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Diocese of Durham
Quinquennial Inspection Report 2022
St Mary's Church
Darlington Road
Long Newton
Stockton on Tees
TS21 1DD

Diocese of Durham

Inspection of Churches Measure 1955

(current version)

Architects Report

inspected 11th April 2022

Archdeaconry of Auckland

Deanery of Stockton-on-Tees

Incumbents:

Rvd Matt Levinsohn and Rvd Paul Clayton

Inspection Architect

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This report has been prepared on the basis of a the 'Modern Diocesan Scheme' recommendations for inspecting Parish Churches as published in 1995 by the Council for the Care of Churches 'CCC' in conjunction with the Ecclesiastical Architects and Surveyors Association 'EASA'.

Inspection of Churches measure 1955 (current version).

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Recommendations

Where work is recommended a code number is entered in the right-hand side page margin to indicate the priority as follows:

- 1 Urgent works requiring immediate attention.
- 2 Work recommended to be carried out during the next 12 months.
- 3 Work recommended to be carried out during the Quinquennial period.
- 4 Work needing consideration beyond the Quinquennial period.
- 5 Work required improving energy efficiency of the structures and services.
- 6 Work required improving disabled access.

1.0 Background and General

- 1.1 The Church which has Grade II* Listed status and lies within a consecrated Churchyard in the centre of Long Newton to the north of Darlington Road, the principal route through the village (the Church was Listed in November 1967).

The earliest Church in the village apparently pre-dated the Norman Conquest, but the first stone premises appear to have been constructed in the 12th century. Various remodelling work then took place over an extended period through to a complete rebuilding in 1808.

The Church has a long association with the Vane-Tempest family since the early 17th century and following the death of Lord Vane-Tempest-Steward the third Marquis of Londonderry in 1854, a substantial rebuilding was undertaken to the design of P C Hardwick in 1856-1857. This Victorian Gothic styled design incorporates a mausoleum over the family vault.

- 1.2 Ordnance Survey Map Reference NZ3827416487.

- 1.3 The Church comprises of a Nave and Chancel based on the footprint of the 1808 building with a main entrance porch on the south west corner with a south side aisle linked to the Nave by three arches. The Londonderry Chapel mausoleum is located on the north side of the Chancel behind a double screen or arches. Access to the Vault is via a steep flight of steps entered by a door in the north wall of the Chapel. There is additionally a basement boiler room below the north west corner of the Nave with access via an external flight of steps.

- 1.4 In early 2001 major re-ordering of the Nave and south side aisle was undertaken. This included removal of pews to create a more flexible space, installation of a new floor to the Nave, formation of a new Vestry, toilets and kitchen in the Nave/south side aisle redecoration including the Nave, Chancel and The Londonderry Chapel, installation of a new heating system, modifications of the electrical installation, creation of a new boiler house in the basement, installation of carpets, acquisition of chairs to replace the pews, and installation of a new foul drainage system, plus mains gas supply. This has significantly uplifted the interior of the Church and its potential flexibility for various community uses and as a worship space.

- 1.5 In 2015 the access drive was remodelled and resurfaced including a link to the Garden of Remembrance in the north west corner of the Churchyard and as a feed to a grassed parking area to the north of the Nave.

- 1.6 All roofs are slated with Welsh slate covering in regular courses. The Nave, Chancel, The Londonderry Chapel and porch have dual pitched roofs with stone ridge. The south side aisle and organ chamber have mono-pitched roofs. All roofs have stone water tabling at gable walls.
- 1.7 Walls are generally constructed from squared and faced sandstone with dressed stone quoins, piers, window surrounds, plinth courses, buttresses and door surrounds. However, there is a panel of stonework at low level on the south elevation of the Chancel which is fully coursed stonework.
- 1.8 Floors in the Nave and south side aisle are a Granwood type of resin bound timber floor. The Chancel has a mixture of carpet and stone flag floor. The Londonderry Chapel has a stone/ceramic tile floor finish with isolated areas of carpet.
- 1.9 Heating is provided by means of gas fired boiler supplying low pressure hot water to radiators; the boiler is located in basement boiler room under the north west corner of the Nave.

2.0 Scope of Report

- 2.1 The report is based on findings of an inspection made on 11th April 2022. Viewing was from ground level with the use of binoculars. No means of access was available to the valleys within the roof geometry. The basement boiler house was opened for inspection.
- 2.2 There were no roof voids or ceillures which require opening up.
- 2.3 There were no suspended floors or voids which could be inspected.
- 2.4 The Churchyard was inspected.
- 2.5 No manhole covers were lifted or drains checked.
- 2.6 See appendix "c" of this report for a full description of the limitations of the report.

3.0 Works Carried out Since Previous Report

- 3.1 The Church log book confirmed that the following record of works carried out within the last quinquennium.
- March 2019 – purchase of a Shure BLX wireless microphone system including head set and microphone.
 - March 2020 – Full internal redecoration carried out £3,950.00.
 - August 2020 – Masonry repairs to vaulted ceiling of The Londonderry Chapel £1,657.00.
 - February 2020 – Replacement sump pump £220.00.
 - March 2021 – Nave floor retreated sand/re-vanish £828.00.

- June 2021 – Light bulbs replaced with LED bulbs £264.00.
- November 2021 – Stone cross was blown off the roof at the west end of the Church – following the inspection visit the PCC have confirmed that the replacement of the cross has been agreed with insurers.

