

Michael Atkinson

ARCHITECTURE & HERITAGE



QUINQUENNIAL INSPECTION REPORT

St. THOMAS THE APOSTLE
MARKET PLACE, STANHOPE, WEARDALE, DL13 2UP

 **THE CHURCH
OF ENGLAND**

DIOCESE OF DURHAM

prepared by

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REVISION HISTORY

ISSUE	DATE	BY	NOTES
v.1	08/07/2024	MA	DRAFT ISSUE

CONTENTS

INTRODUCTION

A:	The Inspecting Architect	5
B:	Background and General	5
C:	Scope of Report	17
D:	Sustainability and Net Zero Carbon	18
1.	Schedule of Recent Repair and Maintenance Works	19
2.1	General Condition of Church	19
2.2	Structural Condition of Church	21

EXTERNAL INSPECTION

3.	Roof Coverings	24
4.	Rainwater Goods and Disposal Systems	26
5.	Below Ground Drainage	27
6.	Parapets and Upstand Walling	27
7.	Walling	29
8.	Timber Porches, Doors and Canopies	31
9.	Windows	31

INTERNAL INSPECTION

10.	Tower	33
11.	Clocks and their Enclosures	34
12.	Nave	35
13.	North Aisle	35
14.	South Aisle	36
15.	Chancel	37
16.	Entrance Porch	37
17.	Organ Chamber	37
18.	Vestry	38
19.	Partitions, Screens, Panelling, Doors and Door Furniture	38
20.	Fittings, Fixtures and Furniture	39
21.	Organs and other Musical Instruments	41
22.	Monuments	41
23.	Service Installations Generally	42
24.	Heating Installation	43
25.	Electrical Installation	43
26.	Sound System	44
27.	Lightning Conductor	44
28.	Fire Precautions	44
29.	Accessible Provision and Access	45
30.	Insurance	46
31.	Health and Safety	46
32.	Asbestos	46
33.	Protected Wildlife	47
34.	Maintenance	47

CURTILAGE

35.	Churchyard	48
36.	Ruins	48
37.	Monuments, Tombs & Vaults	48
38.	Boundary Walls, Lychgates and Fencing	49
39.	Trees and Shrubs	49
40.	Hardstanding Areas	49
41.	Miscellaneous	50

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

- A** Practical Path to Net Zero Carbon (PPNZC)
- B** Maintenance Plan
- C** Listing Description
- D** Explanatory Notes

A. THE INSPECTING ARCHITECT

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B. BACKGROUND AND GENERAL

- B.1 Church: **St. Thomas the Apostle**
Market Place
Stanhope
Weardale
DL13 2UP
- Archdeaconry : Auckland
Deanery : Barnard Castle
Parish : Stanhope, Frosterley and Rookhope

- B.2 The Parish Church of St. Thomas the Apostle is situated in the town of Stanhope, Weardale and occupies a prominent elevated position north of the Market Place. Weardale is part of the North Pennines Area of Outstanding Natural Beauty and European Geopark (an area with globally important geology). Stanhope is located 20 miles west of Durham City. The church sits halfway up southwardly sloping rectangular church grounds (fig 1.).

Services at the church include a Eucharist every first, second, third, fourth Wednesday and Sunday at 10 a.m. for 1 hour.

The parish is currently in interregnum. The church is served by Curates Heather Ross and Michael Baldwin along with several active retired priests.

- B.3 Ordnance Survey Map reference – NY 99698 39230.

GENERAL DESCRIPTION OF THE CHURCH

- B.4 A parish church, mostly C12 and C13; restored 1663 and 1867. Accommodation consisting of West tower; aisled nave with south porch; chancel with north organ chamber and vestry. A small former boiler house exists under the north aisle, west end.

The Church merits protection under heritage legislation and is Grade II* Listed. NHLE reference number - 1231701 (31st January 1967)

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

B.5 *External*

Externally the church walls are constructed from sandstone rubble earlier parts, snecked sandstone C19 parts, with quoins and ashlar dressings; lead-covered roof with stone gable copings and cross finials. Wide 3-stage tower has small round-headed window in first stage, painted wooden clock above, and paired chamfered belfry lancets with central shaft. Corbel table supports battlements of grey stone, perhaps C17, of millstone grit, with prominent stone drains, sloped coping and small eroded corner pinnacles. North elevation has single ogee-headed belfry opening. Porch has chamfered round-headed arch under small cusped light under shallow gable with steeper peak. C19 inner door in round-headed chamfered surround with roll moulding and roll drip-mould, on pilaster string and nook shafts; side stone benches. C19 Decorated tracery in 2-light south aisle, 3-light north aisle and 3-light west windows. 5 cusped lights under 2-centred arch in east window; 3 similar lights in south chancel and east vestry; other chancel windows narrow round-headed and lancet. C19 priest's door. Chancel has ball-flower frieze. Aisles have roll-moulded parapets. Sundial, dated 1727, on south chancel aisle with motto *Ut Hora Sic Vita*.

B.6 *Interior*

Stone with ashlar dressings, part of north arcade Frosterley limestone; waggon roof to nave and choir, panelled to sanctuary. 4-bay double-chamfered nave arcades, with continuous drip moulds; round piers with moulded capitals on south; more slender columns with octagonal capitals and on high square bases on north. 2-centred chamfered chancel arch and inner arch on head-carved corbels, and double-chamfered tower arch on octagonal half-columns, with drip- moulds. 2-centred rere-arches to aisle windows.

