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ARCHITECTURE & HERITAGE



QUINQUENNIAL INSPECTION REPORT

CHURCH OF St. PAUL

CHURCH STREET, HASWELL, CO. DURHAM, DH6 2DT

prepared by

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REVISION HISTORY

ISSUE	DATE	BY	NOTES
v.1	30/11/2024	MA	DRAFT ISSUE

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RECOMMENDATIONS

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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:

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.
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APPENDICES

- A** Practical Path to Net Zero Carbon (PPNZC)
- B** Maintenance Plan
- C** Spire + Bell Report (Taylor Hastwell Steeplejacks)
- D** Explanatory Notes
- E** Listing Description (War Memorial)

A. THE INSPECTING ARCHITECT

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B. BACKGROUND AND GENERAL

- B.1 Church: **Church of St. Paul**
Church Street
Haswell
County Durham
DH6 2DT

Archdeaconry : Sunderland
Deanery : Easington
Parish : Haswell

- B.2 The Parish Church of St. Paul is situated in the village of Haswell, County Durham and occupies a position to the south side of Church Street, centrally to the west of the village. Haswell is situated 6 miles (9.7 km) east of the city of Durham, 9 miles (14 km) south of the city of Sunderland and 3.1 miles (5.0 km) north-west of the town of Peterlee.

Services at the church include Holy Communion every Sunday at 10.30am. There is a pre-school club, Haswell Tots every Tuesday at 1.30pm.

The parish is currently in interregnum.

- B.3 Ordnance Survey Map reference – NZ 37466 43168.

GENERAL DESCRIPTION OF THE CHURCH

- B.4 A parish church, constructed in 1866 and completed in 1867 to designs by C Hodgson Fowler, Architect. The Parish of Haswell was created from the Parish of Shotton and Haswell on the 20th of May 1870.

Accommodation consists of a nave and chancel, with a projecting organ chamber on the south side and an entrance porch, north aisle and large vestry on the north side of the chancel. A boiler house exists under the vestry.

The Church is unlisted and does not fall within a conservation area.

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

B.5 *External*

Externally the church walls are constructed from common red brick throughout with some sandstone dressings to window openings and buttress capings. Pitched roof covering over covered in Westmorland slate with Welsh slate over the north aisle.

B.6 *Interior*

Flat painted brick or plaster walls with exposed timber roof structure to nave, chancel and north aisle. Floor finishes to the chancel consist of pink/white marble steps to sanctuary, timber board to the choir stalls. To the nave there is a mosaic and terrazzo centre aisle with timber board to pew areas.

B.7 *Fittings, Fixtures and Furniture*

The organ was installed in 1886 and in 1889 a brass lectern was presented in memory of George William and Thomas Young. In 1913, St Paul's was renovated at the cost of £1,150 (£92,288 in today's value), adding the marble and mosaic floor and other features that survive to the present day.

Both main windows unusually depict the same scene, the Ascension of Christ. The original window above the Altar dates from between 1867 and 1913, whereas the window above the Font, was constructed as a war memorial after the Second World War, for the dead of that war.

In the Choir Stalls there remains a memorial to John Herbert Hayes, the then Assistant Organist, who was killed in July 1916, while serving in the Royal Engineers. The window near the pulpit, depicting St George and the Dragon, as well as the crest of the Royal Air Force, is in memory of Flight Lieutenant John Morgan Barrass, who was killed piloting a Lancaster Bomber, on Christmas Eve 1944.

The pulpit was constructed post-First World War and is dedicated to the Reverend Skeene, the priest in charge during the First World War, who from surviving War Office records assisted the war widows to access support.

B.9 *Church grounds*

The church grounds consist of a walled area, which includes a small garden to the north, an open grassed area to the east (on the site of the former church hall), a grassed area to the west (open to a housing development) and dense planting to the south. The village war memorial, in the form of a marble obelisk is situated to the northwest corner of the church grounds, adjacent to the north entrance porch. It is a Grade II listed monument.

B.10 *Date of Inspection:*

The church was visited and inspected on Friday 16th June 2023.
Weather: Dry, warm and clear.



Fig. 1 | Church Location Plan (1:1250 @A4)

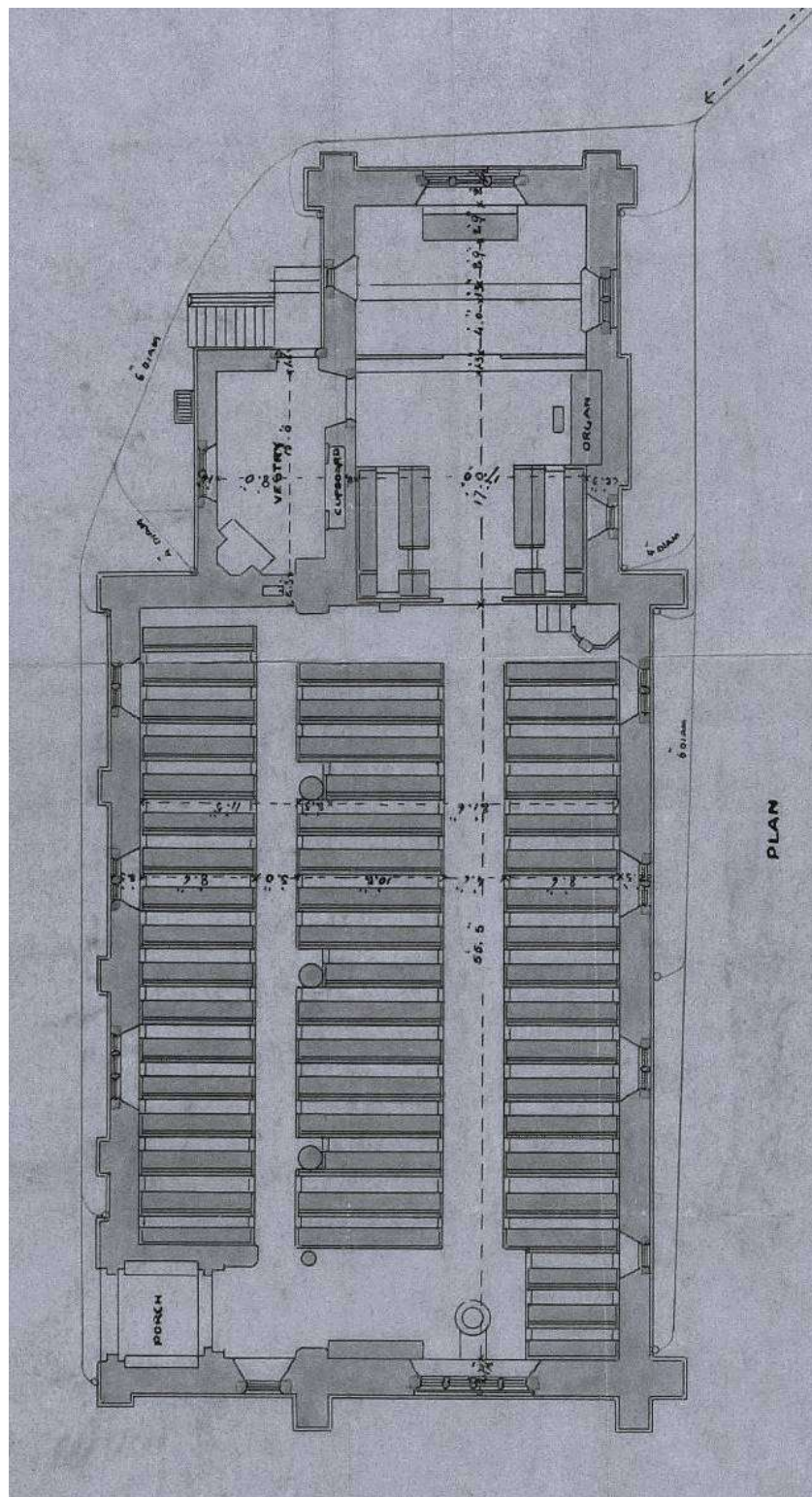


Fig. 2 | Church Plan (not to scale - C Hodgson Fowler, Architect – 1865 -1869)





Fig. 3 | Church Photographs (3.1 - 3.4 Exterior)





Fig. 4 | Church Photographs (4.1 - 4.4 Interior)



Fig. 5 | Church Photographs (5.1 - 5.2 Church Grounds)

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 roof 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 or civil engineering advice should be sought; this is recorded in the report.
- C.3 The following inaccessible parts were not included in this inspection:
- a. Interior of the Organ.
 - b. Any voids below floor.
 - b. Roof voids.
 - d. Roofs were examined internally from floor level and externally from ground level and via north and south aisle roofs.
- C.4 The boundary and extent of the church grounds is shown on the location plan (Fig. 1, p. 7).
- 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 'educated guesses' and should not be relied upon beyond the purpose of indicating the likely spending commitment to maintain the property to a high standard.
- 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 One copy of this Report should be kept with the Church Logbook and Records, for future reference.

Completion of this Quinquennial Inspection Report has referred to the 2017 Quinquennial Inspection Report completed by John A.G Niven of T.O.h.P Architects, West Auckland, County Durham.

D. SUSTAINABILITY AND NET ZERO CARBON

On 12 February 2020 General Synod recognised that we are in a climate emergency and committed to an ambitious carbon reduction target of Net Zero by 2030. The culture is changing fast, both outside and within the Church; questions of sustainability should inform all our buildings-related decisions from now on, and this report highlights opportunities for action.

<https://www.churchofengland.org/resources/churchcare/net-zero-carbon-church>

See also the Practical Path to Net Zero Carbon (PPNZC) document in the appendix.

The Church of England Research and Statistics Team has created an Energy Footprint Tool. This will tell your church what your 'carbon footprint' is, based on the energy you use to heat and light your buildings, and is part of the Online Parish Returns System. You will need to input the data from the most recent year's electricity and gas/oil etc. bills, and the tool will then tell you the amount of carbon produced annually by heating and lighting your church building; it will also offer some helpful tips to reduce your carbon emissions. As you use the tool each year, you will be able to see how your church improves, as you take steps to cut your carbon footprint.

<https://www.churchofengland.org/about/policy-and-thinking/our-views/environment-and-climate-change/about-our-environment/energy-footprint-tool>

Most dioceses now have a Diocesan Environmental Officer in post, who may be able to offer support, including on questions of ecology and biodiversity, and signpost you to further resources.

