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ARCHITECTURE & HERITAGE



QUINQUENNIAL INSPECTION REPORT

St. PETER'S CHURCH

SUNDERLAND ROAD, HARTON VILLAGE, SOUTH SHIELDS, NE34 6AH

NOVEMBER 2017



Diocese of Durham



THE CHURCH
OF ENGLAND

prepared by

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REVISION HISTORY

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RECOMMENDATIONS

Where work is recommended within the main body of the Quinquennial Inspection Report a code is used to highlight the relevant text and indicate the priority as follows:

| | |
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| R0 | Urgent works requiring immediate attention. |
|-----------|---|

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| R1 | Work recommended to be carried out during the next 12 months. |
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| R2 | Work recommended to be carried out within 18 – 24 months. |
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| R3 | Work recommended to be carried out within 5 years. |
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| R4 | A desirable improvement with no timescale. |
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| M | Routine items of maintenance. |
|----------|-------------------------------|

APPENDICES

- A Maintenance Plan
- B Wensley Roofing Ltd. Quotation – 12/2015
- C Explanatory Notes

A. THE INSPECTING ARCHITECT

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B. BACKGROUND AND GENERAL

- B.1 Church: **St. Peter's Church**
Sunderland Road
Harton Village
South Shields
NE34 6AH

| | | |
|--------------|---|------------|
| Archdeaconry | : | Sunderland |
| Deanery | : | Jarrow |
| Parish | : | Harton |

- B.2 St. Peter's Church is located at the junction of Sunderland Road and Moor Lane in the heart of Harton Village, the core of which has been greatly eroded due to build development and infrastructure over the passing years. The church sits a short distance south from the coastal town of South Shields and has good transport links to the A19.

Sunday worship includes a Family Communion at 10.45am and mid-week there is a quiet Said Communion every Thursday at 10.00am. Evening Prayer is normally said at 6pm weekdays.

2017 marks the 150th anniversary of the consecration of the church.

The current Minister is the Revd. Kate Boardman.

- B.3 Ordnance Survey Map reference – NZ 37572 64991.

GENERAL DESCRIPTION OF THE CHURCH

- B.4 In 1866-67 the present church was built and consecrated, designed by C. Hodgson Fowler in a pleasant Early English style.

The church is built from coursed oolitic limestone with ashlar sandstone to window/door surrounds, quoins, plinth and string course detailing. A pitched roof over consists of welsh slate. Walling to a later C20 extension to the north side consists of split face concrete blocks with artificial stone lintels and cills to window/door openings.

Accommodation is provided over a long and tall rectangular nave, chancel, vestry, office and 'green room' on north side with a distinctive south west tower surmounted by an octagonal spire.

The first stage of the south west tower forms the south entrance porch to the church. Square in plan the tower rises over two stages and then slides into an octagonal ball-turret with 2 light openings under one pointed arch to each face. The turret is then capped by an octagonal spire.

The east window consists of 3 no. tall lancet openings containing stained leaded glass dating from 1873.

The church is orientated east-west, geographically and liturgically.

B.5 Inside the church walls consist of painted plaster with painted ashlar quoins to window reveals. High proportions to the nave roof structure, exposed of timber construction and boarded over the chancel. To the chancel there is a carved timber screen and painted timber reredos to the high altar. To the west end is located the font, carved in stone and painted. A pipe organ exists to the north side of the chancel by Nelson & Co. of Durham.

B.6 The church merits protection under heritage legislation and is grade II listed.

NHLE reference number - 1232324 (1st February 1983)

B.7 The church sits within the north-east corner of the churchyard surrounded by several mature trees and substantial collection of headstones, table tombs and monuments. Grounds are generally a mix of grass and planed areas with a network of straight paths dissecting the church yard.

The churchyard gently slopes away to the north and west edges and as such the church sits slightly elevated in an attractive setting. It is confined to the east and south elevations in original stone boundary walling.

B.8 The churchyard boundary wall fronting Sunderland Road and Moor Lane merits protection under heritage legislation and is grade II listed.

NHLE reference number – 1232560 (1st February 1983)

B.9 *ST PETER, Harton Lane. 1866-7 by C. Hodgson Fowler.*

Plain, rock faced. Two-light windows and a high wooden-roofed nave.

The Buildings of England: County Durham, Nikolaus Pevsner

B.10 Date of Inspection: the church was visited and inspected on Tuesday 2nd May 2017.

B.11 Weather: cloudy and warm.

C. SCOPE OF THE REPORT

- C.1 A visual inspection of the church has been carried out such as could be undertaken from ground-level and any accessible roofs, galleries and stagings. Binoculars were used for high level inspections externally. Parts of the structure which were inaccessible, enclosed or covered were not opened or any loose floor coverings lifted.
- C.2 The inspection does not comprise of a structural survey of the church. Where, in the opinion of the Inspecting Architect, it is apparent that specialist structural advice should be sought; this is recorded in the report.
- C.3 The following inaccessible parts were not included in this inspection:
- a. Below ground drainage.
 - b. Any hidden floor and ceiling spaces.
 - c. Bell chamber
 - d. Box gutter behind tower and north chimney.
 - e. Interior of the spire.
- C.4 The boundary and extent of the church and church hall is shown on the location plan (Fig. 1, p. 8).
- C.5 No manhole covers were lifted, or drains checked.
- C.6 This report describes defects observed. It is not a specification for execution of any work and must not be used for obtaining builders' estimates. An indication of likely repairs costs is included, but it must be understood that the scope of repair work is undefined, and no measurements have been taken, so the figures are no more than 'estimated guesses' and should not be relied upon beyond the purpose of indicating the likely spending commitment to maintain the church and church grounds to a high standard. Items such as contractor preliminaries and/or profit have not been considered.
- C.7 The Parochial Church Council is reminded that it must notify the Diocesan Advisory Committee and/or obtain a faculty before putting any repair work in hand. In most cases specifications, schedules and descriptions of the proposed repairs will be required. This report is not a substitute for such documents, but it may be cited in support as identifying the need for repairs.
- C.8 Completion of this Quinquennial Inspection Report has referred to the 2012 Quinquennial Inspection Report completed by John S Burns of Mackeller Architecture Ltd., Gateshead.

