOTCH PIPES
- NS NOD SIGN
- ND NON-DRAINAGE
- NE NON-DRAINAGE
- SC SCOFFIT
- SV STOP VALVE
- TR TRAFFIC LIGHT
- TL TELEPHONE POLE
- TP TELEPHONE POLE
- TV TELEVISION COVER
- UV UNDER VALVE
- UN UNIDENTIFIED
- WH WATER METER
- WI WATER INLET
- SW SWIRL
- SP SPORT LEVEL

COORDINATES AND ELEVATIONS ARE SET BY CROSS AT STATION 100.
 CO-ORDINATES ARE TO NATIONAL GRID USING TRANSFORMATION
 CO-ORDINATE SYSTEM 4998. THE DATUM IS THE ADAM AND
 THE ELEVATIONS OF THE SPOTS IS TO SEA LEVEL (MSL) AND O.D.

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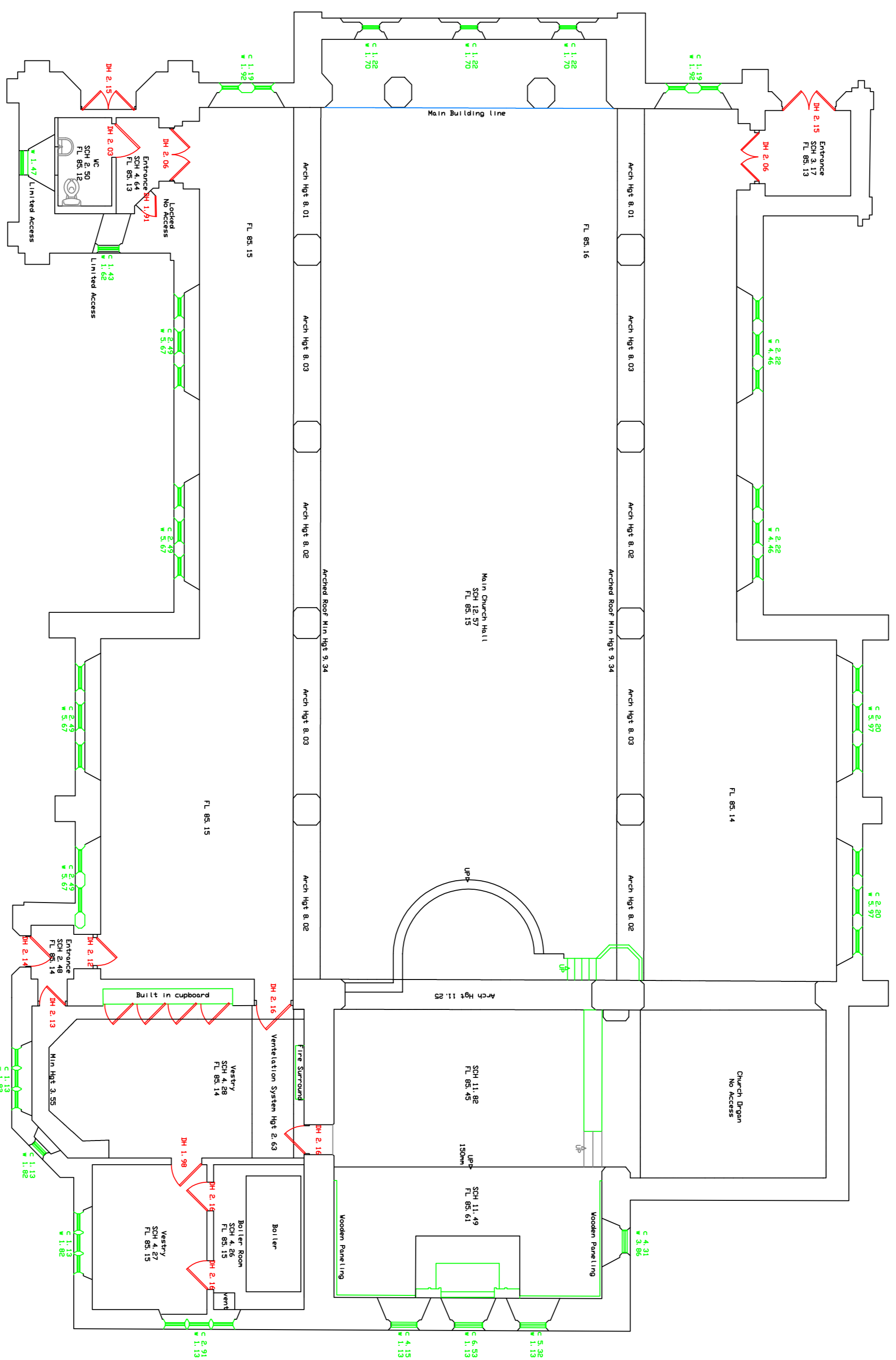