<https://www.churchofengland.org/about/environment-and-climate-change/diocesan-environmental-officers-map>

1. SCHEDULE OF RECENT REPAIR AND MAINTENANCE WORKS

1.1 *Repair and Maintenance Work*

A schedule of repair and maintenance work carried out over the preceding quinquennial period was not available at the time of inspection.

1.2 *Terrier and Logbook*

The Terrier and Logbook were examined as part of the inspection.

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

2.1 GENERAL CONDITION OF THE CHURCH

The church structure is found to be in a sound, satisfactory condition. It is recommended that twice yearly checks of highlighted movement/settlement lines are carried out for any signs of worsening/change in circumstances.

There are three pressing items to be addressed early in the forthcoming quinquennium period. Initially, draw up plans to address the deteriorating condition of brickwork walling across the church, which is the key contributing factor to areas of dampness currently noted internally. Brickwork and stonework repair can be phased across the quinquennial period to aid financing. Secondly, ensure service installations (heating, electrical, lightning conductor, fire extinguishers) are fully updated, checked and tested. Finally, carry out repairs to the belfry, bell frame and bell.

The roof covering appears to be in a stable, weathertight condition, this is good news! Do be active and address highlighted defects to the roof coverings, particularly over the vestry and in due course water tabling. It is important that roof coverings and rainwater goods are checked twice yearly, and any repairs actioned swiftly, maintaining a weathertight covering.

Despite isolated areas of damp penetration which is affecting the interior decoration, it is an attractive and well-presented space. There is an interesting collection of fixtures, fittings, memorials and stained glass. The important WWII west window by Millican, Baguley & Atkinson Ltd. is complemented by a smaller WWII stained glass window (Barras) to the S nave and WWI stained glass window (Walker) to the N north aisle. The grade II listed WWI Memorial sited within the church grounds is in a good condition.

The issue of living sustainably and the CofE's commitment to an ambitious carbon reduction target of Net Zero by 2030 is an important consideration for the PCC. To assist within the appendices is the Practical Path to Net Zero Carbon document which it is hoped to be of some assistance. The CofE have also produced an energy footprint tool to calculate the carbon footprint of your church, details are included within the report.

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.

2.2 STRUCTURAL CONDITION OF THE CHURCH

The church building structure generally comprises of load bearing solid masonry walls that in turn supports a trussed frame timber roof. Structurally the church appears to be in a sound, satisfactory structural condition except for signs of settlement and movement at the following locations:

- Localised settlement to the brickwork buttress of the northwest corner of the entrance porch.
- Rotation of the brickwork buttress of the northeast corner of the vestry.
- Slight outward bowing at high level on the south elevation of the nave and chancel, part restrained by a later buttress installed against the nave and organ chamber against the chancel.
- Old settlement crack line to the centre of the west gable of the north aisle.
- Slight movement crack above and below the chancel east window.

2.2.1 The condition and presence of the settlement and movement cracking has existed for a number of years, and it is understood not to have significantly worsened since the last quinquennial inspection. The movement feels as if there are historic issues with surrounding foundation and/or ground movement citing weak ground conditions and/or mining subsidence as scenarios where the extent and nature of cracking could be found. In addition, the original church design, particularly the south elevation where a lack of adequate buttressing highlights a built-in defect is also a possibility.

M	As a routine item of maintenance carry out twice yearly visual checks of cracking for any signs of worsening/change in circumstances.
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EXTERNAL**3. ROOF COVERINGS**

The main roof form consists of a simple continuous steep pitch to north and south edges terminating in eaves gutters. It is covered with Westmorland slates to diminishing courses. The roof covering over the north aisle is covered in Welsh Slate to even courses. The ridge is a red clay roll-top angle capped and mortar bedded. Abutments at east gables consist of lead soakers and lead cover flashings underneath stone water tabling. The west abutment consists of a flush mortar fillet. To the west end of the nave roof is a belfry and spire containing bell frame and single bell, pointed spire and base clad in Welsh slate and surmounted by a metal cross.

3.1 NAVE

Steep double pitched roof form discharging to cast iron rainwater goods.

- 3.1.1 It is understood that the nave roof covering is in a weathertight condition and is therefore found to be in a sound, satisfactory condition. There is a depressed section at the centre point to the north slope which appears to relate to historic movement or settlement of the underlying roof structure. The south slope is difficult to inspect due to geographical constraints of the church grounds. There is the occasional chipped slate. Previous QIR's have confirmed that there are two areas of staining to the south slope, possibly relating to previous roof ventilators. Ridge tile appears in satisfactory condition, albeit bird guano staining is evident along the length of the ridge.

Slating and leadwork to belfry and spire is in a sound, satisfactory condition following inspection in 2023 by Taylor Haswell Steeplejacks. Timberwork to the belfry is requiring treatment in the form of wood preservative.

R1

Treat belfry timberwork with microporous wood preservative.

3.2 CHANCEL

Steep double pitched roof form discharging to cast iron rainwater goods.

- 3.2.1 It is understood that the chancel roof covering is in a weathertight condition and is therefore found to be in a sound, satisfactory condition. There is the occasional chipped slate. Some spalling to the ridge tile face.

3.3 NORTH AISLE + NORTH PORCH

Shallow mono-pitched roof form discharging to cast iron rainwater gutters.

- 3.3.1 It is understood that the north aisle roof covering is in a weathertight condition and is therefore found to be in a sound, satisfactory condition. There are multiple incidents of chipped corners to slates. Severe staining of the slates at mid-point, corresponding to the dip in the nave roof immediately above. This suggests that there may well be overflowing of the rainwater goods to the nave in heavy rainfall. Top lead abutment flashing appears to be in a fair condition, looks to have a black coating applied to hide the lead from theft.

The east valley gutter adjoining the north porch has been repaired in a bituminous paint, smeared across slates and water tabling as well as the valley gutter. The repair looks rough and ragged, presumed to be a historic issue with water ingress.

R2 It is recommended that a competent and experienced roofing contractor is asked to examine the valley repair with regards it long term adequacy.

3.3.2 The mortar bedding to the ridge tiles appears to have shrunk slightly, causing a break to the underside of the ridge.

R2 It is recommended to lift and rebed the North Porch clay ridge tiles.

3.4 VESTRY
Shallow mono-pitched roof form discharging to lead lined parapet gutters.

3.4.1 The plane of the vestry roof is somewhat distorted, and the covering is disturbed with several slates that are either loose, missing and/or cracked. A small section of lead cover flashing has been removed immediately above the vestry door.

R1 Carry out slate repair by a competent and experienced roofing contractor.

3.4.2 The mortar bedding to the ridge tiles appears to have shrunk slightly, causing a break to the underside of the ridge.

R2 It is recommended to lift and rebed the vestry clay ridge tiles.

3.5 ORGAN CHAMBER
Shallow double pitched roof form discharging to cast iron rainwater goods.

3.5.1 It is understood that the organ chamber roof covering is in a weathertight condition and is therefore found to be in a sound, satisfactory condition.

Ridge tiles are in a sound, satisfactory condition.

3.6 MAINTENANCE

3.6.1 The ongoing maintenance of the roof coverings is a key component in maintaining a weathertight condition to the church building fabric.

M It is recommended that as a routine and regular item of maintenance the roof covering is checked twice yearly, and any defects attended to immediately.

R2 3.6.2 It is recommended that a drone survey of the roof covering is carried out.

Thereafter a drone roof survey to be carried out every 10 years.

4. RAINWATER GOODS AND DISPOSAL SYSTEMS

To pitched roofs the rainwater goods, consist of half round cast-iron eaves gutters painted dark grey on rafter or fascia brackets discharging into circular cast iron downpipes also painted dark grey. Shoes at base of downpipes discharging over clay gullies.

4.1 NAVE

4.1.1 Installation appears to be complete and in a satisfactory working condition.

4.2 CHANCEL

4.2.1 Installation appears to be complete and in a satisfactory working condition.

Plant growth is noted to the west end of the gutter to the north slope.

RO

Remove and clear gutter by a competent/experienced roofing contractor.

4.3 NORTH AISLE + NORTH PORCH

4.3.1 Installation appears to be complete and in a satisfactory working condition.

4.4 VESTRY

4.4.1 Installation appears to be complete and in a satisfactory working condition.

4.5 ORGAN CHAMBER

4.5.1 Installation appears to be complete and in a satisfactory working condition.

Plant growth is noted to the north end of the gutter to the west slope. Downpipe covered by excessive plant growth across walling surface.

RO

Remove and clear gutter by a competent/experienced roofing contractor.

4.6 MAINTENANCE

4.6.1 The ongoing maintenance of the rainwater goods is a key component in maintaining a weathertight condition to the church building fabric.

M

It is recommended that as a routine item of maintenance the rainwater goods should be checked and cleared as a minimum on a twice-yearly basis.

5. BELOW GROUND DRAINAGE

5.1 *Surface water from the church roofs is diverted into a terracotta pipe network which surrounds the perimeter of the church leading off in a northwest direction, connecting into the main public sewer located within Church Street. Foul water from the vestry kitchen and WC's to the west end of the north aisle connects into the main public sewer located within Church Street.*

- 5.1.1 The below ground drainage was not tested as part of the inspection. It is understood that the below ground drainage system is working adequately.

M It is recommended that as a routine item of maintenance the below ground drainage system is checked as a minimum twice yearly.

6. PARAPETS/UPSTAND WALLS, FINIALS, CROSSES

6.1 NAVE

Flat sandstone roof coping (water tabling) at east and west gables. Single large apex cross at east end.

- 6.1.1 The roof copings appear to be in a satisfactory condition albeit there are signs of surface and edge erosion to the upward face and edges. The base to the apex cross is badly weathered and has bird guano evident to its top part. Open joints between individual copings are evident suggesting that the water tabling stones are not wholly weathertight.

R2 Assess, carry out repointing in a soft lime:sand mortar of the coping joints.

6.2 CHANCEL

Flat sandstone roof coping (water tabling) at east gable. Single large apex cross at east end.

- 6.2.1 The water tabling appears to be in a satisfactory condition albeit there are signs of surface and edge erosion to the upward face and edges. The base to the apex cross is badly weathered. Open joints between individual copings are evident suggesting that the water tabling stones are not wholly weathertight.