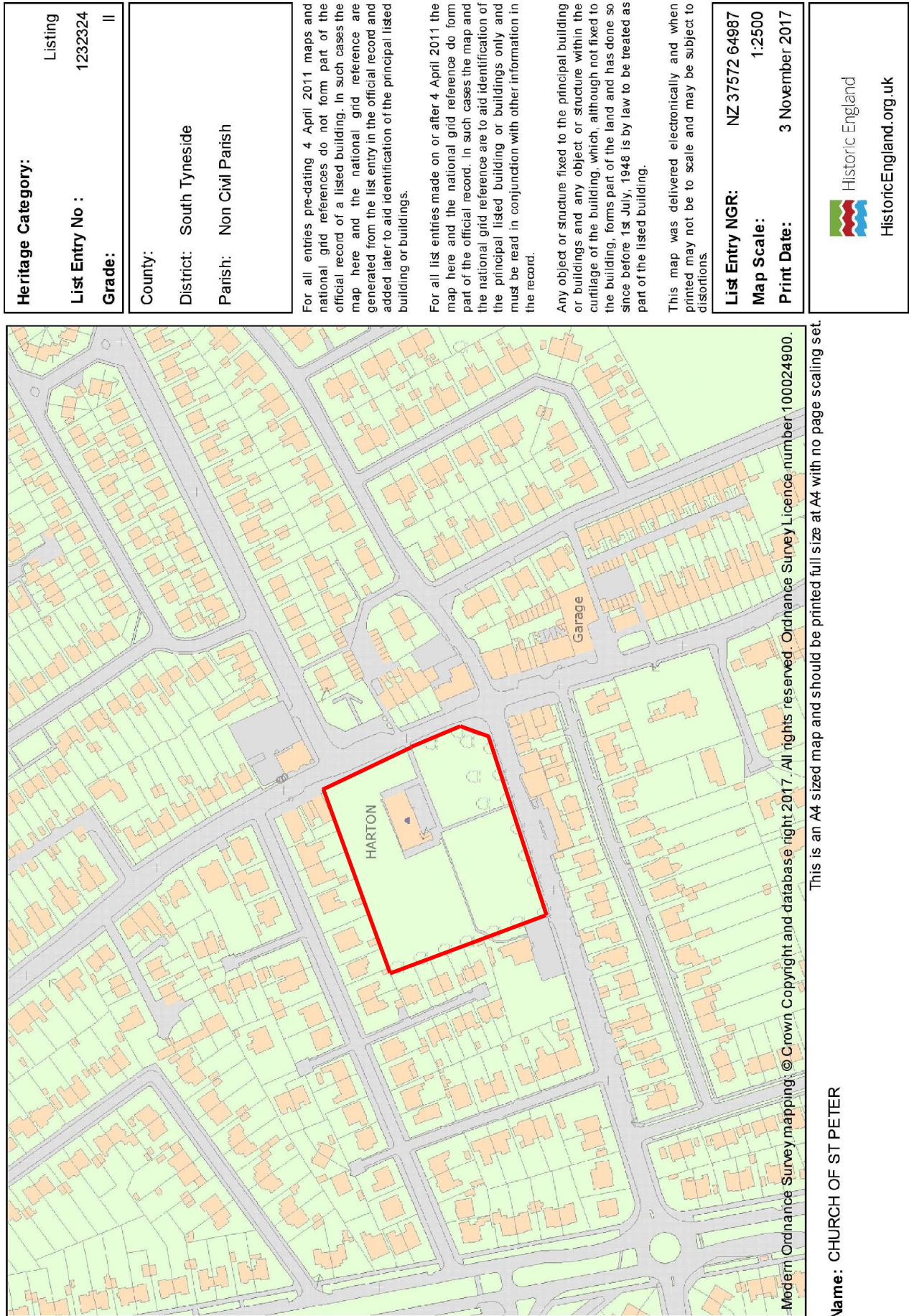


Fig. 1 | Church Location Plan (not to scale)

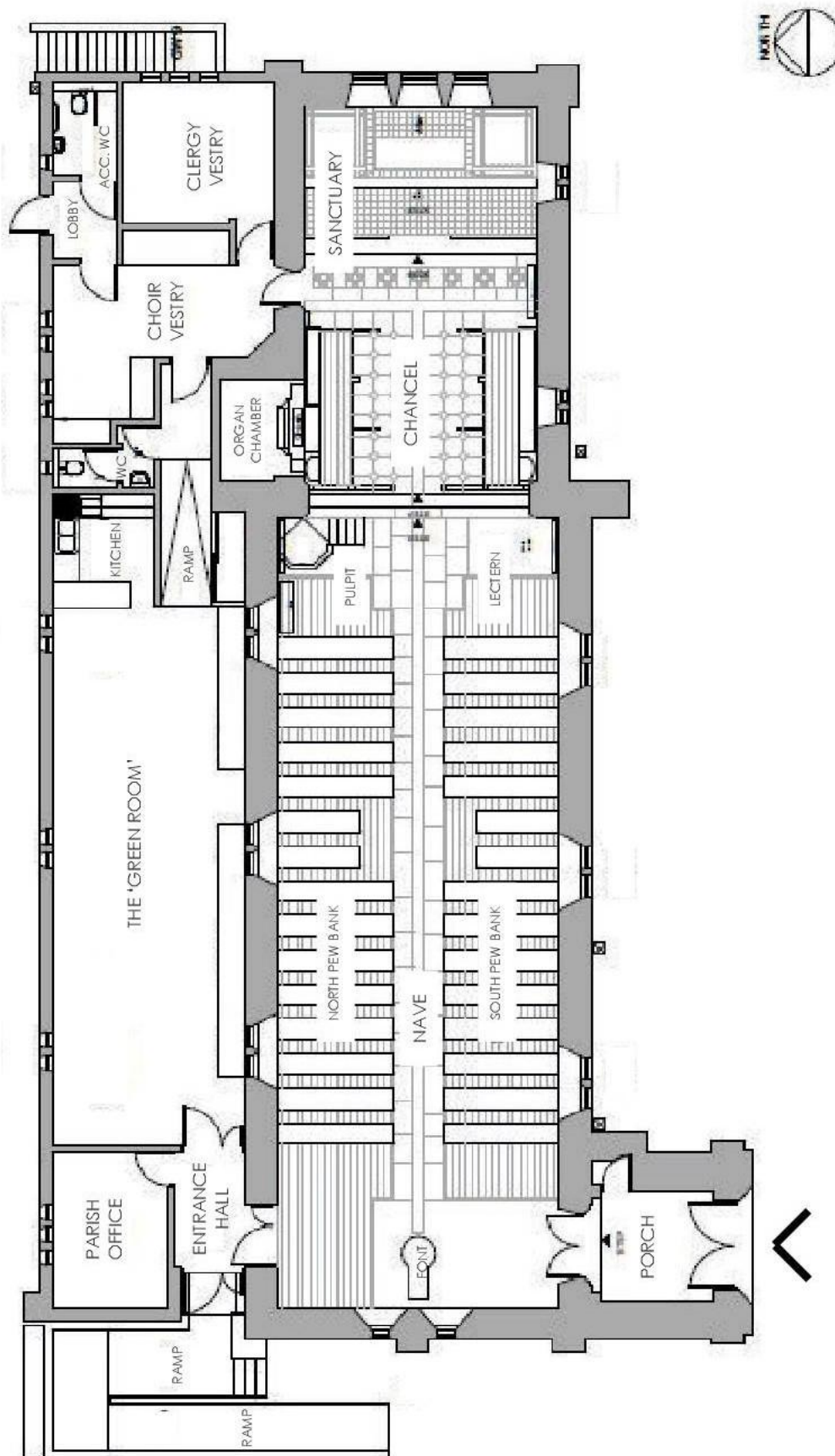


Fig. 2 | Church Floor Plan (not to scale)

