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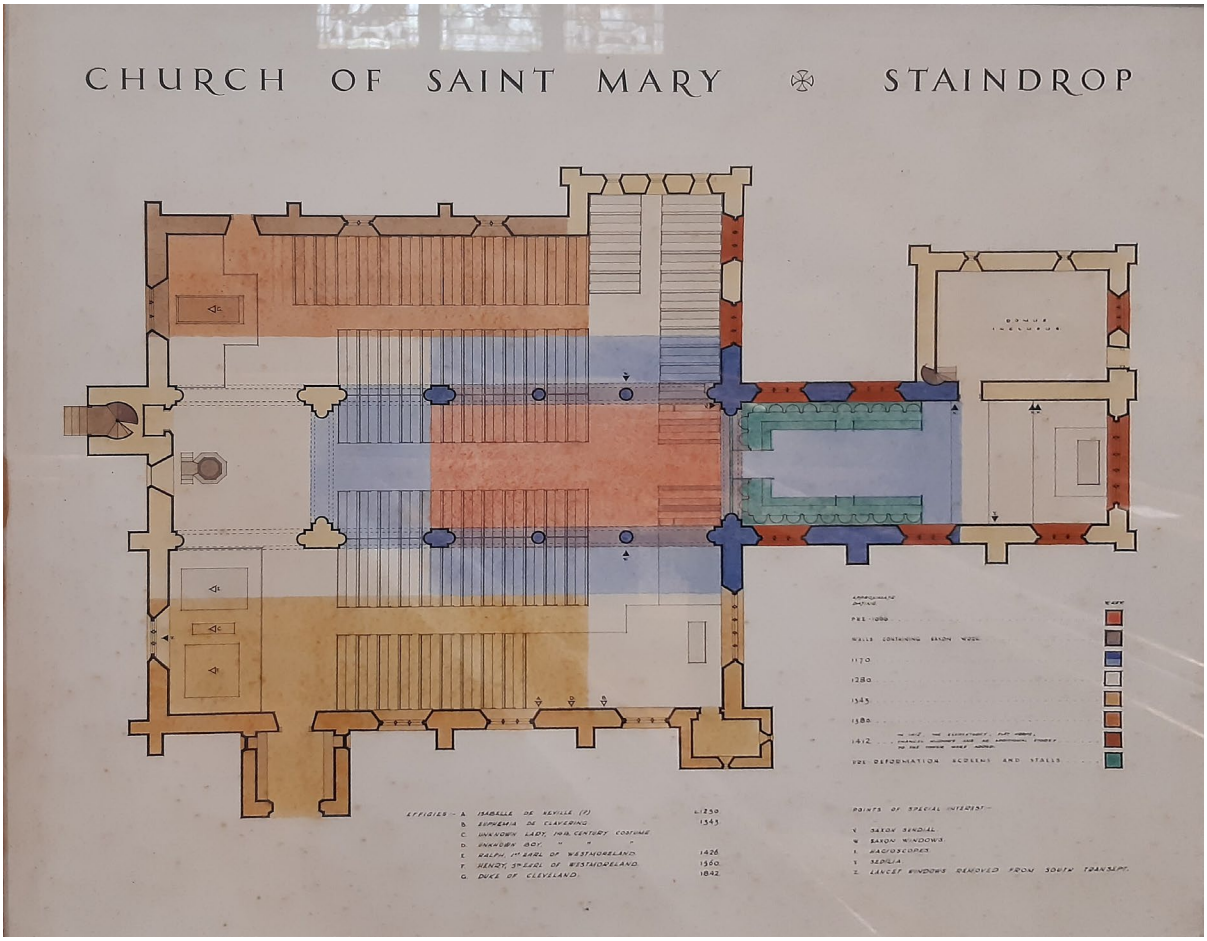
The Parish Church of St. Mary the Virgin
Staindrop, Co. Durham

May 2021



Coloured Plan showing Phases of Construction of the Church – on display within the church

Quinquennial Survey Report on the Building and its Contents with Recommendations for Repair & Improvement

1.0 INTRODUCTION

1.1 This is the second report on the church prepared by this author, who has succeeded his colleague Alan Frost as Inspecting Architect, he having prepared 5 reports, 1991-2011.

1.2 The survey consisted of a visual inspection of all normally accessible parts made from ground floor level and from upper levels reached by stairs or ladders existing or provided for the purpose. Voids were not opened unless indicated otherwise.

1.3 We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible, and we are therefore unable to report that any such part of the building is free from defect.

1.4 The lightning conductor should be tested immediately as this has not been carried out within the last five years and a certificate issued on the prescribed form. This certificate should be presented with the church log book at the next visitation by the archdeacon.

1.5 It is recommended that an annual maintenance contract should be arranged for the heating system, and the bells checked by a bell hanger once every ten years.

1.6 The local fire protection officer should be invited to advise on the provision of fire extinguishers, if this has not already been done. These should be checked annually. He should advise on a fire plan and other relevant details which the local fire brigade should possess.

1.7 The importance of regular cleaning out of parapet and eaves gutters CANNOT BE OVER-EMPHASISED. A contract should be placed with a reliable local builder to carry out this work AT LEAST TWICE A YEAR, i.e. after the main fall of autumn leaves and after the winter storms have abated. Additionally, constant watch should be kept for signs of water entry into the church, for blocked, leaking or over-flowing down pipes and gulleys at ground level, and these matters promptly investigated. This appears to have been overlooked recently.

1.8 This is a general report only as required by the Care of Churches and Ecclesiastical Jurisdiction Measure 1991 and does NOT form a schedule or specification of repair work. The architect is willing to advise on repair, and help in applying for a faculty following diocesan advisory committee approval of a specification as may be required to comply with canon law.

1.9 The suffixes "M", "A", "B" and "C" in Sections 3.0 - 19.0 indicate categories of action:

- M -Maintenance item needing routine or regular attention
- A -Urgent repairs, which should be undertaken in the next year
- B -Necessary repairs which should be dealt with by 2026
- C -Longer-term repairs and improvements

These are listed in the summary sections A17.0 and B20.0, together with indications of costs.

1.0 DESCRIPTION

1.1 The church, Ordnance Survey grid reference NZ 131207, consists of a chancel with a two-storey vestry on its north side, nave, north transept, wide north and south aisles enclosing the west tower, a south porch and a boiler room with oil tank and other stores on the north side of the chancel.

1.2 The nave contains fragments of 8th century walling and parts of two Saxon windows above the 12th century arcades. The fourth and last bay from the east was occupied by a 12th century tower but this was rebuilt one bay westwards the following century with north and south arches opening into extended aisles. Lines of the steeply pitched chancel roof can be seen above its shallow pitched replacement and of the former steeply pitched nave roof over the chancel and tower arches. The eaves tabling of this roof remains over the arcades in the north and south aisles.

1.3 Few features of the 12th century remain in the chancel, which was extended in the 13th century when the vestry, north and south transepts were built. The projection of the north transept was diminished, and a west window blocked, when the north aisle was widened in the 16th century.

1.4 The former south transept became incorporated in a widened south aisle in the 14th century when the south porch was built. The nave clerestory was added and the west tower heightened in the 15th century, and many windows have had their tracery renewed in the 19th century.

2.0 WORK CARRIED OUT DURING THE LAST FIVE YEARS

Note that the log book should be kept up to date.

2.1 Chancel

1 Glass to Duchess Caroline window repaired following vandal damage

2.2 Church, vestry and churchyards

1 Boiler flue re-lined
2 Clock chimes repaired
3 Fire extinguishers tested up to January 2019
4 Alarm system serviced
5 Nave, chancel, aisle and vestry lighting renewed with LED fittings
6 Floors cleaned and polished
7 Chancel roof apex by chancel arch: deck under lead coverings renewed.
8 The vestry north-east corner buttress and adjoining walling have been repointed.