R2 Assess, carry out repointing in a soft lime:sand mortar of the coping joints.

6.3 NORTH AISLE + NORTH PORCH

Flat sandstone roof coping (water tabling) at east, west and north gables. Single apex cross at north end of porch.

- 6.3.1 The water tabling appears to be in a satisfactory condition, replacement sections to the west gable and over the north porch north gable, albeit not to identical profile to existing due to a lack of chamfer to the underside. Water tabling to north porch, east side is misaligned.

R3 Reset water tabling to north porch, east side.

6.4 VESTRY

Flat sandstone roof coping (water tabling) at east and north gables. Single apex cross at north end of vestry.

- 6.4.1 The parapet copings and apex cross appear to be in a satisfactory condition.

6.5 ORGAN CHAMBER

Flat sandstone roof coping (water tabling) at south gable.

6.5.1 Water tabling appears to be in a satisfactory condition, there are signs of erosion to the face. Water tabling to west slope is covered in plant growth.

R0 Remove plant growth from west slope water tabling.

7. WALLING

Externally the church walls are constructed throughout from red brickwork in English bond with sandstone dressings to window openings and buttress capping.

Extensive patch repointing has already been carried out across the walling elevations in a rich cementitious mortar, inappropriate for solid wall construction of this nature.

7.1 NAVE

7.1.1 *East Elevation*

Chimney stack rising from east elevation, north side has open mortar joints across all elevations at low and high level.

South Elevation

Patch pointing evident at low level together with replacement of individual eroded bricks. Buttresses east and west are evidencing decay to brickwork and open mortar joints. East buttress has plant growth. The central buttress is of more recent construction (refer to item 2.2) with concrete capping. Mortar joints are open, particularly to top and west side. Cement rendered plinth across whole elevation with some damage in isolated areas.

Isolated areas of open joints below string course, particularly at east and west ends. Hard cementitious patch repointing and erosion to brickwork all evident. Surface salt efflorescence evident to east end rising from low to high level.

West Elevation

Extensive brick replacement at low level to a height of approximately 1.5 metres. Above this there are areas of eroded bricks. There is an area of brickwork with open mortar joints below the projecting string course to the north side and to the lower north side of the gable peak. Both buttresses show signs of open mortar joints, particularly at low level with patches of eroded brickwork. Hard cementitious patch repointing is noted to the elevation.

R1 It is recommended that a masonry specification and schedule of work is drawn up; including replacement, mortar repairs and lime mortar repointing.

R3 7.1.2 Execute masonry repairs on a phased approach over the course of the quinquennium period by a competent and experienced masonry contractor.

7.2 CHANCEL

7.2.1 *East Elevation*

Subject to two phases of repointing c.1997 and c.2007. Slight movement cracks apparent to top and base of east window. Central stone to east window has moved out slightly but understand no worsening in condition since last QI, open joints to tracery stones. At base of elevation there is a cement render to the plinth with patch surface delamination throughout.

Excessive surface salt efflorescence evident to low level at approximately 1.5 metre height above plinth course. Open mortar joints noted, particularly to the left-hand side of the downpipe. Hard cementitious patch repointing and erosion (albeit not as severe as seen on the nave) to brickwork.

South Elevation

Eroded brickwork below string course with hard cementitious patch repointing.

Surface salt efflorescence evident to low level at approximately 1 metre height above string course.

R1	It is recommended that a masonry specification and schedule of work is drawn up; including replacement, mortar repairs and lime mortar repointing.
R3	7.2.2 Execute masonry repairs on a phased approach over the course of the quinquennium period by a competent and experienced masonry contractor.

7.3 NORTH AISLE + NORTH PORCH

7.3.1 *North Elevation*

Hard cementitious patch repointing across elevation. Open mortar joints noted to plinth level and at buttresses.

Excessive surface salt efflorescence across two bays at east end, principally focused surrounding buttress. Isolated areas of open mortar joints.

West Elevation

Replacement brickwork at low level to approximately 1.5 metres in height. Immediately above there are eroded bricks with cracked joints to upper left corner. Hard cementitious patch repointing evident.

R1	It is recommended that a masonry specification and schedule of work is drawn up; including replacement, mortar repairs and lime mortar repointing.
R3	7.3.2 Execute masonry repairs on a phased approach over the course of the quinquennium period by a competent and experienced masonry contractor.

7.4 VESTRY

7.4.1 *North Elevation*

Patch repointing evident across elevation in hard cementitious mortar.

Surface salt efflorescence evident below north gable window to vestry, rising up to west side of window. Open mortar joints noted, particularly to buttress at east end. End of timber lintel to boiler house badly decayed.

East Elevation

Patch repointing evident across elevation in hard cementitious mortar.

Excessive surface salt efflorescence rising across elevation, emanating from the south low-level corner. There are several face damaged bricks and open mortar joints to the north side and corner buttress.

R1	It is recommended that a masonry specification and schedule of work is drawn up; including replacement, mortar repairs and lime mortar repointing.
R3	7.4.2 Execute masonry repairs on a phased approach over the course of the quinquennium period by a competent and experienced masonry contractor.

7.5 ORGAN CHAMBER

7.5.1 *East Elevation*

Some open mortar joints at low level below stone plinth course with surface salt efflorescence at low level.

South Elevation

Unable to inspect due to plant growth.

West Elevation

Unable to inspect due to plant growth.

R0	Remove plant growth away from walling fabric.
R1	7.5.2 It is recommended that a masonry specification and schedule of work is drawn up; including replacement, mortar repairs and lime mortar repointing.
R3	7.5.3 Execute masonry repairs on a phased approach over the course of the quinquennium period by a competent and experienced masonry contractor.

7.5.3 Remove plant growth away from walling fabric.

8. TIMBER PORCHES, DOORS AND CANOPIES

8.1 NORTH ENTRANCE PORCH

Double solid untreated oak doors with pointed arched head, vertical board finish and studded fixings. Decorative iron strap hinges and ring handle. All reset in new frame as part of refurbishment in 1994.

8.1.1 Door is in a sound, satisfactory condition.

R2 Carry out refurbishment of north entrance porch door.

8.2 VESTRY

Single solid treated oak door with flat arched head, vertical board finish and studded fixings. Decorative iron strap hinges and handle.

8.2.1 Door is in a sound, satisfactory condition. Some deterioration to stain finish.

R2 Carry out refurbishment of north vestry door.

8.3 ORGAN CHAMBER

8.3.1 Unable to inspect due to plant growth.

9. WINDOWS

9.1 The church possesses a mix of both stained and plain glass. The glazing is protected externally by heavy galvanised or copper wire grills or polycarbonate protection.

A schedule of window glazing type and shape is listed below.

<i>Location</i>	<i>Orientation</i>	<i>Type</i>	<i>Shape</i>
Nave	West	Stained glass	Four-light lancet w. quatrefoil and cinquefoil
	South	Plain glass (x2)	Two-light lancet w. cinquefoil
		Plain glass (x1)	Single lancet w. trefoil
		Stained glass (x1)	Two-light lancet w. quatrefoil
North Aisle	North	Plain glass (x1)	Three-light lancet
		Plain glass (x1)	Two-light lancet
		Stained glass (x1)	Two-light lancet
	West	Plain glass (x1)	Single quatrefoil
Chancel	North East	Plain glass (x1)	Single light lancet
		Stained glass (x1)	Three-light lancet w. quatrefoil and cinquefoil
	South	Stained glass (x1)	Two-light lancet w. cinquefoil
		Stained glass (x1)	Single light lancet
Vestry	North	Plain glass (x1)	Two-light window
	East	Plain glass (x1)	Three-light lancet w. quatrefoil

There are three windows within the church that are also war memorials.

WWII Nave (West)

Stained glass window and plaques, dedicated September 1947.
Designer – Millican Baguley and Atkinson Ltd.

NE War Memorials Project entry:

<https://www.newmp.org.uk/memorial/stained-glass-window-and-plaques-1939-45-st-paul-h116-02/>

WWII Nave (South)

Barrass - Stained glass window and plaque.

NE War Memorials Project entry:

<https://www.newmp.org.uk/memorial/stained-glass-window-and-plaque-barrass-1944-st-paul-h116-07/>

WWI North Aisle (North)

Walker – Stained glass window

NE War Memorials Project entry:

<https://www.newmp.org.uk/memorial/stained-glass-window-walker-1917-st-paul-h116-08/>

- 9.1.1 The window units are maintaining a weathertight seal with the masonry fabric surrounds. There is an additional layer of security with the presence of external protection.

The heavy galvanised protection has a negative impact on the external aesthetic appearance of the church and the copper wire grills along the north elevation are in poor condition. It is worth rationalising the external protection by installation of new UV resistant polycarbonate.

R2

Install new polycarbonate protection to all external windows.

- 9.1.2 In addition, it is worth considering commissioning a stained-glass condition survey and report of all the plain and stained glass existing within the church. This would not only inform future maintenance and repair but also develop a better understanding of the provenance and therefore significance of the windows in the church, which at present is not clearly known.

R4

Commission a comprehensive stained and plain glass condition survey and report of the church windows by ICON registered stained glass conservator.

INTERNAL**10. BELL FRAME AND BELL**

10.1 *Single bell dating from c.1870, founder unknown. Located in heavy timber frame forming belfry at low section of spire.*

10.1.1 The belfry, bell frame and bell were initially inspected in 2016, reinspected in 2023 by Taylor Hastwell Steeplejacks. The following condition observations and repair recommendations were made.

- The bell has been rung too vigorously causing it to flip 360 degrees which in turn has led to the bell rope to pull from the incorrect angle. This has caused difficulty in ringing from ground level within the nave.

The bell was turned back to the correct position during the inspection.

- The headstock and wheel is rusted and in need of painting. The surrounding timberwork needs wood preservative.
- The metal bell rope is rusted and is catching on the lead stay making it difficult to ring. The bell wheel needs a clamp fitting to prevent the bell rope from dislodging itself.
- The clapper to the bell has had a crude historic repair carried out, which causes the clapper to hang to one side on a rusted bit of steel. It is unbalanced which contributes to difficulty in ringing.
- The steel bolts to the timber bell weight are rusted, insubstantial for their use.