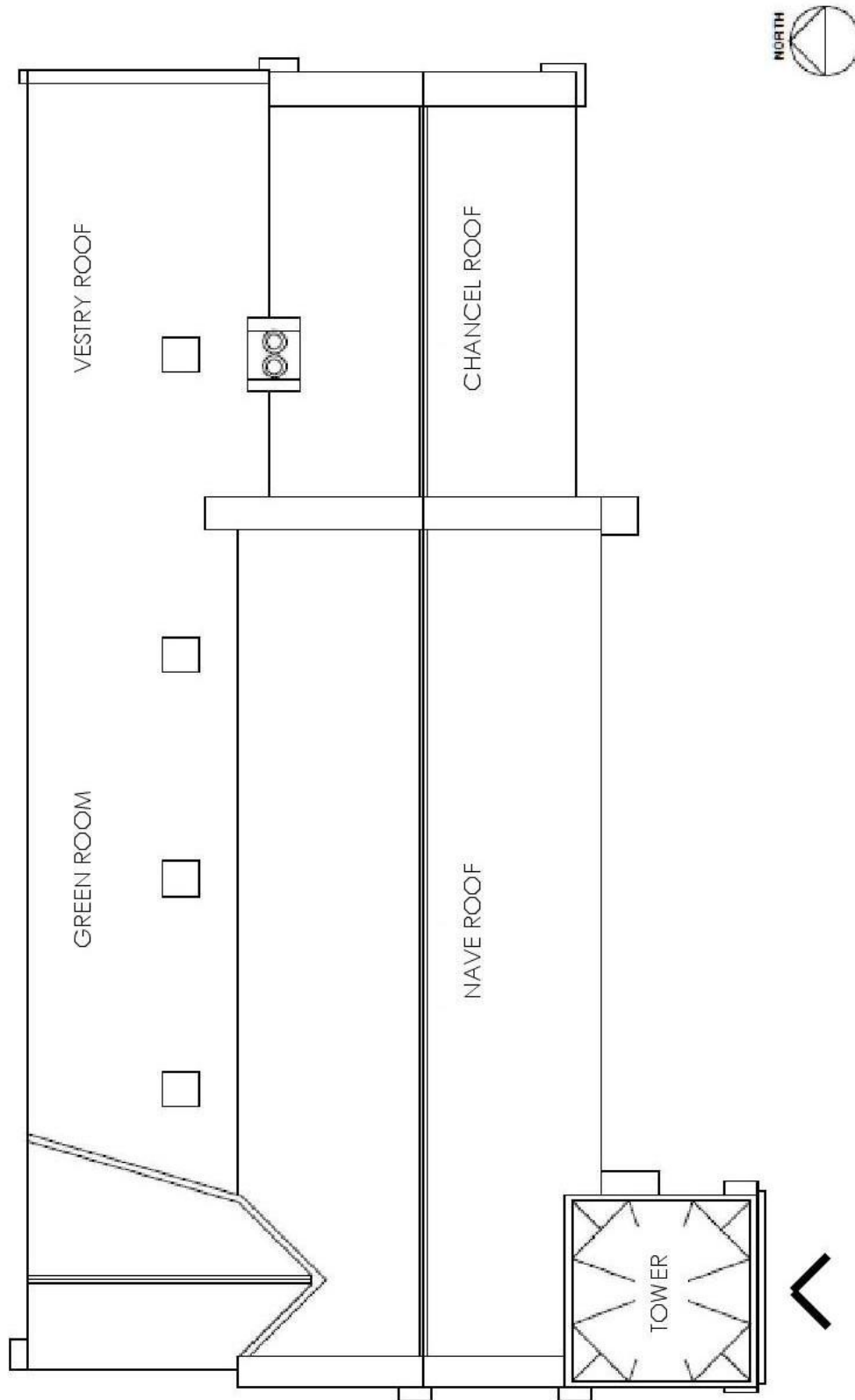


Fig. 3 | Church Roof Plan (not to scale)



Fig. 4 | Church Photographs (4.1 Exterior + 4.2 Interior)

1. SCHEDULE OF RECENT REPAIR AND MAINTENANCE WORKS

1.1 *Repair and Maintenance Work*

- Organ tuning and repair
- Electrical Inspection and testing
- Boiler servicing
- Fire extinguisher serviced
- Clearing of churchyard by volunteers
- Repointing of east gable elevation to chancel and vestry
- Water tabling repairs over chancel arch and chancel/vestry east gable
- Repairs/redecoration to ceiling and wall finishes at west end of 'green room'
- Lightning conductor check

1.2 *Terrier and Log Book*

The Terrier and Log Book were examined as part of the inspection and all was found to be in good order.

M It is recommended that as a routine item of maintenance the Log Book is updated and made available for review at every subsequent QI.

2. GENERAL CONDITION OF THE CHURCH

This attractive church has been found to be in a good, sound structural condition. Excellent masonry repair work has been carried out in the preceding quinquennial period including full repointing of the east elevation alongside repairs and re-bedding of the water table coping stones over the chancel. As such the external fabric of the church is generally wind and watertight. Two areas needing prompt further investigation is the roof covering over the parish office and attention to the condition of the ridge tile across both nave and chancel.

Of greater concern is the ongoing condition of the buff ashlar sandstone, serious deterioration is noted surrounding the lower stages of the tower and to architectural detailing elsewhere on the east, west and south elevations of the church. Investigation, specification and repairs are necessary over the forthcoming quinquennium period. Stained glass is also in a good condition although some attention to the polycarbonate protection is needed that involves re-fixing and cleaning of individual sheets to ensure ongoing security and appropriate ventilation for the historic glass behind.

The church celebrates its 150th anniversary in 2017 and as such the interior is in excellent condition with both nave and chancel presented in a beautiful manner. The church has beneficial facilities including a good sized 'green room' to the north with kitchen and WC facilities. Repairs are necessary to the plastered walling within the accessible WC at the east end of the church and a tired looking kitchen could well do with refurbishment.

The on-going life of the church and its buildings depends greatly on the efforts and enthusiasm of its members. Regular maintenance is a key aspect and included with my report is a Maintenance Plan that I hope will assist all over the course of the next quinquennium.