4.0 General Condition of Church

4.1 The Church and grounds are generally in good condition and well maintained. However, during the last quinquennium concern has been raised regarding potential movement and distortion in The Londonderry Chapel. This was most noticeable in the stone groined vaults where a number of stones appear to have moved. The PCC having consulted a Structural Engineer and are in the process of investigating the possibility of 3D digital scanning at regular intervals of the interior to establish what movement is occurring. It is noted however that there were several defects in the original construction of the Chapel. **1**

External Inspection

5.0 Roof Coverings

5.1 South side of Nave is covered in reclaimed Welsh slate. There are no signs of breakages or distress. Bedding of ridge tiles remain sound except small section towards east end; consideration should be given to repointing using NHL: sand mortar. Lead flashings also appear intact and well dressed. **2**

5.2 South side aisle is also covered with Welsh slate with no breakages or signs of distress. The lead abutment with the roof to the Nave remains sound and well dressed. There is a vent outlet to the toilets.

5.3 North side of Nave is also covered with Welsh slate with no signs of distress.

5.4 Porch slating is also Welsh in sound condition. However, the southerly most ridge tile needs repointing on the east side using NHL: sand mortar. **2**

5.5 South side of Chancel and Organ Chamber is also Welsh slating in sound condition with no signs of distress. Bedding of ridge tiles and capstones to upstand verge abutments are all sound as are related lead flashings.

5.6 North side of Chancel is obscured by the roof to The Londonderry Chapel, but the small elements visible consist of Welsh slate. There are no indications of distress and the valley gutter between the Nave and Chapel assume to be lead lined. It would be sensible to arrange access for inspection of these areas.

5.7 South side of The Londonderry Chapel the roof is not visible from ground level.

- 5.8 North side of Chapel is covered by Westmorland Green slate to diminishing courses and as suggested in previous inspections, is probably the oldest section of roof. The roof remains sound and no missing slates, breakages or apparent leaks.
- 5.9 Regular roof inspection, clearance and appropriate maintenance should be programmed in.
- 6.0 Exterior Doors**
- 6.1 Main entrance doors: Pair of vertically boarded arched head timber doors with stained finish and black iron decorative ironmongery. All in satisfactory condition and full working order.
- 6.2 The Londonderry Chapel doors: Pair of vertically boarded arched head timber doors with stained finish and black iron decorative ironmongery. All appear to be in satisfactory condition although they were not opened during the inspection.
- 6.3 Crypt door: Vertically boarded bifold timber door with plain ironmongery. In full working order but in need of full decoration and lubrication to prevent corrosion. **3**
- 6.4 Boiler room: Steel security door in full working order although consideration should be given to redecoration to prevent corrosion. **3**
- 7.0 Exterior Windows**
- 7.1 South side Aisle: Contains 3no. lancet leaded windows, one of which has an opening light all are in a satisfactory condition.
- 7.2 South elevation of organ chamber: Contains 1no. double lancet leaded window which is in a satisfactory condition.
- 7.3 East elevation of organ chamber: Contains an arched window containing 2no. lancet point leaded lights and a trefoil leaded light all of which are in a satisfactory condition. Although consideration should be given to the careful repointing of the stone tracery. **2**
- 7.4 South elevation of Chancel: Contains a large lancet window which contains decorative stone tracery forming 2no. leaded lancet lights and a barbed trefoil leaded light all of which are in a satisfactory condition. Although consideration should be given to repointing the stonework which forms the western jambs of the window. **2**
- 7.5 East elevation of Chancel: contains a large lancet window which contains decorative stone tracery forming 4no. leaded lancet lights and 3no. quatrefoil leaded lights one of which is barbed. Consideration should be **2**

given to careful and specialist repairs where glazing comes have become distorted. Consideration should also be given to careful brushing back and repointing of the decorative stone surround frame and tracery.

- 7.6 East elevation of The Londonderry Chapel: At high level there is a small stone framed lancet vent with it is believed could provide access and ventilation to the roof space above the vaulted ceiling, inspection was not possible.

Beneath which (although not centred) is a large decorative lancet window which contains decorative stone tracery forming 3no. leaded lancet lights 3no. trefoil lights and 3no. quatrefoil lights all containing stained glass. The glass is protected externally with mesh grilles. The stonework tracery shows significant signs of movement/distortion which should be monitored as part of the works noted in point 4.1 above. Consideration should also be given to the repointing of the stone window surround to prevent water ingress and reduce further erosion. **2**

The window would appear to be providing a perch/roost to an owl judging by the excrement deposited on the cill and the quantity of pellets on the ground. Consideration should be given to consulting an ecologist for advice as the prolonged deposits could cause damage to the stonework. **3**

- 7.7 North elevation of The Londonderry Chapel: Contains 2no. large lancet windows each of which contains 2no. leaded lancet lights and 1no. quintefoil leaded light all containing stained glass. The glass is protected externally with mesh grilles. All appear to be in satisfactory condition.

- 7.8 West elevation of The Londonderry Chapel: Contains an arched window which contains decorative stone tracery forming 3no. circular frames each of which contains a five point centred leaded light. All of which contain stained glass. The glass is protected externally with mesh grilles. The stonework tracery shows significant signs of movement/distortion which should be monitored as part of the works noted in point 4.1 above.

- 7.9 North elevation of Nave: Contains 3no. single lancet leaded lights and 1no. twin lancet leaded light. All appear to be in a satisfactory condition.