B.7 *Fittings, Fixtures and Furniture*

C17 reredos, resited in tower, has arcaded panelling under richly-carved entablature. Tub font, with wide roll moulding, not used. Early C20 Jacobean-style chancel screen and altar furnishings and screen; C17 poppyheads to bench ends. One tier of C17 pulpit survives in north aisle. Fragments of painted medieval glass in west window. Plaques in tower give details of restorations.

Memorials include classical- style white marble on black mount, signed by Sanders, New Road, Fitzroy Square, London, to Isabella Arnison, daughter of John Brumwell, surgeon R.N. and widow of Christopher Arnison, surgeon: died 1846 aged 79. Jacobean royal arms over door. 2 oval high-relief panels in chancel of Adam and Eve with the serpent, and Christ walking on the water, in Flemish style; high quality, perhaps C17. Victorian royal cipher in glass in south aisle east window. Painted panels of Creed, Commandments and Lord's Prayer now in vestry. Roman altar, found in Bollihope Common.

B.9 Churchyard

The church stands halfway up a southward sloping rectangular churchyard, to the north of the Market Place. A narrow passage now exists between the east end of the church and the eastern boundary wall. The churchyard has tall perimeter walls on the west, north and eastern sides, with a modern gateway near the north end of the west wall. This gives access to the Durham Dales Centre and Car Park. The churchyard was enlarged by half an acre in 1859 when land was sequestered from the Castle Garden; this extension was probably a strip along the west side of the churchyard.

The main entrance on the south has typical mid-19th century gate piers with stop-chamfered angles and stepped pyramidal tops, and a pair of gates with a patterned top rail. To the west of the gate, the churchyard wall is interrupted by the War Memorial, and by the impressive base of a fossil tree found near Edmundbyers Cross but re-erected here in 1962. This is some two hundred and fifty million years old and is of high geological significance. The churchyard wall, gates and the War Memorial are all Grade II listed monuments. A plaque on the wall states that a section of the Market Place outside the churchyard remains consecrated ground, implying that the churchyard formerly extended further to the south.

There is a mixture of C18 and C19 headstones in the southern section of the churchyard, with a few C18 table and box tombs, especially near the church. Broken headstones line the east and part of the south walls. On the north there are extensive clear areas; most of the monuments here appear to be of C19 date. Near the south-west corner of the yard is a large pyramid-capped monument 'erected by the inhabitants of Weardale as a tribute of respect to the memory of Margaret, wife of Jonathan Roddam of New House', d.1858.

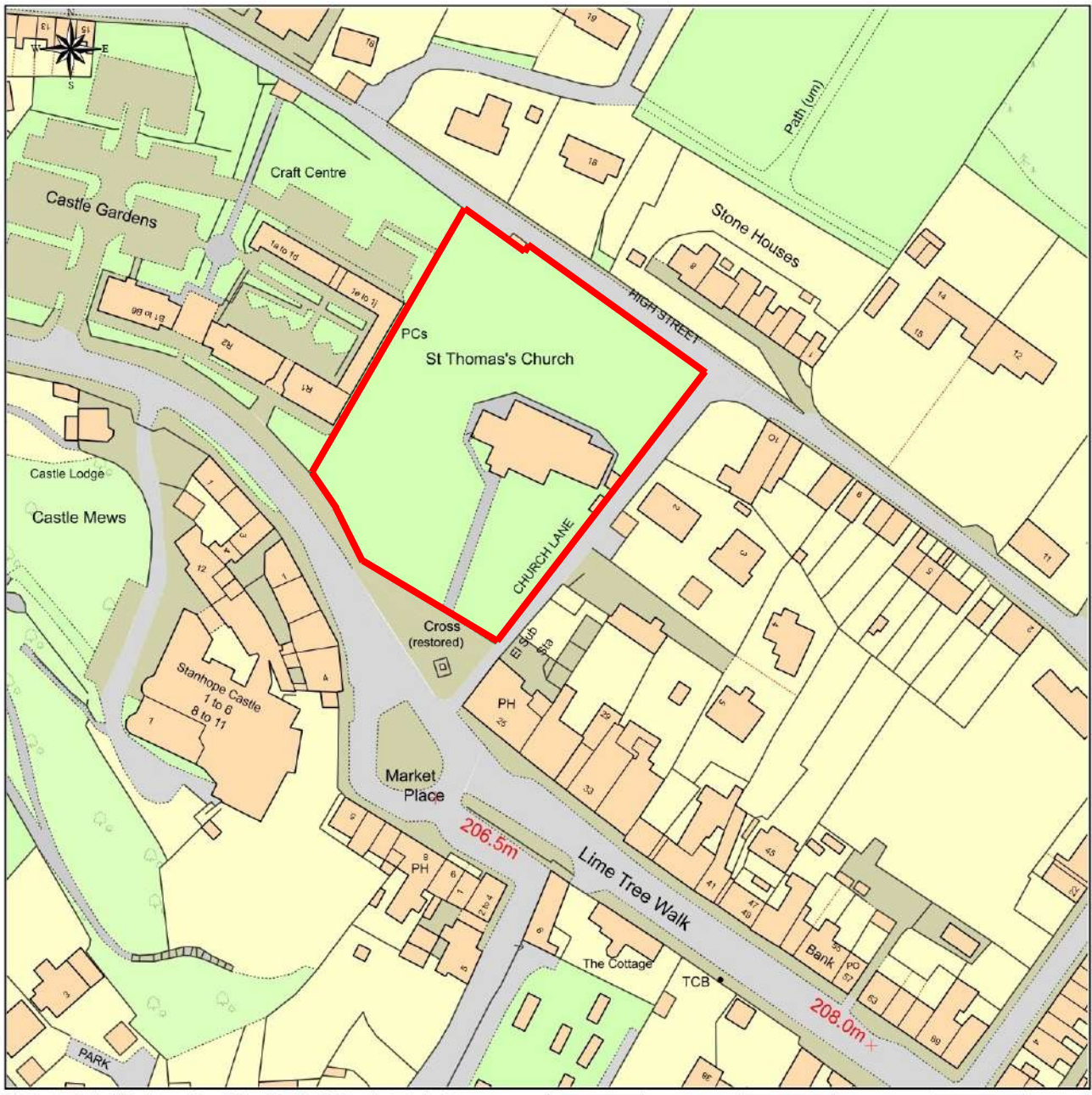
Several tombstones are Grade II listed, including the Collingwood Iley tomb, the so-called Walton tomb and the gravestones of the Collingwood and Eale families. Just inside the south gate, on the east of the path, are the re-located remains of the Grade II listed, 1669, Market Cross.