EXTERNAL**3. ROOF COVERINGS**

- 3.1 *The main roof form over the church consists of a simple pitched roof covering to north and south edges, terminating at eaves level into black powder coated aluminium guttering. Over the north side of the church there is a change in roof pitch accommodating the late C20 extension. A steeply pitched roof covering with east and west facing slopes exists over the parish office to the north-west corner.*

4 no. velux rooflights exist along the north side of the church.

The main roof form is covered in a Welsh slate nail fixed to even courses. Over the south side of the church this is generally a blue Welsh slate with isolated replacement slates in green and/or purple slate. The north side of the church has been recovered in its entirety in a black Welsh slate. The ridge over the nave and chancel is a plain blue clay angle tile which is mortar bedded. Over the parish office the ridge is a socketed clay angle tile.

- 3.1.1 On inspection the roof covering appears to be in a good, sound condition. Particularly on the south slope there are numerous incidents of slate repairs; either cracked individual slates, replacement inserts and/or repairs. To the north slope there are isolated cracked and slipped slates. Despite signs of repair and minor defects the roof covering remains watertight.

RO

It is recommended that isolated slate repairs are carried out by a competent and experienced roofing contractor.

- 3.1.2 The roof covering over the parish office terminates at its north edge in a mortar bedded verge. There are signs of cracking through the mortar, particularly at its east side which suggest that a combination of water ingress and movement is causing a degree of disturbance.

RO

It is recommended that affected areas of the mortar verge are repointed up in a lime : sand mortar mix, suggesting use of NHL 5.0.

- 3.1.3 Although not noted as part of this inspection the opportunity to take a closer examination of the ridge tiles was carried out while overseeing repair works to the water tabling over the chancel in 2015. There are several missing sections of mortar bedding along the length of the ridge tiles and open joints exist between individual units. Delamination of the surface to the ridge tiles is quite prominent in places which could benefit from selective replacement of individual units.

A quotation was obtained at the time for this roofing work by Wensley Roofing Limited of Chester-le-Street all for the sum of £3,385.00 + VAT.

RO

It is recommended that ridge tile repairs are actioned as an urgent priority.

- 3.1.4 It is observed that the condition of the roof covering and box guttering behind the south west tower and vestry chimney on the north slope is not possible at the time of inspection.

M It is recommended that as a routine item of maintenance both 'hidden' roof areas are included in any future cycles of roof maintenance and are inspected by a competent roofing contractor.

- 3.1.5 There is an ongoing issue with water ingress below the valley junction between the green room and parish office. Previous QI reports have made comment that the steepness of the east roof pitch to the parish office is potentially causing issue with driving rainwater over the lead flashing and underneath the adjoining slates.

Although good work has been carried out internally to improve the appearance of the ceiling and wall in this area, water staining persists. As such, further investigation is required.

It has been recommended that externally a wood roll ridge be introduced running the length of the valley gutter which would assist in steering rainwater away and into the eaves guttering. It would also be prudent to check how far the leadwork has been taken underneath the slates and whether an effective upstand has been achieved in the construction of the valley decking.

RO It is recommended to make further investigations to the lead valley and slating in this area and carry out any necessary roofing repairs promptly.

- 3.1.6 Limited moss build-up is noted on the north roof slopes, however at this stage is not to a level and/or degree that will cause any issue.

M It is recommended that as a routine item of maintenance the roof covering should be examined, and repairs undertaken on a twice-yearly basis.

4. RAINWATER GOODS AND DISPOSAL SYSTEMS

- 4.1 *To the south elevation, black coated aluminium half round section gutters discharge into circular section black downpipes. To the north elevation, black coated aluminium square section box gutters discharge into square section black downpipes. At ground level the bottom of the downpipes have shoes, discharging directly into gulleys.*

- 4.1.1 The rainwater goods were not tested as part of the inspection.

The rainwater goods are understood to be operating satisfactorily.

There is the occasional loose section of downpipe and signs of chipping to the surface finish. At ground level gullies are found to be generally clear however the proximity of grassed areas with no apron protection means that higher than regular maintenance will be necessary. Some gulley gratings are loose and/or missing.

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| R0 | It is recommended that minor repairs are carried out to the gulley covers. |
| R2 | 4.1.2 It is recommended that gulley apron protection is provided to assist with maintaining clear unobstructed surface water flow from downpipes to gulleys. |
| M | 4.1.3 It is recommended that as a routine item of maintenance the rainwater goods (gutters, downpipes and gullies) should be checked and cleared on a twice-yearly basis. |

5. BELOW GROUND DRAINAGE

5.1 *Foul water drainage serving the kitchen toilet and accessible toilet discharges to a manhole and the north east of the building connected to the public sewer which may be contemporary with the parish centre extension undertaken in the 1990's.*

Surface water drainage serving the rainwater goods connect into the foul water drainage system however drainage to the south side of the church may lead to soakaways set within the churchyard.

5.1.1 The below ground drainage was not tested as part of the inspection.

6. PARAPETS/UPSTAND WALLS, FINIALS, CROSSES

6.1 *Pitched water table coping stones exist to both east and west gables alongside break between nave and chancel, carved from sandstone. A raking mortar fillet covers the junction between roof and wall at gable intersections. The water tabling to the east gable of the vestry has been renewed in new stone in 2015.*

Water tabling stones are plain, flat topped with a 45-degree chamfer to the underside of the leading edge.

6.1.1 The water table coping stones to the east gable and over the chancel arch were lifted, repaired and rebbed as part of repair work carried out in 2015. Alongside this work the coping to the east elevation of the vestry was replaced with new stone.

The apex cross to the chancel arch and chancel are worn but otherwise in a fair condition. All was found to be in an excellent condition.

6.1.2 The water table coping stones to the west gable are in a fair condition, open joints are noted between individual coping units and deterioration of individual coping stones are visible. These defects have not resulted in any signs internally of water penetration and/or dampness.

The apex cross is worn but otherwise in a fair condition.

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| R2 | It is recommended that repairs to the water table coping stones are carried out including lifting, replacement (as necessary) and rebbed in a soft lime : sand mortar. |
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7. WALLING

7.1 *The walling fabric of the church is of grey buff oolitic limestone with buff ashlar sandstone to quoins, window/door surrounds, plinth and string course detailing. The late C20 north extension is constructed in a split face reconstructed stone block with artificial stone surrounds to window/door openings.*

The external elevations are designed in an attractive Early English style; a deep south west porch has a pointed-arch opening with plain head stopped drip moulds. 5 no. window openings exist along the south elevation each consisting of 2 no. short lancet windows with oculus window above. There is a large three light east window and similar two light west window with rose window above. The dominant south west tower projects forward and has square corner buttresses. It is also square in plan and rises over two stages and then slides into an octagonal ball-turret with 2 light openings under one pointed arch to each face. The turret is then capped by an octagonal spire.

7.1.1 The grey buff oolitic limestone and split face reconstructed stone of the late C20 extension is all in a good condition.