- 7.10 West elevation of Nave: Contains 2no. tall lancet leaded lights along with a decorative arched light above. All contain stained glass. All appear to be in a satisfactory condition.

8.0 Rainwater Goods and Drainage

- 8.1 External rainwater goods are powder coated aluminium and appear to be in a satisfactory condition.

- 8.2 Between the Chancel and The Londonderry Chapel roofs there is a valley gutter which is presumed to be lead lined, inspection however was not possible. The hopper discharging from the valley gutter between the Chancel and Chapel roofs appears to be sound and functioning effectively.
- 8.3 On the north side of The Londonderry Chapel roof there is a parapet gutter which is presumed to be lead lined, inspection however was not possible.
- 8.4 Generally, all gutters should be regularly inspected and cleaned out to prevent any potential blockage.
- 8.5 All rainwater pipes discharge into gullies and then into drains. Gullies should be cleared of any debris and checked for free-flowing by discharging water. Also check manholes and ensure covers are cleaned and free of rest to help maintenance.

9.0 External Walls

- 9.1 External walling consists of squared rubble with dressed stone quoins, plinths and string courses. Buttresses provide support to the walls at mid points on the Nave and aisle and at corners. Windows have dressed stone surrounds with tracery framing to glazing. Walling is predominately in sound condition with limited evidence of distress other than minor points noted below.
- 9.2 South side aisle wall is in excellent condition with no signs of distress exception of:-
- Last vertical stone above buttress on abutment between organ chamber and south side aisle - needs repointing using NHL: sand mortar. **2**
 - Panel to right hand side of window to organ chamber needs raking out and repointing where cement rich mortar has been used causing stone erosion. **2**
- 9.3 East wall to organ chamber has some evidence of infill to former opening, plus some erosion to window framing. This needs to be kept under review including rainwater erosion of stonework below the window to the south.
- 9.4 South wall to Chancel stonework generally in good condition but the erosion to the buttress on the south east corner at high level still remains as noted in previous inspections. This needs to be inspected at high level and consideration given to replacing a stone or repointing. **2**
The lower panel of stonework on this elevation between plinth course

and window cill/string course is constructed using squared sandstone laid in courses which is different to all other masonry in the Church.

- 9.5 East wall to Chancel stonework in sound condition, but some weathering degradation of moulding on north side of window framing – consider repointing. The left-hand jamb to window requires repointing. **2**
- 9.6 East wall to The Londonderry Chapel stonework in good condition, but with some weathering to the left-hand base of the window surrounds – consider repointing. Obvious signs of movement in window tracery. **2**
- 9.7 North wall to The Londonderry Chapel stonework in sound condition with no evidence of deterioration of apparent earlier structural movement to the tracery to the west window as noted in the previous inspections. There is a hole to left hand of door which needs repointing. A panel of stone to the right hand of door needs repointing where eroded. The west face of buttress to west of door needs repointing as cement is causing erosion. The sloping stone roof over the Crypt door has previously had vegetation growing which has been removed. However, consideration should be given to carefully raking out the joints and any remaining of vegetation and then repoint with NHL: sand mortar. **2**
- 9.8 West Wall to The Londonderry Chapel generally in sound condition other than some localised erosion around the south side of the arch to the door opening and some minor historic settlement of stonework joints to tracery to the window above. Prior to the last quinquennial inspection stabilisation works had been undertaken to the tracery in this window and the stained glass restored. This elevation is unusual in that the feature door and window are not vertically aligned within the gable wall. **2**
- There has been movement within the stone door surround consideration should be given to repointing to prevent water ingress/erosion of stonework. **2**
- The steps that approach the door have open joints consideration could be given to raking out and repointing. South face of buttress at high level requires raking out and repointing to prevent water ingress/erosion of stonework.
- 9.9 North wall to Nave is in fair condition with no signs of distress although stone mortar above the stairs to boiler room requires rake out and repointing cement. **3**
- 9.10 West end of Nave stonework including bellcote in sound condition with the exception of:-

- Cruciform finial detached and destroyed by storm Arwen, see 3.1 above. **3**
 - Stonework to south of window is eroded and requires repointing. **2**
- 9.11 Porch, is generally in sound condition, consider raking out and repointing masonry to right hand of entrance. **2**

Internal Inspection

10.0 Roof Structure and Ceilings

- 10.1 Nave ceiling has exposed dark stained trusses with stained soffit boarding. Previously noted apparent mildew staining to truss members particularly abutting the Chancel arch and against the west gable has been addressed. Minor residual staining may in fact relate to the apparent presence of bats noted in the previous inspections. The roof is otherwise in good condition but cleaning, preparation and re-staining be considered.
- 10.2 South aisle ceiling is a monopitch structure with exposed dark stained rafters and sarking boarding. All are in fair condition.
- 10.3 The Chancel ceiling is a barrel shape of timber panelling-stained blue with gold stars. It appears to be in fair condition with no evidence of distress, with the exception of a small hole/damage at east end middle panel south side. A high level inspection is recommended to investigate the cause/remedy. **2**
- 10.4 The Londonderry Chapel ceiling consists of shallow pitch groined vaulted stone framing painted plaster panels. There is some distress in the decoration/plaster and some localised displacement of rib stones as noted in previous inspections. This would appear to be continuing – monitoring required see point 4.1 above.
- 10.5 The organ chamber ceiling is a monopitch structure with stained exposed softwood rafters and sarking boarding. There is some evidence of historic rainwater ingress through the roof. Precautionary under felting has been installed to provide additional protection to the organ. Finishes are otherwise sound.
- 10.6 The Vestry ceiling is painted plaster in good condition.
- 10.7 All toilet ceilings are painted plaster in good condition.
- 10.8 The Crypt vaulted ceiling is in fair condition; however, decoration is flaking which should be brushed back and redecorated. **3**