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Howarth Litchfield
 St Georges Church, Gateshead

Topographic Survey

Client	Howarth Litchfield
Project	Topographic Survey
Date	24/01/12
Scale	1:200
Sheet	1/2000A2



Measured Building Survey

Legend

BE	BUILDING	IR	INTERIOR ROOM
BL	BLOCK WALL	LI	LEVEL LINE
BM	BENCH MARK	LP	LANDSCAPE
BT	BUILDING TOWER	MP	MEASUREMENT
CC	CONCRETE	PH	PHOTOGRAPH
CCV	CONCRETE VENT	PI	PICTURE
CE	CERAMIC	PL	PLASTER
CH	CHIMNEY	PS	POST SIGN
CI	CONCRETE IN	RE	RENDER
CL	CONCRETE LINING	RI	ROOF IN
CM	CONCRETE MASONRY	RT	ROOF TOP
CP	CONCRETE PAVING	ST	STRUCTURE
CR	CONCRETE ROOF	TL	TILE
CS	CONCRETE SLAB	TR	TRAP
CT	CONCRETE TOWER	TS	TILE SIGN
CU	CURB	TV	TV SIGN
CV	CONCRETE VENT	UN	UNKNOWN
DC	DUCT	WA	WATER
DE	DUCT EXTERIOR	WE	WATER EXTERIOR
DI	DUCT INTERIOR	WI	WATER INTERIOR
DU	DUCT UNDER	WS	WATER SIGN
EA	EARTH	WV	WATER VENT
EB	EARTH BENCH	WV	WATER VENT
EC	EARTH CONCRETE	WV	WATER VENT
ED	EARTH DUCT	WV	WATER VENT
EE	EARTH EXTERIOR	WV	WATER VENT
EF	EARTH FINISH	WV	WATER VENT
EG	EARTH GROUND	WV	WATER VENT
EH	EARTH HOLE	WV	WATER VENT
EI	EARTH INTERIOR	WV	WATER VENT
EJ	EARTH JUNCTION	WV	WATER VENT
EK	EARTH KITCHEN	WV	WATER VENT
EL	EARTH LIVING	WV	WATER VENT
EM	EARTH MASONRY	WV	WATER VENT
EN	EARTH NEST	WV	WATER VENT
EO	EARTH OUTLET	WV	WATER VENT
EP	EARTH PAVING	WV	WATER VENT
EQ	EARTH QUARTER	WV	WATER VENT
ER	EARTH RAMP	WV	WATER VENT
ES	EARTH SIGN	WV	WATER VENT
ET	EARTH TOWER	WV	WATER VENT
EU	EARTH UNDER	WV	WATER VENT
EV	EARTH VENT	WV	WATER VENT
EW	EARTH WALL	WV	WATER VENT
EX	EARTH EXTERIOR	WV	WATER VENT
EY	EARTH YARD	WV	WATER VENT
EZ	EARTH ZONE	WV	WATER VENT