The buff ashlar sandstone is in a fair condition, there are several examples of excessive weather and deterioration to the stone face. Most notably this is visible in and around the lower stages of the south west tower. Elsewhere there is decay to architectural detailing such as string courses, hood moulds, plinth course to the west elevation and buttressing to the east/west elevation.

There can be a combination of factors as reasons for this stone decay; quality of material, prolonged exposure to weathering, rainwater pollution and reaction from limestone run-off.

It is important to consider a prioritised programme for stone repairs, including inspection and recording of stonework condition. Photogrammetry may well be a useful way forward in informing future stonework repairs.

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| R1 | It is recommended that investigation is carried out to determine a schedule of work and specification for buff ashlar sandstone repairs. |
| R2 | 7.1.2 Informed by initial investigation and specification carry out comprehensive conservation repairs to the buff ashlar sandstone. |

7.1.3 Pointing to the stonework is generally satisfactory. Much good work has been carried out in addressing defects to the pointing material across the east elevation to the chancel and vestry. Full repointing has been carried out in a soft lime : sand mortar in 2015.

Elsewhere there is evidence of repairs in a cementitious mortar and open joints, particularly across the south and west elevations. This also coupled with used of a repointing mix of lime and coal slag is leaving a rather unpleasing aesthetic to the pointing.

R1 It is recommended that alongside investigations carried out in item 7.1.1 that a repointing specification is also developed for urgent and ongoing repairs.

R3 7.1.4 Carry out phased repointing of the church elevations (south, west and tower) across the quinquennium period.

7.1.5 Facing stonework to the higher sections of the south west tower look to be in a satisfactory condition, there is some deterioration to the sandstone quoins and stonework surrounding the louvred openings to the bell chamber. The condition of stonework to the octagonal spire appears sound.

There are signs of open joints between stonework where weathering has resulted in a loss of pointing material.

A closer inspection of the upper stages of the tower would be prudent.

R1 It is recommended that a steeplejack is commissioned to provide a condition survey of the stonework to the south west tower (higher level).

R2 7.1.6 Carry out stonework repairs and repointing of the south west tower (higher level) informed by steeplejack inspection survey work.

7.1.7 Above the south entrance door there is a painted inscription onto the stonework reading 'This is none other but the House of God and this is the gate of heaven'. The inscription is somewhat deteriorating and could do with restoration.

R2 Carry out restoration of the south entrance door inscription.

7.1.8 Walling material to the late C20 extension to the north side of the church is generally all in a good condition. It is noted that a vertical expansion joint has been incorporated at approximately mid-length in grey mastic. This is good practice for this form of modern construction although on aesthetic grounds would have been better in a beige colour.

8. TIMBER PORCHES, DOORS AND CANOPIES

8.1 South Entrance Door

The external door to the south entrance consists of double opening door leafs set within a pointed arched head; framed, ledged and braced with vertical boarded timber on the external face all in oak. Strap iron decorative hinges and latch, painted black.

A pair of black painted iron gates exist to the south entrance of the porch.

8.1.1 Door and ironmongery is all in an excellent condition.

Pitting is evident to the black painted finish of the external iron gates.

R3 It is recommended that they are refurbished over the course of the quinquennium.

8.2 Parish Office Entrance Door (West Elevation)

Modern door consisting of vertical timber mullions dividing the width of the opening with narrow tall glazing panels in between. External metal gate provides additional security.

8.2.1 Generally, in a sound and satisfactory condition.

R3

It is recommended that both door and gate are refurbished over the course of the quinquennium.

8.3 Vestry Door (North Elevation)

Modern door consisting of blank sheet metal face, painted black.

8.3.1 Generally, in a sound and satisfactory condition.

R3

It is recommended that the door is refurbished over the course of the quinquennium.

9. WINDOWS

9.1 *Windows within the church consist of the following:*

Nave West Elevation – two light window, tall lancets with pointed arched heads under a 6-light oculus window. Leaded stained glass.

Nave North Elevation – (internal) 3no. paired lancets with pointed arched heads under a 6-light oculus window. Leaded stained glass.

Nave South elevation – 3no. paired lancets with pointed arched heads under a 6-light oculus window. Leaded stained glass.

Chancel East Elevation – three light window, tall lancet with pointed arched heads. Leaded stained glass.

Chancel South Elevation – 2no. paired lancets with pointed arched heads under a quatrefoil light. Leaded stained glass.

C20 North Extension – Tall rectangular windows either paired or singular in black powder coated metal. Clear double glazing throughout. The parish office has a relocated leaded stained window of St. Peter.

Tower – slender arrow slit windows, 2no. on the east elevation, 4no. on the west elevation. Leaded plain glass.

External polycarbonate protection is provided to window openings on the east, south and west elevations of the church.

9.1.1 Glazing is generally found to be in a sound condition, benefiting from external protection in the form of polycarbonate sheeting. Slight bowing of the east window is noted although not so great that repairs are needed at this stage. The modern window casements to the late C20 extension remain in a good condition although no trickle ventilation (as previously noted).

Again, it is noted that the fixing of polycarbonate is tight up against the stone reveals which may encourage build-up of condensation between polycarbonate and the glazing surface due to inadequate ventilation. It is best if the protection is removed, cleaned and re-fixed at some 25mm from the face of the glazing with a 5mm air gap to the perimeter.

R1

It is recommended to carry out refurbishment of the existing polycarbonate protection.

9.1.2 The window to the east elevation of the vestry is made up of 3no. tall rectangular windows with thin metal frames and plain glazing. They do not match those existing elsewhere along the late C20 north extension. The condition of decoration to the frames is deteriorating and for aesthetic purposes these would be better if replaced with matching casements.

R2

It is recommended to carry out window replacement to these openings.

9.1.3 Church windows are now stained glass throughout. Working anticlockwise from the entrance their memorial dates are: new, 1871, 1877, 1875, 1880, west window 1884, 1888, 1901, new. Artists and craftsmen details require research (new work by Chris Chesney @ Iona Art Glass).

R4

It is desirable to commission a condition report of the glazing from an accredited conservator in historic glass.

INTERNAL**10. TOWER AND SPIRE**10.1 LANDING CHAMBER

Exposed stonework walls and timber floor structure/platforms, all accessed via timber staircases.

- 10.1.1 All generally found to be in a dry and fair weathertight condition. Stonework is sound and pointing material stable without substantial loss and/or open joints.

Pigeon infestation is a recurring issue, gaining entry via the narrow lancet openings and/or via the louvres within the bell chamber above. As such the surface of ladders and platforms could benefit from cleaning down.

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| M | It is recommended that as a routine item of maintenance the landing chamber floor and platforms are swept clean twice yearly. |
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- 10.1.2 Mesh covers over tower openings are loose and/or bent in places.