11.0 Internal Walls, Doors and Panelling

Nave/South Aisle

- 11.1 East wall incorporates a shallow Chancel arch reflecting the arched ceiling of the Chancel itself. Stonework to the arch is in good condition as is the intricately carved hardwood screen. The 'tree of life' carving of the latter screen is reflecting in detailing of the hardwood pulpit, which is again in very good condition. There is some distress to decoration/plaster to the Chancel arch at the ceiling.
- 11.2 North wall is painted plaster including reveals to 4 no. arched lead window openings. Three windows are single light with pierced openings and the most easterly is a double light. Only the most westerly light incorporates a hopper head ventilator. Glazing to all windows is clear diagonal leaded cathedral pattern. Comes and ferramenta remain in sound condition. At skirting level hardwood faced ducting has been installed as part of the re-ordering works to incorporate central heating distribution pipework.
- 11.3 West wall is also painted plaster incorporating a two light feature window with profiled triangular shaped light above. Stained glass, lead ferramenta and stonework are all in fair condition. The painted plastered sloping cill is however susceptible to dust staining. In front of the west wall is located an octagonal font supported by eight columns of alternating sandstone and Frosterley marble and sat on a solid stone plinth extending from the wall. It remains in a sound/well maintained condition. The rope to the bell located in the bellcote above the west apex hangs in front of the font. Note cobwebs/discolouration to decoration at high level roof junction.
- 11.4 South side of Nave is formed by arcade of three arches and supported by two columns and matching pilasters at abutments with the west wall and Chancel. The most westerly arch has been infilled with plastered faced blockwork to create a Vestry and toilet facilities within that element of the former south Aisle. Doors to the latter facilities are oak boarded and framed. A full height glazed oak framed screen with its chamfered corner provides a visual link between the Vestry and the Nave. At the west end of the south wall oak framed glazed doors have been introduced to create an internal lobby to the entrance porch set within a two centred stone Gothic arch. All elements are in a good/well maintained condition.
- 11.5 South side of south Aisle has painted plastered walls all in good condition following the 2020 redecoration. There are two arched head windows with splayed painted plaster reveals. Set against this wall is a sideboard of hardwood kitchen base units with a hinged top concealing sink unit and worktops. All are in well maintained condition.

- Chancel
- 11.6 The east wall is painted plaster with a stone dado below the east window, which incorporates clear cathedral glazing. Glazing and leadwork, are showing signs of distortion. Consideration should be given to consulting a specialist repair conservator. The stone framing is in sound condition. Below the window is a carved stone three arched altarpiece which is in a well-maintained condition. **3**
- 11.7 The south wall is painted plaster in fair condition incorporating a stone framed window with two lunettes and a small rose above, with clear cathedral glazing. Glazing, leadwork, ferramenta and stonework are all in fair condition. There are additionally two marble memorial plaques flanking the window. Both are in fair condition. To the west of the window is a profiled stone arch framing the organ chamber. The arch is in fair condition with evidence of previous distress remedied by the 2020 redecoration.
- 11.8 The north wall is a stone triple arched opening link to The Londonderry Chapel. The stonework is in fair condition. There is a step up into the Chapel with a temporary wooden ramp for disabled access.
- The Londonderry Chapel
- 11.9 The east wall is painted plaster in fair condition with a three panel and apex rose stained glass window set in a stone framed profiled arch. Stonework, leadwork and ferramenta are in sound condition following remedial works to glazing completed in 2009. There are marble memorial to both sides and below the cill of the window. All are in fair condition.
- 11.10 The north wall consists of three panels framed by stone pilaster to a Gothic style. The central panel contains a memorial to a Marquis of Londonderry. This too is Gothic in style. On either side are two section-stained glass windows portraying the Evangelists. Stonework is predominately in good condition as is stained glass, leadwork and ferramenta, with only very minor defects.
- 11.11 The west wall is painted plaster in fair condition. There is a central dark oak door set in a profiled shallow stone arch. Above the door is a triangle arched window with three circular lights containing stained glass coast of arms. The stone framing tracery work to this window has previously been repaired and stabilised with co-ordinated remedial work to the stained glass. Memorials flank the door opening. All elements are now in sound condition.
- 11.12 The south side is marked by a double arcade of Gothic arches – a broad central opening and smaller ones on each side. The arcade is infilled by wrought iron gates and screen. All elements remain in sound condition.

The columns within the arcade are known to be out of plumb and are to be monitored as noted in 4.1 above. However, it is also known that they were out of plumb when originally constructed.