A THE CHANCEL

A3.0 WALLS EXTERNALLY

A3.1 **North Wall**: random coursed sandstone with wide mortar joints; open joints and some loose pointing at low level and just above window sill level, more open jointing above the western of the two windows. Stonework is generally in fair order except the western jamb and arch of the eastern window and the eastern jamb of the western window which are eroding. There is a hole above the western window east label step. B C B

A3.2 **East wall**: double pitched parapet dated 1615 and later window masonry, all in fair order, except that some joints, including to the window, need re-pointing. B

A3.3 **South Wall**: the parapet coping is weathered but otherwise is in good order. The decorative stone string course below it is slightly eroded. Random coursed sandstone walling shows much old erosion which will need attention eventually, but will survive for the time being; main areas are second buttress from east and the surround to the western window. B/C

A4.0 CHANCEL WALLS INTERNALLY

A4.1 All walls are plastered but with exposed stonework to window reveals and quoins. All except for the window mullions and tracery have been lime washed and this is generally in fair order except for a hairline crack above the chancel west arch, a vertical crack south of the east window and one old crack running vertically between the two upper storey windows to the vestry. Here, limewash is peeling away over an old cement mortar repair, also there is slight blistering of the limewash behind the funerary helm on an iron bracket in the centre of the south wall, all as noted since 2006, with continuing slow deterioration. Additionally, there is blistering north of the apex of the chancel arch. C

A4.2 There is old distortion of the surface finishes on the south side under and around the projecting corbel supporting the easternmost truss. As noted before, this corbel rests entirely on the stone adjacent to the keystone of the eastern window on the south side; this stone has moved downwards approximately 10-15mm, but not recently.

A4.3 The low level panelling remains generally in good order throughout, but refer also to paragraph A12.3. At the junction of the south wall and the west chancel arch the damp stain remains as in 2001, running down vertically from under the decorated wall plate. On the north side, the stone mullions have been repaired since 2011.

A4.4 There are dust marks on the wall below the south side cornice, which has gapped away from the wall. M

A4.5 The sedilia show damp mould at low level, and the limewash at the rear of the adjoining damaged piscina is failing; efflorescence crystals are appearing on the stonework. M

A4.6 The chancel arch south side pilaster is “sugaring” at low level and feels damp. M

The sedilia, with low level damp mould.

A5.0 CHANCEL ROOF EXTERNALLY

A5.1 This is a shallow double pitched lead covered roof with hollow rolls and a broad lead gutter on the south side with cess boxes leading to down pipes and overflow chutes. There is also a gutter on the north side between the north vestry and north transept. Leadwork generally appears in good order. On the south side the parapet flashing is in good order. On the north side some of the mortar pointing to the stonework is still becoming loose and this parapet should be re-pointed. B

A5.2 There is inadequate cover to the flashing immediately south of the steps to the south aisle and this may be causing the damp staining noted internally at the south west corner of the chancel. M

A6.0 CHANCEL ROOF INTERNALLY

A6.1 The main structure consists of beams, purlins, decorated ridge piece, braces, and wall posts with decorated paneling, eaves and frieze which generally remain in good condition. Slight peeling of paintwork at the extreme north-west and south-west corners is probably caused by heat from the tungsten halogen fittings immediately below. There have been additional paint losses nearer the apex near the chancel arch, following water leaks above. C

A7.0 CHANCEL RAINWATER DISPOSAL

A7.1 **North side:** decorative lead hopper head with overflow chute and two upper sections of lead down pipe and two lower sections in cast iron, all in good order.

A7.2 **South side:** two of the three lead hoppers were renewed in 1997 with large box section hoppers supported by new projecting stone corbels and this modification allows the section of cast iron rainwater pipe to run vertically down to the gullies at ground level, which are set in a gravelled French drain. The remaining lead hopper on this side discharges directly into a cast iron pipe. One section of the western most pipe is cracked and should be renewed. C

A8.0 CHANCEL WINDOW GLAZING AND VENTILATION

A8.1 **North side:** two three-light traceried windows with stained glass. The main panels are protected by black mesh externally and are in good order. There is a small 3-light internal window to the vestry stairs with some cracked panes but satisfactory for an internal location.

A8.2 **East side:** five-light traceried window, again with stained glass and mesh fitted externally, all restored in 2008/9 and in good order.

A8.3 **South side:** eastern window three-light obscured patterned and leaded with inner inset stained glass medallion, with protective mesh in good order. Centre and western windows, both three-light traceried with stained glass behind similar mesh, all in good order. The eastern window has well painted external ironwork.

A9.0 CHANCEL ARCH SCREEN

A9.1 The screen contains substantial remnants of the medieval rood screen, but with later mouldings. The doors are mostly original; they received conservation treatment in 2005 and were re-hung on their original hinges.

A10.0 CHANCEL FLOORS

A10.1 The chancel is floored with stone black and white checker-board tiles set diagonally in the sanctuary and orthogonally in the remainder of the chancel. The black squares are of Frosterley marble. A few remain cracked, and are intermittently uneven but no work is necessary at present.

A10.2 Some white squares have been renewed and have yet to blend in. *On no account should the floor become wet,* because water seeping through the joints can activate the lime bedding and cause the tiles to become loose again.

A10.3 Floor below the choir stalls is of softwood boarding, stained dark to match adjoining oak. They slope down to the outer walls, particularly near the southwest corner – this should be monitored lest the supporting timbers have become damp and are now decaying. There has been minimal change since 2016 C

A11.0 CHANCEL MONUMENTS

A11.1 On the south side: one hatchment, slightly distorted at the upper right hand side, and three marble wall plaques to members of the Vane family. Above the choir stalls on the north side is a brass plaque on an oak board noting that the adjoining window is in memory of Caroline, Duchess of Cleveland, died 1883; this remains in good order.

A12.0 CHANCEL FURNITURE AND FITTINGS

A12.1 The sanctuary is lined with tall oak dado panelling incorporating the reredos with linen fold panelling and gilded enrichment to mouldings all in good order. The altar is a Jacobean piece of open work, the frontal having now been removed. Also in the sanctuary is a priest's chair and prayer desk and small oak table all in good order.

A12.2 Fine oak choir stalls and benches with misericords are also in good order.

A12.3 Later oak panelling at the east end of the choir stalls on the south side has panelling bowed and split, possibly because of heat from the radiator standing immediately in front.

A13.0 CHANCEL ELECTRICAL INSTALLATION

A13.1 LED light fittings lights were installed with the rest of the church lighting in 2017 and are in good order. The sound amplification system is extended neatly into the chancel, including now the deaf-aid loop. The system was certificated on 25/04/2016.

A14.0 CHANCEL HEATING INSTALLATION

A14.1 The chancel is heated with the remainder of the church by low pressure hot water with cast iron column radiators on north and south sides of the chancel, with a Honeywell thermostat and frost-stat on the north wall. Although elderly, this is working order; the installation for the boiler should be tested annually. There is an electric heater for Lord Barnard's seat, and another for Lady Barnard. M

A15.0 CHANCEL DECORATIONS

A15.1 **Walls** are decorated in limewash, which generally remains in satisfactory condition, except for minor blemishes noted in paragraph A4.1.

A15.2 **The ceiling panels** are decorated, with enrichment in stars and gold leaf over the sanctuary, and with the heavily moulded cornice picked out in medieval style in multi-colours.

A16.0 DISABILITY DISCRIMINATION ACT COMPLIANCE

A16.1 **Mobility access**

A portable ramp is provided to enable wheelchairs to gain access from the nave, which has level access throughout. The step before the altar rail has hazard tape applied to make it more visible.

A16.2 **Deaf-aid Loop**

A deaf-aid loop has been installed throughout the church, including around the chancel.

