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ARCHITECTURE & HERITAGE



QUINQUENNIAL INSPECTION REPORT

St. MARY THE VIRGIN

FRONT STREET, SHERBURN VILLAGE, DURHAM, DH6 1QU



Diocese of Durham



THE CHURCH
OF ENGLAND

prepared by

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With thanks to St. Mary the Virgin PCC for their assistance and support in the preparation of this Quinquennial Inspection Report.

REVISION HISTORY

ISSUE	DATE	BY	NOTES
v.1	12/08/2021	MA	DRAFT ISSUE
v.2	12/08/2021	MA	SUSTAINABILITY AND NET ZERO CARBON NOTE/APPENDIX ADDED

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RECOMMENDATIONS

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

R0 Urgent works requiring immediate attention.

R1 Work recommended to be carried out during the next 12 months.

R2 Work recommended to be carried out within 18 – 24 months.

R3 Work recommended to be carried out within 5 years.

R4 A desirable improvement with no timescale.

M Routine items of maintenance.

APPENDICES

A Practical Path to Net Zero Carbon (PPNZC)

B Maintenance Plan

C Explanatory Notes

D Listing Description

A. THE INSPECTING ARCHITECT

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B. BACKGROUND AND GENERAL

- B.1 Church: **St. Mary the Virgin**

Front Street

Sherburn Village

Durham

DH6 1QU

Archdeaconry : Durham

Deanery : Durham

Parish : Shadforth and Sherburn

- B.2 The Parish Church of St. Mary the Virgin is situated to the west side of the village and is set back off front Street within a large churchyard (Fig 1.). The north side of the churchyard faces the highway with private housing surrounding the church and churchyard on all other sides. The City of Durham lies 3.5 miles to the west.

Sunday worship includes a service of Sung Eucharist at 9.30am. There is a midweek service of Holy Communion every Thursday at 10.00am.

The current Priest in Charge is the Revd Tom Glover.

- B.3 Ordnance Survey Map reference – NZ 31735 42250.

GENERAL DESCRIPTION OF THE CHURCH

- B.4 Parish church, dating from 1872 by Austin & Johnson in Early English and Geometrical styles.

The church layout consists of aisled nave, south aisle continuing across west bay of chancel, chancel with organ chamber/vestry on north side, tower and spire in angle between vestry and north aisle, west end reordering incorporating entrance, office, kitchenette and WC facilities.

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

- B.5 Externally the church walls are constructed from squared rock-faced sandstone in narrow courses with ashlar dressings to buttresses, door and window surrounds. The roof form and covering over both nave and chancel consists of welsh slate roofs, steeply pitched.

Tall 3 stage tower, square-plan lower stage with north door, small broaches at base of octagonal second stage, octagonal belfry in ashlar has trefoiled-headed bell openings under linked hoodmoulds, parapet with angle pinnacles and squat spire.

Tall 3-bay nave: pointed 3-light window in diagonal-buttressed west end, moulded south doorway in west bay, depressed-pointed 3-light windows under hoodmoulds and pent roof. Similar 3-bay north aisle. Lower 2-bay chancel with cill string, 2-light windows on north and south and 3-light window in diagonal-buttresses east end. 2-bay gable-fronted organ chamber/vestry has string, similar windows.

- B.6 Internally walls are generally plastered, painted white with exposed stone window surrounds. 3-bay nave arcade of hollow-chamfered, pointed arches on octagonal piers. Similar 2-order chancel arch on foliage corbels. Similar arches to organ chamber and Lady Chapel. There is an open timber roof structure to the nave consisting of arch-braced king-post trusses. Over the chancel there is a wood barrel-vaulted roof. Floors through the nave are 'modern' solid floor construction. An encaustic-tiled sanctuary floor exists in the chancel.

- B.7 The pipe organ is located at the north side of the chancel. The organ itself dates from 1874 by Harrison & Harrison of Durham, said to be the earliest still in existence from their Durham workshop. It has been certified grade II under the historic organs certificate scheme.

Nave pews are of simple design, dark stained pitch pine. Within the chancel there are two rows of dark stained wooden pews on pew platforms and an oak Bishop's chair.

A large octagonal stone font with wooden lid and decorative metal strap handle exists to the south east corner of the nave. Matching to the other side there is an octagonal stone plinth surmounted by a stained pitch pine pulpit.

A single bell exists set into its own bell frame within the tower, dating from 1871, diameter 28.5 and cast at the James Barwell Foundry of Birmingham.

- B.8 The churchyard is vast with several mature trees and headstones, open for burials. The western boundary is made up of fencing from adjoining residential rear gardens. On the eastern side there is a stone wall. The north boundary has a brick wall.

Sherburn Village Parish Council owns and is the appointed burial authority for the part of the cemetery nearest to the north boundary, adjacent to Front Street whilst the area nearest to the church is managed by the PCC.

B.9 The Church merits protection under heritage legislation and is grade II Listed.

NHLE reference number: 1159348 (7th December 1987).

B.10 The church is located within Sherburn conservation area, designated in 1979 by Durham County Council.

As such, all mature trees existing within the churchyard will be protected by having Tree Preservation Orders attached to them.

B.11 The Church is not scheduled as an ancient monument and is noted of having low archaeological significance.

B.12 Date of Inspection:

The church was visited and inspected on Friday 28th February, Thursday 5th March and Tuesday 14th July 2020.

Weather:

Generally dry, warm and bright on all occasions.

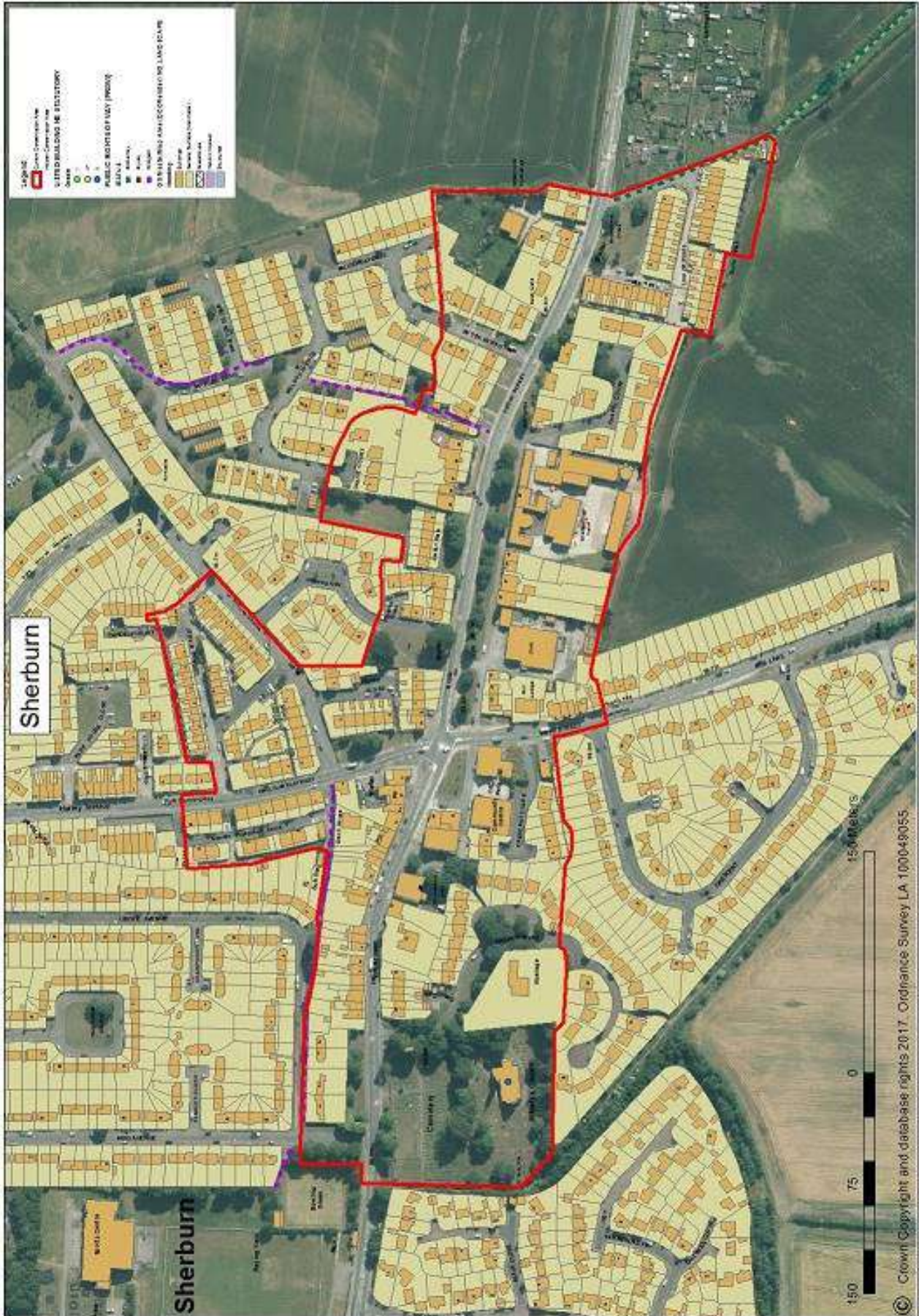


Fig. 1 | Sherburn Conservation Area Boundary (not to scale)

Heritage Category:	Listing
List Entry No :	1159348
Grade:	II
County:	County Durham
District:	Sherburn Village