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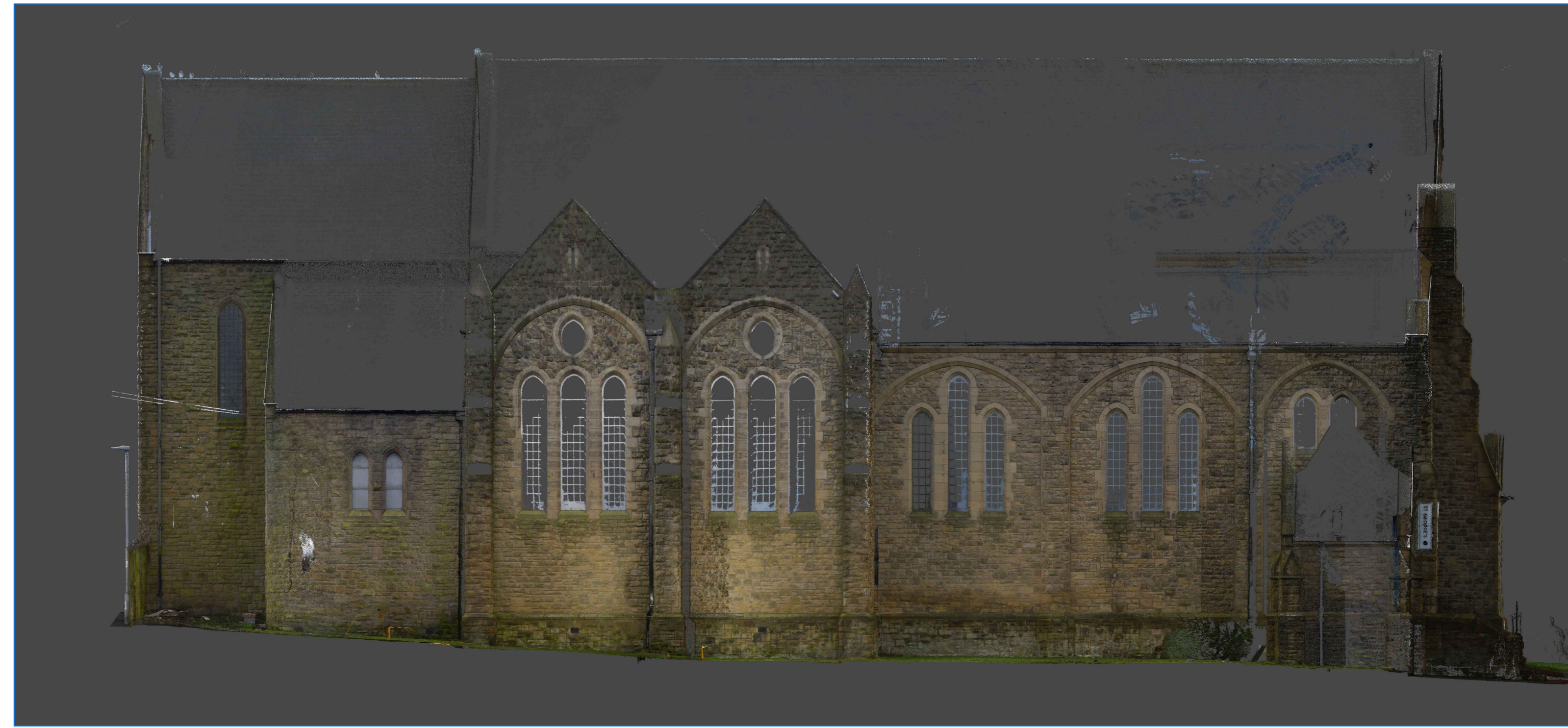
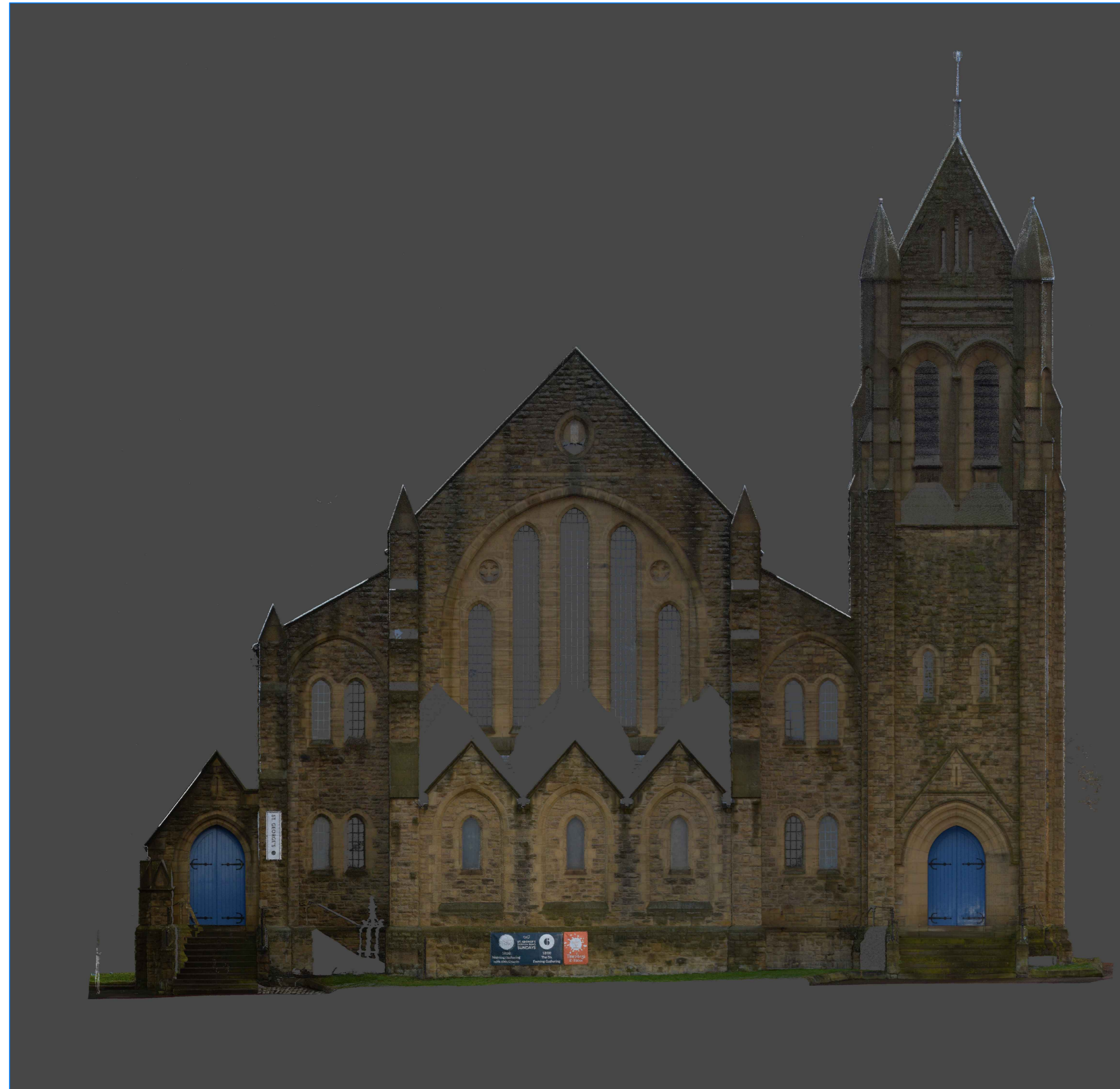
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client: **Howarth Utchfield**
St George's Church, Gateshead