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| R1 | It is recommended that repairs are carried out to maintain a secure enclosure to prevent nesting pigeons. |
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- 10.1.3 From a health and safety view point there is little handrail and/or guarding to the ladder access and platforms. This presents an issue with safe access to the bell chamber.

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| R2 | It is recommended that handrail and guardrails are introduced to improve safe access. |
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- 10.1.4 The timberwork all appears to be in a satisfactory condition.

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| M | It is recommended that as a routine item of maintenance regular checks are made against any possible signs of rot, insect and/or beetle infestation. |
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- 10.1.5 The metal ladder access from the ground floor is rusting and could do with some attention to maintain an ongoing appropriate condition.

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| R2 | It is recommended that rusting metalwork is rubbed down then primed and redecorated. |
|-----------|--|

10.2 CLOCK CHAMBER

Inspection was not possible due to safety concerns over lack of handrail and guardings to ladder access.

There are no clocks although an hourly striking mechanism has been provided linked to the bell (large bell by Warners of London 1879). There are two bells of which the larger is tolled and adapted for electronic operation so that frames and pulleys are no longer being maintained.

11. ROOF STRUCTURE AND CEILING VOIDS

11.1 *The body of the church nave has an attractive dark timber traditional pitched roof consisting of 5 no. raised collar beam trusses carrying two timber purlins to each slope, supporting exposed rafters with white plastered infills. The roof structure over the chancel is hidden and a boarded ceiling exists taking the form of the underside to the raised collar beam trusses.*

11.1.1 All seems to be in a good, attractive condition without any defect of concern.

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| M | It is recommended that as a routine item of maintenance regular checks are made against the roof structure for any possible signs of rot and/or insect infestation. |
|----------|---|

12. CEILINGS

12.1 *Simple flat plasterboard ceilings exist to the vestry, kitchen and WC facilities. Above the 'green room' are exposed simple trusses and rafters with white painted plaster infills. The entrance porch has a vaulted stone ceiling.*

12.1.1 The ribs to the vaulted stone ceiling above the entrance porch are showing some signs of erosion and decay. Pointing material is otherwise sound.

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| R2 | It is recommended to carry out stonework repairs in conjunction with item 7.1.1 and 7.1.2. |
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12.1.2 Repairs have been carried out to the ceiling finish at the west end of the 'green room' in connection with previous defects mentioned in item 3.1.5. There are signs of water staining coming through the board joints which suggest that the defect has not been resolved and that attention is required externally before redecoration is attempted internally.

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| R1 | It is recommended that redecoration is carried out once external defects are corrected in connection with item 3.1.5. |
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12.1.3 The ceiling to the vestry is cracked with some water staining penetrating at the board edges. These defects are all understood to be historic and are linked to previous issues with the water table coping stones in this area, now corrected.

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| R1 | It is recommended that ceiling repairs followed by redecoration is carried out. |
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12.1.4 The ceiling finish above the kitchen area is flaking in places and as such is in a poor condition.

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| R1 | It is recommended that ceiling redecoration is carried out. |
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12.1.5 The ceiling area between the 'green room' and vestry has signs of taped repairs to the infill plaster panels. Some run-off is noted emanating from a taped section.

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| R1 | It is recommended that ceiling repairs followed by redecoration is carried out. |
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13. GROUND FLOOR STRUCTURE, TIMBER PLATFORMS

- 13.1 *Flooring consists of original stone flag entrance porch, nave aisle and west end with pew banks areas finished level in timber boarded finish, sanded and sealed. Chancel flooring is tiled with a mix of stone and terracotta (possibly Minton tiles). Black painted metal heating grills evident throughout.*

Flooring to the late C20 extension generally carpeted on wood chip boards, vinyl floor covering to kitchen and WC areas.

- 13.1.1 Floor covering to the nave and chancel is in an excellent condition.

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| M | It is recommended that as a routine item of maintenance regular checks are made against the timber floor of the pew banks for any possible signs of rot and/or insect infestation. |
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- 13.1.2 Floor covering to the 'green room' and associated areas is in a fair condition. There is the occasional stain mark and soiling of the carpet surface.

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| R1 | It is recommended that the carpet covering is professionally cleaned. |
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Vinyl floor coverings to the kitchen and WC areas are all in a serviceable condition.

14. WALLING FINISHES

- 14.1 *Nave and chancel walls are of white painted plaster with a contrasting cream finish to window reveals and stone dressings, all understood to be decorated in a modern paint. Wall finishes within the late C20 north extension are generally painted plaster. The south wall of the 'green room' is stonework, what would have been the original external face of the church. This is hidden at low level due to storage cupboards.*

- 14.1.1 Walling finishes across both nave and chancel is in an excellent, attractive condition. The church has been redecorated in recent memory although the characteristics of the underlying paintwork is not known, it is suspected that the paint applied is film forming and not sympathetic with the breathable nature of the thick solid wall.

Minor breakdown of the paint surface exists to the north side of the chancel east wall at high level and to the south side of the chancel arch at high level. Both areas are understood to be historic and have been addressed externally with water table coping repairs carried out in 2015.

- 14.1.2 A hairline crack has been noted rising from the west side of the north door between the nave and entrance porch to the 'green room'. No structural intervention is anticipated at this moment however regular checks are advised in the event of further movement.

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| M | It is recommended that as a routine item of maintenance these crack locations are visually monitored on an annual basis for any further movement. |
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14.1.3 Repairs have been carried out to the walling finish at the west end of the 'green room' in connection with previous defects mentioned in item 3.1.5. There are signs of water staining coming through at eaves level which suggest that the defect has not been resolved and that attention is required externally before redecoration is attempted internally.

R1 It is recommended that redecoration is carried out once external defects are corrected in connection with item 3.1.5.

14.1.4 The east wall to the accessible WC is deteriorating at high level due to water ingress. These defects are all understood to be historic and are linked to previous issues with the water table coping stones in this area, now corrected.

R1 It is recommended that plasterwork repairs followed by redecoration is carried out.

14.1.5 A hairline crack has been noted rising at the junction between the vestry walls and abutment with the former north wall of the church. No structural intervention is anticipated at this moment however regular checks are advised in the event of further movement.

M It is recommended that as a routine item of maintenance these crack locations are visually monitored on an annual basis for any further movement.

14.1.6 Repointing to the arch face of the south entrance door at high level has been carried out in a cementitious mortar, although sound it has an unpleasant aesthetic appearance.

R2 Carry out minor repointing in a soft lime : sand mortar.

14.1.7 Pointing to the north elevation of the church as viewed within the 'green room' has been carried out in a dark cementitious mortar, providing a rather unappealing finish.

R4 It is desirable for the stonework to be repointed in a soft lime : sand mortar.

15. FIXTURES, FITTINGS, FURNITURE AND MOVABLE ARTICLES

15.1 *Fixtures, fittings, furniture and moveable articles existing within the church are as follows:*

Altar – modern Oak.