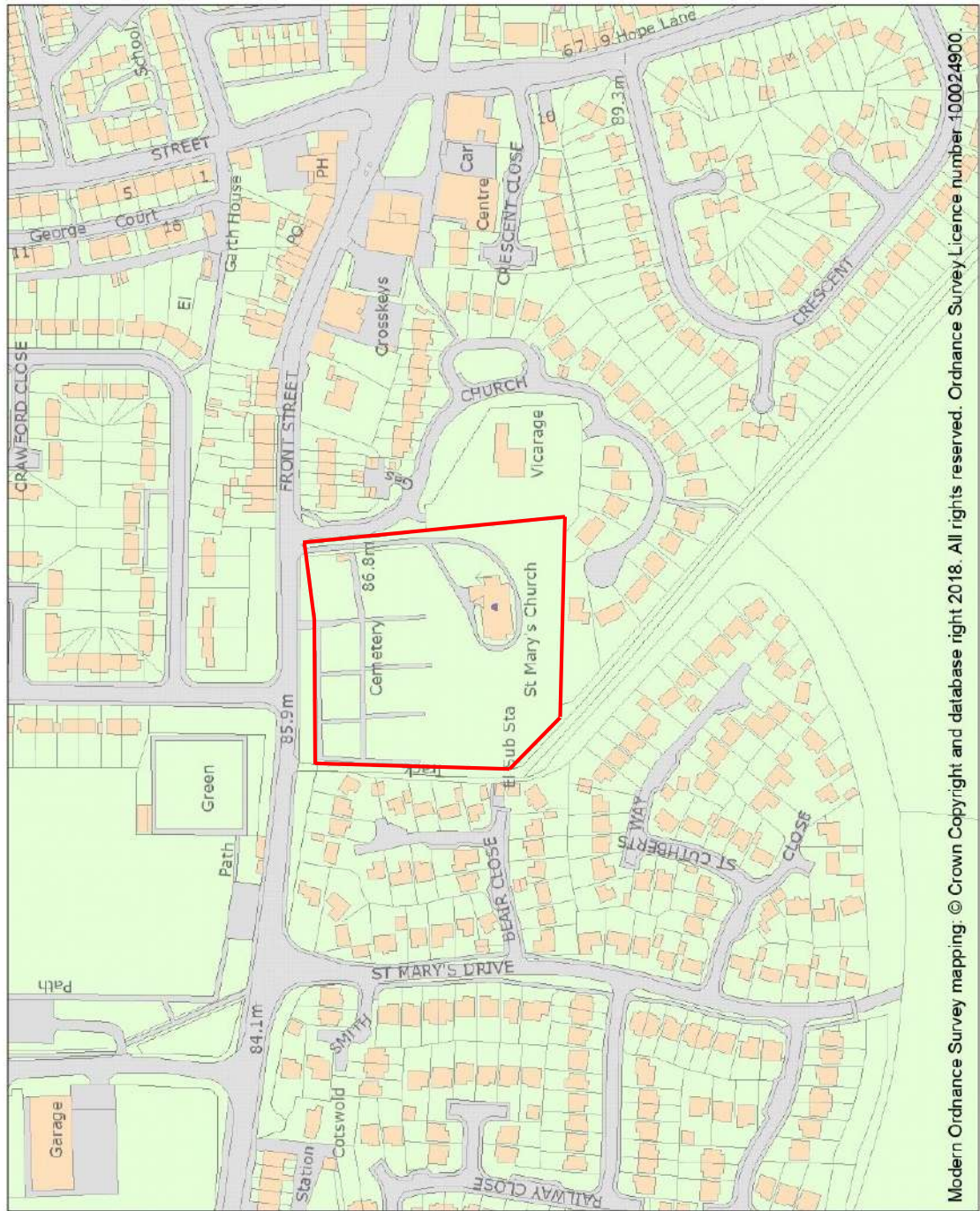
For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR:	NZ 31737 42252
Map Scale:	1:2500
Print Date:	20 September 2020



Name: CHURCH OF ST MARY

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

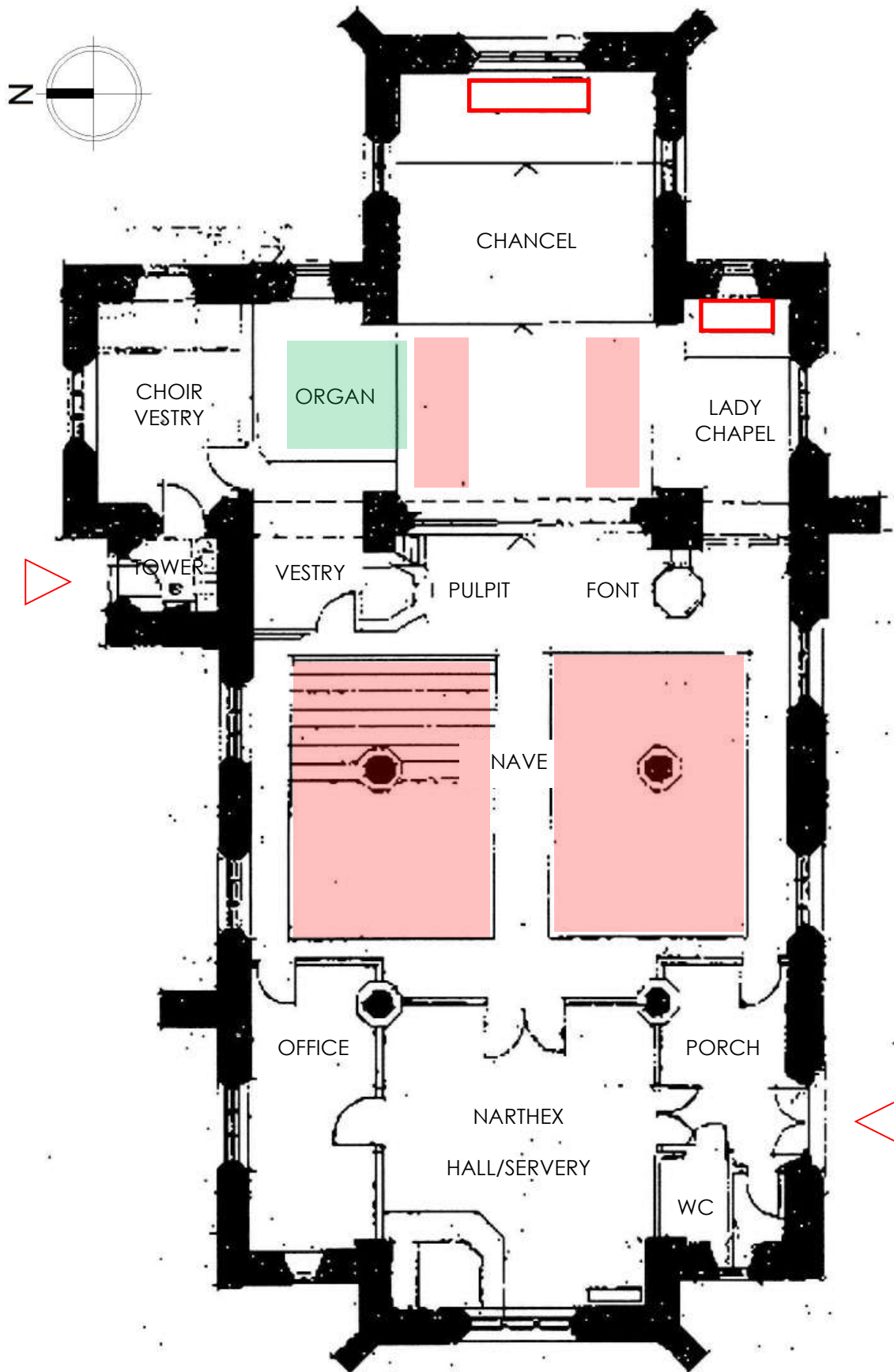


Fig. 3 | Church Floor Plan (not to scale)



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



Fig. 5 | Church Photographs (5.1 + 5.2 Interior)

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. Any voids below floor.
 - b. Roof void over the chancel.
 - c. Roof structure over the former Vestry.
 - d. Interior of the Organ and its Chamber.
 - e. Tower back box gutter, flashings and surrounding slated roof covering.
- C.4 The boundary and extent of the churchyard is shown on the location plan (Fig. 1, p. 9).
- 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 Log Book and Records, for future reference. The Architect will send the requisite number of copies direct to the Diocesan Office.
- C.9 Completion of this Quinquennial Inspection Report has referred to the 2014 Quinquennial Inspection Report completed by David Beaumont of Beaumont Brown Architects LLP.

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*

No major repair work undertaken at the church since the last inspection.

Annual checking of service installations and maintenance tasks carried out:

- Organ tuning and repair
- Boiler servicing
- Fire extinguisher serviced
- Annual isolated roof slating repairs
- Minor slating and leadwork repairs
- Clearing leaves and debris out of rainwater goods
- Lightning conductor check

1.2 *Terrier and Log Book*

The Terrier and Log Book were not examined as part of the inspection.

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

2. GENERAL CONDITION OF THE CHURCH

This large and important church for the people of Sherburn Village continues to be found in a sound and satisfactory structural condition. There is evidence across the external and internal fabric of historic movement, noted within the main body of the report. These are hairline and/or slight in nature which do not raise any major structural concerns and regular visual checks over the course of the forthcoming quinquennium period is all that is required. It is important that if the PCC feel that movement is active, ie. through opening of hairline cracking then they are to contact the Church Architect for inspection and advice.

There is much repair work to action in connection with the external fabric.

There have been concerns for some time that the roof covering is failing however a watertight condition was maintained at the time of inspection, which is good news. Prompt and diligent attendance to slipped and/or missing slates is vital going forward in maintaining a satisfactory condition. Following roof investigations in 2015 there is however concerns over how long this watertight condition can last, it is therefore recommended that considerable recovering of the church roofs is carried out towards the end of the forthcoming quinquennial period. The same advice is given regarding the rainwater goods which appear to be operating satisfactorily but as identified in 2015 and observed during the QI defects are evident and replacement in full is recommended within 5 years.

Certainly, in the short term it would be prudent to action investigation and possible repairs to the box guttering adjoining the church tower, particularly to the east face where the condition of the internal fabric immediately below these junctions continues to deteriorate.

The condition of the stonework is also deteriorating, principally due to the characteristics of soft local sandstone and due also to the debilitating effects of weathering and use of inappropriate materials in previous patch re-pointing. It seems beneficial to initially develop a specification and schedule of work which can then be attended to over time and in phases focusing on the worst affected areas of the walling fabric. Investigations carried out in 2015 regarding the tower have highlighted the need for repairs and considering the condition of the internal walling this area seems the natural first phase of any masonry repairs.

Internally the church is very well presented with plasterwork and decoration in good condition. There are a couple of exceptions relating to failed plasterwork at the east end of both north and south aisles but otherwise all is looking good. The floor in the main body of the church has been replaced in the past with a modern solid concrete structure. This is not compatible with a traditionally built structure and issues with movement of moisture are evident surrounding the bases of the arcading piers. It is suggested that ventilation could be improved at the base by firming a cobble margin, allowing trapped moisture to evaporate through the margin rather than the column base. It is desirable to replace the floor in its entirety with a flexible alternative, such as limecrete.

The suspended timber floor to the Lady Chapel is in a critical condition, partially collapsed due to rotten timbers the cause of which is most probably a lack of ventilation (may well be exacerbated by the solid concrete floor) and possible water ingress. Prompt investigation and a repair strategy is required.

The pipe organ in the church is an early example of Harrison & Harrison of Durham, dating from 1874 and is grade II listed by the B.I.O.S. It is understood to be in good working order, and it is recommended that an experienced organ builder continues to look after the instrument through regular inspection visits and tuning.

Good facilities are provided within the church, a servery at the west end within the narthex and an accessible WC adjacent to the south entrance. Both continue to be in good condition and greatly help in the running and use of the church. The servery could well benefit from an upgrade.