R1	It is recommended to carry out the above-mentioned repairs to the bell and bell frame by a competent and experienced steeplejack.
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M	10.1.2 It is recommended that as a routine item of maintenance the belfry, bell frame and bell are inspected on a 10-year cycle.
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11. CLOCKS AND THEIR ENCLOSURES

11.1 There is no turret clock existing within the church.

12. NAVE

12.1 *The nave is a large and bright open space, lit via the south and west windows through attractive plain and stained glass. Ceiling is of dark varnished timber consisting of a series of four raised tied and ribbed trusses with posts resting on projecting corbels. There are intermediate plain trusses supporting two purlins to each slope and lightly stained sarking board over. Walls are flat painted brickwork with infill solid partitions to the north arcading, glazed timber to the westernmost bays. Structural tie plates are evident to north wall. Flooring is a central aisle of mosaic and terrazzo with level timber sections to pews.*

12.1.1 The nave is in a sound, good condition.

Walling finishes are generally very well presented except for excessive salt efflorescence to the west wall, north side which is causing issues with the decoration. There is also erosion to the stone base of the arcading adjacent to the northwest entrance door.

The exposed roof structure all looks to be in a sound, good condition. There is salt staining across the north slope to the sarking assumed to be subject to historic roof defects, now corrected.

Flooring is generally sound although there is an old settlement crack to the terrazzo panel on the line of the free-standing lectern.

R3 It is recommended to action redecoration at the west end of the nave following correct of external walling defects as highlighted in 7.1.

13. CHANCEL

13.1 *The chancel is a large and bright open space, lit via the south and east windows through attractive plain and stained glass. Ceiling is of dark varnished timber consisting of a series of close centred scissor trusses resting on eaves wall plate with lightly stained sarking board over. Walls are flat painted brickwork, flat painted plaster to the east elevation. Flooring is mosaic with pink or white steps to sanctuary, black Frosterley marble to the altar and chancel steps. Raised timber platforms to choir stalls.*

13.1.1 The chancel is in a sound, good condition.

Walling finishes are generally very well presented except for some disturbance to the decoration over the chancel arch, linked to potential defects in the water tabling as highlighted in item 6.1 and 6.2. There is hairline cracking to the flat painted plaster at both north and south sides of the east window. There is open joints and slight erosion to the tracery stonework.

The exposed roof structure all looks to be in a sound, good condition.

Flooring is generally sound although there is an old settlement crack across the centre of the mosaic walkway, cracking to the south side of the sanctuary step and broken/loose marble to the chancel steps.

R3 It is recommended to action redecoration over the chancel arch following correct of external walling defects as highlighted in 6.1 and 6.2.

M 13.1.2 As a routine item of maintenance carry out bi-annual checks of hairline cracking to chancel east elevation for any worsening of condition.

14. NORTH AISLE + NORTH PORCH

14.1 *Ceiling is of dark varnished timber consisting of a series of 'lean-to' half trusses with posts resting on projecting corbels to north wall, raking strut taking support off arcading columns. There are intermediate plain trusses supporting single purlin and lightly stained sarking board over. Walls are flat painted brickwork with infill solid partitions to the arcading, glazed timber to the westernmost bays. Structural ties are evident at high level through to nave. Flooring is carpeted over original suspended timber floor. Accessible WC and store to west end adjacent to north porch.*

14.1.1 The north aisle is in a fair, satisfactory condition.

Walling finishes are generally well presented except for the north wall, east end of the north aisle which is severely affected by surface salt efflorescence, damaging the decoration finish. The exposed stonework to the door opening through to the vestry is also eroded.

The exposed roof structure all looks to be in a sound, good condition.

Flooring carpeting is generally sound, albeit a little tired. The vestry step at the east end has been previously repaired with cement patching but now broken up. The carpet tiles in the accessible WC are soiled and would benefit from replacement with a non-slip vinyl.

R3	It is recommended to action redecoration of the north wall of the north aisle following correct of external walling defects as highlighted in 7.3.
R1	14.1.2 Repair step into vestry with compatible materials.
R2	14.1.3 Install non-slip vinyl flooring to Accessible WC.

15. VESTRY

15.1 *Ceiling finishes consist of timber board, painted white. Roof structure behind hidden from view. Walls are of similar vertical timber board, painted white, painted sandstone masonry surrounds to principal window to north gable. Flooring is carpeted over original suspended timber floor, vinyl to kitchen area.*

15.1.1 The vestry is in a sound, satisfactory condition.

Walling finishes are generally sound. There is a fracture to the top section of a stone mullion to the north gable window.

The ceiling finishes are generally sound.

The floor carpet is in a sound, satisfactory condition. The suspended timber floor was not able to be inspected.

R3	Carry out masonry repair to window in conjunction with 7.4.
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16. ORGAN CHAMBER

16.1 Internal fabric not inspected due to presence of organ.

17. PARTITIONS, SCREENS, PANELLING, DOORS AND DOOR FURNITURE17.1 CHANCEL REREDOS

Oak reredos, date unknown. Carved plinth with three rectangular panels 'on end' each with carved tracery detail at top surmounted by carved cornice of berries and leaves with dentil course above.

17.1.1 Of sound, good condition.

M	It is recommended that regular checks are carried out for any signs of new and active timber attack due to woodworm and/or rot.
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17.2 CHANCEL PANELLING

Chancel oak panelling, date unknown. Simple flat panels with moulding to frame members. Small carved flower boss detail to top of each vertical frame and dentil course above.

17.2.1 Of sound, good condition.

M	It is recommended that regular checks are carried out for any signs of new and active timber attack due to woodworm and/or rot.
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17.3 CHANCEL SCREEN

Chancel oak screen. Of seven bays, wide central bay. Lower section solid flat panels with applied carved tracery detail, upper section open with similar carved tracery detail to top. All surmounted with carved cornice incorporating small flower bosses.

17.3.1 Of sound, good condition.

M	It is recommended that regular checks are carried out for any signs of new and active timber attack due to woodworm and/or rot.
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17.4 DOORS

17.4.1 *Oak door to vestry.*

Of sound, satisfactory condition.

M	Carry out annual door maintenance of hinges, ironmongery and joinery.
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17.4.2 *Softwood doors to north aisle and north porch.*

Of sound satisfactory, condition.

M	Carry out annual door maintenance of hinges, ironmongery and joinery.
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18. FIXTURES, FITTINGS, FURNITURE AND MOVABLE ARTICLES18.1 FONT

Stone font with 4 column base sat on circular plinth, wide/deep top section. Simple plain timber lid. Located centrally at west end of nave.

18.1.1 The font is in a sound, good condition.

18.2 PULPIT

Oak pulpit, located at southeast corner of nave. Panelled timber, faceted and sat on stone base with four carpeted steps. Dedicated to memory of Rev. G S Skene – 1913-37.

18.2.2 The pulpit is in a sound, good condition.

M It is recommended that regular checks are carried out for any signs of new and active timber attack due to woodworm and/or rot.

18.3 LECTURN

Brass lecturn on timber plinth, located at northeast corner of nave. Dedicated to memory of George William and Thomas Ellis – 1903.

18.3.1 Lecturn is in a sound, good condition.

18.4 CHOIR STALLS

Oak benches within chancel with panelled backs and front panels. Carved poppy head decoration at ends. In memory of Ann Isabel Ramshaw – 1913.

18.4.1 The choir stalls are in a sound, good condition.

M It is recommended that regular checks are carried out for any signs of new and active timber attack due to woodworm and/or rot.

18.5 CHURCH PEWS

Dark stained timber pews assumed pitch pine of plain design, panelled backs and chamfered ends.

18.5.1 Pews are in a sound, good condition.

M It is recommended that regular checks are carried out for any signs of new and active timber attack due to woodworm and/or rot.

18.6 MOTHER'S UNION BANNERS

Two mother's union banners; one located on the north wall of the nave and the other to the north side of the high altar.

18.6.1 Both banners are in a sound, good condition.

R4 It is desirable to obtain a condition report and repair/maintenance advice from an ICON registered fabric conservator.

19. ORGANS AND OTHER MUSICAL INSTRUMENTS

19.1 The church pipe organ is located south of the chancel, sited within its own organ chamber. The National Pipe Organ Register has the instrument listed as Nelson, dating 1910. It is a small 2 manual pipe instrument with 14 playing stops.

The case type is of post and pierced rail: with cantilever at impost level; display in 3 flats, 5-11-5 pipes, with 6 on sides; Decorated on grey background; bay leaf mouths picked out in gold.

The console type is en fenêtre; stop type drawstop; label type ivory inserts; label font Gothic, red capitals; pedalboard radiating concave. Oak fittings; angled jambs; department labels also have gothic lettering with red capitals.

The NPOR entry can be found here: <https://npor.org.uk/survey/N04230>

19.1.1 The instrument is looked after by John Ollett of Thornley, Durham.

M It is recommended that the instrument continues to be tuned regularly, and repairs carried out as and when indicated by an experienced and competent organ builder.

20. MONUMENTS, TOMBS, PLAQUES, ETC.

20.1 The following memorials exist within the church.

20.1.1 HASWELL PIT DISASTER 1844

Brass plaque and copper/brass miners lamp attached to chamfered timber panel commemorating those that lost their lives in the Haswell Pit Disaster of 1844. Located centrally on south wall of nave. Inscription reads as follows:

THIS COMMEMORATES THE
95 MEN & BOYS OF THIS PARISH
WHO DIED IN THE
HASWELL PIT EXPLOSION
OF
28TH SEPTEMBER 1844

MCMLXXXVI

Memorial tablet is in a sound, good condition.

20.1.2 HUTCHINSON MEMORIAL 1892

White marble memorial plaque of scroll and pediment design on black marble backing in memory of Mary Hutchinson. Located centrally on west wall of nave beneath window. Inscription reads as follows:

TO THE GLORY OF GOD
 AND IN MEMORY OF
 MARY,
 BELOVED WIFE OF
 JOHN THOMAS HUTCHINSON L.R.C.P.
 OF NEWBOTTLE HOUSE,
 AND AFFECTIONATE DAUGHTER OF
 JOHN AND FRANCES JANE YOUNG
 OF HASWELL,
 WHO DIED JANUARY 19TH 1892
 AGED 26 YEARS.
 "BLESSED ARE THE DEAD WHICH DIE IN THE LORD."

Memorial tablet is in a sound, good condition.