- 11.13 Organ chamber: The east wall is painted plaster incorporating a small double arched window with clear glazing. Stonework, leadwork and ferramenta are all in sound condition.
- 11.14 The south wall is also painted plaster incorporating a window with two clear diagonally glazed leaded lights. Stone dressing, lead comes, glass and ferramenta are all in sound condition.
- 11.15 It is noted that the organ chamber is used as a storage space for a variety of articles. This is well organised on shelving but due care should be taken that these do not become a fire or safety hazard. The main electrical switchgear for the premises is also located on the external wall.
- 11.16 Vestry: Walls and ceiling are of painted plaster with a clear glazed window in the south elevation. Leadwork, ferramenta and glazing are all in fair condition. There is a full height oak framed glazed panel looking into the Nave. The window has fixed lights and there is no natural ventilation to the space. There is a wall mounted hand basin.
- 11.17 Toilet lobby: Walls and ceiling are painted plaster in fair condition but there are a number of dead flies in the light fitting.
- 11.18 Toilet: Wall and ceiling are painted plaster in fair condition.
- 11.19 Accessible toilet: Walls and ceilings are painted plaster and in fair condition. An electrical earthing cable has been installed on the external wall connecting to pipework at low level. An oak hatch provides access to the roof space above.
- 11.20 Porch: Walls are of squared rubble with chiselled finish to individual stones – all in fair condition. The entrance arch is two centred Gothic with pilasters set on carved plinths with capitals. There are stone seats running the full length of both flanks each formed from a single piece of stone.
- 11.21 Crypt: Walls are whitewashed brickwork with four openings at high level for light and ventilation. Decoration is flaking off in various areas and is generally unsound. This ideally should be thoroughly brushed down, prepared and redecorated, but is not a priority. **3**

12.0 Ground Floor Structure

- 12.1 Nave/South Aisle: The Granwood floor installed as part of the 2001 re-ordering remains in a very good/well maintained condition, it was fully refurbished in 2021. The raised area in front of the Chancel is carpeted with brass nosings risers and is also in a well-maintained condition.
- 12.2 Chancel: The floor is solid construction of sandstone paving incorporating some commemorative slabs marking internments. Some slabs are worn, but paving is generally in fair condition with no significant trip hazards. There is one step up to the Alter with a carpeted step through the Chancel leading to a carpeted Alter dais. The Alter itself is constructed in oak sitting on a plinth of encaustic tiling with a stone perimeter. All are in fair condition. Two rows of choir stalls flank each side of the Chancel. These and the oak communion rail are all in fair/well maintained condition. A temporary ramp with handrail located to the south side provides access over the Chancel step. There is a stone in front of the ramp which has cracked and is now loose/uneven which should be re-laid. **2**
- 12.3 The Londonderry Chapel: The floor structure consists of encaustic tiling over structural brick vaulting to the Vault below. The six inch tiles are set out in a diagonal pattern of red and black tiles in three panels. The floor also incorporates brass inlaid memorials and a removable flagstone providing access to the Vault below. The floor is overlaid by areas of loose carpeting. All floor finishes are in fair condition.
- 12.4 Organ chamber: The floor is softwood boarded suspended structure. All elements are in sound condition.
- 12.5 Vestry: The floor is carpeted as part of the re-ordering and is in fair condition.
- 12.6 Toilet lobby: The floor is carpeted and in fair condition.
- 12.7 Toilet: The floor has vinyl sheet covering and is in fair condition.
- 12.8 Accessible toilet: The floor has vinyl sheet covering and is in fair condition.
- 12.9 Porch: The floor is sandstone paving and is in fair condition, repointing should be considered. Adjustments to levels in construction of the new drive have provided a level accessible threshold. **3**
- 12.10 Crypt: The floor is stone flagged with a perimeter drainage Channel. However, the floor is generally damp which was noted as a change in the previous report. Furthermore, the drain outlet leads to an under-floor void which has standing water – investigate. **2**

- 12.11 Basement boiler room: The floor is a concrete slab; the facility having been created as part of the 2001 re-ordering work. It is in fair condition. The boiler sits directly on the floor.

13.0 Internal Finishes

- 13.1 Walls are plastered and decorated throughout with stone reveals to window and door opening and stone quoins to arches. The decorative finish is good.

- 13.2 Internal entrance lobby: Oak framed pair of arch head glazed doors with clear finish. All in good condition.

- 13.3 WC lobby and WC's: Oak framed and vertically boarded oak doors with clear finish. Lobby door in addition as a glazed fan light over. All in good condition.

- 13.4 Vestry: Oak framed and vertically boarded Oak door with glazed fan light over, clear finished. All in good condition.

- 13.5 Organ chamber: Oak framed and vertically boarded Oak door with glazed fan light over, clear finished. All in good condition.

14.0 Fitting, Fixtures and Furniture

- 14.1 Organ: Harrison and Harrison Village model with painted pipes and a dark wood case. It is apparently in good working order.

- 14.2 Pulpit: see 11.12.

- 14.3 Font: see 11.4.

- 14.4 Sanitary fittings including grab rails comply with DDA including the alarm emergency pull cord with indicator light on the Nave wall.

15.0 Vestry

- 15.1 The Vestry was formed as part of the re-ordering works undertaken in 2008. All finishes are in good condition.

16.0 Heating Installation

- 16.1 Access is via an external flight of steps with a drainage sump in the bottom landing incorporating a submersible pump which appears to be operating effectively. The access door is a steel louvered doorset which remains in need of preparation and redecoration.

- 16.2 The boiler is an Ideal Falcon GTE gas fired unit apparently subject to regular inspection/maintenance.

16.3 A new heating system was installed as an integral part of the 2001 re-ordering works, fed by a new boiler as noted under 16.1, fed by a new gas supply with meter located in the basement boiler room was not tested but apparently operates effectively.