- B.10 The Church is not scheduled as an ancient monument however due to its associated history and heritage is deemed of archaeological importance. Any proposed repair, conservation and/or construction work to the existing Church fabric will require careful Archaeological monitoring.
- B.11 The Church forms part of the Stanhope Conservation Area adopted by Durham County Council in 1972, amended 1989. By virtue of their location within a conservation area the trees existing within the curtilage of the church and churchyard will be afforded protection.

B.12 Date of Inspection:

The church was visited and inspected on Friday 17th December 2021.

Weather: Dry, cold and frosty.



This Plan includes the following Licensed Data: OS MasterMap Colour PDF Location Plan by the Ordnance Survey National Geographic Database and incorporating surveyed revision available at the date of production. Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey. The representation of a road, track or path is no evidence of a right of way. The representation of features, as lines is no evidence of a property boundary. © Crown copyright and database rights, 2021. Ordnance Survey 0100031673

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

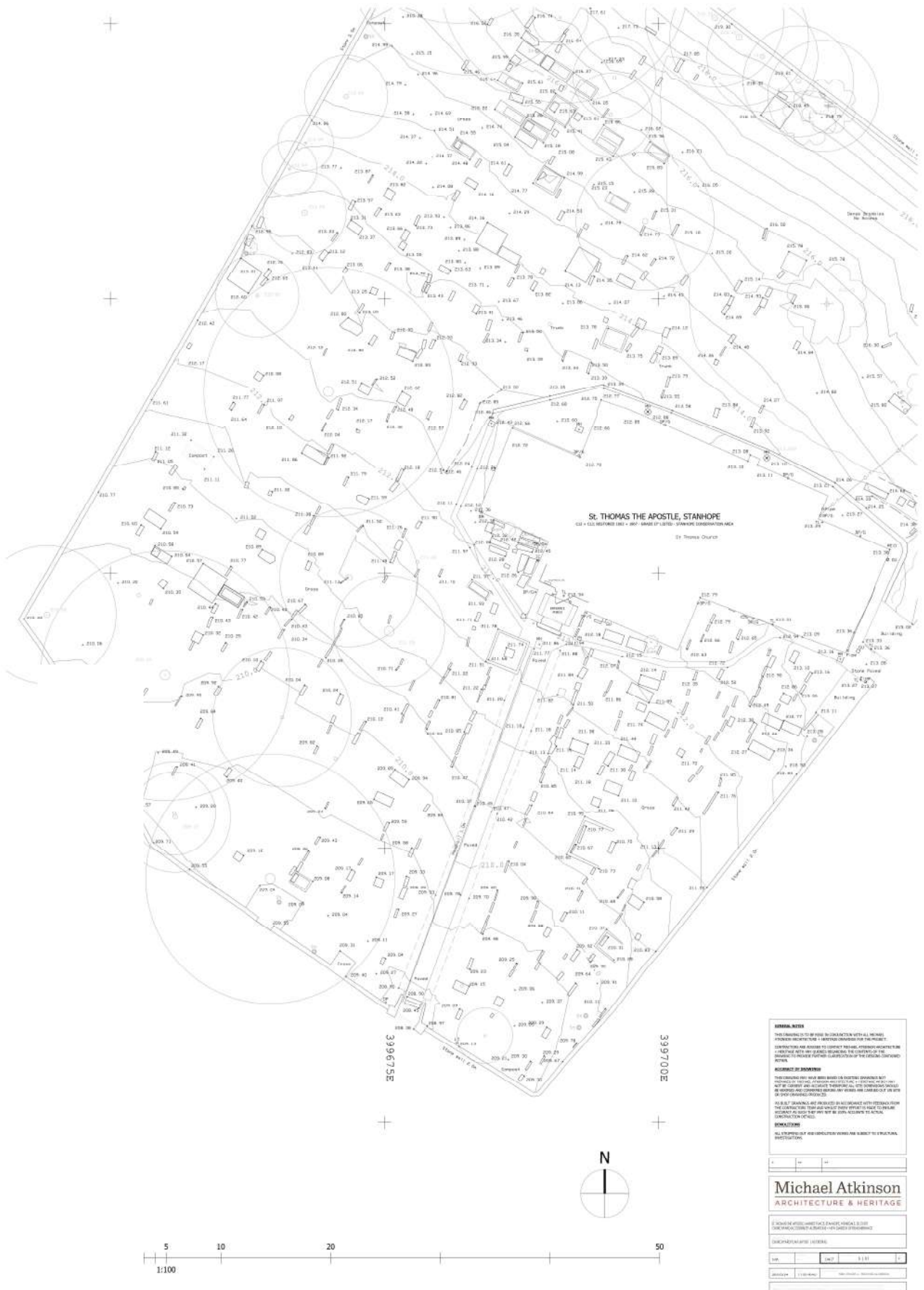


Fig. 2 | Churchyard Plan (not to scale)