21. SERVICE INSTALLATIONS GENERALLY

21.1 The comments made in the Quinquennial report regarding service installations are based on a visual examination only and that 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 building.

22. HEATING INSTALLATION

22.1 *The church is heated via a gas condensing boiler positioned on the north wall of the vestry within its own cupboard/housing – a Potterton Paramount 2 80kw. It was installed in 2007 (commissioned 2008) by Dunphy Ecclesiastical. The heating installation has two zones, monitoring system and is a 'wet system' type. It serves small bore pipework feeding wall mounted radiators across the church. The gas meter is located within the same cupboard/housing.*

22.1.1 The last inspection was carried out in January 2022 by TW Steam & Heating Services Ltd. The annual check is therefore overdue.

RO It is recommended to carry out annual servicing of the heating installation by a competent gas safe registered engineer.

23. ELECTRICAL INSTALLATION

23.1 *The existing electrical metering and distribution equipment is mounted within a cupboard on the north wall of the vestry adjacent to the gas boiler/metering. It consists of a 2 phase 60amp rated 240-volt supply. The installation is protected by a residual current operated circuit breaker, which is functioning. Distribution wiring is a mixture of PVC and MICC cable, most of which is run on the surface with miniature circuit breakers. Much of the installation was renewed in 1994.*

- 23.1.1 The last full electrical inspection and test is not known, as such checks should be made to see if the periodic 5 yearly inspection is now overdue.

RO

It is recommended that inspection/testing of the electrical installation is carried out by a competent, experienced and accredited electrician.

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.

The portable electrical appliances were tested Kevin E. Boyle Electrical & Mechanical Service, date unknown.

24. SOUND SYSTEM

- 24.1 The Church operates a sound reinforcement system that includes an induction loop for hearing aid users. It is understood that the system is checked and as such is in working order.

25. LIGHTNING CONDUCTOR

- 25.1 The existing lightning protection system includes for a single flat copper strap which is attached to the belfry, it is not up to current British Standards. The top of the down tape appears to be not attached to the metal cross finial.

- 25.1.1 The date of the last test is not known.

RO

It is recommended that the lightning conductor installation is inspected every two and a half years by a competent, experienced and accredited engineer.

R1

- 25.1.2 It is recommended that the PCC approach a suitably qualified and competent engineer to determine the requirement for lightning protection under BS 6651 and BS EN 62305.

26. FIRE PRECAUTIONS

- 26.1 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 to be inspected annually.

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 logbook and on the individual extinguishers.

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.

27. ACCESSIBLE PROVISION AND ACCESS

27.1 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.

27.1.1 There is an induction loop as part of the sound reinforcement system.

The internal light levels appear to be adequate.

There is a ramped access to the main entrance. A removable ramp could be used for the single step into the chancel and vestry.

The WC does not comply with current requirements due to a lack of grab and support rails.

It is not known whether an access audit has been carried out in connection with the church and church grounds.

R1 It is recommended that an access audit report is carried out to assess current needs and facilities provided are compatible with current guidance of The Equality Act.

28. INSURANCE

28.1 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.

29. HEALTH AND SAFETY

29.1 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.

30. MANAGEMENT OF ASBESTOS IN THE BUILDING

- 30.1 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.

31. PROTECTED WILDLIFE

- 31.1 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 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.

32. MAINTENANCE

- 32.1 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

33. CHURCH GROUNDS

- 33.1 The church grounds consist of a walled area, which includes a small garden to the north, an open grassed area to the east (on the site of the former church hall), a grassed area to the west (open to a housing development) and dense planting to the south.

34. RUINS

- 34.1 There are no known ruins existing within the churchyard.

35. MONUMENTS, TOMBS AND VAULTS

- 35.1 There is a single monument located within the northwest corner of the church grounds, Haswell WWI Memorial. It was unveiled on 18 July 1920 by Captain EH Veitch and dedicated by the Vicar, Reverend GS Skene. It commemorates 83 local servicemen who died, of whom 66 were killed during WWI and 17 died later at home or in hospital.

The monument is created from a tall, polished grey section of granite. It takes the form of a small Latin cross standing on the corniced top of a large, tapering pedestal. The pedestal stands on a two-stepped base (a granite upper step, whilst the lower is concrete). The plain entablature below the cornice is decorated with lightly incised patterns which are repeated below and above the inscriptions. The principal dedicatory inscription on the front face of the pedestal reads:

GREATER LOVE HATH NO
MAN THAN THIS, THAT
A MAN LAY DOWN HIS LIFE
FOR HIS FRIENDS."

ROLL OF HONOUR
NAMES OF THE MEN
FROM THE PARISH OF HASWELL
WHO GAVE THEIR LIVES
FOR THEIR KING & COUNTRY
IN THE GREAT WAR
1914 – 1919

"THEIR BRIGHT SPIRITS STILL
TENANT THE HEARTS OF THOSE
WHO LOVED THEM. THEY LIE
IMPERISHABLY FAIR, CROWNED
WITH THE GARLANDS OF
IMMORTAL YOUTH."

The memorial is in good condition.

36. BOUNDARY WALLS, LYCHGATES AND FENCING

36.1 *North Boundary - Brickwork laid in English garden wall bond with brick on edge 'pointed' capping.*

36.1.1 Hard cementitious repointing noted throughout, isolated areas of open mortar joints, capping repairs in concrete (now breaking up).

Two metal gates at east and west ends with a section of metal railings inline with the WWI memorial require redecoration.

R2	It is recommended that boundary wall repairs are carried out together with redecoration of the entrance gates.
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36.2 *West Boundary – Open, former boundary wall foundation covered in plant growth.*

R2	36.2.1 It is recommended to reinstate a brick boundary wall matching the style of the north boundary wall.
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37. TREES AND SHRUBS

37.1 There are a few deciduous trees to the west side of the churchyard. Checking Durham County Council's website they are not assigned any Tree protection Orders.

37.1.1 The last inspection of the trees in the churchyard is not known.

R1	It is recommended that enquiries are made with the Local Authority regarding the last known inspection date of the trees.
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R2	37.1.2 Should there have been no inspection during the last quinquennium then it is recommended that a tree condition report is carried out by an arborist.
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37.1.3 Shrub and plant growth has become unmaintained along the south elevation.

M	It is recommended that as a routine item of maintenance shrub and plant growth is managed across the seasons.
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38. HARDSTANDING AREAS

38.1 *There are solid concrete paths leading from the two gated entrances within the north boundary wall to the church entrances (north porch and vestry). Along the north elevation there is a concrete flag path linking these concrete paths, separated away from the church building by a wide gravel margin. Westwards to the WWI memorial there is a similar flagged path. To the east side of the church there is a gravel margin. At the northeast corner there is a section of tarmacadam.*

38.1.1 The hardstanding areas are in a fair, serviceable condition. At the northeast corner the tarmacadam is breaking up and there is excessive plant/weed growth through the adjacent gravel margin. The north concrete flag path in front of the church has weed growth through the joints.

R1	It is recommended that the paths are treated to suppress the weed growth.
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39. NOTICEBOARD

39.1 There are two existing noticeboards; one located behind the north boundary wall, east side and one located adjacent to the north entrance door. This noticeboard allows for changing posters/notices to be installed behind a Perspex case/cover.

39.1.1 Both noticeboards appear to be in a fair condition albeit require cleaning and updating.

R1	Refurbish church noticeboards.
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RECOMMENDATIONS

RO	Urgent works requiring immediate attention.
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QI Ref.	Recommendations	Budget Cost (£)
4.2.1	<i>Rainwater Goods – Chancel</i>	
	Remove and clear gutter by a competent/experienced roofing contractor.	00,350.00
4.5.1	<i>Rainwater Goods – Organ Chamber</i>	
	Remove and clear gutter by a competent/experienced roofing contractor.	Incl. 4.5.1
6.5.1	<i>Parapets/Upstand Walls – Organ Chamber</i>	
	Remove plant growth from west slope water tabling.	00,750.00
7.5.1	<i>Walling – Organ Chamber</i>	
	Remove plant growth away from walling fabric.	Incl. 6.5.1
22.1.1	<i>Heating Installation</i>	
	It is recommended to carry out annual servicing of the heating installation by a competent gas safe registered engineer.	00,500.00
23.1.1	<i>Electrical Installation</i>	
	It is recommended that inspection/testing of the electrical installation is carried out by a competent, experienced and accredited electrician.	00,900.00
25.1.1	<i>Lightning Conductor</i>	
	It is recommended that the lightning conductor installation is inspected every two and a half years by a competent, experienced and accredited engineer.	00,500.00

R1

Work recommended to be carried out during the next 12 months.

QI Ref.	Recommendation	Budget Cost (£)
3.1.1	<i>Roof Coverings - Nave</i>	
	Treat belfry timberwork with microporous wood preservative.	01,500.00
3.4.1	<i>Roof Covering - Vestry</i>	
	Carry out slate repair by a competent and experienced roofing contractor.	00,750.00
7.1.1	<i>Walling – Nave</i>	
	It is recommended that a masonry specification and schedule of work is drawn up; including replacement, mortar repairs and lime mortar repointing.	03,500.00
7.2.1	<i>Walling – Chancel</i>	
	It is recommended that a masonry specification and schedule of work is drawn up; including replacement, mortar repairs and lime mortar repointing.	Incl. 7.1.1
7.3.1	<i>Walling – North Aisle + North Porch</i>	
	It is recommended that a masonry specification and schedule of work is drawn up; including replacement, mortar repairs and lime mortar repointing.	Incl. 7.1.1
7.4.1	<i>Walling - Vestry</i>	
	It is recommended that a masonry specification and schedule of work is drawn up; including replacement, mortar repairs and lime mortar repointing.	Incl. 7.1.1
7.5.2	<i>Walling – Organ Chamber</i>	
	It is recommended that a masonry specification and schedule of work is drawn up; including replacement, mortar repairs and lime mortar repointing.	Incl. 7.1.1
10.1.1	<i>Bell Frame and Bell</i>	
	It is recommended to carry out the above-mentioned repairs to the bell and bell frame by a competent and experienced steeplejack.	04,500.00
14.1.2	<i>North Aisle + North Porch</i>	
	Repair step into vestry with compatible materials.	00,500.00
25.1.2	<i>Lightning Conductor</i>	
	It is recommended that the PCC approach a suitably qualified and competent engineer to determine the requirement for lightning protection under BS 6651 and BS EN 62305.	n/a

QI Ref.	Recommendation	Budget Cost (£)
27.1.1	<i>Accessible Provision and Access</i>	
	It is recommended that an access audit report is carried out to assess current needs and facilities provided are compatible with current guidance of The Equality Act.	01,500.00
37.1.1	<i>Trees and Shrubs</i>	
	It is recommended that enquiries are made with the Local Authority regarding the last known inspection date of the trees.	n/a
38.1.1	<i>Hardstanding Areas</i>	
	It is recommended that the paths are treated to suppress the weed growth.	00,250.00
39.1.1	<i>Noticeboards</i>	
	Refurbish church noticeboards.	01,500.00

R2

Work recommended to be carried out within 18 – 24 months.