Service installations are generally in a satisfactory, sound condition. Lighting could be improved by the introduction of a scheme based on LED bulb fittings and external lighting to be provided externally to make the church much more welcoming in the dark Autumn and Winter months.

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

EXTERNAL**3. ROOF COVERINGS**

3.1 *Generally over nave, chancel, aisles and vestry roof covering is a mix of duo-pitch and mono pitch Welsh slate to even courses. Red clay mortar bedded ridge tiles with roll mould detail. There are mortar fillets against water tabling at gable ends.*

3.1.1 Nave

3.1.1.1 *North Elevation*

The Welsh slate roof covering appears in a fair condition as does the ridge. Mortar bedding to both east and west gables appears sound.

3.1.1.2 *South Elevation*

There are signs of isolated slate replacement to the Welsh slate roof covering with the occasional chipped slate. Mortar bedding of the ridge appears to be in a satisfactory condition, possible isolated areas of loose/missing mortar. The abutment mortar fillets to both east and west gables appears sound with signs of recent repair to the lower section at the east gable.

3.1.2 Chancel

3.1.2.1 *North Elevation*

The Welsh slate roof covering appears in a fair condition albeit the occasional chipped slate. The ridge tiles have previously been noted to be in a worse condition than that of the nave, this remains the case. The abutment mortar fillets to the east gable appears sound and the lead cover flashing to the west abutment looks to be satisfactory.

3.1.2.2 *South Elevation*

Similar condition reported to this roof covering as per the Chancel – North Elevation. There are signs of selective slate replacement to the Welsh slate roof covering.

3.1.3 North Aisle

The Welsh slate roof covering appears in a fair condition. The abutment mortar fillets to the top and west end are in a satisfactory condition.

3.1.4 South Aisle

The Welsh slate roof covering appears in a fair condition. The abutment mortar fillets to the top, east and west ends is in a satisfactory condition.

3.1.5 Vestry

3.1.5.1 *North Elevation – East Slope*

The Welsh slate roof covering appears in a fair condition as does the ridge. The abutment mortar flashing to the north gable appears sound albeit a little loose at the lower section. Lead valley with the chancel and the lead cover flashing to the south all look to be satisfactory.





3.1.5.2 North Elevation – West Slope

Similar condition reported to this roof covering as per the Vestry – North Elevation East Slope. Slating adjacent to the lead valley is cracked and chipped in places.

The back box gutters surrounding the tower were not able to be examined as part of this inspection. However, it was noted in 2015 that the lead lined box gutter to the east side of the tower was split and that the box gutter to the south had been relined in a modern 'man-made' material. It is anticipated that these are the principal issues with defects noted to stonework and plasterwork within the ground floor stage of the tower.

R0

It is recommended that leadwork gutter repairs are carried out urgently to halt any further water ingress surrounding the tower.

3.2 Roof Covering Investigations 2015

- 3.2.1 Investigations carried out in 2015 by David S Ferguson Ltd. concluded that the south facing roofs of the nave, chancel and the south aisle have been reslated in the relatively recent past using a mix of existing 1872 Welsh slate and 'brought-in' matching stock.

The north facing roofs of the nave, chancel, aisle and vestry appear not to have been reslated and may well be the original roofs dating from 1872. As such they are now c.150 years old and likely to be reaching the point where renewal and recovering is recommended. It is understood that at the time the copper nail fixings are in a fair condition but the slates themselves are deteriorating; laminating at their heads and the copper nails are losing their hold on both the slates and timber laths.

In addition, for the need to recover the north facing roofs there was concern raised over the ongoing condition of the reslated south facing roofs; citing poor quality of the slates and use of a bituminous underfelt with no means of ventilating the roof space above the ceilings.

David S Ferguson Ltd.'s roofing report is included within Appendix B of this Quinquennial Inspection Report.

Any project for future roof renewal and recovering would need to address both north and south sections of the roof covering utilising new Welsh slate, which would discount the existing Welsh slate covering to the church.

R3

It is recommended that comprehensive recovering of the church roof covering is carried out in new Welsh slate.

Alternatively, a phased approach could be taken to the roof recovering work suggesting the following schedule:

- R2 – North Nave, Chancel, Aisle and Vestry
- R3 – South Nave, Chancel and Aisle

3.3 Maintenance

Notwithstanding the above comments regarding the existing condition of the roof covering at the church it would be prudent for the PCC to enter into a contract with a local roofing contractor to attend to minor items of repair in connection with the roof covering including; isolated slate replacement on a like-for-like basis, refixing slipped slates, mortar bedding to ridge and abutments.

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

4. **RAINWATER GOODS AND DISPOSAL SYSTEMS**

4.1 *Black painted cast iron half-round profiled guttering on rafter brackets to nave, chancel and vestry with 'drive-in' brackets to north and south aisles. Gutters discharge into 3 inch diameter circular downpipes. Some downpipes have been replaced in alternative materials, principally aluminium to the south chancel and UPVC to the north aisle and vestry. Downpipes at high level discharge directly onto aisles roofs, at ground floor level directly into clay gulleys.*

4.1.1 Nave

Gutters to the nave appear to be replacement cast iron. They are not aligned properly and are rusting, as are the short downpipes which discharge directly onto the aisle roofs.

4.1.2 Chancel

Of similar condition to that found on the nave.

4.1.3 North Aisle

Gutters and hangers are rusting, mismatching materials to downpipes. The 'drive-in' brackets have caused damage through cracking and splitting of adjacent masonry.

4.1.4 South Aisle

Similar condition to that found on the North Aisle.

4.1.5 Vestry

Gutters and hangers are rusting, mismatching materials to downpipes except a single 3" cast iron downpipe to the west elevation.

4.2 Rainwater Goods Investigations 2015

4.2.1 In parallel with the roof covering inspection of 2015, David S Ferguson Ltd. also inspected and made comment regarding the condition of rainwater goods.



The comments made at the time of this inspection reflect those observations made in 2015. The rainwater goods are in a deteriorating condition and should recovering of the roof coverings be carried out then renewal of the rainwater goods would also be necessary.

R3 It is recommended that the rainwater goods are replaced in their entirety.

4.3 Maintenance

Keeping on top of the operation of the rainwater goods is an important task. Without ensuring their continual free flowing and dispersal of water defects to the building fabric can inevitably occur. It would be prudent for the PCC to enter into a contract with a local roofing contractor to attend to regular maintenance of the rainwater goods, all in conjunction with the roof covering.

M It is recommended therefore that as a routine item of maintenance the rainwater goods (gutters, downpipes and gullies) should be checked and cleared on a twice-yearly basis.

5. BELOW GROUND DRAINAGE

5.1 *It is assumed that surface water discharges into the ground via soakaways located within the church grounds.*

Foul water from the kitchenette and WC facilities at the west end of the church is assumed to discharge into underground pipework which leads into a mains sewer, location unknown.

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

6. PARAPETS/UPSTAND WALLS, FINIALS, CROSSES

6.1 *Gable ends generally terminate in flat water table coping stones. An apex cross exists at east, west gable ends and at the transition between nave and chancel.*

6.1.1 The water tabling all appears to be in a satisfactory condition. There are many occurrences where there has been slight movement in the water table stone which has resulted in opening up of the joint between. There does not appear to be an issue internally with water ingress below the water table coping stones.

R3 It is recommended that the water table coping stones are lifted and repointed in conjunction with roof recovering identified in item 3.2.1.

6.1.2 The apex crosses all appear to be in a sound condition. There is little sign of deterioration of the stonework, stone carving detail remains crisp and sharp. The adequacy of secure fixings could not be determined and would benefit from closer examination.

R1 It is recommended that a steeplejack is commissioned to carry out a high-level survey of the apex crosses.

7. WALLING

- 7.1 *The church walls are constructed from squared rock-faced sandstone in narrow courses with ashlar dressings to buttresses, door and window surrounds.*

Tall 3 stage tower, square-plan lower stage with north door, small broaches at base of octagonal second stage, octagonal belfry in ashlar has trefoiled-headed bell openings under linked hoodmoulds, parapet with angle pinnacles and squat spire.

Tall 3-bay nave: pointed 3-light window in diagonal-buttressed west end, moulded south doorway in west bay, depressed-pointed 3-light windows under hoodmoulds and pent roof. Similar 3-bay north aisle. Lower 2-bay chancel with cill string, 2-light windows on north and south and 3-light window in diagonal-buttresses east end. 2-bay gable-fronted organ chamber/vestry has string, similar windows.

7.1.1 Nave

North Elevation

Condition of facing stonework appears fair and satisfactory. Vertical joints between gutter copings are open and require repointing. Signs of stepped hairline cracking to panel between lancets at centre of elevation requires repointing.

West Elevation

There are open joints at high level, underneath the water table coping stones and above west window. A degree of erosion to face of stonework in this area is noted. The string course below the west window has open joints which will require re-pointing. Below the west window there is considerable erosion to the face of the stonework, limited replacement and full repointing required to the panel. Both north and south buttresses have a degree of erosion and open joints which will require re-pointing.

South Elevation

Condition of facing stonework appears fair and satisfactory. Vertical joints between gutter copings are open and require repointing. Isolated spalled ends of coping. Signs of hairline cracking to right hand side of window 2 and 4, possible historic movement. Existing cementitious mortar to be hacked out and replaced with lime:sand mortar. Open joints at high level to west end which will require re-pointing.

7.1.2 Chancel

North Elevation

There are vertical joints open between gutter copings and require re-pointing. Minor open joint to the right hand side of the lancet window. The string course below the lancet window has open joints which will require re-pointing. Below the lancet window there is erosion to the face of the stonework, repointing required to the panel.



East Elevation

There are open joints at high level, underneath the water table coping stones and above east window. A degree of erosion to face of stonework in this area is noted. The string course below the east window has open joints which will require re-pointing. Below the east window there is considerable erosion to the face of the stonework, limited replacement and full repointing required to the panel. Both north and south buttresses have a degree of erosion and open joints which will require re-pointing.

South Elevation

A degree of erosion to face of stonework in this area is noted, not yet needing replacement. A section of the gutter coping appears to have split longitudinally, long since spalled and leaving a worn eroded surface. There are vertical joints open between gutter copings which require re-pointing. Minor open joint to the left hand side of the lancet window. The string course below the lancet window has open joints which will require re-pointing. Below the lancet window there is erosion to the face of the stonework, repointing required to the panel.