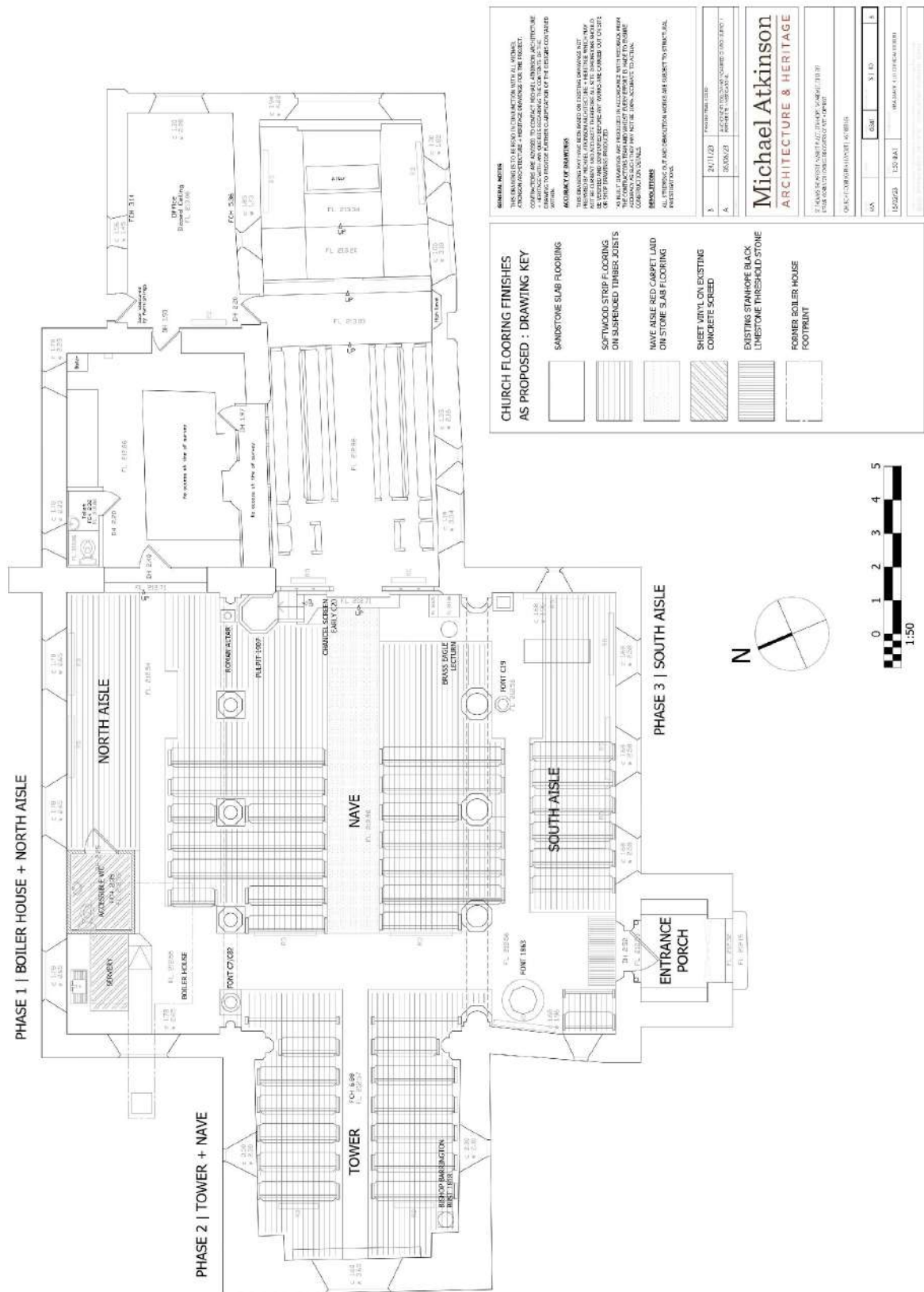


Fig. 2 | Church Plan (not to scale)





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





Fig. 5 | Church Photographs (5.1 - 5.4 Interior)





Fig. 6 | Church Photographs (6.1 - 6.4 Churchyard)

C. SCOPE OF THE REPORT

- C.1 A visual inspection of the church has been carried out such as could be undertaken from ground-level and any accessible roofs, galleries and stagings. Binoculars were used for roof inspections externally. Parts of the structure which were inaccessible, enclosed or covered were not opened or any loose floor coverings lifted.
- C.2 The inspection does not comprise of a structural survey of the Church. Where, in the opinion of the Inspecting Architect, it is apparent that specialist structural or civil engineering advice should be sought; this is recorded in the report.
- C.3 The following inaccessible parts were not included in this inspection:
- a. Interior of the Organ.
 - b. Any voids below floor.
 - b. Roof voids (chancel and vestry).
 - d. Roofs were examined internally from floor level and externally from ground level and via north and south aisle roofs.
- C.4 The boundary and extent of the churchyard is shown on the location plan (Fig. 1, p. 8).
- C.5 No manhole covers were lifted or drains checked.
- C.6 This report describes defects observed. It is not a specification for execution of any work and must not be used for obtaining builders' estimates. An indication of likely repairs costs is included, but it must be understood that the scope of repair work is undefined, and no measurements have been taken, so the figures are no more than 'educated guesses' and should not be relied upon beyond the purpose of indicating the likely spending commitment to maintain the property to a high standard.
- C.7 The Parochial Church Council is reminded that it must notify the Diocesan Advisory Committee and/or obtain a faculty before putting any repair work in hand. In most cases specifications, schedules and descriptions of the proposed repairs will be required. This report is not a substitute for such documents, but it may be cited in support as identifying the need for repairs.
- C.8 One copy of this Report should be kept with the Church Logbook and Records, for future reference.