A17.0 CHANCEL SUMMARY

The diocese has requested that an indication should be given of the cost of the repairs listed above. True estimates can be supplied when the defects have been studied in more detail than required for a quinquennial survey, but to indicate the cost likely to be incurred, the following cost bands are shown in the right hand column:

- Band W: 0 - £500
- Band X: £500 - £5,000
- Band Y: £5,000 - £50,000
- Band Z: over £50,000

A17.1 M: Maintenance items requiring regular or routine attention — Band

1. Remove accumulating debris from the roof and the parapet gutters; ensure that the sumps and outfalls are clear, and that the downpipes are also clear of blockages. — W
2. Ensure that the mesh over the gutter outfalls is securely fixed — W
3. The boiler and heating apparatus should be tested annually — W

A17.2 A: Urgent repairs that should be undertaken within 12 months

1. Check and extend the flashing by the steps leading to the South aisle roof and loose mortar securing the flashing on the north side parapet — W

2. Renew broken section of down pipe to south side of the Chancel W

A17.3 B: Necessary repairs that should be undertaken within the next five years

1. Removal of loose mortar and repoint open joints to stonework in various locations Y

A17.4 C: Longer term repairs and improvements

1. Internal redecoration of limewash will be required. X
2. South side misericord plinth should be monitored for further subsidence W
3. The hatchment on the south side wall is becoming distorted – this should be monitored. W

B THE CHURCH, VESTRY AND CHURCHYARDS

B3.0 WALLS EXTERNALLY

B3.1 South Aisle

East Wall: of fine coursed ashlar generally in good order, except for some open joints and spalling of stonework, particularly of the spandrel on the north side, which is made up in random rubble, and on the south side of the window at tracery level, and below the hood mould. C

South Wall: the boldly projecting closet at the south-east corner has old but stable erosion with a small amount of vegetation in some joints, but the stone roof tabling remains sound. Many joints in the walling above both east and west slopes of the porch roof are open and will require re-pointing soon. The coursed ashlar walling is otherwise mostly in sound condition though there is some surface erosion and spalling at low level, particularly east of the porch, and at high level near the south-east corner. The projecting buttresses have varying amounts of stone erosion and the exposed surface of the stone is powdery in many places. One stone in particular on the easternmost buttress has lost almost its entire depth and repair will be required soon. B There is erosion of the eastern jamb of the easternmost window and surface spalling of the east jamb of the third window from the east end, as well as open joints to tracery elsewhere, all of which will require attention during the next five years. Plinth stones also have open joints. A blocked downpipe has allowed the masonry below it to become wet, shown by the surface damp mould, and increased internal effloresence; see section B7

West Wall: sandstone ashlar as the east wall except for the northern spandrel panel made up of randomly coursed rubble, which requires re-pointing. Further re-pointing is required at high level above window head level, loose mortar repairs to the window itself require renewal and the bed joints in the mullions should be re-pointed. Open joints at B ground level above the cement gutter should also be re-pointed. The apex of the window arch is eroding – generally all as since 2011. Around the south-west corner buttress, as well as isolated locations elsewhere, there are small remnants of a lime-based external render. If this finish was once more extensive, it would appear to have been deliberately removed.

B3.2 South Porch

Inside the South Porch, showing damaged stonework to the vault.

Finely coursed stone construction continues to erode slowly though no action is yet called for except for careful but thorough re-pointing. The south arch is more deeply eroded particularly on the east side as indicated in previous reports. The remnants of the existing and former gate pintles continue to rust and may split the stone. The stone surface of the arch is very soft and friable and some conservation is necessary. The internal vault stones are spalling and this has been exacerbated by cement mortar pointing which in some places is projecting over 25mm from the face of the parent stone. There are open joints and sections of stone spalling off. A full de-frassing exercise should be undertaken to remove loose masonry fragments, and the opportunity should be taken to re-point open joints at the same time. Vegetation is reappearing on the 'roof' slopes, which should be treated to prevent growth. C B M

B3.3 **North Aisle**

West Wall: is of random coursed sandstone, with heavy over-pointing below window sill level. The stonework shows some signs of erosion except above window head level where it has been re-pointed. At ground level some stones are very open-jointed, all as since 2011. B

North Wall: stonework to the westernmost bay is in good condition. Elsewhere the stonework, especially above the western of the two windows, is open-jointed with significant stonework erosion below sill level and at the eastern end of the wall, against the north transept. The window masonry is in adequate condition. One stone forming the western jamb of the west window is showing more erosion, and this will require attention. The parapet has a good stone coping, but there is some erosion below it near the centre of the wall, generally as 2011. B C B

B3.4 **North Transept**

North Wall: with west return, random coursed sandstone slightly eroded and with some loose pointing. The stonework at high level above window head level has open joints and should be re-pointed, also some joints to the buttresses. The window masonry is generally in fair condition, except for the centre window which should have the open joints at head and sill re-pointed and the west window where the west jamb is eroding at low level. A hairline crack extends downwards from the sill to the centre window and this should be monitored to check for any continuing movement. B B

East Wall: generally of similar construction to the north wall but with some loose pointing at low level and towards the junction with the chancel where re-pointing will be required eventually. Window stonework is generally in fair order except for spalling of the arch moulding to the northern window, slight decay of the base of the south mullion of the south window and some of the tracery on the north side, which may require attention in five to ten years; all as since 2011. C C

B3.5 **Boiler House and Adjoining Oil Store**

Random coursed stonework remains in fair order although the store wall is becoming very mossy because of run-off from the concrete roof slabs, there being no eaves gutter, nor is there any throating to the edge of the concrete slab.

B3.6 **North Vestry**

West Wall: roughly coursed sandstone increasingly eroded both at ground level where there has been bad over-pointing with a cement-rich mortar and along the line of where an internal flue runs up to a chimney stack. A hairline crack runs through the masonry here, with holes in several places and attention should be given to re-pointing this wall at an early date. The north-west corner buttress stonework shows some erosion, with many open joints particular near ground level. The parapet is badly eroded with open joints below the chimney, also the supporting decorative string course below it. B

North Vestry, west facing wall showing extensive erosion and missing mortar.

North Wall: the random rubble masonry is generally in sound condition except for open joints at high level. Hood mouldings to the two upper storey windows should be renewed where sections are missing. B

East Wall: random stone work as north wall, but more eroded at low level. Erosion of the sandstone continues and some stone replacement will soon be necessary.

B3.7 **Nave Clerestory**

North wall: random rubble sandstone with sandstone coping to plain parapet and sandstone dressings to clerestory windows. Although there is continuing minor erosion of the window masonry, the stonework here is generally in good order. This wall bears some traces of former render covering.

East wall: this is similarly in good order. Tabling stones remain with open joints, indicating the line of the earlier steeply pitched chancel roof. C

South wall: this is a similar construction to the north wall and like it remains in good condition.

B4.0 WALLS INTERNALLY

B4.1 Nave

The four bay arcades on both sides, with exposed random walling above, are all in sandstone and remain in fair order. The tabling from the former steeply pitched roof is visible above the west chancel arch and above the arch into the tower. The stonework to the reveals, sloping cills and above the tracery needs brushing down and repointing where this was not done in 2015, and cill-boards to prevent small fragments of loose mortar falling onto the nave meanwhile. B

B4.2 South Aisle

The walls here are in fine ashlar with much dark pointing which somewhat mars their appearance. The east wall shows slight surface efflorescence at low level as a result of damp penetration and this defect continues onto the south wall where efflorescence is extensive particularly along the south wall and around the door through to the south porch. The surfaces felt dry at the time of the inspection, except to the west of the door to the porch, where there is extensive damp mould. The wall above the dado panelling at the end of the pews also shows surface efflorescence. On the west wall some traces of ancient plasterwork remain at low level, also east of the south door. Though there is some efflorescence in the joints at the bottom 450 mm of this wall, the damp is much less significant than on the south wall. There are some open joints below the west window. The exposed stone walls within the south-east cell suffer from exfoliation and dampness, with much damp mould evident.