16.4 All heating equipment should be checked and cleaned annually by a Corgi Engineer.

17.0 Electrical Installation

17.1 Electrical installations were modified and renewed as part of the 2001 re-ordering works with further upgrading of the lighting scheme in early 2005. Principal electrical switchgear is located in the south west corner of the organ chamber. The installation was not tested as part of this inspection.

17.2 The switchgear/consumer unit was marked that inspection is due 08/03/2010. The installation should be tested by a certified electrician every 5 years. If the installation has been tested the date should be updated. If, however it has not been tested within 5 years this should be undertaken as a matter of urgency. **1**

17.3 It is recommended that PAT appliance testing should be carried out annually.

17.4 The accessible wc has a mechanical extract fan which is activated by the light switch with overrun facility. However, the adjacent wc does not have a dedicated extract fan, it simply has an extract duct connected to the fan in the accessible wc. Whilst the PCC have not had any issue with this in operation it is not compliant; as if the accessible wc is not used the adjacent internal wc is not afforded any ventilation. Consideration should be given to installing a dedicated extract fan. **3**

18.0 Fire Precautions

18.1 There are a number of fire extinguishers sited in the Church and these appear to be serviced annually. Continue to maintain.

18.2

- a) Nave south west 9L water
- b) Nave south west 2kg Co2
- c) Organ Chamber 2kg Co2

Last serviced January 2022

19.0 Disabled Provision

19.1 The Equality Act 2010 required Churches as service providers not to discriminate. Access etc. must now comply with the Act.

19.2 There is now level access threshold at the Porch following reconstruction and adjustment of levels to the drive. Internally

temporary wooden ramps provide means to negotiate steps up to the Chancel and into The Londonderry Chapel. The accessible toilet now fully complies with DDA requirements.

20.0 Security

20.1 The main entrance is the principal entry point. The Church is open to the public during set periods with appropriate security lock when closed. There were no reported incidents of break-ins or significant of vulnerability.

21.0 Bats

21.1 Bats are known to roost in the roof structure of the Nave at both the north west and south east corners. The presence of bats is noted in the previous QI. The PCC continue to place plastic sheets on adjacent orifices and fixtures in order to minimise staining and cleaning caused by droppings.

Curtilage

22.0 Churchyard and Environs

22.1 The Church is set within a consecrated Church yard and is set some 2 meters above the level of main road and entrance gates on Darlington Road to the south. It contains a number of substantial trees which are subject to responsible maintenance, and continue to be subject to regular professional inspection.

22.2 The southern boundary is marked by a squared rubble stone wall with cappings. The pair of cast iron entrance gates are supported by substantial piers of coursed dressed stone and carved cappings. The wall has a part retention function with the abutting ground set at circa one metre above pavement level. All elements are in fair condition.

22.3 The west boundary is marked by a brick wall. This is substantially obscured by abutting trees and hedgerow, preventing close examination, but previous inspections noted some concern regarding the outward lean of the middle section. This should be kept under review. Consider reducing vegetation to allow inspection/monitoring. **3**

22.4 The north and east boundaries are marked by planting and hedgerows. These are maintained in a reasonable condition, but should be subject to regular review.

22.5 Tombstones, grave markers, grass areas, shrub and flower planting are maintained in a tidy condition. The remodelled permeable surfaced access drive is in a well-maintained condition as are the circular footpaths to the Garden of Remembrance. Low level lighting flanking the drive enhances the approach to the entrance porch.

23.0 Log Book

23.1 The log book should be maintained and completed for the Church building records.

24.0 Previous Quinquennial Reports

24.1

- ADG Architects 31st October 2017

Recommendations

Urgent Works Requiring Immediate Attention: Category 1

Item

- i) During the last quinquennium concern has been raised regarding potential movement and distortion in The Londonderry Chapel. This was most noticeable in the stone groined vaults where a number of stones appear to have moved. The PCC having consulted a Structural Engineer and are in the process of investigating the possibility of 3D digital scanning at regular intervals of the interior to establish what movement is occurring. 4.1
- ii) The switchgear/consumer unit was marked that inspection is due 08/03/2010. The installation should be tested by a certified electrician every 5 years. If the installation has been tested the date should be updated. If, however it has not been tested within 5 years this should be undertaken as a matter of urgency. 17.2

Indicative cost for the works in Category 1 would be £ 2,000.00 excluding VAT and fees.

Work Recommended to be Carried Out During Next 12 Months: Category 2

Item

- iii) South side of Nave: 5.1
Bedding of ridge tiles remain sound except small section towards east end; consideration should be given to repointing using NHL: sand mortar.
- iv) Porch slating: 5.4
However, the southerly most ridge tile needs repointing on the east side using NHL: sand mortar.
- v) East elevation of organ chamber: 7.3
Consideration should be given to the careful repointing of the stone tracery.
- vi) South elevation of Chancel: 7.4
Consideration should be given to repointing the stonework which forms the western jambs of the window.
- vii) East elevation of Chancel: 7.5
Consideration should also be given to careful brushing back and repointing of the decorative stone surround frame and tracery.
- viii) East elevation of The Londonderry Chapel: 7.6
Consideration should also be given to the repointing of the stone window surround to prevent water ingress and reduce further erosion.