Completion of this Quinquennial Inspection Report has referred to the 2016 Quinquennial Inspection Report completed by John A.G Niven of T.O.h.P Architects, West Auckland, County Durham.

D. SUSTAINABILITY AND NET ZERO CARBON

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

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

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

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

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

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

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

1. SCHEDULE OF RECENT REPAIR AND MAINTENANCE WORKS

1.1 *Repair and Maintenance Work*

- Tree works within churchyard by Olivers Trees Ltd.
- Repair of Rookhope Cross (located under west window) by Tommy Stevenson, Builder of Stanhope.
- Removal of asbestos sheeting from outhouse roof and replacement with low profile powder coated tin sheets by Tommy Stevenson, Builder of Stanhope.
- Installation of new boiler, circulation pump and control system by Nigel Stoves Plumbing & Heating Ltd.
- Inauguration of aumbry, designed and fitted by WG Pyebourne & Sons Ltd. of Wolsingham.
- Repairs to timber clock face dial to S elevation by Tommy Stevenson, Builder of Stanhope.
- Installation of roof alarm modifications by E-bound AVX Ltd.

Annual checking of service installations and maintenance tasks carried out including:

- PAT Testing of electrical equipment.
- Servicing of roof alarm systems by E-bound AVX Ltd.
- Organ tuning and repair
- Boiler servicing by Nigel Stoves P&H Ltd.
- Fire extinguisher serviced by NE Fire.
- Isolated roof covering repairs by Tommy Stevenson, Builder.
- Clearing leaves and debris out of rainwater goods
- Lightning conductor check

1.2 *Terrier and Logbook*

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

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

2.1 GENERAL CONDITION OF THE CHURCH

This important historic church continues to be maintained in a sound, good structural condition. The PCC is to be commended on their efforts over the preceding quinquennium period which have negotiated the covid pandemic and a serious outbreak of dry and wet rot across the north aisle.

The flooring to the nave, north/south aisles and tower together with structural intervention over the former boiler house are key priorities for the forthcoming quinquennial period. Aligned with this major alteration work is checking that testing and inspection of services installation are up to date, predominantly the electrical installation and lightning conductor installation.

The masonry walling is in a sound, good condition however pointing is poor in places with evidence of inappropriate cement pointing together with areas of loose/missing pointing evident. It would be prudent to develop a repointing specification that ensures quality and consistency for patch repairs needed over the coming years. Attention to the roof copings is also recommended where similar loose/missing sections of pointing material are noted. Despite being structurally sound the masonry walling exhibits a host of movement/settlement cracking which should be further investigated with assistance from an experienced structural engineer to gauge whether any intervention is required over the course of the quinquennial period, that being repair, support of monitoring.

The roof coverings remain in a sound, good condition along with the rainwater goods despite refurbishment of gutters to the chancel S elevation and north aisle N elevation are required. It would be prudent for the PCC to enter a maintenance contract with a local roofing contractor to keep top of any running repairs necessary.

Internally, the church is generally well presented the exception being the deteriorated condition of the church flooring. There is an interesting collection of fixtures, fittings and memorials existing with the church, including three fonts, a roman altar and high-quality chancel furniture. As a routine item of maintenance, it is prudent to carry out regular visual checks for woodworm activity against timber items of furniture, fixtures and fittings. The 1863 font, made from frosterley marble would benefit from being relocated to make best use within the context of modern, flexible worship patterns. Checks within the bell chamber of the tower are important to assess the potential of increased timber damage due to insect attack and should be carried out promptly over the course of the forthcoming quinquennial period.

Service installations appear to be in a safe, working condition. The heating installation is known to be checked annually and all is in working order. Renewal of the church flooring will incorporate underfloor heating which hopefully will lessen the reliance on the wall mounted radiators. The electrics are working however it is not known when the last 5 yearly periodic inspection took place, this should be actioned promptly if overdue.

The church sits in a large attractive churchyard and there is scope across the forthcoming quinquennial period for developing key projects such as improving accessibility by introducing a new entrance to the SW and ramped footpath; new external lighting to improve visibility, making access safer and highlight the church within the town and establishment of a garden of remembrance at the west edge of the churchyard.

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

2.2 STRUCTURAL CONDITION OF THE CHURCH

The church building is generally in a sound, satisfactory structural condition except for an extensive number of movement cracks and joints that are visible to the walling masonry fabric and scheduled as follows:

Starting from the NE corner and working in an anti-clockwise direction.

EXTERNAL

- Very slight movement/settlement joints to left corner of organ chamber, to outer head of window arch and left joint of cill.
- Very slight movement/settlement to outer joints of right-side jambs at the lower level of west window to north aisle, visible internally and externally.
- Slight movement joints to top left corner of the west gable of north aisle following the joint lines to dressed parapet and coursed rubble below.
- Slight movement/settlement joint through centreline of head of west window to north aisle including crack to bottom course of dressed stone parapet above. Previous movement joint under the centre of the window has been repointed.
- Slight movement/settlement joint to centre and right of centre to cill of west window and wall below and below right jamb line to ground. There is also a slight movement crack from the right side of the window keystone stepping up to the left side of the cill stone to the first lancet window in the tower above.
- Slight step movement crack from left end of cill to first lancet window through string course to head of west window.
- Very slight movement/settlement joint following the joints from 1m above ground to the centre of the stone of the first lancet window in the tower.
- Slight movement/settlement joint through right hand outer window quoin joints to west gable of south aisle and vertically above the window extending very slightly through the joints of the dressed stone of the parapet.
- Stepped movement joint through parapet to right side of right-hand gutter outlet down to right side of belfry opening.
- Very slight movement joints to outer right corner of south aisle extending from the bottom parapet course down the inner edges of the quoins to the mid-height.
- Stepped movement joints to dressed stone of parapet of S aisle above the entrance porch and on the line of the central downpipe extending to the rubble stone below and from above the apex of the central window and around the left-hand arch.