B4.3 South Porch

Noted under walls externally, paragraph B3.2.

B4.4 North Aisle

Again, exposed rubble stone walling with heavy lined out pointing probably in cement and what appear to be traces of lime wash on the north wall. There is extensive efflorescence in the masonry joints immediately above the level of the dado panelling on the north wall indicative of rising damp as in the south aisle, and this is also evident in the west wall. Hairline fractures run vertically downwards from the west window sill, all as noted since 2011.

This west window leaks at the north side as is indicated by some surface efflorescence of mortar on the sloping internal sill and the masonry joints adjacent, particularly on the north jamb of this window. The wall below shows damp mould.

There is green mould near the door in the north wall, again an indicator of water penetration and this may cause some degradation of the adjoining monuments, although one at low level has been isolated from the masonry. The dado panelling is also damp-stained here.

B4.5 North Transept

The walls here are the same as elsewhere, with similar surface efflorescence on the masonry rising above the level of the dado panelling, again indicative of rising damp. Some of the walling joints have been re-pointed in an unattractive dark cement. A movement crack under and above the central north window has not moved in the past fifteen years and is therefore be assumed to be stable.

B4.6 **Vestry**

At ground floor level the walls are plastered and painted white. Damp remains on the east and north walls in particular, and the plaster surface is blowing after less than ten years. C

At first floor level walls are similarly plastered and painted, but the paint has blistered away near ceiling level particularly on the west side and also at the head of the east window and both reveals to the western window on the north side. Again, the condition is similar to that noted since 2006, gradually worsening. C

There is a newel stair connecting the two floors in the vestry. Here, the walls are limewashed and are sound up to first floor level; above this level, leading to the roof hatch, the surfaces are undecorated. The stair treads are becoming very worn higher up, and can be seen through in some places. Some consolidation will be needed in the long term. C

B4.7 **Boiler Room**

Random rubble, very damp below ground level and badly eroded to at low level to the west side – will need some underpinning or removal B

The space below the tank room is similar.

B5.0 ROOFS EXTERNALLY

B5.1 **North Vestry**

This is a continuation of the shallow pitched lead work on the chancel running northwards to the lead parapet gutter on the north side and remains in good condition.

B5.2 **South Aisle**

The handrail by the step providing access from the chancel roof is rusting and should be redecorated. This roof is of shallow pitched stainless steel with separate cappings over solid rolls and is said now to give less trouble than formerly. However, periodic leaks appear under the down-pipes from the nave roof, and there is indeed a wet patch in the south aisle floor under the central down pipe. The gutter along the south side is also in stainless steel, but with lead flashings into the south parapet itself. It is part filled with debris. A similar lead cover flashing is used at the top end of the roof against the south clerestory. Some sections of silicone mastic pointing or sealant between sections of stainless steel are also loose, and this may be another route for water penetration. There is a small section of loose lead flashing at the northwest corner. There is a hole in the adjacent top abutment flashing. B A M M A

B5.3 **North Aisle**

This roof has been renewed in lead with solid cored rolls, with lead flashings to the nave clerestory, a lead gutter along the north parapet and a lead flashing at the west end with another lead lined valley gutter running diagonally at the junction with the north transept. Flashings still need repointing to north parapet, and one section is entirely loose; and more mortar has become loose here. A

North Aisle, loose lead flashing

B5.4 **North Transept**

The leadwork to this roof has also been renewed in a similar fashion to the north aisle. Much of the pointing to the cover flashings is loose or missing and should be renewed, A

B5.5 **Nave Roof**

The nave is a shallow double pitched roof and was completely re-laid in cast sheet lead between 1991 and 1996 with hollow rolls and lead gutters on north and south side complete with lead flashings to both parapet gutters and both abutments. It remains in good order, except that the parapet gutters urgently need clearing out. Vegetation is now growing. M

Nave Roof – vegetation in south parapet gutter

B5.6 **Boiler House**

This is a single pitched roof covered in large stone slates, very mossy, now with ferns, but in reasonable condition. The flashband to the top abutment needs repair, is OK to the chancel side. M

B5.7 **Oil Store**

This concrete roof is very mossy but otherwise appears in fair order, though it is noted there is no eaves throating or gutter and the run off will eventual damage the walling below.

B5.8 **South Porch**

This roof was described under external walls, paragraph B3.2.

B6.0 ROOFS INTERNALLY

B6.1 **Vestry**

The lean-to roof consists of oak beams, purlins, and joists with secondary boards below the present roof boarding. There are slight signs of old dampness, particularly below the bearings to the beams in the north wall, but the roof currently seems dry and in good order.

B6.2 **Nave**

The structural timbers are all exposed to the underside and repairs were undertaken when the roof was recovered between 1991 and 1996. No defects were noted then and there appears to be no degradation subsequently; timbers, particularly the boards in the eastern part of the nave bear the marks of dried-out water stains.

B6.3 **South Aisle**

Some damp-staining to boards was evident in the eastern bay. In the south west corner a lightweight canopy, which can be raised and lowered, has been fixed above the Neville tombs in order to catch any drips of rainwater penetrating through the roof.

B6.4 **North Aisle**

Water staining is still evident to many of the boards, particularly towards the west end of the church. Note also white lead dust staining near the north wall. An infrequent leak has been reported against the arcade, at the aisle/transept junction.

B6.5 **North Transept**

All as north aisle; minimal water staining.

B6.6 **Tank Room**

The underside of the concrete slab seems sound.

B6.7 **Boiler Room**

The roof structure is of relatively new softwood, and seems sound at present.

B7.0 RAINWATER DISPOSAL

Generally: **M**

- All cast iron rainwater goods require redecoration;
- Hoppers require blockages to be removed: these include a birds-nest which will have to be left to the end of the breeding season;
- The lead sumps with integral over-flow weirs passing through the parapets need debris and sludge to be removed;
- All rainwater pipes need checking for leaks as well as blockages;
- Ground level gulleys need debris to be kept clear and free-flowing into below-ground drainage system.

B7.1 **Nave Clerestory**

On both the north and south sides lead hopper heads have overflow chutes with cast-iron downpipes discharging over the aisle roofs. On the south side the western downpipe is cracked full-length (this seems to be a casting flaw) and on the north side the eastern pipe is also badly cracked. This downpipe also has had an additional section of lead pipe fixed to the shoe enabling it to discharge onto the east-facing slope of the north transept. B

B7.2 **Vestry**

The lead hopper head with cast iron downpipe discharges into a gulley at ground level, which also serves the vestry sink, all in fair order. The pipe appears to be blocked and the gulley is silted up. M

B7.3 **South Aisle**

There are three lead hopper heads and downpipes all with cast iron lower sections all in good order. The downpipes are all blocked. M

South Aisle roof drainage – ancient gargoyle with blocked outlet from downpipe

B7.4 **North Aisle**

Two lead hopper heads with lead downpipes connecting to cast iron for the lower two sections, with cast iron shoes discharging into gullies at ground level. Both lead hoppers are distorted. The western one is only precariously attached and should be refixed. It does not align with the rainwater pipe it serves. The eastern downpipe's lowest two sections have now been renewed, but these are rusting and need re-painting urgently. A M

B7.5 **North Transept**

Lead hopper and upper section of downpipe with lead overflow chute and lower three sections of downpipe in cast iron with cast iron shoe need redecorating. M

B7.6 **Boiler House**

Badly rusting eaves gutter and short cast iron downpipe discharges over a blocked ground level gulley. This eaves gutter is particularly important because it takes all the water from the north side of the chancel roof and if it overflows the water descends into the boiler house basement. The gutter now urgently requires redecoration or renewal which given the degree of corrosion may be a better option. A

B7.7 **Dry Area**

As noted in previous quinquennial inspection reports, concrete aprons extend around most of the church except on the south side of the chancel, and these are cracked in places. They encourage rather than prevent rising damp and when the opportunity occurs they should be progressively removed and replaced with a French drain as on the south side of the chancel. C

External concrete apron with blocked gulley

B8.0 WINDOW GLAZING AND VENTILATION

B8.1 **South Aisle**

East window: stained glass of five lights with tracery protected by mesh externally, in good order.