QI Ref.	Recommendations	Budget Cost (£)
3.3.1	<i>Roof Coverings – North Aisle + North Porch</i> It is recommended that a competent and experienced roofing contractor is asked to examine the valley repair with regards its long term adequacy.	00,150.00
3.3.2	<i>Roof Coverings – North Aisle + North Porch</i> It is recommended to lift and rebed the North Porch clay ridge tiles.	00,900.00
3.4.2	<i>Roof Coverings – Vestry</i> It is recommended to lift and rebed the vestry clay ridge tiles.	01,800.00
3.6.2	<i>Roof Coverings – Maintenance</i> It is recommended that a drone survey of the roof covering is carried out.	00,300.00
6.1.1	<i>Parapets/Upstand Walls - Nave</i> Assess, carry out repointing in a soft lime:sand mortar of the coping joints.	18,000.00
6.2.1	<i>Parapets/Upstand Walls - Chancel</i> Assess, carry out repointing in a soft lime:sand mortar of the coping joints.	Incl. 6.1.1
8.1.1	<i>Doors – North Entrance Porch</i> Carry out refurbishment of north entrance porch door.	00,500.00
8.2.1	<i>Doors – Vestry</i> Carry out refurbishment of north vestry door.	00,250.00
9.1.1	<i>Windows</i> Install new polycarbonate protection to all external windows.	30,000.00
14.1.3	<i>North Aisle + North Porch</i> Install non-slip vinyl flooring to Accessible WC.	02,500.00
36.1.1	<i>Boundary Walls</i> It is recommended that boundary wall repairs are carried out together with redecoration of the entrance gates.	10,000.00
36.2.1	<i>Boundary Walls</i> It is recommended to reinstate a brick boundary wall matching the style of the north boundary wall.	15,000.00
37.1.2	<i>Trees and Shrubs</i> Should there have been no inspection during the last quinquennium then it is recommended that a tree condition report is carried out by an arborist.	00,750.00

R3

Work recommended to be carried out within 5 years.

QI Ref.	Recommendations	Budget Cost (£)
6.3.1	<i>Parapets/Upstand Walls – North Aisle + North Porch</i> Reset water tabling to north porch, east side.	01,500.00
7.1.2	<i>Walling – Nave</i> Execute masonry repairs on a phased approach over the course of the quinquennium period by a competent and experienced masonry contractor.	100,000.00
7.2.2	<i>Walling – Chancel</i> Execute masonry repairs on a phased approach over the course of the quinquennium period by a competent and experienced masonry contractor.	Incl. 7.1.2
7.3.2	<i>Walling – North Aisle + North Porch</i> Execute masonry repairs on a phased approach over the course of the quinquennium period by a competent and experienced masonry contractor.	Incl. 7.1.2
7.4.2	<i>Walling – Vestry</i> Execute masonry repairs on a phased approach over the course of the quinquennium period by a competent and experienced masonry contractor.	Incl. 7.1.2
7.5.3	<i>Walling – Organ Chamber</i> Execute masonry repairs on a phased approach over the course of the quinquennium period by a competent and experienced masonry contractor.	Incl. 7.1.2
12.1.1	<i>Nave</i> It is recommended to action redecoration at the west end of the nave following correct of external walling defects as highlighted in 7.1.	03,000.00
13.1.1	<i>Chancel</i> It is recommended to action redecoration over the chancel arch following correct of external walling defects as highlighted in 6.1 and 6.2.	Incl. 12.1.1
14.1.1	<i>North Aisle + North Porch</i> It is recommended to action redecoration of the north wall of the north aisle following correct of external walling defects as highlighted in 7.3.	Incl. 12.1.1
15.1.1	<i>Vestry</i> Carry out masonry repair to window in conjunction with 7.4.	Incl. 7.4.2

R4 A desirable improvement with no timescale.

QI Ref.	Recommendations	Budget Cost (£)
9.1.2	<i>Windows</i>	
	Commission a comprehensive stained and plain glass condition survey and report of the church windows by ICON registered stained glass conservator.	02,000.00
18.6.1	<i>Mother's Union Banners</i>	
	It is desirable to obtain a condition report and repair/maintenance advice from an ICON registered fabric conservator.	01,000.00

This concludes the Quinquennial Inspection Report of the Church of St. Paul,
Church Street, Haswell, County Durham, DH6 2DT.

A handwritten signature in black ink that reads "M Atkinson". The letters are cursive and somewhat stylized.

MICHAEL ATKINSON RIBA AABC

Michael Atkinson Architecture + Heritage

Clarewood
144 New Ridley Road
Stocksfield
Northumberland
NE43 7EH

A practical path to “net zero carbon” for our churches

These recommendations aim to help churches reduce their energy use and associated carbon emissions. They are based on the findings of our church energy audit programme and input from a range of professionals in the field.

NOTE: Many of the suggestions below require faculty; please seek input early on. If the church interior is of historic, artistic, architectural or artistic interest, seek professional & DAC advice first, before making changes; stabilising the environment for these interiors is important to minimise cycles of treatment, with their inherent carbon cost.

A. Where do we start?

These are actions that nearly all churches can benefit from, even low occupancy churches used only on a Sunday. They are relatively easy, with relatively fast pay back. They are a good place for churches to start, when trying to move towards ‘net zero’.

The building itself:

- A1. Maintain the roof and gutters, to prevent damp entering the building and warm air escaping.
- A2. Fix any broken window panes* and make sure opening windows shut tightly, to reduce heat loss.
- A3. Insulate around heating pipes to direct heat where you want it; this may allow other sources of heat to be reduced in this area.
- A4. If draughts from doors are problematic, draught-proof the gaps* or put up a door-curtain*.
- A5. Consider using rugs/floor-coverings (with breathable backings) and cushions on/around the pews/chairs.

Heating and lighting:

- A6. Switch to 100% renewable electricity, for example through Parish Buying’s energy basket, and “green” gas.
- A7. Match heating settings better to usage, so you only run the heating when necessary*.
- A8. If you have water-filled radiators, try turning-off the heating 15 minutes before the service ends; for most churches this allows the heating system to continue to radiate residual warmth*.
- A9. If you have radiators, add a glycol based “anti-freeze” to your radiator system and review your frost setting.
- A10. Replace lightbulbs with LEDs, where simple replacement is possible.
- A11. Replace floodlights with new LED units.
- A12. If you have internet connection, install a HIVE- or NEST-type heating controller, to better control heating.
- A13. If your current appliances fail, then replace with A+++ appliances.

People and policies:

- A14. Complete the Energy Footprint Tool each year, as part of your Parish Return, & communicate the results.
- A15. Create an Energy Champion who monitors bills and encourages people to turn things off when not needed.
- A16. Write an energy efficiency procurement policy; commit to renewable electricity & A+++ rated appliances.
- A17. Consider moving PCC meetings elsewhere during cold months, rather than running the church heating.

Offset the rest:

- A18. For most low usage “Sunday” churches, once they have taken steps like these, their remaining non-renewable energy use will be very small. For the majority, all they need to do now to be “net zero” is offset the small remaining amount of energy through [Climate Stewards](#) or other reputable schemes.
- A19. Also, think about your church grounds. Is there an area where you could let vegetation or a tree grow?

B. Where do we go next?

These are actions with a reasonably fast pay back for a church with medium energy usage, used a few times a week. Perhaps half of churches should consider them. Most actions cost more than the ones above, and/or require more time and thought. Some require some specialist advice and/or installers. They are often good next steps for those churches with the time and resources to move on further towards ‘net zero’.

The building itself:

- B1. If you have an uninsulated, easy-to-access roof void, consult with your QI about insulating the loft*.
- B2. If you have problematic draughts from your door, and a door curtain wouldn’t work, consult with your QI about installing a glazed door within your porch, or even a draught-lobby*.
- B3. Consider creating one or more smaller (separately heatable) spaces for smaller events.
- B4. Consider fabric wall-hangings or panels, with an air gap behind, as a barrier between people and cold walls.

Heating and lighting:

- B5. Learn how your building heats/cool and the link to comfort, by using data loggers (with good guidance).
- B6. Improve your heating zones and controls, so you only warm the areas you are using.
- B7. Install TRVs on radiators in meeting rooms & offices, to allow you to control them individually.

- B8. Consider under-pew electric heaters and/or infra-red radiant panel heaters*, which keep people warm without trying to heat the whole church space. Radiant panels are especially good for specific spaces like chapels and transepts, which you might want warm when you don't need the whole church to be warm.
- B9. If you have radiators, install a magnetic sediment "sludge" filter to extend the life of the system.
- B10. Consider thermal and/or motion sensors to automatically light the church when visitors come in, for security lights, and for kitchens and WCs.
- B11. Install an energy-saving device such as Savawatt on your fridge or other commercial appliances.
- B12. Get your energy supplier to install a smart meter, to better measure the energy you use.

People and policies:

- B13. Vary service times with the seasons, so in winter you meet early afternoon when the building is warmer.

C. Getting to zero

These are bigger, more complex, projects, which only busy churches with high energy use are likely to consider. They could reduce energy use significantly, but require substantial work (which itself has a carbon cost) and have a longer payback. **They all require professional advice, including input from your DAC.**

The building itself:

- C1. Draught-proof windows*.
- C2. If you have an open tower void, insulate or draught-proof the tower ceiling*.
- C3. Double-glaze or secondary-glaze suitable windows in well-used areas such offices, vestries and halls*.
- C4. Internally insulate walls in well-used areas such offices, vestries and halls*.
- C5. If you have pew platforms, consider insulating under the wooden platform with breathable materials*.
- C6. Reinstate ceilings, and insulate above*.