- Slight movement/settlement joints to centreline, through the parapet to ground to east gable of S aisle. Most notable to ashlar sloping parapet where joint have opened by about 15mm.
- Some vertical unevenness to south chancel wall, particularly noticeable from the rainwater downpipe to the right-hand window at the upper level.
- Slight movement to joint to left kneeler block to east gable.
- Slight movement/settlement joint to centreline of east gable to centre of window arch for about half its height and from cill to ground following joints.

INTERNAL

- There is diagonal settlement crack on the inside of the entrance porch particularly noticeable on the west side and partially on the east side. Running in opposite directions.
- Movement cracking around internal arch to east most window to north aisle and through both reveals.
- Easings around internal arch to west end of organ chamber which extend to ground on north side and to the adjacent window reveal.
- Easings around internal arch to south entrance door and vertically above to eaves level.
- Movement stress cracking to inside of north and south faces of tower and above west window. The internal face of the north wall has also expanded inwards in the past.
- Movement stress crack around the inside and outside of the chancel arch with glass tell-tales which, where they remain have not failed. The mortar pointing appears to be loose on the right side of the west face of the arch under the hood. There is also a vertical crack under the arch corbel on the north side.
- Easings around all north arcade arches which extends into the springing part of the arches above the two eastern columns.
- Full height settlement crack on inside of the west gable of south aisle behind font.
- Slight settlement cracking around the west window to south aisle.
- General stress cracking to east gable of organ chamber including above both vestry doors and to organ opening arch to chancel.
- General stress cracking around quoins and under cill to north windows behind organ chamber.

The condition and presence of the cracking has existed for a number of years, and it is understood not to have significantly worsened since the last quinquennial inspection. Previous QIR's have described the cracking as akin to issues surrounding foundation and/or ground movement rather than any in built defect with the masonry fabric citing landslip or mining subsidence as scenarios where the extent and nature of cracking could be found.

It would be prudent to obtain advice from an experienced structural engineer to explore any possible reason for the extent of cracking and to determine whether the PCC should be proactive in intervening; be it repair, repointing, supporting or monitoring.

R2	2.2.1 Conduct structural investigations of the walling masonry fabric with assistance of an experienced structural engineer.
M	As a routine item of maintenance carry out bi-annual visual checks of cracking for any signs of worsening/change in circumstances.

EXTERNAL

3. ROOF COVERINGS

Nave, chancel and aisle roofs are covered in traditional lead sheet with wood roll jointing, lead flashings to abutments. Areas of the lead sheet to the north aisle have been renewed following incidents of repeated thefts between 20028 and 2011. The south entrance porch roof is covered in terne coated stainless steel with standing seam jointing. Over the vestry and organ chamber there are pitched stone slate roofs.

3.1 NAVE

Steep double pitched roof form discharging to valley gutter to N and S aisles.

- 3.1.1 The condition of the nave roof covering is found to be in a sound, satisfactory condition. Occasional lead burned repair patches at the junction with the S valley gutter. There are no reports or signs of water leaks to the ceilings internally. Both ridge line and roof slopes are even without dips or undulations. Some brown streaking to the lead sheet to the south slope.

3.2 NORTH AISLE

Shallow double pitched roof form discharging to cast iron rainwater gutters.

- 3.2.1 The condition of the north aisle roof covering is found to be in a sound, satisfactory condition. Occasional lead burned repair patches at the junction with seams and upstands. The upper valley gutter has signs of water ponding. There are no reports or signs of water leaks to the ceilings internally. Some brown staining patches to the lead sheet.

3.3 SOUTH AISLE

Shallow double pitched roof form discharging to lead lined parapet gutters.

- 3.3.1 The condition of the south aisle roof covering is found to be in a sound, satisfactory condition. There are no reports or signs of water leaks to the ceilings internally. Excessive brown staining across the whole of the lead sheet. There are 2 no. floodlights (currently not working) siting on concrete paving slabs the weight of which has settled into the lead sheet. Signs of loose and/or missing pointing to the lead cover flashings are noted.

Historic England research on the cause of the brown staining has not been conclusive. The change in appearance is thought to be more prevalent on roof slopes exposed to direct sunlight, particularly in rural and coastal areas, affecting new as well as centuries-old lead. It is felt that the staining does not adversely affect longevity of the lead sheeling; the main issue being an aesthetic consideration. The composition of the lead is not a factor, nor was surface topography but rainwater running over a surface appeared to stimulate the staining. A mild acid will remove the staining, therefore cleaner air with less acidic content may have created conditions for the staining to develop.

3.4 CHANCEL

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

- 3.4.1 The condition of the chancel roof covering is found to be in a sound, satisfactory condition. There are no reports or signs of water leaks to the ceilings internally. Both ridge line and roof slopes are even without dips or undulations. Some brown streaking to the lead sheet to the south slope.

3.5 TOWER

Shallow double pitched roof form discharging to lead lined parapet gutters.