Cell at south-east corner: the east window oak frame already has a badly decayed sill and jambs and obscured glass behind ironwork in good order. South window is an older obscured leaded light with remnant of mesh, but stout iron bar in front rusting slightly. One glass quarry is broken and should be renewed. A M

South side easternmost window: stained glass with rusting saddle bars externally and rusting remnant of protective mesh falling away, but glazing is in fair order, albeit dirty M

Next window westwards: also stained glass in good order, but one panel of mesh has broken away at low level, as since 2011, it needs to be refixed. M

Next window westwards, immediately east of south porch: again stained glass with remnants of rusting mesh externally which is in need of renewal, but glazing in satisfactory condition; opening masonry joints at head and cills — B B/C

Small single light window west of south porch: one pane of obscured glass in satisfactory condition.

West window: centre panel of stained glass behind disrupted modern mesh. Side lights of obscured diamond leaded glass increasingly undulating and with copper wire mesh remaining only to centre light and top part of north light . Disturbed fixings indicate theft. Renewal advised, as in 2016. — B

B8.2 **North Aisle**

West window three light obscured diamond leaded glazing, a few non-matching renewals, but otherwise in fair condition. Glass becoming dirty. No external mesh – installation should be considered. The leadwork is becoming distorted and is breaking.

North side, western window: two-light clear diamond leaded with internal saddle bars rusting. The broken panes to the west light require renewal at high level. There are no external mesh guards, and their installation should be considered — B

Next window eastwards: two-light stained glass, but glazing in reasonable condition, although lead very slightly disrupted between lowermost pairs of panels. External mesh has been installed.

Three single lights of north transept: all of stained glass. Much of the painted detail has faded badly. There is a broken pane in the middle of the western light. Mesh has been fitted, needs cleaning. The lead is disturbed at junctions between panels. — B C

Northern east window: three-light traceried, of stained glass with modern mesh to main panels, older mesh to some of the tracery lights, but four lights have no protection. Dirty.

Southern east window: three-light stained glass with traceried panels also of stained glass protected by modern mesh in good order, except missing section to one small light.

B8.3 **Vestry**

West side, two small single-light windows with single panels of obscured glass in fair order; lower pane is cracked. — C

North side, four single-light windows with clear diamond leaded glazing, saddle bars internally rusting slightly as also the opening casement light at first floor level. Glazing of one light at ground floor level remade in recent years, the other light has elderly leading, but is satisfactory for the present. No mesh guards. — M C

East side ground floor level, three-light traceried window: clear diamond leaded glazing with modern brass saddle bars internally and metal opening pivoted window all in good order. First floor level, central window single large panel of clear diamond leaded glazing older lead work becoming distorted, but satisfactory for the present, with internal saddle bars. No mesh guards. — C

B8.4 **Nave Clerestory**

To both north and south facing sides, there are four three-light windows, all glazed with clear diamond leaded glazing, which incorporates an opening hopper in all windows except one on the north side, in good order, though the iron hoppers need redecorating. The opening mechanism has not been used for many years. The glass is becoming increasingly dirty, notably on the north side. — B

B9.0 TOWER

B9.1 Masonry Externally

The tower is set within the west ends of the north and south aisles, with the east wall above nave clerestory level and only the west wall continuing down to ground level. It is built of random coursed sandstone with sandstone quoins and dressings, including the later slightly projecting upper stage and crenellated parapet.

North Wall: the uppermost stage is becoming increasingly open jointed, particularly below the belfry window, and is affected by water run-off from the gargoyle. Some re-pointing will soon be required, as noted in 2016. B

South wall: this is of similar construction to the north wall. There is increasing erosion at the open joints and some loose pointing particularly at parapet level, but otherwise the masonry appears to be in reasonable condition. The clock face is starting to rust. B/C

West wall: the boldly projecting staircase turret shows increasing erosion on both the west and the south sides, particularly above nave level and this will require repointing in due course. Otherwise the masonry is in fair condition. The clock face is becoming rusty. B

Stone steps at ground level leading up to the turret door are falling away. The surround to the external door is badly eroded, and ought to be renewed. B

East wall: construction the same as elsewhere, but there is now significant voiding in the masonry around the projection below the clock face where a piece of stone has now fallen out, and at higher level to the south side of the belfry window. The ashlar masonry forming the parapet would benefit from repointing. The clock face will require redecoration, as reported in 2016 C

B9.2 Tower Rainwater Disposal

Rainwater disposal is by cast iron pipes running internally from cess boxes on the north and south sides, and connecting to a single pipe at the north-east corner, which then drains through the wall onto the north aisle roof. This system appears to be in fair order. The pipe from the south side is blocked. The sump at roof level on the south side is also blocked and full of water M

B9.3 Tower Roof Level

Many of the parapet coping stones are secured by stainless steel cramps bedded in mortar. These appear sound. The rafters of the roof structure appear moderately infested with furniture beetle, but remain structurally sound as does the softwood boarding under the leadwork.

The roof coverings were renewed in 2003, in new lead, which remains sound, Four flashings need refixing to the north side and at the northeast corner. This was reported as requiring re-pointing in 2016, so the speed of deterioration in an exposed location can readily be seen. The steel bracket supporting the GRP flagpole is rusting. The hinges to the roof hatch are very rusty A M M

Tower roof: insecure leadwork.

B9.4 **Bells and Belfry**

The ringing of eight bells cast in 1925 hangs in the low sided cast iron frame on steel foundation beams. The metalwork is showing slight surface rusting. The mesh fitted to the belfry louvres is effective in preventing birds from entering. Birds however, do continue to nest amongst the louvres externally. Exposed random stone rubble walls at bell chamber level appear in reasonable condition. The chamber has become very dusty and would benefit from a good clean. M

B9.5 **Clock Chamber and Ringing Room**

The flat bed clock by Potts & Sons of Leeds is in working order, with electric winding by Smith of Derby. The ringing room walls and ceilings are plastered and are in fair order. The timber floor is covered in coconut matting but seems sound although there is some minor deflection towards the centre of the room. Leaded light north and south windows are only in fair order with distortion, perished lead at the perimeter and some cracked quarries, one of which is part missing to the south; the north window is concealed by the clock casing and very dirty. On the west side, the imitation lead cames are falling off the single sheet of glass that has been fixed in each of the two lancets forming that window. Water is blowing under the east door that gives access onto the nave roof.

B9.6 **Newel Staircase**

As previously noted this is unusually spacious and rises in the projecting turret in a clockwise direction. Some of the stone treads are very worn and a few have been made up in concrete, but they remain adequate. The walls are of exposed stonework, but limewashed up to bell chamber level, above which they have a rough over-pointed surface probably remaining from the day the stair was built. There has been extensive surface exfoliation on the south side of the staircase. There is still no handrail or rope provided. C

The single pane windows formed of fixed sheet glass are often cracked, but do not appear to be letting in water.

B9.7 **Tower Ground Level**

At ground level the base of the tower is really part of the main body of the church, having equally sized openings to the nave and to the north and south aisles, above which are exposed random squared rubble stone walls generally in good condition. The leaded light windows at high level appear sound as does the stained glass window of the west side (apart from one cracked pane). The ceiling to this space is the floor structure to the ringing and clock chamber, which appears sound at present. The two primary east-west beams are supported on brackets and corbels, but the six secondary north-south beams are set directly into the external masonry wall and their end bearings may be subject to wet and dry rots as a result.