7.1.3 North Aisle

Five of the gutter corbel stones have been cracked and/or spalled due to the impact of rusting 'drive-in' brackets, open joints between them all of which requires indenting of new stone and repointing. There is green staining of the walling at the east end at the junction with the tower, due to run off and/or blockage from rainwater goods. It is not helped with the northern aspect of the elevation without any direct sunlight to aid drying or dampness. Similar staining of the window cills noted. Stonework is generally in sound condition, some erosion above plinth in and around projecting stepped buttress. There are open joints to the plinth stones and below which require repointing.

7.1.4 South Aisle

Two of the gutter corbel stones have been cracked and/or spalled due to the impact of rusting 'drive-in' brackets, open joints between them all of which requires indenting of new stone and repointing. Stonework is generally in a sound condition, albeit erosion noted at low level above plinth level previously repaired with a cementitious mortar. There is historical cracking to the right hand side of the entrance door, coupled with dropping of the dressed stone arch by approx. 3-5mm and cracking to a single voussoir stone. Two spalled sections of ashlar stonework to the right hand side jamb of window 1, both of which will require indenting new stone. The west return into the nave has severe erosion at low level which will require limited replacement and repointing.

7.1.5 Vestry

North Elevation

Eastern kneeler has moved in the past somewhat which has caused the water table coping stones to slip. A spalled stone exists immediately below the western kneeler due to the impact of rusting 'drive-in' gutter brackets which will require indenting with new stone.





There are open joints in the hood mould to the lancet window and string course below, all of which requires repointing. Below the lancet window there is erosion noted to the stonework and deteriorating pointing together with signs of excessive dampness which may well be linked to the split lead back box gutter to the tower located above. Open joints noted to the plinth stones which will require repointing.

East Elevation

There are vertical joints open between gutter copings and require re-pointing. Minor open joint to the right hand side of the lancet window. The string course below the lancet window has open joints which will require re-pointing. Some minor erosion to stonework at low level both at north and south ends.

West Elevation

Stonework condition appears to be in a satisfactory condition. The gutter coping as previously described is spalled at its edge but also cracked in its middle. Similar erosion pattern noted at low level as found on north elevation.

7.1.6 Tower

The spire cap has been replaced and weathervane refurbished in 2014. The stonework was inspected by Stone Technical Services Ltd. in 2015.

The masonry to the tower spire shows significant erosion to surface sandstone and the pinnacles have embedded iron cramps and fixings, this is causing the masonry to blow outwardly from pressurised expansion. The stonework condition requires indenting to individual stones, this is principally located in a 1.5m band directly under the double string course below the upper lancet trefoil windows. Bed joints, fissures and occasional masonry units require stabilisation. The spire itself requires repointing at approximately 50% following defrassing of the stone surface, a light brushed surface treatment.

Stonework to both the ground and first stage of the tower is generally sound although erosion is noted, this is isolated in areas rather than being widespread particularly beneath the string course at high level and below the string course at low level. Open joints are noted to the string course and hood mould to the north tower entrance door.

7.2 Masonry Investigation and Repair

- 7.2.1 There are multiple areas of open joints to walling and ashlar stonework surrounds. Eroded stonework is also widespread which by past use of cementitious mortar has accelerated decay, compounded further through the natural effect of weathering. This has left the fabric susceptible from damp penetration, although not yet widely reflected internally through plaster and paint condition. Repointing in a lime:sand mortar is the solution combined with limited replacement/indenting of new stone where erosion has occurred to such a degree that warrants intervention. A detailed inspection and development of a repair methodology and strategy is the first step in arresting any further decay.



R1 It is highly recommended that an appropriate strategy for stone repair and/or replacement is developed.

7.2.2 As the repair work is spread across the church elevations and would be best addressed over a phased approach it will be important to retain the specification and methodology previously used for the mortar mix and workmanship.

A possible phased approach to this repair work concentrating on sections of the church masonry could be scheduled as follows:

Q Year 1	Assessment and Specification
Q Year 2	Tower and Spire
Q Year 3	Nave and Chancel
Q Year 4	Vestry
Q Year 5	North and South Aisles

8. TIMBER PORCHES, DOORS AND CANOPIES

8.1 SOUTH ENTRANCE DOOR

Single double timber doors, vertical boarding with pointed arched head stained to a light colour but now naturally weathering. Ironwork hinges, straps and latch plate.

8.1.1 Door is in a sound, satisfactory condition. Some bleaching of stain finish due to exposure to sunlight. The ring handle is close to rusting away completely. No effective draught proofing installed

R2 It is recommended that the timber entrance door is refurbished, including treating with a microporous timber stain, replacement of ring handle and draught proofing improvements.

8.2 NORTH TOWER DOOR

Single timber door, vertical boarding with pointed arched head stained to a dark colour with ironwork hinges, straps and handles, opening inwards.

8.2.1 Door is in a sound, satisfactory condition. Existing draught stripping is poor.

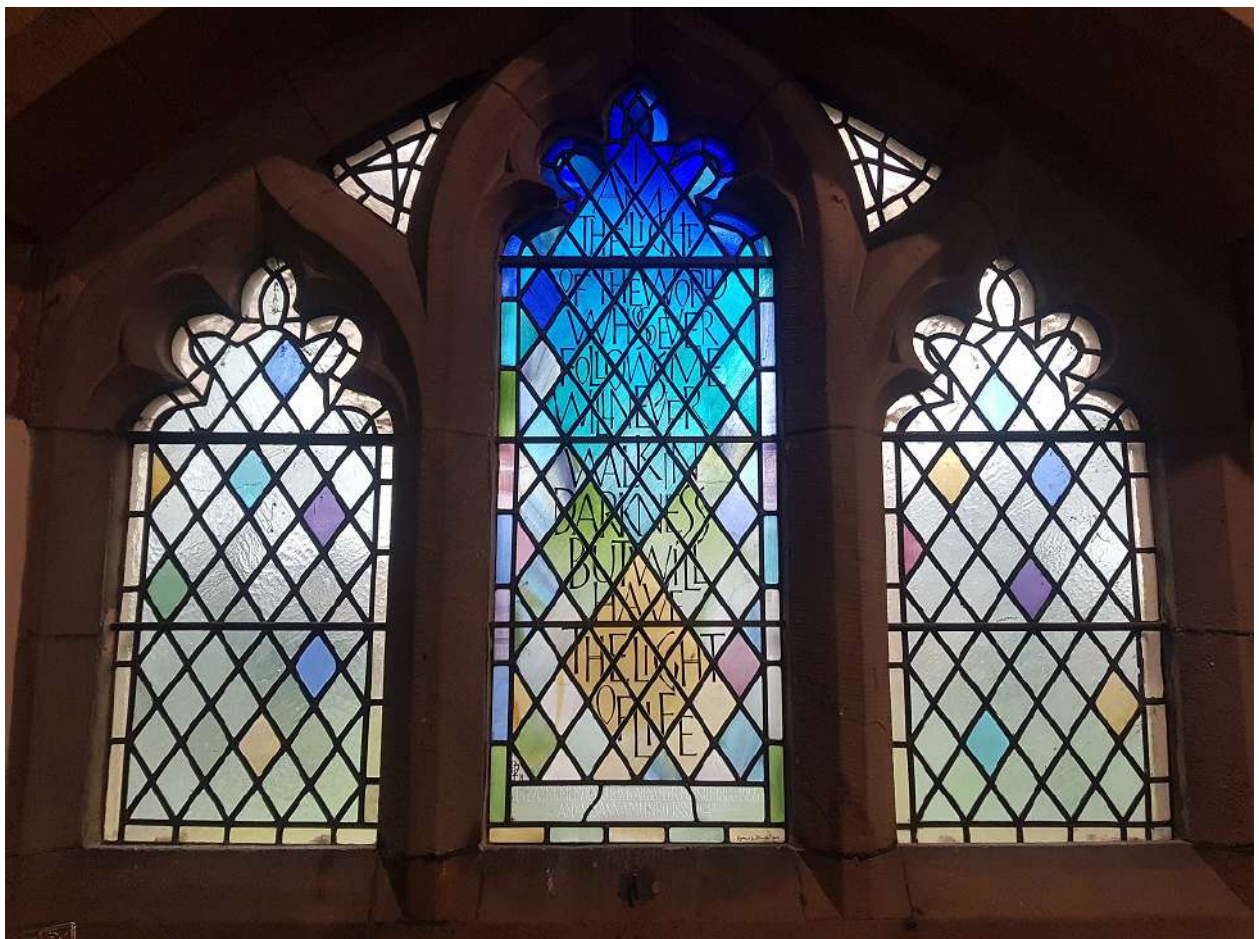
R2 It is recommended that the timber door is refurbished, including draught proofing improvements.

9. WINDOWS

9.1 *A mixture of illustrative stained glass and plain leaded lights. All protected externally with polycarbonate.*

9.1.1 Nave

West window of illustrative stained glass (centre lancet) and diamond pattern plain leaded lights at either side. Somewhat obscured with the introduction of reordering at the west end. Two short lancet windows above of diamond pattern plain leaded lights, one with iron hopper inoperable.



Clerestorey windows are short, pointed lancets with diamond pattern plain leaded lights. Secondary glazing is provided in the form of timber frames with plain glass or polycarbonate.

9.1.2 Chancel

Illustrative stained glass east window. To north and south sides there are tall paired lancets with diamond pattern plain leaded lights and straw margin glazing.

9.1.3 North Aisle

Illustrative stained glass to the west and diamond pattern plain leaded lights with margin glazing to the east. Single iron framed top hung vent to the later window is inoperable and has been puttied shut.

9.1.4 South Aisle

2 no. modern stained glass windows by Kymes Studios dating 2001 and 2010.

Within Lady Chapel there is 1 no. illustrative stained glass window of St. Mary. At south side diamond pattern leaded lights with margin glazing.

9.1.5 Vestry

1 no. diamond pattern leaded lights with margin glazing.

9.2 Maintenance

9.2.1 The window glazing has been found in a sound, satisfactory condition. Albeit could benefit from a conservation clean to remove dirt, debris and soiling.

R2	It is recommended to appoint a conservator to carry out a careful conservation clean of the windows.
R3	9.2.2 It is desirable that a conservator's report is commissioned on the condition and future repair and maintenance of the church windows.

INTERNAL**10. TOWER AND SPIRE**10.1.1 Spire

Interior inspected from Bell Stage below.

Exposed stonework interior with similar level of erosion to stone face throughout. Pointing material between stones is a dark grey colour suggesting that the interior has been repointed previously in full, suspect cementitious in nature. This will be the principal trigger in erosion noted.