Heating and lighting:

- C7. Install a new LED lighting system, including all harder-to-reach lights, new fittings & controls.
- C8. Install solar PV, if you have an appropriate roof and use sufficient daytime electricity in the summer.

D. "Only if..."

These are actions you would do at specific times (such as when reordering is happening) or in very specific circumstances. **Nearly all require professional advice, including input from your DAC.**

The building itself:

- D1. If you are reroofing anyway, then insulate the roof, if appropriate for your roof*.
- D2. If you have an uninsulated wall with a cavity (typically build 1940 onwards), then insulate the cavity.
- D3. If the building is regularly used & suitable, such as a church hall, consider appropriate external insulation or render, appropriate for the age and nature of the building*.

Heating and lighting:

- D4. If there's no alternative that does not run on fossil-fuels, then replace an old gas boiler or an oil boiler with a new efficient gas boiler.
- D5. If yours is a well-used church which you want to keep warm throughout the week, then consider an air or ground source heat pump. Ground source heat pumps are more expensive and invasive to install than air source heat pumps, but run more efficiently once installed, depending on ground conditions.
- D6. If you are doing a major reordering or lifting the floor anyway, and yours is a very regularly used church, then consider under-floor heating. This can work well in combination with a heat pump (above).

Church grounds:

- D7. If you have car parking that is sufficiently used, EV charging points for electric cars can work out cost neutral or earn a small amount of income for the church. Note, they will *increase* the church's own energy use, but will support the uptake of electric cars. They could be good in combination with solar PV panels.

E. By exception

These actions are often mentioned in this context, but are generally not recommended, because of the risk of harm to the fabric, energy used, and/or the cost.

- × Standard secondary glazing on the main, historic windows (*this can be inefficient, expensive, & cause damage*).
- × Install solar thermal panels to generate hot water (*hot water use is generally not high enough to justify it*).
- × Background space heating at all times unless needed for stabilisation of historic interiors (*high energy use*).

* If interiors are of historic, architectural or artistic interest, seek professional & DAC advice first.

MAINTENANCE PLAN FOR **CHURCH OF ST PAUL, CHURCH STREET, HASWELL, COUNTY DURHAM, DH6 2DT**

A. OCCASIONAL AND REGULAR TASKS

REF.	BUILDING ELEMENT	MAINTENANCE TASK	WHO WILL DO THE WORK?	HOW OFTEN?	ANNUAL COST (£)	J	F	M	A	M	J	J	A	S	O	N	D
1.1 ROOFS																	
1.1.1	Roof areas generally	Inspect roof areas from the ground and accessible high points. Report any loss or damage to the roof coverings.	Voluntary	i. After stormy weather ii. Annually	n/a			•									
1.1.2	Slate roofs	Inspect for cracked, displaced and broken slates.	Roofing Contractor	Twice a year						•						•	
1.1.3	Ridge tiles	Inspect bedding and jointing between ridge-tiles, arrange contractor to re-bed and re-point if necessary.	Roofing Contractor	Every year						•							
1.1.4	Lead weatherings & flashings	Inspect condition of lead flashings and weatherings. Arrange contractor to make minor repairs (e.g. dress back clips, make good mortar fillets).	Roofing Contractor	Every year						•							
1.2 RAINWATER DISPOSAL																	
1.2.1	Rainwater goods generally	Inspect rainwater goods from the ground and accessible high points and report any loss or damage.	Voluntary	i. During and after stormy weather ii. Annually	n/a			•									
1.2.2	Rainwater goods	Clear rainwater goods of debris and ensure overflows are clear. Rod if necessary. Check that leaf guards are secure.	Roofing Contractor	Twice a year						•							•
1.2.3	Rainwater goods	Inspect rainwater goods for cracks and leaks. Repair or replace any cracked sections.	Roofing Contractor	Twice a year						•							•
1.2.4	Below ground drainage	Open up inspection chambers. Check that all gullies and gratings are free from silt and debris and that water discharges freely to soakaway.	Contractor	Twice a year						•							•
1.3 EXTERNAL WALLS																	
1.3.1	External walls generally	Inspect external walls from the ground and accessible high points and report any damage and signs of movement.	Voluntary	i. After stormy weather ii. Annually	n/a			•									
1.3.2	External walls (high level), copings, & parapets	Remove any vegetation, ivy, etc	Contractor	Annually													•
1.3.3	External walls (low level)	Remove any vegetation, ivy, etc	Voluntary	Annually	n/a												•
1.3.4	Ventilation	Ensure that ventilation grilles, louvres, airbricks are free from obstruction.	Voluntary	Twice a year	n/a			•							•		
1.3.5	Bird Screens	Check that tower, roof and windows are bird-proof before nesting starts. Do not disturb bats as they are protected by law.	Voluntary	Annually	n/a			•									
1.3.6	Windows	Inspect windows and make essential minor repairs to glazing.	Voluntary	Twice a year	n/a					•							•
1.3.7	Leaded light windows	Inspect lead comes, putty, glass, and wire ties and report any problems. Clear condensation drainage channels and holes	Voluntary	Annually	n/a					•							
1.3.8	Doors and windows	Check hinges, bolts and locks and lubricate as necessary. Check the security of locks.	Voluntary	Twice a year	n/a			•							•		
1.3.9	Foliage & large trees close to walls	Check the churchyard trees and report any dead branches and signs of ill health, or root damage to the building or below ground drainage.	Voluntary	Annually	n/a			•									

MAINTENANCE PLAN FOR **CHURCH OF ST PAUL, CHURCH STREET, HASWELL, COUNTY DURHAM, DH6 2DT**

A. OCCASIONAL AND REGULAR TASKS

REF.	BUILDING ELEMENT	MAINTENANCE TASK	WHO WILL DO THE WORK?	HOW OFTEN?	ANNUAL COST (£)	J	F	M	A	M	J	J	A	S	O	N	D
1.4 INTERNAL STRUCTURE																	
1.4.1	Internal spaces generally	Inspect internal spaces, particularly below gutters. Report on any evidence of roof or gutter leaks.	Voluntary	i. After stormy weather ii. Annually	n/a					•							
1.4.2	Internal structure and fabric	Inspect the structure and fabric including roof timbers & bell frames, report on any signs of movement, damp, fungal growth or dry rot.	Voluntary	Annually	n/a					•							
1.4.3	Exposed woodwork	Inspect exposed woodwork and surfaces below for signs of active beetle infestation. Report any beetles or fresh wood dust.	Voluntary	Annually	n/a					•							
1.4.4	Floor voids	Check floor voids, inspect for signs of vermin and remove. Avoid using poison when bats are roosting	Voluntary	Annually	n/a									•			
1.4.5	Generally	Ventilate the church	Voluntary	Monthly on dry days	n/a					•	•	•	•	•			
1.5 BUILDING SERVICES																	
1.5.1	Lightning protection installation	Visually inspect the lightning conductor system including spikes, tapes, earth rods & all connections.	Lightning conductor engineer	Every 2 ½ years							•						
1.5.2	Heating system	Service the heating system and update the service schedule.	Heating engineer	Annually						•							
1.5.3	Water	Ensure that all exposed water tanks, water pipes, outside taps & heating pipes are protected against frost	Voluntary	Annually	n/a										•		
1.5.4	Fire-fighting equipment	Service fire extinguishers.	Specialist	Annually										•			
1.6 CHURCH CONTENTS																	
1.6.1	Organ	Tune organ	Specialist	Annually											•		
1.6.2	Piano	Tune piano	Specialist	Annually											•		
1.6.3	Induction loop system	Inspect general condition and connections, and report any faults.	Voluntary	i. If fault detected ii. Annually	n/a						•						
1.6.4	Furniture	Clean and polish pews	Voluntary	Every week	n/a	•	•	•	•	•	•	•	•	•	•	•	•
1.6.5	Bell	Check condition of bells, mountings and ropes.	Specialist	Twice a year					•							•	
TOTAL COST																	

B. CYCLICAL TASKS

REF.	BUILDING ELEMENT	MAINTENANCE TASK	WHO WILL DO THE WORK?	HOW OFTEN?	COST (£)	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
2.1 ROOFS															
	None														
2.2 RAINWATER DISPOSAL															
2.1.1	Rainwater goods	Repaint	Contractor	Every 7 years				•							•
2.3 EXTERNAL WALLS															
2.3.1	Doors	Repaint/stain	Voluntary	Every 5 years	n/a			•					•		
2.4 INTERNAL STRUCTURE															
	None														
2.5 BUILDING SERVICES															
2.5.1	Wiring and electrical installations	Inspect all wiring and electrical installations, including all portable electrical equipment, in accordance with current IEE regs.	Electrical contractor registered with the NIC or ECA	Every 5 years		•					•				
TOTAL COST															



Taylor Hastwell Steeplejack Services

**HIGH LEVEL
MAINTENANCE**

**LIGHTNING
CONDUCTOR
ENGINEERING**

24 Pinewood Crescent
Heighington
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DL5 6RP
Tel: 01325 271602
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The Vicar & PCC of St. Pauls Church.
C/o
Rev Jane Grieve

5th July 2023.

Dear Sirs,

Church of St Paul, Haswell.
High Level Remedials.

Further to our recent visit, I am pleased to forward the report and recommendations.

1.0 Belfry.

- 1.1 The timberwork to the belfry appears secure but in need of wood preservative.
- 1.2 All lead flashings appear secure.
- 1.3 The slating appears secure.

2.0 Bell.

- 2.1 The bell has been rang to vigorously causing it to flip 360 degrees causing the rope to pull from the wrong angle, which is why it has been so difficult to ring. The bell was turned back during the inspection.
- 2.2 The headstock and wheel is rusted and in need of painting. The surrounding timber is in need of wood preservative.
- 2.3 The bell rope is rusted and is catching on the lead stay making it difficult to ring. The bell wheel needs a clamp fitting to prevent the bell rope from dislodging itself.
- 2.4 The clapper to the bell has had a crude historic repair, which causes the clapper to hang to one side on a rusted bit of steel, which makes ringing difficult.
- 2.5 The steel bolts to the timber bell weight are rusted and insubstantial for their use.