- ix) South side aisle wall is in excellent condition with no signs of distress 9.2
exception of:-
- Last vertical stone above buttress on abutment between organ chamber and south side aisle - needs repointing using NHL: sand mortar.
 - Panel to right hand side of window to organ chamber needs raking out and repointing where cement rich mortar has been used causing stone erosion.
- x) South wall to Chancel stonework generally in good condition but the 9.4
erosion to the buttress on the south east corner at high level still remains as noted in previous inspections. This needs to be inspected at high level and consideration given to replacing a stone or repointing.
- xi) East wall to Chancel stonework in sound condition, but some weathering 9.5
degradation of moulding on north side of window framing – consider repointing. The left-hand jamb to window requires repointing.
- xii) East wall to The Londonderry Chapel stonework in good condition, but 9.6
with some weathering to the left-hand base of the window surrounds – consider repointing. Obvious signs of movement in window tracery.
- xiii) North wall to The Londonderry Chapel: 9.7
There is a hole to left hand of door which needs repointing. A panel of stone to the right hand of door needs repointing where eroded. The west face of buttress to west of door needs repointing as cement is causing erosion. The sloping stone roof over the Crypt door has previously had vegetation growing which has been removed. However, consideration should be given to carefully raking out the joints and any remaining of vegetation and then repoint with NHL: sand mortar.
- xiv) West Wall to The Londonderry Chapel: 9.8
There has been movement within the stone door surround consideration should be given to repointing to prevent water ingress/erosion of stonework.
- The steps that approach the door have open joints consideration could be given to raking out and repointing. South face of buttress at high level requires raking out and repointing to prevent water ingress/erosion of stonework.
- xv) West end of Nave: 9.10
Stonework to south of window is eroded and requires repointing.
- xvi) Porch, generally in sound condition, consider raking out and repointing 9.11
masonry to right hand of entrance.

- | | | |
|--------|---|-------|
| xvii) | The Chancel ceiling is a barrel shape of timber panelling-stained blue with gold stars. It appears to be in fair condition with no evidence of distress, with the exception of a small hole/damage at east end middle panel south side. A high level inspection is recommended to investigate the cause/remedy. | 10.3 |
| xviii) | Chancel floor:
There is a stone in front of the ramp which has cracked and is now loose/uneven which should be re-laid. | 12.2 |
| xix) | Crypt:
The floor is stone flagged with a perimeter drainage Channel. However, the floor is generally damp which was noted as a change in the previous report. Furthermore, the drain outlet leads to an under-floor void which has standing water – investigate. | 12.10 |
| xx) | Gas fired boilers; these should be maintained and serviced annually. | |
| xxi) | All heating equipment should be checked and cleaned annually by a Corgi Engineer. | |
| xxii) | PAT appliance testing should be carried out annually. | |
| xxiii) | There are a number of fire extinguishers sited in the Church and these appear to be serviced annually. The last date recorded was January 2022. Continue to maintain. | |

Indicative cost for the works in Category 2 would be £ 5,000 - £ 10,000 excluding VAT and fees.

- | Work Recommended to be Carried Out During Next 5 Years:
Category 3 | | Item |
|---|---|-------------|
| xxiv) | Crypt door:
Vertically boarded bifold timber door with plain ironmongery. In full working order but in need of full decoration and lubrication to prevent corrosion. | 6.3 |
| xxv) | Boiler room: Steel security door in full working order although consideration should be given to redecoration to prevent corrosion. | 6.4 |
| xxvi) | East elevation of The Londonderry Chapel:
The window would appear to be providing a perch/roost to an owl judging by the excrement deposited on the cill and the quantity of pellets on the ground. Consideration should be given to consulting an | 7.6 |

ecologist for advice as the prolonged deposits could cause damage to the stonework.

- | | | |
|---------|--|-------|
| xxvii) | North wall to Nave is in fair condition with no signs of distress although stone mortar above the stairs to boiler room requires rake out and repointing cement. | 9.9 |
| xxviii) | West end of Nave <ul style="list-style-type: none"> • Cruciform finial detached and destroyed by storm Arwen, the PCC are currently investigating its replacement through insurers. | 9.10 |
| xxix) | The Crypt vaulted ceiling is in fair condition; however, decoration is flaking which should be brushed back and redecorated. | 10.8 |
| xxx) | The Chancel east wall:
Glazing and leadwork, are showing signs of distortion. Consideration should be given to consulting a specialist repair conservator. | 11.6 |
| xxxi) | Crypt:
Walls are whitewashed brickwork with four openings at high level for light and ventilation. Decoration is flaking off in various areas and is generally unsound. This ideally should be thoroughly brushed down, prepared and redecorated, but is not a priority. | 11.21 |
| xxxii) | Porch:
The floor is sandstone paving and is in fair condition, repointing should be considered. | 12.9 |
| xxxiii) | The accessible wc has a mechanical extract fan which is activated by the light switch with overrun facility. However, the adjacent wc does not have a dedicated extract fan, it simply has an extract duct connected to the fan in the accessible wc. Whilst the PCC have not had any issue with this in operation it is not compliant; as if the accessible wc is not used the adjacent internal wc is not afforded any ventilation. Consideration should be given to installing a dedicated extract fan. | 17.4 |
| xxxiv) | The west boundary is marked by a brick wall. This is substantially obscured by abutting trees and hedgerow, preventing close examination, but previous inspections noted some concern regarding the outward lean of the middle section. This should be kept under review. Consider reducing vegetation to allow inspection/monitoring. | 22.3 |

Indicative cost for the works in Category 3 would be £ 5,000 - £ 6,000 excluding VAT and fees.