R1	It is recommended that the stonework is assessed in greater detail and a repair specification prepared.
-----------	---

10.1.2 Bell Stage

Single bell on timber frame, sat on cantilevering stonework forming a ring around the bottom of the belfry openings. Some deterioration to bell frame timbers; splitting at corner fixings and suggestion of cuboidal cracking at top of cross members. Bell wheel is rusting, as is the bell headstock.

The bell itself dates from 1871, 28.5 inch in diameter by J Barwell Foundry of Birmingham.

R2	It may well be prudent to obtain initial advice from the DAC's bell advisor with regards a way forward for ongoing maintenance.
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10.1.3 Bird screening to belfry openings consist of series of metal bars and rods, clearly inadequate as floor of belfry is strewn with sticks, bird guano and leaf debris. Examination of bell stage floor not possible.

R1	It is recommended to repair existing window guarding and install new if required to prevent continuing bird nesting.
-----------	--

10.1.4 Erosion to back face of stonework in multiple areas, some large pockets within stonework evident. Above bell frame a series of cement patch repairs have been applied to decaying stones. Below bell frame the internal face appears to have been rendered in full previously using a cementitious render then whitewashed. Again, the use of incompatible materials will be the trigger for the degree of erosion noted.

R1	It is recommended that the stonework is assessed in greater detail and a repair specification prepared.
-----------	---

10.1.5 Lower Stage

Rendered stonework with whitewashed finished. There are narrow slot window openings some of which are blocked up but two to the north side are open one of which has its mesh guarding missing. The openings are not secure to bird nesting as the floor is strewn with sticks, bird guano and leaf debris. Examination of lower stage floor not possible.







R1 It is recommended to repair existing window guarding and install new if required to prevent continuing bird nesting.

10.1.6 There is predominantly and significant stone erosion on the west side but also erosion to the north and south also. The render appears to be cementitious in nature which not only traps and prevents moisture movement through the fabric but also quickens the degree of stonework erosion, causing a patchwork appearance to the render where large sections have fallen off.

R1 It is recommended that the stonework is assessed in greater detail and a repair specification prepared.

10.1.7 Access to Bell stage above is tricky, a wooden ladder is somewhat springy and there is no handrail and/or grab rails.

R3 Consider renewal and alteration of access stair.

10.1.8 Ground Stage

Exposed stonework with signs of some deterioration and cementitious patch repointing. A concrete half landing exists housing the organ blower with steel beam at its edge used as formwork. Electrical distribution, heating controls and gas meter exists at foot of tower ladder access.

R1 It is recommended that the stonework is assessed in greater detail and a repair specification prepared.

10.1.9 The ladder itself is rusting metal and not fixed at top and bottom therefore is somewhat springy.

R3 Consider renewal and alteration of access stair.

11. CLOCKS AND THEIR ENCLOSURES

11.1 There is no clock existing within the church.

12. ROOF AND CEILING VOIDS

12.1 See note made within Limitations of the Inspection.

13. ROOF STRUCTURE

13.1 TOWER

13.1.1 Refer to comments made in item 10.1.1.

13.2 NAVE

The existing roof structure is exposed to the main body of the church within the nave. It is constructed from dark stained timber and comprises of a series of arch braced king-post trusses. Every other truss terminates in small stone corbels running along both north and south sides of the nave.



The trusses support two purlins and rafters to each slope in addition to a ridge purlin. Between each rafter is a flat plastered ceiling panel, painted white.

- 13.2.1 The roofing timbers appear to be in a sound condition as far as can be ascertained from floor level. As such there is no evident structural problems.

A couple of ceiling panels have dropped which have exposed insulation and presumed sarking board behind, otherwise ceiling panels are in satisfactory condition.

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

13.3 CHANCEL

The roof structure to the chancel is completely hidden behind a timber panelled ceiling finish, segmental barrel vault in form. It is assumed that the roof structure mimics that found in the nave.

- 13.3.1 The roofing timbers and panelling appear to be in a sound condition, as such there is no evident structural problems.

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

13.4 NORTH AISLE

Lean-to roof sub-divided into six bays by simple lean-to trussed rafters with single purlin intersecting at same level, series of common rafters exist beyond. Between each rafter is a flat plastered ceiling panel, painted white.

- 13.4.1 The roofing timbers appear to be in a sound condition, as such there is no evident structural problems. Ceiling panels are in a satisfactory condition.

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

13.5 SOUTH AISLE

Lean-to roof sub-divided into six bays by simple lean-to trussed rafters with single purlin intersecting at same level, series of common rafters exist beyond. Between each rafter is a flat plastered ceiling panel, painted white.

- 13.5.1 The roofing timbers appear to be in a sound condition, as such there is no evident structural problems. Ceiling panels are in a satisfactory condition

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

13.6 ORGAN CHAMBER

- 13.6.1 The Organ entirely fills this space and therefore it is difficult to fully examine the whole of the roof structure.

13.7 FORMER VESTRY

Roof structure is hidden behind a white painted flat plaster ceiling.

- 13.7.1 Ceiling appears to be in a satisfactory condition although signs of isolated areas of movement and disturbance to the surface.

M It is recommended that regular visual checks are carried out for any signs of further movement or disturbance to the plaster ceiling.

14. UPPER FLOORS, BALCONIES, ACCESS STAIRWAYS

- 14.1 There are no upper floors, balconies, access stairways existing in the Church.

15. PARTITIONS, SCREENS, PANELLING, DOORS AND DOOR FURNITURE15.1 CHANCEL SCREEN

Decorative oak openwork Chancel Screen with traceried panels dating from c.1920.

- 15.1.1 Woodwork all appears to be in a sound 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.

15.2 CHANCEL REREDOS

Decorative oak openwork Chancel Reredos with pink marble inserts dating from c.1906.

- 15.2.1 Woodwork and marble all appear in a sound 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.

15.3 DOORS

Internal doors comprise of c.1993 insertions when major reordering was carried out introducing a narthex to the west and new vestry to the east end of the north aisle.

Doors generally comprise of solid American oak with simple flat panel design and 'domesticated' ironmongery in the form of brass handles. A set of American oak double doors with glazing exists in the east glazed screen of the narthex giving access to the nave.

- 15.3.1 The timber doors generally are found to be in a satisfactory condition, albeit could benefit from regular refurbishment to ease and oil ironmongery together with cleaning and protection of the oak.

M It is recommended that as a routine item of maintenance the internal doors are checked and refurbished on an annual basis.



15.3.2 The timber glazed double doors to the narthex screen are binding and the overhead closer is slamming. As such some immediate attention is required to correct these issues.

RO Carry out refurbishment of narthex screen doors.

15.4 NARTHEX SCREEN

Series of glazing set in matching American Oak frames stretching across width of nave and acting as junction between west narthex and nave. Central double door as described in item 15.3.2.

15.4.1 Timberwork and glazing to the narthex screen are generally in good order.

It is assumed that the glazing is safety glass and therefore compliant with building regulations. If not already made a check against this would be prudent.

M It is recommended that as a routine item of maintenance the narthex screen is checked and refurbished on an annual basis.

16. GROUND FLOOR STRUCTURE, TIMBER PLATFORMS

16.1 TOWER

16.1.1 **Bell Stage**

The floor is made up of timber boarding laid over timber joists.

Examination of the floor covering was difficult due to the presence of sticks, bird guano and leaf debris.

R1 It is recommended that the floor condition is assessed in detail once removal of debris is cleared.

16.1.2 **Lower Stage**

The floor is made up of timber boarding laid over timber joists.

Examination of the floor covering was difficult due to the presence of sticks, bird guano and leaf debris.

R1 It is recommended that the floor condition is assessed in detail once removal of debris is cleared.

16.1.3 **Ground Stage**

Solid concrete floor with loose carpet covering over.

Full examination of the floor covering was difficult due to the presence of the loose carpet.

R1 It is recommended that the floor condition is assessed in detail once carpet is lifted and in conjunction with tower floor structure above.



16.2 NAVE

Modern concrete solid floor construction replacing former traditional timber suspended flooring over pew platforms.

16.2.1 Found to be in a satisfactory condition albeit the modern form of construction is causing issues with the condition to the stone arcading bases which are severely eroded. Consider improving ventilation at base by cutting out concrete margin and infill with loose cobbles.

R1 Carry out remedial work to floor covering locally to arcading bases.

16.2.2 The painted finish to the concrete floor is deteriorating and flaking in places.

R2 It is recommended to carry out repainting in 18-24 months.

16.2.3 It is desirable to replace the floor structure in its entirety with a more sympathetic material, such as limecrete which will allow the continuing natural flexing and movement of the building fabric and permit evaporation of moisture across its surface.

R4 Replace existing floor construction in limecrete.

M 16.2.4 As a routine item of maintenance assess condition of floor structure every 2-3 years to evaluate need to progress replacement in full.

16.2.5 The west narthex has a carpet covering throughout, all of which is found to be in a satisfactory condition.

M It is recommended to replace the carpet every 5-10 years.

16.3 CHANCEL

Tiled encaustic floor with blue carpeted aisle

16.3.1 The Chancel floor structure and covering is found in a sound, satisfactory condition. Occasional lifting tile in front of the altar (right-hand side) and at the priest desk on the north side close to the chancel screen. Suspended timber pew platforms beneath choir stalls also in sound condition.

M It is recommended that regular checks are made regarding the timber pew platforms for any signs of damage due to rot and/or beetle infestation.

16.4 NORTH AISLE

Modern concrete solid floor construction replacing former traditional timber suspended flooring over pew platforms.

16.4.1 In similar condition to that of the nave. Refer to item 16.2.1-16.2.4.

16.4.2 The new vestry at the east end has carpeted finish, all of which is found in a satisfactory condition.

M It is recommended to replace the carpet every 5-10 years.



16.4.3 The office at the west end has a carpeted finish, all of which is found in a satisfactory condition.

M It is recommended to replace the carpet every 5-10 years.

16.5 SOUTH AISLE

Modern concrete solid floor construction replacing former traditional timber suspended flooring over pew platforms. Lady Chapel to the east end has traditional suspended floor structure.

16.5.1 In similar condition to that of the nave. Refer to item 16.2.1-16.2.4.

The floor structure to the Lady Chapel is in a poor and collapsed condition, assumed due to timber decay to the floor joist structure beneath. Reasons for the collapse exacerbated by lack of ventilation and or dampness locally.

RO It is recommended to investigate and carry out flooring repairs, reinstating original condition if feasible.

16.5.2 The entrance porch at the west end has a carpeted finish and the WC facilities have a non-slip vinyl finish. All is found in a satisfactory condition.

M It is recommended to replace the floor coverings every 5-10 years.

16.6 ORGAN CHAMBER

16.6.1 The Organ entirely fills this space and therefore it is difficult if not impossible to fully examine the whole of the floor structure.