3.0 Recommendations.

- 3.1 Erect steeplejack access equipment to the bellcote.
- 3.2 Prepare and apply 3No coats of paint/preservative to all timber. Colour to be confirmed.
- 3.3 Remove and replace failing bolts to timber bell weight.
- 3.4 Remove clapper and historic repair and fit new stainless steel bolt and hanger.
- 3.5 Replace wire bell rope.
- 3.6 Fit new clamp to bell wheel to prevent bell rope failure.
- 3.7 Fit arm to bell wheel to prevent bell from spinning 360 degrees.
- 3.8 Prepare and apply 1 coat red lead 3 coats black gloss to steelwork.
- 3.9 Grease all bell fittings.
- 3.10 Remove all access equipment.

5.0 Quotation.

To supply skilled labour, steeplejack access equipment and materials to carry out recommendation items 3.0 to 3.10

For the sum of £5,800.00 plus Vat.

Yours Faithfully,

A.P. Gibson

Enc:- Pictorial Report.

Examples of Headstock and timber bell weight.



Examples of bell wheel.



Examples of headstock bearings.



Examples of clapper.





Michael Atkinson

ARCHITECTURE & HERITAGE

QUINQUENNIAL INSPECTION REPORT | EXPLANATORY NOTES

- A.** Any electrical installation should be tested at least every quinquennium by a registered NICEIC electrician, and a resistance and earth continuity test should be obtained on all circuits. The engineer's test report should be kept with the church log book. This present report is based upon a visual inspection of the main switchboard and of certain sections of the wiring selected at random, without the use of instruments.
- B.** Any lighting conductor should be tested every quinquennium in accordance with the current British Standard by a competent engineer, and the record of the test results and conditions should be kept with the church log book.
- C.** A proper examination and test should be made of the heating apparatus by a qualified engineer, each summer before the heating season begins.
- D.** A minimum of 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.

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

Summary:

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

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

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

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

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

- F.** Although the Measure requires the church to be inspected every 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 Churches and Ecclesiastical Jurisdiction Measure 1991 to make an annual inspection of the fabric and furnishings of the church, and to prepare a report for consideration by the meeting of the PCC before the Annual Parochial Church Meeting. This then must be presented with any amendments made by the PCC, to the Annual Parochial Church Meeting.

- G.** The PCC are reminded that insurance cover should be index-linked, so that adequate cover is maintained against inflation of building costs. Contact should be made with the insurance company to ensure that insurance cover is adequate.

- H.** The repairs recommended in the report will (with the exception of some minor maintenance items) be subject to the faculty jurisdiction.

- I.** Woodwork or other parts of the building that are covered, unexposed or inaccessible have not been inspected. The adviser cannot therefore report that any such part of the building is free from defect.

Haswell War Memorial

Listed on the National Heritage List for England.

[Search over 400,000 listed places \(https://historicengland.org.uk/listing/the-list/\)](https://historicengland.org.uk/listing/the-list/)

Official list entry

Heritage Category:**Listed Building**

Grade:**II**

List Entry Number:**1437888**

Date first listed:**08-Sep-2016**

List Entry Name:**Haswell War Memorial**

Statutory Address 1:**St Paul's Churchyard, Church Street, Haswell, County Durham, DH6 2DT**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries \(https://historicengland.org.uk/listing/the-list/understanding-list-entries/\)](https://historicengland.org.uk/listing/the-list/understanding-list-entries/)

[Corrections and minor amendments \(https://historicengland.org.uk/listing/the-list/minor-amendments/\)](https://historicengland.org.uk/listing/the-list/minor-amendments/)

Location

Statutory Address:**St Paul's Churchyard, Church Street, Haswell, County Durham, DH6 2DT**

The building or site itself may lie within the boundary of more than one authority.

District:**County Durham (Unitary Authority)**

Parish:**Haswell**

National Grid Reference:**NZ3744743164**

Summary

First World War memorial, 1920.

Reasons for Designation

Haswell War Memorial, which stands in the churchyard of St Paul's Church, is listed at Grade II for the following principal reasons: * Historic interest: as an eloquent witness to the tragic impact of world events on the local community, and the sacrifice it made in the First World War; * Degree of survival: unusually, the memorial has not been adapted for Second World War commemoration and thus retains its original design intent.

History

The aftermath of the First World War saw the biggest single wave of public commemoration ever with tens of thousands of memorials erected across England. This was the result of both the huge impact on communities of the loss of three quarters of a million British lives, and also the official policy of not repatriating the dead, which meant that the memorials provided the main focus of the grief felt at this great loss. One such memorial was raised at Haswell as a permanent testament to the sacrifice made by the members of the local community who lost their lives in the First World War.

The war memorial was unveiled on 18 July 1920 by Captain EH Veitch and dedicated by the Vicar, Reverend GS Skene. The memorial cost £220, raised by public subscription. It commemorates 83 local servicemen who died, of whom 66 were killed during the First World War and 17 died later at home or in hospital.

Details

The tall, polished grey granite memorial stands in the churchyard of St Paul's Church (unlisted). It takes the form of a small Latin cross standing on the corniced top of a large, tapering pedestal. The pedestal stands on a two-stepped base (a granite upper step, whilst the lower is concrete). The plain entablature below the cornice is decorated with lightly incised patterns which are repeated below, above the inscriptions.

The principal dedicatory inscription on the front face of the pedestal reads "GREATER LOVE HATH NO/ MAN THAN THIS, THAT/ A MAN LAY DOWN HIS LIFE/ FOR HIS FRIENDS." / ROLL OF HONOUR/ NAMES OF THE MEN/ FROM THE PARISH OF HASWELL/ WHO GAVE THEIR LIVES/ FOR THEIR KING & COUNTRY/ IN THE GREAT WAR/ 1914 – 1919/ "THEIR BRIGHT SPIRITS STILL/ TENANT THE HEARTS OF THOSE/ WHO LOVED THEM. THEY LIE/ IMPERISHABLY FAIR, CROWNED/ WITH THE GARLANDS OF/ IMMORTAL YOUTH. The commemorated names are listed on the remaining three sides of the pedestal.

This List entry has been amended to add sources for War Memorials Online and the War Memorials Register. These sources were not used in the compilation of this List entry but are added here as a guide for further reading, 7 February 2017.

Sources

Websites

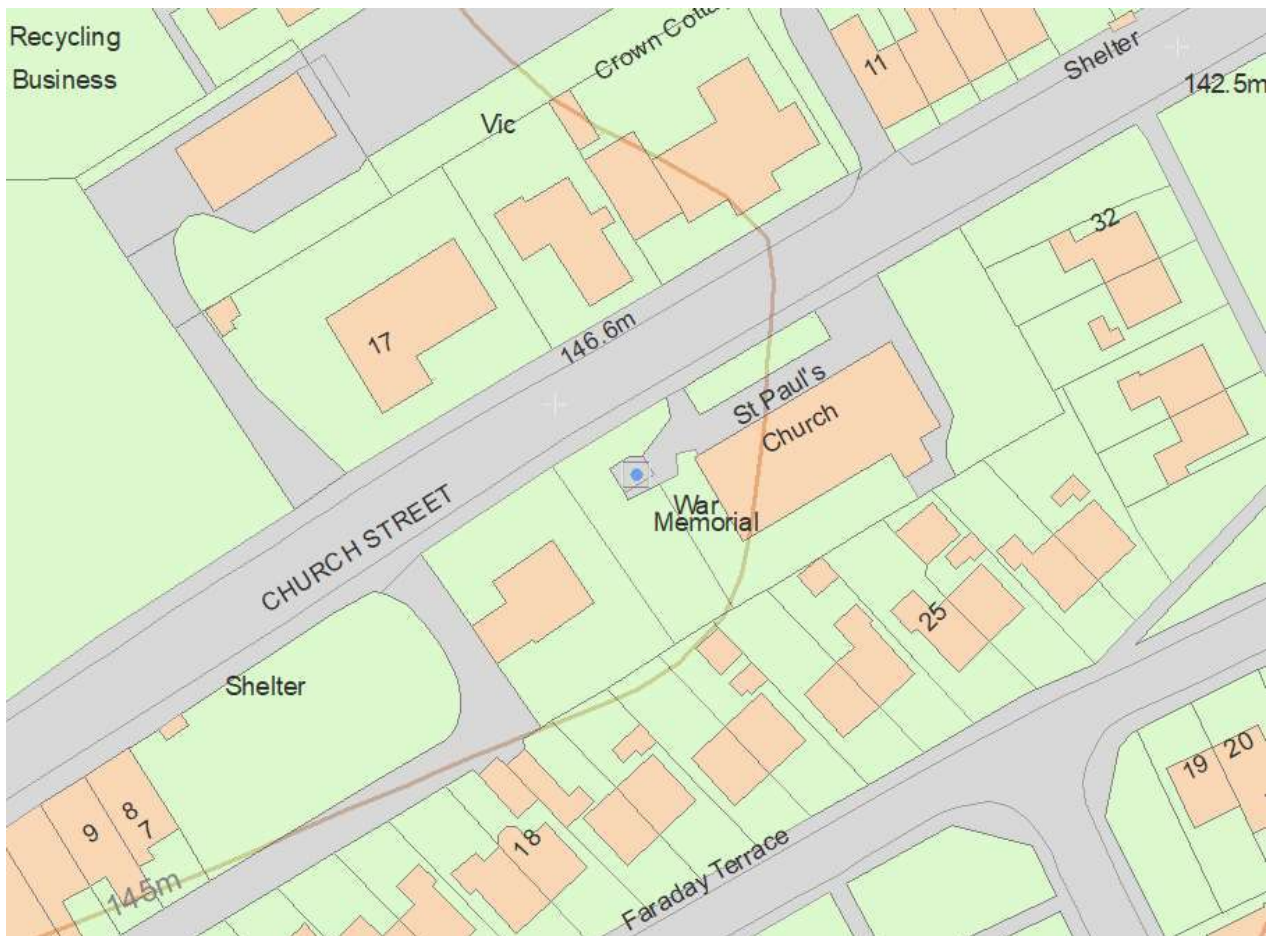
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War Memorials Register, accessed 7 February 2017 from <http://www.iwm.org.uk/memorials/item/memorial/71118> (<http://www.iwm.org.uk/memorials/item/memorial/71118>)

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale.
This copy shows the entry on 25-Nov-2024 at 01:47:52.

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End of official list entry