The floor of the tower has diagonally set stone paving in sound condition and a memorial slab on the south side from which the brasses are missing.

The now redundant clock weight casing descends for some distance below ceiling level, below which a modern electrical trunking runs down to the electrical cupboard which once formed the base of the tower stair entering into the church. The cupboard door is in fair order.

The external door to the turret stair is of varnished oak, vertically boarded, with decorative iron studs and a slightly rusting handle, but otherwise in good condition. The stone door jamb has been badly split by rusting iron door gear and pieces of stone have broken away. A

B9.8 Doors: within the tower the doors are sound for the present including the hatch to the roof (hinges excepted).

B10.0 DOORS AND SCREENS

B10.1 North Aisle

North door: oak boarded and cross-framed with nice wrought iron hinges internally (perhaps older than the door!), in fair order. The handle and decorative studs continue to rust externally; new varnish externally is advisable. M

B10.2 South Aisle

South double doors: oak panelled with enriched blind tracery externally and heavy oak frame with plain wrought iron hinges internally, in good order.

The external iron gates in wrought iron require de-rusting and redecoration. The stonework by the upper hinges is heavily eroded so the gates may need re-setting. A B

B10.3 Vestry

Outer east door: oak panelled with blind tracery externally, oak frame and plain wrought iron hinges internally, in good order.

B10.4 Door to Vestry Stair

Softwood boarded and wood grained on vestry side, ledges with clenched nails on stair side, door now secured by wooden catch.

B10.5 Vestry Door 1st Floor Level

An old oak cross-boarded door with wrought iron hinges and slide bolt on room side, rather large hole at bottom of door nearest hinge and cross-boards are here becoming detached and need careful re-clenching with hand made nails. B

B10.6 Inner Door to Chancel

Oak boarded with blind tracery on chancel side, heavy oak frame to rear with plain wrought iron hinges in good order.

B10.7 Tank Room Doors

Softwood boarded and painted, but boards rotting at base and hinges falling away. Head is also rotting. These doors need remaking, as since 2011. A

Storeroom below tank room: softwood boarded door in fair order, but base of frame decaying, needs redecorating. A

Steps down to the boiler room and storeroom have stone treads cracked that are becoming displaced, also damaged edge to top concrete slab. C

B10.8 Boiler Room Door

This is similar to the door to the store below the tank room, and the frame is decaying at the base of the north jamb. Again, it needs redecorating. B

B11 FLOORS

B11.1 Nave

The alleyways are laid with diagonal tiles, mostly quarry tiles red and black, with a number of differently patterned encaustic tiles. Towards the west end a number of tiles are chipped and broken. As these are mostly the plain red quarry tiles renewals would be relatively straightforward. Near the centre of the alleyway a line of tiles is cracked and depressed. The most obvious holes should be filled. C

B

Flooring below the pews is of softwood boarding; towards the west end are one or two holes which must be monitored at each inspection.

At the east end the nave choir stalls have oak boarding in good order.

B11.2 South Aisle

At the east end, the chapel sanctuary and paving immediately west are in relatively new York stone in good order, though showing damp-related efflorescence. The alleyway is of diagonally set quarry tiles with encaustic tiles as in the nave, generally in good condition, bar a few open joints. B

The pews have a softwood boarded floor as in the nave, but here boards seem generally in fair order. There is a damp patch, following recent rain, near the mid-point of the nave arcade, indicating a roof leak. A boarded area east of the pews is carpeted.

At the west end, the alleyway from the south porch doorway is made of large black ledger slabs with slightly uneven joints but otherwise in fair condition.

Behind and around the Neville tombs, the floor is York stone paving, which is uneven and covered by efflorescence by the extreme south-west corner, and generally open-jointed. A sweep and re-pointing of joints would be beneficial, all as since 2011. B

B11.3 North Aisle

At the east end the raised boarded areas are fully carpeted. The condition of the boarding could not be determined, but the flooring appears reasonably stable except for a slightly springy section in front of the altar, and to each side of it.

The alleyways, as elsewhere, are of diagonally set red and black quarry tiles with encaustic tile inserts.

Softwood boards below the pews are generally in fair order, except for one or two areas towards the west end where holes have appeared. These do not seem to be getting bigger. There is also an area at the east end near the north wall where a hole has been left (since before 2011) following repairs to the heating pipework, which should be filled. B B

At the west end the floor is stone paved with some ledger slabs; again joints are rather open and uneven, but the paving otherwise is in fair condition. B

B11.4 Vestry

The ground floor is a timber floor entirely carpeted with odd sections of carpet so the condition could not be established. Cast iron heating grilles are left exposed.

At first floor level there is some nice wide oak boards with later softwood boarding now largely covered with carpeting. Condition seems reasonable, where visible

B11.5 **South Porch**

The stone flagged floor is slightly uneven at joints but otherwise is in fair order.

B11.6 **Boiler Room**

There is no floor, though the boiler itself rests on a slab cast onto the earth.

B12.0 MONUMENTS

B12.1 **North Aisle**

On the east wall three marble plaques to members of the Trotter family the last name being that of Gladys Mona Trotter, died 1996. All these are in good order.

At a slightly higher level two elliptical plaques in marble in memory of Frances Davison, wife of a Vicar, died 1799 and Thomas Scarth died 1835. They are nearly matching but the former plaque is rather stained and the stone border is rough. It could be carefully cleaned with the border treated to more nearly match its companion. C

On the north wall of the north transept, two brass plaques on oak boards both commemorating work on the clock in 1896 and 1996 respectively, these are in good order.

On the north wall of north aisle, three hatchments are in fair order. Also at the west end two enriched high relief marble memorials to Katherine Margaret, Countess of Darlington, died 1807 and Sophia, Duchess of Cleveland, died 1859. The latter was consolidated and isolated from the wall in recent years and both are in good order.

Immediately east of the north door a plainer wall plaque to Richard Sherwood and Elizabeth, his wife, who died in 1816 and 1814 respectively. This stone plaque would benefit from carefully cleaning, as also a marble plaque next to it, to Alice Blackett, died 1722. C

On the west wall of the north aisle a substantial memorial to Henry, second Earl of Darlington, died 1792, and another to his wife Margaret, Countess of Darlington, died 1800. Both are in reasonable order although the latter memorial would benefit from careful cleaning and re-painting the inscription. C

Free-standing at the west end of the north aisle is the table tomb to the first Duke of Cleveland, died 1842. This was extensively consolidated some years ago and remains in good order. Nearby set in the floor is an enriched and coloured brass to John III Duke of Cleveland, died 1864. This is in fair order, but the black stone in which the brass is set could do with a careful clean, although the brass itself should not be cleaned but waxed. M
This group is surrounded by a low screen of wrought iron railings in good order.

B12.2 **Nave**

The First World War memorial, on the south side of the west window, is an enriched and gilded oak plaque, balanced by a Second World War stone memorial on the north side, both of which are in good order.

B12.3 **South Aisle**

On the east wall a stone plaque set within a traceried surround to Susanna Merest, wife of a vicar, died 1842. This has been cleaned and is in good order.

On the south wall a brass plaque on a marble ground to Thomas Freshfield Scarth, died 1872, slightly stained but in fair order. Above the south door a marble memorial to John Lee, died 1793, by Nollekens generally in good order, although the colour on the coat of arms is fading. East of the south door a marble plaque to Mary Tabitha Lee, died 1851, generally in fair order although the black coloured stone ground still has some colour peeling, as noted since 2006. C

At the west end of the south aisle the very finely enriched alabaster triple tomb to Ralph Neville, died 1425, and his two wives. Although much eroded in places, this monument has been consolidated in recent years and is now in a stable condition. Next to this is a free standing horizontal effigy of Margery, wife of an earlier Lord Neville c.1343; this is in a stable condition. Southwards again another fine triple monument, this time in oak to Henry Neville and his first two wives, Henry Neville died 1564. This monument has been carefully consolidated and the missing bull's head cushion below the Earl's head has been renewed.