16.7 FORMER VESTRY

Carpeted floor covering

16.7.1 All is found in a satisfactory condition.

M It is recommended to replace the floor coverings every 5-10 years.

17. INTERNAL FINISHES

17.1 TOWER

17.1.1 **Spire**

Refer to comments made in item 10.1.1.

17.1.2 **Bell Stage**

Refer to comments made in item 10.1.2 – 10.1.4.

17.1.3 **Lower Stage**

Refer to comments made in item 10.1.5 – 10.1.7.

17.1.4 **Ground Stage**

Refer to comments made in item 10.1.8 – 10.1.9.



17.2 NAVE

White painted plaster on masonry above arcading. 3-bay nave sandstone arcading of hollow-chamfered, pointed arches on octagonal piers. Similar 2-order chancel arch on foliage corbels.

17.2.1 Walling looks to be in a sound, satisfactory condition with no signs of any structural issues. There are signs of movement within the walling fabric, noted in previous QI reports and are recorded as follows:

- a. Signs of hairline cracking above clerestorey windows.
- b. Chancel arch showing historic crack to right-hand side of the apex.
- c. South side arcading, west end there is slight displacement of approx. 5mm to the arch stones.

M	It is prudent to maintain a watching brief over the noted historic movement within the nave for any noticeable signs of active movement.
----------	--

17.2.2 The bases of the octagonal piers are in a deteriorating condition due to water ingress because of the modern concrete floor structure. It would be appropriate to assess the condition in greater detail once remedial work has been carried out to the floor structure as identified in 16.2.1.

R2	Assess condition and repair of deteriorating arcading base stonework.
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17.2.3 Decoration finishes within the west narthex are satisfactory.

R3	It is recommended that redecoration is carried out over the course of the forthcoming quinquennium period.
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17.3 CHANCEL

White painted plaster on masonry above arcading. Exposed stonework to window surrounds. Decorative stone piscina to south wall adjacent to high altar.

17.3.1 Painted walling plasterwork generally in good condition, some disturbance in the form of plaster cracking at low level.

17.4 NORTH AISLE

White painted plaster on masonry. Exposed stonework to window surrounds.

17.4.1 Painted walling plasterwork generally in a sound, satisfactory condition. Exception being section of plasterwork that has fallen at the east end above new vestry, suggests water ingress via water tabling above.

R1	It is recommended to investigate and carry out plasterwork repairs, followed by decoration.
-----------	---

There are no signs of any structural issues.

17.5 SOUTH AISLE

White painted plaster on masonry. Exposed stonework to window surrounds.





17.5.1 Walling looks to be in a sound, satisfactory condition with no signs of any structural issues. There are signs of movement within the walling fabric, noted in previous QI reports and are recorded as follows:

- a. South window with slight historic displacement Within Lady Chapel.
- b. Historic and slight movement to Lady Chapel arch and window closest.
- c. At entrance area there is movement to the keystone above entrance door.
- d. Cracking at junction between external walling and partition walls forming Male WC and narthex.

M	It is prudent to maintain a watching brief over the noted historic movement within the nave for any noticeable signs of active movement.
----------	--

17.5.2 Within the Lady Chapel a section of plasterwork has fallen at the east end apex above the lancet window, suggests water ingress via water tabling above.

R1	It is recommended to investigate and carry out plasterwork repairs, followed by decoration.
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17.6 ORGAN CHAMBER

17.6.1 The Organ entirely fills this space and therefore it is difficult if not impossible to fully examine the condition of the walling finishes.

17.7 FORMER VESTRY

White painted plaster on masonry.

17.7.1 Walling finishes are much obscured by cupboards and contents however it is clear that there has been issues with damp penetration, particularly at the junction with the tower which suggests leaks due to the back box gutter mentioned in item 3.1.5.2.

Once the roofing issues have been fixed and after a period of drying out it would be prudent to assess and make plaster repairs.

R2	Carry out walling plaster repairs.
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There are no signs of any structural issues.

18. **FIXTURES, FITTINGS, FURNITURE AND MOVABLE ARTICLES**

18.1 There are several items of fittings and furniture existing within the Church.

Chancel

- *Pine altar*
- *Oak communion rails*
- *Oak Bishop's Chair*
- *Two rows of choir stalls on pew platforms*
- *Timber screen to Lady Chapel*





Nave

- Stone octagonal font
- Stone based pulpit with pitch pine pulpitum
- Simple lectern
- Simple pitch pine pews

Lady Chapel

- Oak altar
- Oak communion rails
- Loose upholstered seating

18.1.1 The church furniture and fittings appear to be in a sound satisfactory condition. The altar rail to the Chancel does wobble a little and there is no method for joining both gates, the right-hand side catches on the tiled floor.

M It is recommended that the timberwork is regularly checked for any signs of new and active timber attack due to woodworm and/or rot.

19. TOILETS, KITCHENS, VESTRIES ETC.19.1 TOILETS

Following major reordering in c.1993 that created the west narthex WC facilities (including an accessible WC with baby changing facilities) were installed in the west end of the south aisle.

19.1.1 This facility continues to be maintained in good condition.

19.2 SERVERY

Following major reordering in c.1993 that created the west narthex an open Servery area was installed to the North West corner.

19.2.1 The installation is simple in nature and perhaps could benefit from upgrading but otherwise provides an important facility for the church.

R4 Consider upgrading servery installation.

19.3 VESTRY

Following major reordering in c.1993 a new Vestry was created in the East end of the North Aisle.

19.3.1 This facility continues to be maintained in a satisfactory condition.

19.4 BOILER HOUSE

Located immediately beneath the former Vestry and accessed externally via a single flight of sandstone steps, enclosed by a black painted iron fence.

19.4.1 The stone access steps can be incredibly slippery and at the time of inspection were covered with leaves and algae. The boiler house has a brick vaulted ceiling with render which is separating from the soffit. Walls are part rendered, part cement smeared stonework with occasional brick infill.

It is currently derelict and has no use.



20. ORGANS AND OTHER MUSICAL INSTRUMENTS

20.1 The church organ is located within the organ chamber immediately to the North of the Chancel and is tightly boxed in within this space. Built originally in 1874 by Harrison & Harrison of Durham and understood to be the earliest in existence from their Durham works. It has a historic certificate at grade II from the BIOS.

In 1999 the instrument underwent restoration work by John Ollett of Thornley including the following:

- Remove, clean & replace pipework from swell organ & great organ.
- Clean interior & exterior of swellbox.
- Clean & repair drawstops & pedalboard.

Entry details on the BIOS website can be found here:

www.npor.org.uk/NPORView.html?RI=N15044

It is understood that the organ is tuned periodically, however less so during the recent pandemic.

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.

21. MONUMENTS, TOMBS, PLAQUES, ETC.

21.1 There are several monuments of note existing within the Church.

21.1.1 **Roll of Honour – WWI 1914-1918**

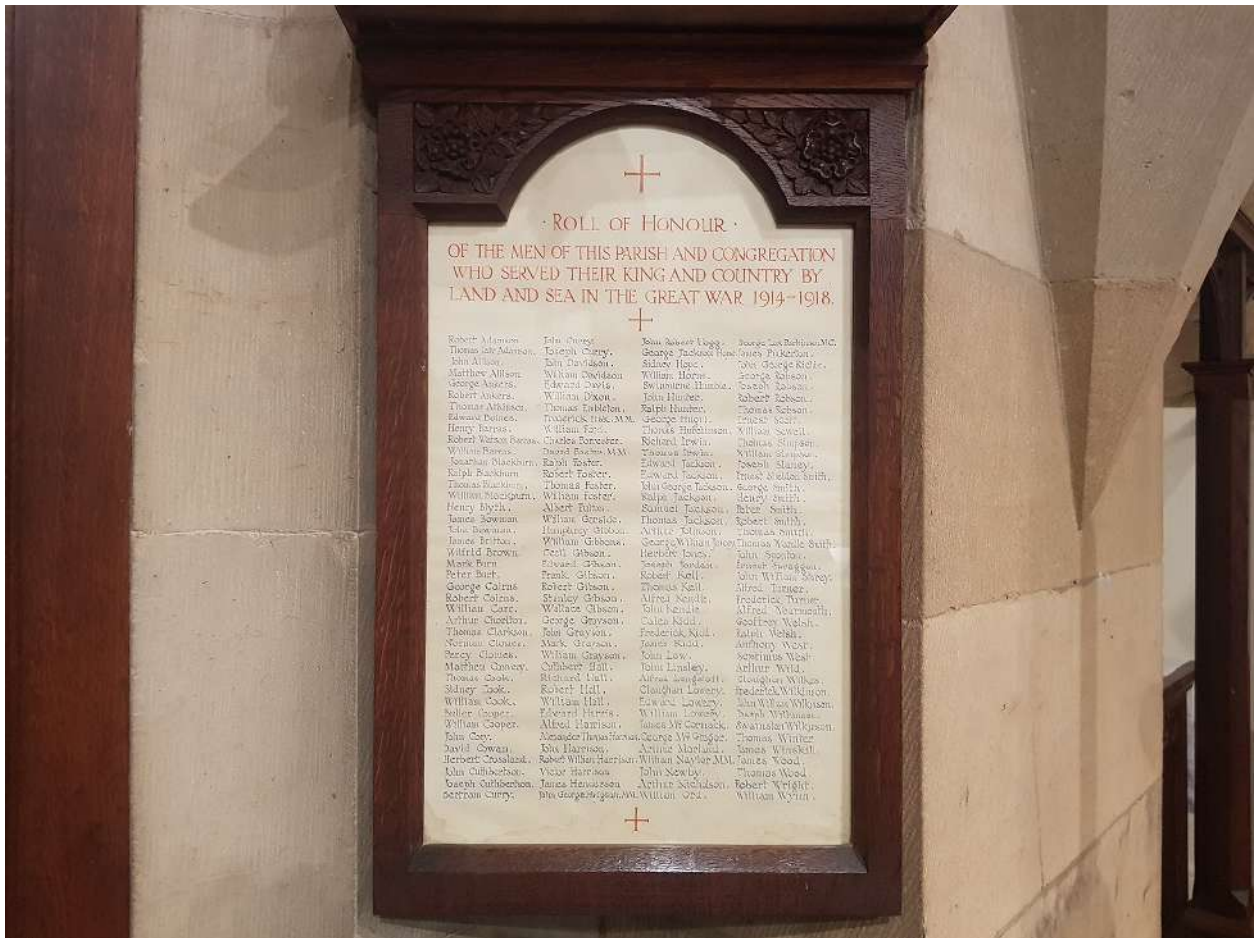
Roll of Honour in frame 26'' x 12''. The top is higher with a shallow canopy. The frame forms a half rounded top for the centre panel. Carved into the wood on either side of the dome is a rose raised in half relief. In the panel, at centre top is a cross in red, and another smaller one at centre bottom. The dedication is in red capitals. The names are listed in four columns, using lower case lettering in blue.