Work to be Considered Beyond 5 Years: Category 4

None

Item

Works Recommended Improving Energy Efficiency: Category 5 **Item**
None

Work Recommended Improving Access: Category 6 **Item**
None

Design and Quotations required to establish cost

Note

Church Wardens should be aware of their responsibility under the Care of Churches and Ecclesiastical Jurisdiction Measure 1991 which included guidance to routine maintenance and inspection of Church property. "A Guide to Church Inspection and Repair," published by the Council for the Care of Churches can be obtained from SPCK bookshops.

a) General

This report is not a specification for the execution of works and must not be used as such. It is a general report as required by the Inspection of Churches Measure 1955.

The Architect has indicated in it such maintenance items, if any, which may safely be carried out without professional supervision.

Conservation and repair of Churches is a highly specialised subject if work is to be carried out both aesthetically and technically in the best manner, without being wasteful in expenditure. It is, therefore, essential that every care is taken to ensure that no harm is done to the fabric or fittings and when the Parochial Church Council is ready to proceed it should instruct the Architect accordingly, when he will prepare specifications and schedules and arrange for the work to be carried out by an approved Contractor under his direction.

Costs on much of the work or repairing Churches cannot be accurately estimated because the full extent of damage is only revealed as work proceeds, but when the Architect has been instructed to prepare specifications, he can obtain either firm prices or considered approximate estimates, whichever may be appropriate.

The Architect will be glad to help the Parochial Church Council to complete an appeal application to a charitable body if necessary, or to assist in applying for the essential Faculty or Archdeacon's Certification.

b) Priorities

Where work has been specified as being necessary in the preceding pages a code number from 1 to 6, has been inserted in the margin indicating the degree of urgency of the relevant works as follows:

- 1 Urgent works requiring immediate attention.
- 2 Work recommended to be carried out during the next 11 months
- 3 Works recommended to be carried out during the Quinquennial period.
- 4 Work needed consideration beyond the Quinquennial period.
- 5 Work required to improve energy efficiency of the structure and services.
- 6 Work required improving disabled access.

c) Scope of Report

The report is based on the findings of an inspection made from the ground and from other easily accessible points, or from ladders provided by the Parochial Church Council, to comply with the Diocesan Scheme under the Inspection of Churches Measure 1955.

It is emphasised that the inspection has been purely visual and that no enclosed spaces or inaccessible parts, such as boarded floors, roof spaces, or hidden timbers at wall heads have been opened up for inspection. Any part which may require further investigation is referred to in the appropriate section of this report.

d) Cleaning of Gutters etc

The Parochial Church Council is strongly advised to enter into an annual contract with a local builder for cleaning out the gutters and downpipes twice a year.

e) Pointing and Masonry

Wherever pointing is recommended it is absolutely that the procedure in item (a) of this appendix be adhered to as without proper supervision much harm can be done to the fabric by incorrect use of materials and techniques.

f) Heating Installation

Subject to any comments to the contrary in Section 16.0 of this report, the remarks in this report are based only upon a superficial examination of the general condition of the heating installation, particularly in relation to fire hazards and sightlines.

NB: A proper examination and test should be made of the heating apparatus by a qualified engineer each summer, prior to the start of the heating season and the report of such examination should be kept in the Church log book.

The Parochial Church Council is strongly advised to consider arranging a regular inspection contact.

Wherever practicable, subject to finances, it is recommended that the installation be run at a low setting throughout the week, as distinct from being 'on' during services only, as constant warmth has a beneficial effect on the fabric, fittings and decoration.

g) Electrical Installation

Any electrical installation should be tested every quinquennium and immediately if not done within the last five years (except as may be otherwise recommended in this report) by a competent electrical engineer or by the supply authority and an insulation resistance and earth continuity test should be obtained on all circuits. The engineer's test report should be kept with the Church log book. Where no recent report or certificate of inspection from a competent electrical engineer (one who is on the roll of approved contractors issued by the National Inspection Council for Electrical Installation Contracting) is available, the comments in this report are based upon a visual inspection made without instruments of the main switchboard and of sections of wiring selected at random. Electrical installation for lighting and heating, and other electrical circuits, should be installed and maintained in accordance with the current editions of the Institution of Electrical Engineers Rules and the more specific recommendations of the Council for the Care of Churches, contained in the publication "The Lighting of Churches".

h) Lightning Conductors

As a defective conductor may attract lightning, the lightning conductor should be tested every quinquennium in accordance with the British Standard Code of Practice (current edition) by a competent electrical engineer and the record of the test results, conditions and recommendations should be kept with the Church log book.

Conductors on lofty spires and other not readily accessible positions should be closely examined every ten years, particularly the contact between the tape and the vane rod of finial. If the conductor tape is without a test clamp, one should be provided above ground level.

i) Maintenance Between Inspections

Although the measure requires the Church to be inspected by an Architect every five years it should be realised that serious trouble may develop between survey if minor defects such as displaced slates and leaking pipes are left unattended.

j) Fire Insurance

The Parochial Church Council is advised that the fire insurance cover should be periodically reviewed to keep pace with the rising cost of repairs.

At least two Class A fire extinguishers per floor, these should comply with BSEN3 and should be kept in an easily accessible position in the Church, together with an additional extinguisher of the foam or CO² (Class B) type where heating apparatus is oil fired, all fire extinguishers should be in a stand or attached to a wall.