These monuments are also bounded by a low wrought iron screen in good order.

On the north side, on the south arcade, one hatchment in a timber surround and below it a marble plaque to Mary Lee, died 1812; the plaque is slightly stained and would respond to careful cleaning. C

In recesses in the south wall are recumbent effigies of Euphemia de Clavering, first wife of Ralph, Lord Neville, early 14th century; Lady Isabelle of the 13th century and a child of the Neville family. All have been isolated from their surrounds and are much more stable since air can now circulate around them. However, the decay of the masonry forming the niches has accelerated in recent years and should be monitored. M

B13.0 FURNITURE AND FITTINGS

B13.1 Nave

At the east end, relatively modern oak bench choir stalls on their own raised wooden platform are in good order. The 19th century oak pulpit with later steps and good iron handrail is in fair condition, as also the fine brass eagle lectern with modern raised platform and iron balustrade. Softwood varnished pews are generally in fair order. At the west end there is a very fine iron-banded churchwardens' chest. Several modern notice boards and a paschal candle are all on rather fine iron stands.

There is a large font, carved from a single stone, raised on a later plinth and reached by three steps to the west side, in fair condition. It has an oak boarded cover

Also at the west end there are two small oak memorial tables presented in 1993.

The Roll of Honour is set in a glass-topped case on an oak table in front of the First World War memorial.

B13.2 South Aisle

At the east end, the 20th century oak paneled altar and oak altar rail are in fair order, together with adjacent priest's chair and prayer desk. Softwood varnished pews generally in fair order. At the west end is a glass-fronted prayer and hymnbook case in fair condition.

The electronic organ console presented in 1994 is in good order with large speakers at high level in north and south aisles and has been rebuilt internally in 2015.

B13.3 North Aisle

At the east end plain open oak altar table with prayer desk, but no rail; set of three chairs in oak presented in 1996 in good order and two other upholstered chairs, and an upright piano in an oak case. Softwood varnished pews generally although the front bench end and parts of the book rest in this aisle - as also in nave and south aisle - of are oak. Similarly the poppy head western bench ends across the church are also in oak. There is a plain board on which are displayed three models of the church through the ages.

B13.4 **Vestry**

Various built-in cupboards of no especial merit; wall-mounted coat-hook rails in upper room; a modern sink unit.

B14.0 ELECTRICAL INSTALLATION

B14.1 Three phase electricity enters underground at the west end of the nave under the tower where, in a cupboard behind the tower staircase, are the main meters, switchgear and distribution board. Wiring from there is partly in trunking and partly in MICS cable to lighting and power points throughout the church. Lighting is by new LED fittings in nave aisles, vestry and chancel and 13amp socket outlets are also disposed around the building. The system was checked and certificated on 25 April 2016, and is due for re-testing. It is understood that the wiring generally shows faults and a full test would confirm the service life of the installation. M A

B15.0 HEATING INSTALLATION

B15.1 The church is heated by a low pressure hot water system powered by an oiled fired Ideal de Dietrich boiler with Riello pressure jet burner. The boiler appears in fair order and is serviced annually. Pipe work has been partly insulated. The boiler has a new stainless steel insulated flue, installed February 2021, rising into the masonry flue. Damp ingress earlier led to corrosion of iron pipe work within the boiler room. Heating outlets in the church are by large bore pipes in the nave with cast iron column radiators at the east end, large bore pipes banked in threes in the north aisle with antique but operable cast iron radiators at the west end of each aisle. The system, although elderly is operable. The boiler is controlled by a rather rudimentary 24 hour time clock in a cupboard in the north-west corner of the vestry. Heating is supplemented by a free standing portable electric heater in the vestry (although there is a modern flat-panel radiator) and an electric fan heater in the south aisle by the organ console. At vestry first floor level there is a redundant fireplace, with a Victorian cast iron grate on the west wall and a discarded radiant electric fire.

B15.2 **Oil Tank Room**

Slender twin steel oil storage tanks stand on low plinths on the floor. These are not bunded, and are now illegal unless a bund wall is formed across the doorway. This would not be required, of course, if a gas-fired boiler were to be fitted. No action has been taken since 2011, and the bund remains to be formed. A

B16.0 FIRE PROTECTION

B16.1 There is a 9 litre water extinguisher by the south door in the south aisle, a 2kg carbon dioxide extinguisher under the tower by the electricity cupboard and a 9 litre water extinguisher in the vestry. There is a 2kg dry powder fire extinguisher in the boiler chamber. All are admirably hung on wall brackets with adjacent notices and all were last serviced December 2015. Testing was undertaken annually, though this seems to have lapsed recently and should be re-instated.. M

B16.2 The Lighting conductor needs testing again. M

B17.0 SECURITY

B17.1 North Aisle

North door well locked. This door is scarcely ever used.

B17.2 South Aisle

South doors fitted with five-lever mortise lock.

B17.3 Vestry

Outer door with five lever mortise lock, inner door to chancel also with five lever mortise lock renewed in recent years causing a rather unfortunate hole to be cut in the oak moulding.

In the vestry a modern floor-standing safe made by John Tann, also two older wall safes still currently in use, one dated 1813, but perhaps not for valuable items.

B18.0 DISABILITY DISCRIMINATION ACT COMPLIANCE

B18.1 Wheelchair access

There is step free access throughout the nave and aisles. The step before the altar rail is highlighted in hazard tape for the hard-of-seeing.

B18.2 Deaf-aid loop

A deaf-aid loop system has been fitted in the church and is in working order.

B19.0 CHURCHYARDS

The churchyard is now entirely the responsibility of Durham County Council. Nevertheless, the notes below carried over from previous inspections and revised where necessary may be useful. **The items in this section are not carried over into the Summary at section 20.**

B19.1 Boundaries

The main churchyard is well maintained. The gate piers in the south-west corner supporting rusting wrought iron gates which would benefit from careful overhaul, stripping and redecoration. The finials to the piers remain missing and rusting iron cramps and fixings are damaging the stonework. A few joints in both piers have been poorly re-pointed, but more careful and comprehensive action is required B B

The boundary walls are of local stone rubble semi-laid to courses with a bullnose stone capping. In the south-west corner is an electrical junction box dated 1999.

The west wall incorporates the end gable of a neighbouring house. The section of the wall immediately north of this house has some voiding particularly at low level and should be partly rebuilt where it has become unstable, with small stones being reset. Other voids are evident near the north end of the west wall, particularly in the raised section. A/B

On the north side the wall has many open joints at low level and is tending to lean outwards around the curve and some coping stones have suffered damage around the fixing points to an iron railing which has long been removed. It would be beneficial for the remaining sections of iron, which are set in lead, to be cut out and the holes filled neatly. At the west end of the iron railings fronting the mausoleum on the north side of the churchyard, some re-packing of wide open joints at low level will become necessary soon as the corner pier has shifted. The mausoleum was not included as part of this report, but has been examined in recent years. The remainder of the north boundary wall has several open joints that need to be re-pointed. B B

At the north-east corner there is another pair of iron gates with a simple iron overthrow and a single pedestrian gate all in fair order, but would benefit from redecoration. Rusting ironwork fixings are badly damaging the stonework and a lump of stone has broken away from the south pier. M B

Along the east side the wall continues in reasonably good condition similar to the eastern section of the north wall, though with some areas of loose mortar pointing and some grass growing about mid-way along towards the point where it drops to become a retaining wall only. This wall will require re-pointing on the road side and on the churchyard side at low level within the next five years. The retaining wall appears generally sound and appears once to have supported a railing, the stubs of which remain. Some small pieces of stone coping have been broken near the south-east corner which should be re-bedded. There is a lot of loose pointing below the coping. C B A

The south wall west of the services maintenance shed leans outwards to the road. The yew trees each side have caused distortion to the wall and failure will become more likely over time. The same applies adjacent to the other two yew trees by the western part of this wall. Elsewhere, the masonry itself seems to be in sound condition, except where mortar has come out of the joints at ground level on the churchyard side. In the longer term this wall may need to be rebuilt. More pressingly however, near the south-west corner, much of the pointing has become loose and this should be attended to within the next five years. A vertical crack through the wall remains at the extreme south-west corner where the wall is leaning outwards. B C B

The churchyard extension was not inspected.