Inscription reads as follows:

*Roll of Honour
of the men of this parish and congregation
who served their King and Country by
Land and Sea in the Great War 1814-1918*

Dedicated February 1921.

All appear in a sound, stable condition.



21.1.2 Screen, Plaque – WWI 1914-1918 + WWII 1939-1945

Oak Chancel screen. The base is divided into two pairs of panels. The names for 1914-1918 are incised on one pair of panels. Above them is the dedication, in lettering raised and gilded in a sunken cartouche. The names for 1939-45 are on one of the other pair. Above them are the dates raised and gilded in a sunken cartouche. The names are listed in single columns, the lettering is in blue, with red initials, using Roman capitals.

Inscription reads as follows:

- a. *Ad majorem / dei gloriam / This screen is dedicated / to the undying memory / of th emen of this parish / who gave their lives for their / country in the Great War / 1914-1918 and in thanksgiving for / those who returned safely*
- b. *1939-1945*

Dedicated February 1921.

All appear in a sound, stable condition.

22. SERVICE INSTALLATIONS GENERALLY

- 22.1 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.

23. HEATING INSTALLATION

- 23.1 The heating installation at the church consists of 5 no. Temcana Kestrel 250S heating units, individually gas fired. The gas meter is located in the ground floor stage of the tower.

Five radiators were replaced by the heating units in 2013-2014 and three remain to be replaced in the lady chapel, office and vestry.

- 23.1.1 The heating installation is checked and understood to be tested on an annual basis.

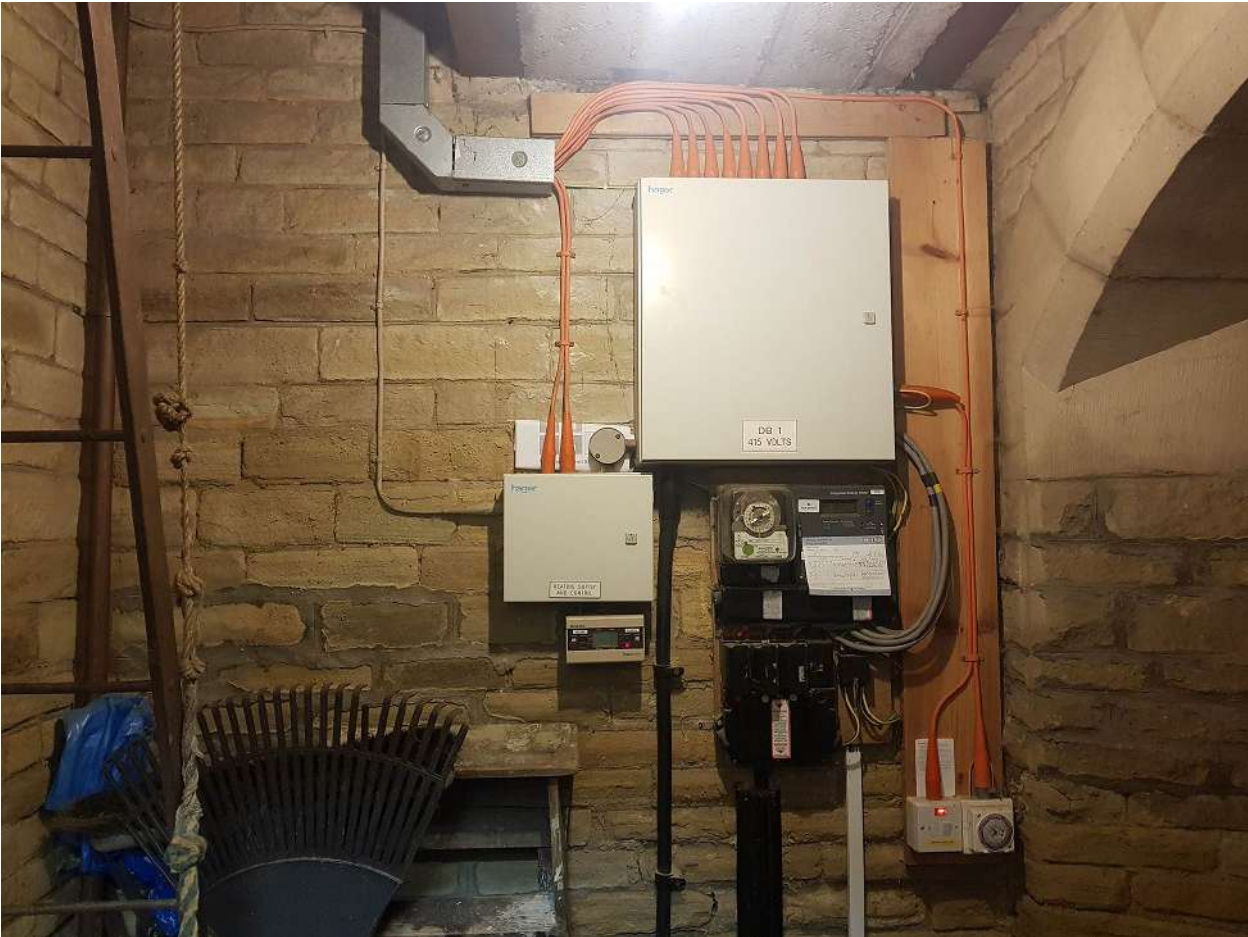
It is currently in a good, working condition.

M

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

24. ELECTRICAL INSTALLATION

- 24.1 The electrical supply arrives at the church via overhead electric cabling on the north side entering the ground stage of the tower. The distribution panel and meters are located here internally on the west side adjacent to the external door.



The electrical installation was completely rewired in 1993 with new distribution boards in 2011.

- 24.1.1 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.

M It is recommended that the electrical installation is carried out by a competent, experienced and accredited electrician.

- 24.1.2 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.

24.1.3 *Internal Lighting*

A new lighting installation was completed in 2011 by R Lighfoot of Bishop Auckland. A modern low energy scheme using LED's would improve lighting and be more cost effective to run.

R2 It is recommended to consider installation of an energy efficient lighting installation.

24.1.4 *External Lighting*

There is no permanent lighting installation within the church grounds. As the church is set back some distance from the public highway walking up to and around the church in the autumn and winter months is unlit and is not a safe nor conducive setting to invite people to make use of the church.

R1 It is recommended to install lighting externally within the church grounds.

25. SOUND SYSTEM

- 25.1 The Church operates a sound reinforcement system. It is not known whether includes an induction loop for hearing aid users.

The operation of the system is checked on a regular basis and as such is in good working order.

26. LIGHTNING CONDUCTOR

- 26.1 There is a lightning conductor installed from the top of the tower down the north wall face to ground level.

- 26.1.1 The installation was tested in 2014 but it is not known whether it has been tested since, as such checks should be made to see if the periodic bi-quinquennial inspection is now overdue.

M It is recommended that testing of the lightning protection system is carried out every two and a half years.

27. FIRE PRECAUTIONS

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

Fire extinguishers are inspected annually and are in good working order.

M All fire extinguishers should be inspected annually by a competent engineer to ensure they are in good working order with the inspection recorded in the log book and on the individual extinguishers.

A minimum of two water type fire extinguishers (sited adjacent to each exit) should be provided plus additional special extinguishers for the organ and boiler house, as detailed below. As a rule of thumb, one water extinguisher should be provided for every 250m² of floor area. A service of portable extinguishers report should be kept with this report.

28. ACCESSIBLE PROVISION AND ACCESS

28.1 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.

28.1.1 There is good access to the church entrance at the south. The entrance into the church is stepped but an aluminium portable ramp is used which is stored temporarily within the entrance porch. An accessible WC exists off the entrance porch.

The pews within the nave preclude space for wheelchairs to unassisted manoeuvre into the body of the congregation, as such this is a loss of independence.

R3 It is recommended to consider adaption of the nave pews to create space for wheelchair users.

There is a step at the chancel communion rail.

R1 28.1.2 Any access audit reports previously carried out would benefit from revisiting to assess current needs and facilities provided are compatible with current guidance of The Equality Act.

29. INSURANCE

- 29.1 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.

30. HEALTH AND SAFETY

- 30.1 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.

31. MANAGEMENT OF ASBESTOS IN THE BUILDING

- 31.1 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.

R2	31.1.1 If not already carried out it is recommended that an asbestos management survey is commissioned.
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32. PROTECTED WILDLIFE

- 32.1 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 to medium 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.

33. MAINTENANCE

- 33.1 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**34. CHURCHYARD**

34.1 *The churchyard is vast with several mature trees and headstones, open for burials. The western boundary is made up of fencing from adjoining residential rear gardens. On the eastern side there is a stone wall. The north boundary has a brick wall.*

Sherburn Village Parish Council owns and is the appointed burial authority for the part of the cemetery nearest to the north boundary, adjacent to Front Street whilst the area nearest to the church is managed by the PCC.

34.1.1 The churchyard is generally kept in excellent condition.

35. RUINS

35.1 There are no known ruins existing within the Churchyard.

36. MONUMENTS, TOMBS AND VAULTS

36.1 There exists a varied and considerable collection of headstones within the Churchyard.

36.1.1 The last date is not known where inspection and testing of the headstones and memorials was carried out by the Local Authority.

R2

It is recommended that enquiries are made with Durham County Council regarding any condition assessment.

37. BOUNDARY WALLS, LYCHGATES AND FENCING

37.1 *The southern and western boundary is made up of fencing from adjoining residential rear gardens. On the eastern side there is a stone wall. The north boundary has a brick wall.*

37.1.1 Boundaries are generally found in a sound, satisfactory condition. The timber fence to the south and west does have signs of shrubs and ivy overgrowth.

Boundary ownership and responsibility is not overly clear.

R2

If not already done so it is recommended that enquiries are made to both the Diocese and Durham County Council regarding ownership.

38. TREES AND SHRUBS

38.1 There is a substantial number of mature trees within the Churchyard. By virtue of the church grounds designation within a Conservation Area these trees will be all under Tree Preservation Order's. Should the PCC wish to undertake any works to any of the trees then permission is required from Durham County Council.



38.1.1 The date of the last tree condition inspection is not known.

R3

It is recommended that the tree condition is checked once every five years by a suitably qualified arborist.

39. HARDSTANDING AREAS

39.1 There is a single tarmacadam path leading from the north east corner of the church grounds up to and surrounding the church.

This path is maintained in a good condition.