- 3.5.1 The condition of the tower roof covering is found to be in a sound, satisfactory condition. Excessive staining across the lead sheet. Signs of loose and/or missing pointing to the lead cover flashings are noted. There is a section of soft timber boarding to the west elevation where water tends to pond albeit the lead covering remains intact.

3.6 ENTRANCE PORCH

Shallow double pitched roof form discharging to rainwater goods to E and W.

- 3.6.1 Entrance porch roof covering is found to be in a sound, satisfactory condition.

3.7 ORGAN CHAMBER

Steep double pitched roof form discharging to cast iron rainwater goods to N, valley gutter to S.

- 3.7.1 The condition of the organ chamber roof covering is found to be in a sound, satisfactory condition. There are no reports or signs of water leaks to the ceilings internally. Both ridge line and roof slopes are even without dips or undulations. Stone slating and ridge stones all appear complete although there are signs of lamination and chipped broken corners. To the S slope there are a couple broken slates and others which have lead underlining. Large amounts of moss buildup noted to the N slope.

R2

Carry out stone slate repairs by local, experienced roofing contractor.

3.8 VESTRY

Mono-pitch roof form discharging to cast iron rainwater goods to N.

- 3.8.1 The condition of the nave roof covering is found to be in a sound, satisfactory condition. There are no reports or signs of water leaks to the ceilings internally. Roof slopes are even without dips or undulations. Stone slating all appear complete although there are signs of lamination and chipped broken corners.

3.9 MAINTENANCE

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

M

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

4. RAINWATER GOODS AND DISPOSAL SYSTEMS

To pitched roofs the rainwater goods, consist of beaded half round cast-iron eaves gutters painted black on brackets discharging into decorative lead hoppers, serving rectangular section terne coated steel downpipes. Shoes at base of downpipes discharging over clay gullies. Lead lined parapet gutters to S aisle discharging through the parapet wall into similar downpipes.

4.1 NAVE

4.1.1 No rainwater goods.

4.2 NORTH AISLE

4.2.1 Installation appears to be complete and in a satisfactory working condition. Evidence of overflowing and leaking from gutter, noting staining of walling below. Damage to lower section of downpipe to W end.

R2

Refurbish cast iron gutter by local, experienced roofing contractor.

4.3 SOUTH AISLE

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

4.4 CHANCEL

4.4.1 Installation appears to be complete and in a satisfactory working condition. Gutter to S elevation is badly rusting and would benefit from refurbishment.

R2

Refurbish cast iron gutter by local, experienced roofing contractor.

4.5 TOWER

4.5.1 Installation appears to be complete and in a satisfactory working condition. The chute to the N side, E end is staining the walling fabric at low level.

4.6 ENTRANCE PORCH

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

4.7 ORGAN CHAMBER

4.7.1 Installation appears to be complete and in a satisfactory working condition. Damage to lower section of downpipe.

4.8 VESTRY

4.8.1 Installation appears to be complete and in a satisfactory working condition. Damage to lower section of downpipe.

4.9 MAINTENANCE

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

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

5. **BELOW GROUND DRAINAGE**

- 5.1 *Surface water from the church roofs is diverted into a terracotta pipe network which surrounds the perimeter of the church leading off down the churchyard path connecting into the main public sewer located within the Market Place.*

The installation of 2no. WC's and kitchenette facilities within the north aisle in 2012 installed UPVC pipe network to serve foul water drainage along the north elevation connecting into the existing surface water system at the northwest corner of the church.

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

It is understood however that the below ground drainage system is working adequately.

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

6. **PARAPETS/UPSTAND WALLS, FINIALS, CROSSES**

6.1 NAVE

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

- 6.1.1 The roof copings appear to be in a satisfactory condition albeit there are signs of surface erosion to the upward face and edges. The apex cross is badly weathered and has lost part of its upper section.

Joints between individual copings are tight and without mortar.

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

6.2 NORTH AISLE

Large, chamfered parapet stones to W gable end.

- 6.2.1 The parapet copings appear to be in a satisfactory condition. There are signs of loose/missing mortar pointing between individual stone units.

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

6.3 SOUTH AISLE

Large, chamfered parapet stones to E, S and W elevations.

- 6.3.1 The parapet copings appear to be in a satisfactory condition, albeit signs of erosion are noted. There are signs of loose/missing mortar pointing between individual stone units.

R2

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

6.4 CHANCEL

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

- 6.4.1 The roof copings appear to be in a satisfactory condition albeit there are signs of surface erosion to the upward face and edges.

Joints between individual copings are tight and without mortar.

R2

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

6.5 TOWER

Large, chamfered stones as part of crenelated parapet. Stone pinnacles to each corner of the tower.

- 6.5.1 The parapet copings appear to be in a satisfactory condition, albeit signs of erosion are noted. There are signs of loose/missing mortar pointing between individual stone units across the parapet.

R2

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

- 6.5.2 The stone pinnacles are excessively eroded.

R1

Inspect and test the pinnacle fixings to assess their structural integrity.

6.6 ENTRANCE PORCH

Flat sandstone roof coping (water tabling) at S gable. Single apex cross at south end.

- 6.6.1 The roof copings appear to be in a satisfactory condition albeit there are signs of surface erosion to the upward face and edges.

Joints between individual copings are tight and without mortar.

R2

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

6.7 ORGAN CHAMBER

Flat sandstone roof coping (water tabling) at E and W gables.

- 6.7.1 The roof copings appear to be in a satisfactory condition albeit there are signs of surface erosion to the upward face and edges.

Joints between individual copings are tight with loose/missing mortar.

R2

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

6.8 VESTRY

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

- 6.8.1 The roof copings appear to be in a satisfactory condition albeit there are signs of surface erosion to the upward face and edges. Moss growth noted.