B19.2 **Tombs**

There is a collection of eight table tombs south of chancel, some becoming increasingly displaced including westernmost tomb nearest to the chancel, which is leaning and with displaced plinth. The tomb south of the footpath has three side panels collapsing inwards. By the north boundary north of the chancel are two further table tombs, one leaning rather insecurely and the other having had the side panels removed, but with the plinth of former railings very broken and displaced. These plinths would be better removed altogether as one has already collapsed. B B

There two similar table tombs near the north-west corner of the churchyard, with plinths disrupted by former railings, but now enclosing a bramble patch. These plinths also may be better removed. To the south of these are two more table tombs; one has a collapsed side panel and the displaced tabletop is very insecure; ***this is a public hazard, and remains as in 2016.*** B A*

B19.3 **Paths**

Stone paths from the north east to the south west gates running on both sides of the church and the short path to the south west porch all in fair order although the joints continue to increase in width and will require periodic filling. The grass in now starting to encroach on the edges of the paving. M

B19.4 **Trees**

Four yew trees along the south boundary of the main churchyard continue to increase in size (to the detriment of the retaining wall, see above). There is an additional small yew between the vestry and the north transept, which is now about 6 metres high. This is shading the north-facing area outside the boiler house, which is now very damp in consequence. It may be preferable to remove this tree before it gets any larger. Elsewhere there are many other small trees. These are growing healthily. By the north-east gates are two mature lime trees. B

B19.5 **Responsibility**

As the Local Authority is responsible for maintenance of these closed churchyards their attention should be drawn to those items that could be hazardous to the public, especially the tombs, boundary walls and trees.

B20.0 CHURCH (excluding Chancel) AND VESTRY SUMMARY

The diocese has requested that an indication should be given of the cost of the repairs listed above. True estimates can be supplied when the defects have been studied in more detail than required for a quinquennial survey, but to indicate the cost likely to be incurred, the following cost bands are shown in the right hand column:

- Band W: 0 - £500
- Band X: £500 - £5,000
- Band Y: £5,000 - £50,000
- Band Z: over £50,000

Note that items relating to the Churchyard are not the responsibility of the PCC and are not included in this summary.

However, attention is drawn to item 19.4: a yew tree is growing close by the gap between the north transept and the vestry, which is very damp in consequence of the shading – there would be significant benefit to the church fabric if this tree were to be removed.

B20.1 M: Maintenance items requiring regular or routine attention

		Band
1.	Remove accumulating debris from the roof and the parapet gutters; ensure that the sumps and outfalls are clear, and that the downpipes are also clear of blockages. NB Tower south side pipe is fully blocked, Vestry north wall pipe likewise.	W
2.	Ensure that the mesh over the gutter outfalls is securely fixed	W
3.	The boiler and heating apparatus should be tested annually	W
4.	Check the south aisle roof for water leakage (visible internally on the floor by the pews), especially where the silicon sealant has failed, and make good accordingly. Check the north aisle likewise.	W
5.	Redecorate downpipes	X
6.	Renew missing/cracked glass panes within leaded lights and clean the glass, various locations	X
7.	Refix loose mesh guards to south side of church and at west end of south aisle	W
8.	De-rust and redecorate flag pole fixings, hinges and other small ironmongery items otherwise vulnerable, various locations.	W
9.	Treat and revarnish/redecorate external joinery to doors in various locations	X
10.	Clean brass memorial to John, third Duke of Cleveland	W
11.	Monitor decay of masonry niches in south aisle.	W
12.	Continue 5-yearly testing and certification of electrical installations	X
13.	Continue annual testing of fire extinguishers	W
14.	Test lightning conductor installation	W
15.	Treat porch roof tabling with biocide to prevent vegetation becoming established.	W
16.	Redecorate gates to South porch	W

B20.2 A: Urgent repairs that should be undertaken within 12 months

1.	Refix loose lead flashings to aisle, transept and tower roofs	X
2.	Make good north aisle downpipes	W
3.	Renew boiler house gutter	W
4.	Renew damaged frame to south-east cell east window	X
5.	Repair stonework to external Tower door	W
6.	Renew tank room door and frame, also frame to store door below and base of frame to boiler room door.	W
7.	Undertake full test and review of electrical installations as required for 5-yearly inspection.	X
8.	Install bund to oil tanks if not converting to gas boilers. **This is outstanding since the previous inspection and it is a legal requirement.**	W

B20.3 B: Necessary repairs that should be undertaken within the next five years

1.	Externally, remove loose mortar and re-point open joints in numerous locations, particularly around the vestry, the plinth at the west end of the church, the Porch, the south aisle and the upper parts of the Tower, in particular where some stone has come out below the clock dial on the east face. Some individual stones are to be renewed. Isolated areas of repair work are necessary on the other elevations too, though the nave clerestory is sound for the time being. This would be a major project and may best be divided into phases covering each elevation.	Z
2.	Where not visibly loose check and refix as necessary other areas of lead flashing to aisle, transept and tower roofs.	X
3.	Clean moss and other vegetation from boiler house roof and make good flashband flashings	X
4.	Replace broken sections of cast iron downpipe	X
5.	Internally, the work begun before 2016 to the clerestory windows to address immediate concerns should be completed, with full removal of all loose surfaces, consolidation and repointing. This should be extended to the windows at the same level within the tower.	X/Y
6.	Where battens have not been fitted to the high level internal cills in the clerestory and the Tower, they should be added now	W
7.	Supply and fix external mesh guards to windows at the	
	• south aisle (two full windows, partial renewal and refixing to two others),	X
	• north aisle (west end and west end of north elevation), and	X
	• all windows to the vestry	X
8.	Redecorate iron hoppers to north elevation windows and to nearby handrail protecting access from the chancel roof.	W
9.	Redecorate clock dials (3 no.)	X
10.	Repair masonry around south porch gate fixings	X
11.	Repair vestry upper floor door.	W
12.	Fill holes and open joints to nave and aisle tiled and York stone floors as noted in various locations.	X
13.	Piece in new sections of floorboard to pew flooring (small isolated areas)	W
14.	Piece in new stone to base of walls in the boiler house – this is becoming urgent.	X

B20.4 C: Longer term repairs and improvements

1.	Various less urgent items of stone repair (eg N Transept east wall); but note it may be more economical to use the scaffolding access to other areas to undertake the works now.	Y
2.	Redecorate vestry again, including upper room and the newel staircase – this should be accompanied by dry lining and other works to remedy the recurrent effects of rising damp.	X
3.	Remove concrete aprons from the exterior of the church and replace with French drains	Y
4.	Allow for re-leading stained glass windows which are becoming distorted at North aisle west end, north transept, vestry north and east sides.	X
5.	Renew cracked glass to single pane windows to newel stairs at Vestry and Tower	X
6.	De-frass loose masonry surfaces, provide rope or other handrail to Tower stair	X
7.	Repair steps down to boiler room	X
8.	Renew broken quarry tiles to the nave and aisle path floors	W
9.	Clean selected monuments within the north and south aisles; each monument:	W/X