40. NOTICEBOARD

40.1 A single noticeboard is located at the north entrance to the church which has the capacity for changing advertisement and notices within a perspex case.

It is in good condition.

RECOMMENDATIONS

RO Urgent works requiring immediate attention.

3.1.5.2	<i>Roof Coverings : North Elevation – West Slope</i>	
	It is recommended that leadwork gutter repairs are carried out urgently to halt any further water ingress surrounding the tower.	
15.3.2	<i>Doors</i>	
	Carry out refurbishment of narthex screen doors.	
16.5.1	<i>Ground Floor Structure – Lady Chapel</i>	
	It is recommended to investigate and carry out flooring repairs, reinstating original condition if feasible.	

R1

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

6.1.2	<i>Parapets/Upstand Walls, Finials, Crosses</i>	
	It is recommended that a steplejack is commissioned to carry out a high-level survey of the apex crosses.	
7.2.1	<i>Walling</i>	
	It is highly recommended that an appropriate strategy for stone repair and/or replacement is developed.	
10.1.1	<i>Tower – Spire</i>	
	It is recommended that the stonework is assessed in greater detail and a repair specification prepared.	
10.1.3	<i>Tower – Bell Stage</i>	
	It is recommended to repair existing window guarding and install new if required to prevent continuing bird nesting.	
10.1.4	<i>Tower – Bell Stage</i>	
	It is recommended that the stonework is assessed in greater detail and a repair specification prepared.	
10.1.5	<i>Tower – Lower Stage</i>	
	It is recommended to repair existing window guarding and install new if required to prevent continuing bird nesting.	
10.1.6	<i>Tower – Lower Stage</i>	
	It is recommended that the stonework is assessed in greater detail and a repair specification prepared.	
10.1.8	<i>Tower – Ground Stage</i>	
	It is recommended that the stonework is assessed in greater detail and a repair specification prepared.	
16.1.1	<i>Tower – Bell Stage</i>	
	It is recommended that the floor condition is assessed in detail once removal of debris is cleared.	
16.1.2	<i>Tower – Lower Stage</i>	
	It is recommended that the floor condition is assessed in detail once removal of debris is cleared.	
16.1.3	<i>Tower – Ground Stage</i>	
	It is recommended that the floor condition is assessed in detail once carpet is lifted and in conjunction with tower floor structure above.	

16.2.1	<i>Nave</i>	
	Carry out remedial work to floor covering locally to arcading bases.	
17.4.1	<i>North Aisle – East End</i>	
	It is recommended to investigate and carry out plasterwork repairs, followed by decoration.	
17.5.2	<i>South Aisle (Lady Chapel) – East End</i>	
	It is recommended to investigate and carry out plasterwork repairs, followed by decoration.	
24.1.4	<i>Electrical Installation – External Lighting</i>	
	It is recommended to install lighting externally within the church grounds.	
28.1.2	<i>Accessible Provision and Access</i>	
	Any access audit reports previously carried out would benefit from revisiting to assess current needs and facilities provided are compatible with current guidance of The Equality Act.	

R2

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

8.1.1	<i>South Entrance Door</i>	
	It is recommended that the timber entrance door is refurbished, including treating with a microporous timber stain, replacement of ring handle and draught proofing improvements.	
8.2.1	<i>North Tower Door</i>	
	It is recommended that the timber door is refurbished, including draught proofing improvements.	
9.2.1	<i>Windows – Maintenance</i>	
	It is recommended to appoint a conservator to carry out a careful conservation clean of the windows.	
10.1.2	<i>Tower – Bell Stage : Church Bell</i>	
	It may well be prudent to obtain initial advice from the DAC's bell advisor with regards a way forward for ongoing maintenance.	
16.2.2	<i>Ground Floor Structure – Nave</i>	
	It is recommended to carry out repainting in 18-24 months.	
17.2.2	<i>Walling Finishes – Nave</i>	
	Assess condition and repair of deteriorating arcading base stonework.	
17.7.1	<i>Waling Finishes – Former Vestry</i>	
	Carry out walling plaster repairs.	
24.1.3	<i>Electrical Installation – Internal Lighting</i>	
	It is recommended to consider installation of an energy efficient lighting installation.	
31.1.1	<i>Asbestos</i>	
	If not already carried out it is recommended that an asbestos management survey is commissioned.	
36.1.1	<i>Monuments, Tombs and Vaults</i>	
	It is recommended that enquiries are made with Durham County Council regarding any condition assessment.	
37.1.1	<i>Boundary Walls, Fencing</i>	
	If not already done so it is recommended that enquiries are made to both the Diocese and Durham County Council regarding ownership.	

R3 Work recommended to be carried out within 5 years.

3.2.1	<i>Roof Coverings</i>	
	It is recommended that comprehensive recovering of the church roof covering is carried out in new Welsh slate.	
4.2.1	<i>Rainwater Goods</i>	
	It is recommended that the rainwater goods are replaced in their entirety.	
6.1.1	<i>Parapets/Upstand Walls</i>	
	It is recommended that the water table coping stones are lifted and repointed in conjunction with roof recovering identified in item 3.2.1.	
9.2.2	<i>Windows - Maintenance</i>	
	It is desirable that a conservator's report is commissioned on the condition and future repair and maintenance of the church windows.	
10.1.7	<i>Tower – Lower Stage</i>	
	Consider renewal and alteration of access stair.	
10.1.9	<i>Tower – Ground Stage</i>	
	Consider renewal and alteration of access stair.	
17.2.3	<i>Walling Finishes – West Narthex</i>	
	It is recommended that redecoration is carried out over the course of the forthcoming quinquennium period.	
28.1.1	<i>Accessible Provision and Access</i>	
	It is recommended to consider adaption of the nave pews to create space for wheelchair users.	
38.1.1	<i>Trees and Shrubs</i>	
	It is recommended that the tree condition is checked once every five years by a suitably qualified arborist.	

R4 A desirable improvement with no timescale.

16.2.3	<i>Ground Floor structure - Nave</i>	
	Replace existing floor construction in limecrete.	
19.2.1	<i>Servery</i>	
	Consider upgrading servery installation.	

M	Routine items of maintenance.
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1.2	<i>Terrier and Log Book</i>	
	It is recommended that as a routine item of maintenance the Log Book is updated and made available for review at every subsequent QI.	
3.3	<i>Roof Coverings</i>	
	It is recommended that as a routine item of maintenance the roof covering should be examined, and repairs undertaken on a twice-yearly basis.	
4.3	<i>Rainwater Goods</i>	
	It is recommended that as a routine item of maintenance the rainwater goods (gutters, downpipes and gullies) should be checked and cleared on a twice-yearly basis.	
13.2.1	<i>Roof Structure/Ceiling – Nave</i>	
	It is recommended that regular visual checks are carried out for any signs of new and active timber attack due to woodworm and/or rot.	
13.3.1	<i>Roof Structure/Ceiling – Chancel</i>	
	It is recommended that regular visual checks are carried out for any signs of new and active timber attack due to woodworm and/or rot.	
13.4.1	<i>Roof Structure/Ceiling – North Aisle</i>	
	It is recommended that regular visual checks are carried out for any signs of new and active timber attack due to woodworm and/or rot.	
13.5.1	<i>Roof Structure/Ceiling – South Aisle</i>	
	It is recommended that regular visual checks are carried out for any signs of new and active timber attack due to woodworm and/or rot.	
13.7.1	<i>Roof Structure/Ceiling – Former Vestry</i>	
	It is recommended that regular visual checks are carried out for any signs of further movement or disturbance to the plaster ceiling.	
15.1.1	<i>Chancel Screen</i>	
	It is recommended that regular checks are carried out for any signs of new and active timber attack due to woodworm and/or rot.	
15.2.1	<i>Chancel Reredos</i>	
	It is recommended that regular checks are carried out for any signs of new and active timber attack due to woodworm and/or rot.	
15.3.1	<i>Doors</i>	
	It is recommended that as a routine item of maintenance the internal doors are checked and refurbished on an annual basis.	

15.4.1	<i>Narthex Screen</i>	
	It is recommended that as a routine item of maintenance the narthex screen is checked and refurbished on an annual basis.	
16.2.4	<i>Ground Floor Structure - Nave</i>	
	As a routine item of maintenance assess condition of floor structure every 2-3 years to evaluate need to progress replacement in full.	
16.2.5	<i>Ground Floor Structure – West Narthex</i>	
	It is recommended to replace the carpet every 5-10 years.	
16.3.1	<i>Ground Floor Structure – Chancel</i>	
	It is recommended that regular checks are made regarding the timber pew platforms for any signs of damage due to rot and/or beetle infestation.	
16.4.2	<i>Ground Floor Structure – North Aisle (New Vestry)</i>	
	It is recommended to replace the carpet every 5-10 years.	
16.4.3	<i>Ground Floor Structure – North Aisle (Office)</i>	
	It is recommended to replace the carpet every 5-10 years.	
16.5.2	<i>Ground Floor Structure – South Aisle (Entrance)</i>	
	It is recommended to replace the floor coverings every 5-10 years.	
16.7.1	<i>Ground Floor Structure – Former Vestry</i>	
	It is recommended to replace the floor coverings every 5-10 years.	
17.2.1	<i>Walling Finishes - Nave</i>	
	It is prudent to maintain a watching brief over the noted historic movement within the nave for any noticeable signs of active movement.	
17.5.1	<i>Walling Finishes – South Aisle</i>	
	It is prudent to maintain a watching brief over the noted historic movement within the nave for any noticeable signs of active movement.	
18.1.1	<i>Fixtures, Fittings, Furniture</i>	
	It is recommended that the timberwork is regularly checked for any signs of new and active timber attack due to woodworm and/or rot.	
20.1	<i>Pipe Organ</i>	
	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.	

23.1.1	<i>Heating Installation</i>	
	It is recommended to continue to carry out annual servicing of the heating installation by a competent gas safe registered engineer.	
24.1.1	<i>Electrical Installation</i>	
	It is recommended that the electrical installation is carried out by a competent, experienced and accredited electrician.	
26.1.1	<i>Lightning Conductor</i>	
	It is recommended that testing of the lightning protection system is carried out every two and a half years.	
27.1	<i>Fire Precautions</i>	
	All fire extinguishers should be inspected annually by a competent engineer to ensure they are in good working order with the inspection recorded in the log book and on the individual extinguishers.	

This concludes the Quinquennial Report of the inspection of the Church of St Mary
the Virgin, Sherburn Village, County Durham.

A handwritten signature in black ink that reads "M Atkinson." The signature is written in a cursive, slightly slanted style.

MICHAEL ATKINSON RIBA AABC

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