title: **Building Floor Plan**

Project No:	CST7-003
Date:	22/01/24
Scale:	1/100@A1

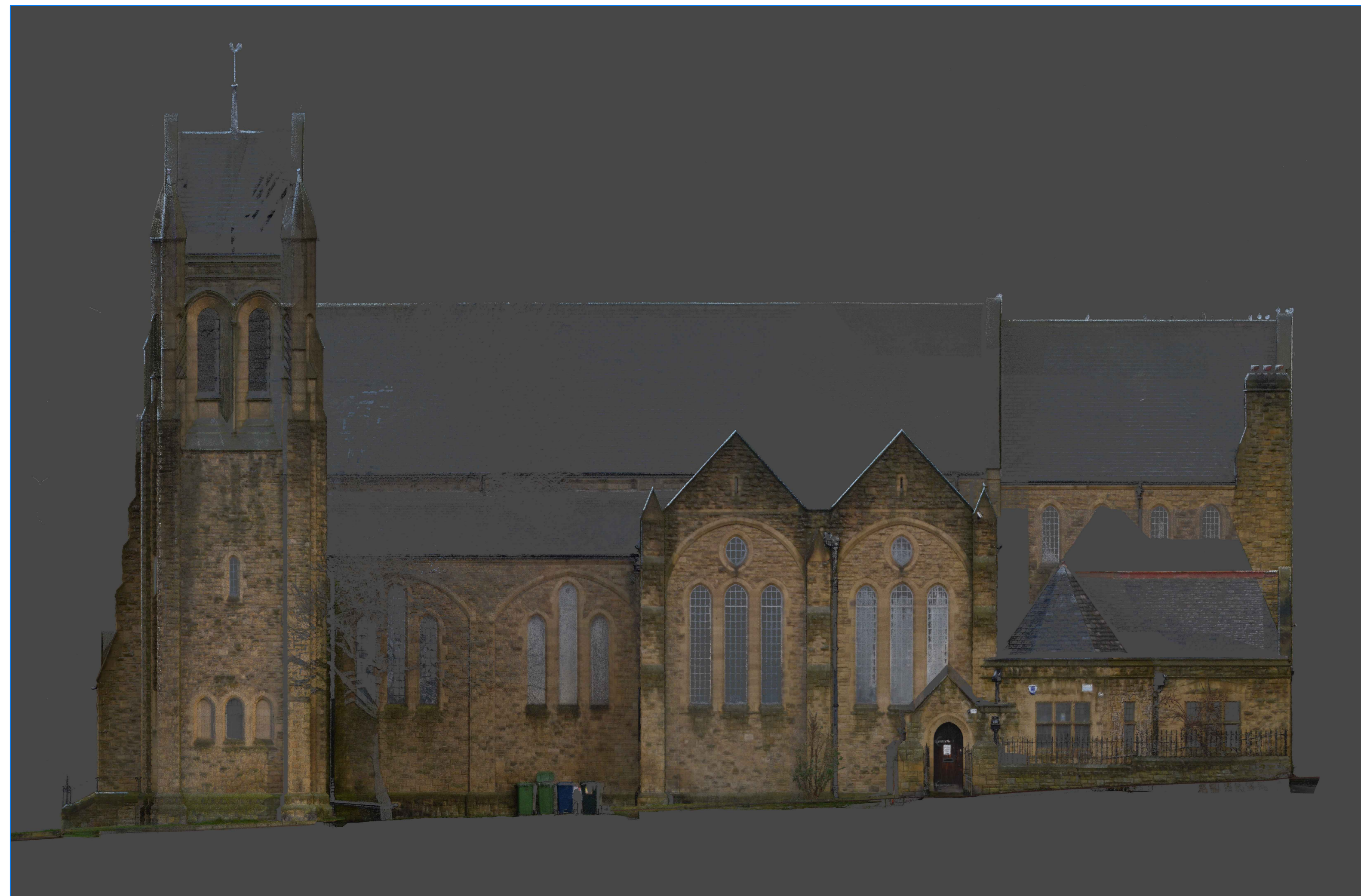


West Elevation



North Elevation

Datum 80.00



South Elevation



East Elevation

Datum 80.00