Font – painted stone with hardwood cover.

Pews – Stripped and stained Pine (Douglas Fir).

Pulpit – carved oak lecturn and canopy.

Choir stalls – carved oak matching that of the pulpit

Lecturn – modern carved oak

15.1.1 Church fixtures and fittings are generally found to be in a good condition.

The font has some damage to its lower section where paint loss is noted.

M It is recommended that as a routine item of maintenance regular checks are made against the timberwork for any possible signs of rot and/or insect infestation.

15.1.2 Tall storage cupboards running full length along the south wall of the 'green room' are all in a good condition.

16. TOILETS, KITCHENS ETC.

16.1 TOILETS

Toilet facilities including an accessible WC exist within the east end of the 'green room', accessed via a corridor.

16.1.1 These facilities are found to be in a sound, satisfactory condition.

16.2 KITCHEN

Kitchen facilities exist within the east end of the 'green room'.

16.2.1 These facilities are found to be in a satisfactory condition, if not a little tired and dated.

R1 It is recommended that refurbishment of the kitchen is carried out.

17. ORGANS AND OTHER MUSICAL INSTRUMENTS

17.1 The church organ is located immediately to the north side of the chancel and facing the choir stalls.

The organ is of unknown date, by Nelson & Co. of Durham comprising of two small keyboards and fifteen stops. Its entry on the National Pipe Organ register can be viewed at <http://www.npor.org.uk/NPORView.html?RI=N15169>

17.1.1 It is understood to be in good working order and tuned regularly. All maintenance and repair work associated with the organ to be undertaken by a competent and experienced organ tuner.

M Although no testing of the musical instrument was made as part of the inspection it is recommended that it is checked and inspected regularly.

17.1.2 It is understood that the piano located in the nave adjacent to the pulpit against the north wall is regularly tuned.

18. MONUMENTS, TOMBS, PLAQUES, ETC.

18.1 There is a single white marble plaque wall mounted on the south wall of the vestry in memorial to the Revd. William Coward.

It is in a fair condition but could do with some attention in the form of a conservation restoration and clean.

R3 It is recommended that an accredited conservator is commissioned to carry out a condition report and restoration work to the memorial.

19. SERVICE INSTALLATIONS GENERALLY

19.1 The comments made in the Quinquennial Inspection Report regarding service installations are based on a visual examination only and no tests or services have been undertaken.

Recommendations for the interval of inspections and tests to be carried out are indicated below as part of the continued maintenance of the Church and ancillary accommodation.

20. HEATING INSTALLATION

20.1 *A basement boiler house contains a single gas fired boiler dating from 1991 discharging through the relined flue with an air supply through the louvred access door. It serves original cast iron pipes and radiators to the church utilising floor ducts which have grill covers. Previous inspection reports have commented that controls are limited and lack monitoring programmes to achieve best use from the heating equipment.*

The 'green room' is heated via a wall hung combi boiler in the kitchen and serves steel panelled radiators throughout the late C20 extension. There is thermostatic valve control to each radiator.

20.1.1 It is understood that the installation is regularly serviced and is in a satisfactory working condition, albeit of a considerable age and inefficient.

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| M | Carry out annual servicing of the heating installation by a competent gas safe registered engineer. |
| R3 | 20.1.2 It is recommended that the installation of a new energy efficient heating system across the church is carried out over the following quinquennium. |

21. ELECTRICAL INSTALLATION

21.1 *The installation is modern in date and includes a distribution cupboard located adjacent to the internal ramp adjacent to the kitchen facilities. Lighting in the nave and chancel consists of clusters of spot lighting at eaves level along both north and south sides.*

21.1.1 It is understood that regular 5-yearly testing is carried out.

The electrical installation should have a Fixed Wiring and Inspection Testing (FWIT) at least every five years by a registered National Inspection Council for Electrical Installation Contracting (NICEIC) or NAPIT full scope or ECA full competence accredited registered electrician. A resistance and earth continuity test should be obtained on all circuits. The inspection and testing should be carried out in accordance with part 6 of the IEE Regulations, (BS 7671:2008) guidance note no. 3. The engineer's test report should be kept with this report.

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| M | It is recommended that the electrical installation is inspected every five years by a competent, experienced and accredited electrician. |
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22. LIGHTNING CONDUCTOR

22.1 *There is lightning protection system located on the church tower consisting of a single threaded copper cable running from the spire weathervane downwards to the north-west corner of the church. In part there is protection at low level in the form of a metal cover sheath.*

22.1.1 The date of the last inspection is not known.

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| M | It is recommended that testing of the lightning protection system is carried out every two and a half years. |
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22.1.2 Current recommendations for lightning protection will far exceed the extent of the existing installation on the church.

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| R2 | It is recommended that qualified and competent engineer enquiries are carried out to determine the requirement for lightning protection under BS 6651 and BS EN 62305. |
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| R3 | 22.1.3 It is recommended that installation of a new lightning protection system is carried out as per the recommendations provided. |
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23. FIRE PRECAUTIONS

23.1 Fire safety rules affecting all non-domestic premises came into effect on 01 October 2006 (The Fire Safety Order 2005). Further advice can be obtained from the fire prevention officer and from the PCC's insurers. Under the Fire Regulatory Reform Act the PCC need to appoint a 'responsible person' to carry out a Fire Risk Assessment, which includes clear plans in case of fire (identification of risk, evacuation strategies, safe removal of valuables etc). The PCC should ensure that there is a suitable and sufficient risk assessment in place. Further guidance is available at www.churchcare.co.uk/churches and www.ecclesiastical.com/churchmatters/churchguidance/fireguidance

Fire extinguishers are inspected annually.

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| M | All fire extinguishers should be inspected annually by a competent engineer to ensure they are in good working order with the inspection recorded in the log book and on the individual extinguishers. |
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A minimum of two 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. As a rule of thumb, one water extinguisher should be provided for every 250m² of floor area. A service of portable extinguishers report should be kept with this report.

24. ACCESSIBLE PROVISION AND ACCESS

24.1 The Equality Act 2010 makes it unlawful to discriminate against disabled persons relating to the provision of goods, facilities and services or the management of premises.

The Act covers all forms of disability such as sensory, mobility, manual dexterity, hearing, sight and speech impairments and learning difficulties.

The principle entrance contains steps, which is an impediment for those in a wheelchair. An alternative ramped route is provided at the north-west corner. The ramped entrance does not provide gripable handrails, has inadequate lighting and the north-west entrance door is heavy and difficult to operate for those with dexterity issues.

Accommodation has been provided within the body of the nave for wheelchair users to sit with friends and family. An accessible WC is provided within the north-east corner of the late C20 extension.

R1

Any access audit reports previously carried out would benefit from revisiting to assess current needs and facilities provided are compatible with current guidance of The Equality Act.

25. INSURANCE

- 25.1 Insurance cover should be index-linked, so that adequate cover is maintained against inflation of building costs. Contact should be made with the PCC's insurance company to ensure that insurance cover is adequate. When construction works are being planned, it is recommended that the PCC's insurers are notified.

26. HEALTH AND SAFETY

- 26.1 Overall responsibility for the health and safety at the church, church hall and any grounds lie with the PCC. This report may identify areas of risk as part of the inspection, but this does not equate to a thorough and complete risk assessment by the PCC of the building and any attached grounds.

The Construction (Design and Management) Regulations 2015

The PCC is reminded that construction and maintenance works undertaken may require the appointment of a competent Principal Designer to discharge their legal responsibilities.

The role of the Principal Designer is to advise the PCC on their duties in respect of the health and safety aspects of the construction works to include ensuring that a Health and Safety Plan is prepared, impartially advise on the health and safety aspects of the design, advise on the satisfactory resources for health and safety and assist with coordination of the Health and Safety file on completion of the works.

27. MANAGEMENT OF ASBESTOS IN THE BUILDING

- 27.1 The Control of Asbestos at Work Regulations contain duties for the PCC. The Regulations came into force in May 2004. They require an assessment of the building by the PCC.

If the presence of asbestos that has not been encapsulated is suspected a survey by a competent specialist should be carried out, including testing where necessary. The location and condition of asbestos containing materials should be recorded in an asbestos register. Where recommended by the survey report, the asbestos should be removed.

An assessment has not been covered by this report.

An asbestos register should be available for any Contractors working on the building. Further information is included in the HSE code of practice The Management of Asbestos in Non-Domestic Premises L127 and guidance is available at www.churchcare.co.uk/churches

When construction works are being planned at an initial stage an appraisal and investigation into the presence of asbestos should be carried out.

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| R1 27.1.1 If not already carried out it is recommended that an asbestos management survey is commissioned. |
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28. PROTECTED WILDLIFE

28.1 The siting of the church may well give rise to the presence of bat roosts or other ecology noted of special interest, presumed to be of medium to low risk.

Several wildlife species typically found in chapels and chapel burial grounds are protected by legislation under the Wildlife and Countryside Act 1981, under which it is an offence to kill, injure, handle or disturb bats or bat roosts and prosecutable with heavy fines. Approval of Natural England will be required for works in the protected species habitat. This may affect the timing of any proposed repairs. For general repairs, the presence of bats is most likely to have implications for the timing of works. Natural England may carry out an initial inspection of the building and churchyard free of charge. It is a serious criminal offence to be in breach of parts of this legislation. This is particularly pertinent where roofing works are concerned.

29. MAINTENANCE

29.1 The repairs recommended in the report (except for some minor maintenance items) will be subject to Diocesan Faculty Approval. Inspection every 5 years is recommended, and it should be recognised that serious defects may develop between these surveys if minor defects and maintenance are left unattended. The PCC are strongly advised to enter into a contract with a local competent and experienced builder for the cleaning-out of gutters, valleys, hoppers and downpipes twice a year; towards the end of Autumn (November) and beginning of Spring (April).

Cement based mortars, renders, plasters and products, modern polymer based emulsion and proprietary sealant systems which prevent breathability of the historic fabric should be avoided. All these systems are now known to have a steady deleterious effect on the materials, environmental conditions and character of historic buildings.

CURTILAGE**30. GENERALLY**

30.1 The Churchyard is maintained by the Local Authority. It has many mature trees and a graveyard, crowded in some parts with reasonable access. Grassed and planted areas are well maintained by the Local Authority.

31. MONUMENTS, TOMBS AND VAULTS

31.1 There exists a varied and interesting collection of headstones, monuments and tombs within the churchyard. Several of these headstones have a pronounced lean to a dangerous degree and in some cases, have fallen and/or been damaged with broken elements laid adjacent to individual grave plots. There appear to be little evidence of misuse or vandalism.

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| R0 | The PCC would be prudent to notify the local authority over the condition of the headstones. |
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31.2 Some of the monuments and tombs are noteworthy, not only of design and aesthetics but also the historical and social importance given to the local community.

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| R3 | It is recommended that an assessment of their historical interest is carried out over the course of the quinquennium. |
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| R4 | 31.3 In conjunction with item 31.2 it is well worth considering the preparation of a churchyard plan and citing detail and condition of the headstones. |
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32. BOUNDARY WALLS, GATES AND RAILINGS

32.1 The boundary wall fronting Sunderland Road and Moor Lane merits protection under heritage legislation and is itself grade II listed separately from the church. It consists of coursed rubble with ashlar saddle-back copings. Entrance gates fronting onto Sunderland Road consist of two square ashlar piers with pyramidal caps. Original cast iron lamp with faceted globe remains on the south pier.

32.1.1 The condition of the boundary wall is in a slowly deteriorating condition. A number of sections to the boundary wall are leaning due primarily to tree root disturbance and/or impact of retaining earth within the churchyard. Pointing is variable across the boundary wall with evidence of cementitious pointing, open joints and/or sections of loose pointing material.

A phased schedule of repairs, rebuilding and maintenance is needing to be implemented.

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| R3 | Prepare specification and schedule of work and implement repair proposal across the quinquennium period. |
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33. TREES AND SHRUBS

33.1 Several mature and younger trees exist to all sides of the church, none of which are understood to be protected by TPO's. Undoubtedly the trees contribute to the special character of the churchyard and the setting within Harton Village.

R1 It is recommended that enquiries are made with the local authority regarding the last known inspection dates of the trees and ask for copies of any condition reports.

The Local Authority should arrange for periodic inspection by a professional specialist to assess and report on their condition, safety, and impact on buildings, the need for pruning and/or other maintenance.

34. HARDSTANDING

34.1 There is a concreted narrow access road from the east which is used for occasional parking but turning space is limited.

There is no other on-site parking but Moor Lane to the south permits on-street parking adjacent to a pedestrian entrance gateway and tarmacadam footpath aligned with the south entrance doors into the church.

Through the graveyard there is a network of linear paths, access is narrow and can be somewhat uneven.

M It is recommended that regular checks are carried out against pathway health and safety hazards and findings reported to the local authority.

R4 34.2 Lighting is generally poor externally and some improvement is desirable.

35. NOTICEBOARD

35.1 Three noticeboards exist, one each to the east and south entrances and a final noticeboard at the junction of Sunderland Road and Moor Lane.

All are in a sound, satisfactory condition.

This concludes the Quinquennial Inspection Report of St. Peter's Church, Harton Village, South Shields.

A handwritten signature in black ink that reads "M Atkinson". The letters are cursive and somewhat stylized, with a period at the end.

MICHAEL ATKINSON RIBA AABC

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