Joints between individual copings are tight with loose/missing mortar.

R2

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

7. WALLING

Externally the church walls are constructed from sandstone rubble earlier parts, snecked sandstone C19 parts, with quoins and ashlar dressings.

7.1 NAVE

- 7.1.1 No exposed walling externally.

7.2 NORTH AISLE

- 7.2.1 The condition of the north aisle walling masonry is found to be in a sound, satisfactory condition, exceptions as follows:

- Slight movement joints to the outer margins of the NW corner quoins.
- Some open joints to the tracery.

R2

Prepare lime mortar repointing specification and carry out patch repairs.

7.3 SOUTH AISLE

- 7.3.1 The condition of the south aisle walling masonry is found to be in a sound, satisfactory condition, exceptions as follows:

- Movement joints to the outer margins of the SE parapet corner.
- Weathered/open joints above window opening to E gable.
- Weathered/open joints above and to left side of S central window opening.
- Eroded stone to S string course under corbelled parapet/window hoodmould.
- Sundial face eroded and cracked.

R2

Prepare lime mortar repointing specification and carry out patch repairs.

R3

- 7.3.2 Seek specialist masonry advice regarding condition of sundial.

7.4 CHANCEL

- 7.4.1 The condition of the chancel walling masonry is found to be in a sound, satisfactory condition, exceptions as follows:

- One open joint to left window hoodmould.
- Weathered/open joints across S elevation.
- Movement joints to outer margins of SE corner quoins.
- Smeared, loose pointing and cement-based pointing evident to E gable.
- Cracked stone mullion to E gable window.
- Open joint above E gable window hoodmould.

R2

Prepare lime mortar repointing specification and carry out patch repairs.

7.5 TOWER

7.5.1 The condition of the chancel walling masonry is found to be in a sound, satisfactory condition, exceptions as follows:

- Weathered/open joints to projecting parapet to E and W elevations.
- Open joints to the outer left/right corners immediately under the parapet to N.
- Weathered/open pointing under belfry opening to S.
- Open joints to corner quoins of parapet to E.
- Movement joint under the central lancet window to the W.
- Eroded stones to S top plinth course are extremely eroded in sections.
- Cills to belfry opening on N and W elevations are badly eroded.

R2

Prepare lime mortar repointing specification and carry out patch repairs.

7.6 ENTRANCE PORCH

7.6.1 The condition of the entrance porch walling masonry is found to be in a sound, satisfactory condition, exceptions as follows:

- Movement joints to outer margins of SE corner quoins.
- Slightly cracked joints to centre of W elevation.

R2

Prepare lime mortar repointing specification and carry out patch repairs.

7.7 ORGAN CHAMBER

7.7.1 The condition of the organ chamber walling masonry is found to be in a sound, satisfactory condition, exceptions as follows:

- Weathered/open joints to N elevation, left side of junction buttress and to upper left corner area.
- Moss covering to projecting plinth at base.
- Weathered/open joints to E gable, upper right corner area.
- Open joints to window tracery to E gable.

R2

Prepare lime mortar repointing specification and carry out patch repairs.

7.8 VESTRY

7.8.1 The condition of the vestry walling masonry is found to be in a sound, satisfactory condition, exceptions as follows:

- Left hand side of N elevation over pointed in cement-based mortar.
- Excessive use of cement-based mortar pointing to E gable.
- Redundant chimney stack has open joints to top capping section.

R2

Prepare lime mortar repointing specification and carry out patch repairs.

8. TIMBER PORCHES, DOORS AND CANOPIES8.1 SOUTH ENTRANCE DOOR*External*

Open wrought iron gates with former, earlier wood and metal 'sheep' gates remain fixed to external wall face.

8.1.1 Gates are in a sound, good condition.

Internal

Single solid timber door with round arched head, diagonal boarded finish, stained and incorporating decorative iron strap hinges and handle.

8.1.2 Door is in a sound, satisfactory condition.

The stain finish is deteriorating in places.

R1

Carry out refurbishment of internal entrance door.

8.2 CHANCEL

Single solid timber door with pointed head, vertical boarded finish, stained and incorporating decorative strap hinges and handle.

8.2.1 Door is in a sound, satisfactory condition.

The stain finish is badly deteriorated.

R1

Carry out refurbishment of chancel door.

8.3 VESTRY

Single solid timber door with flat head, vertical boarded finish, stained and incorporating decorative strap hinges and handle.

8.3.1 Door is in a sound, satisfactory condition.

There is evidence of some water staining to the base of the door.

9. WINDOWS

9.1 The church possesses a good mix of both stained and plain glass. The glazing is protected externally by black mesh grill, screw fixed into the face of the masonry surrounds.

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

<i>Location</i>	<i>Orientation</i>	<i>Type</i>	<i>Shape</i>
Tower	West	Stained glass	Three-light lancet w. cinquefoil
	North	Plain glass (x1)	Single light lancet
	South	Plain glass (x1)	Single-light lancet
North Aisle	North	Stained glass (x2) Plain glass (x1)	Three-light lancet (cusped) Three-light lancet (cusped)
	West	Plain glass (x1)	Three-light lancet w. trefoil
South Aisle	South	Stained glass (x2) Plain glass (x1)	Two-light lancet w. quatrefoil Two-light lancet w. quatrefoil
	East	Stained glass (x1)	Single light lancet
	West	Plain glass (x1)	Single light lancet
Chancel	North	Plain glass (x1)	Single-light lancet
	East	Stained glass (x1)	Five-light lancet (cusped)
	South	Plain glass (x2)	Three-light lancet (cusped)
		Plain glass (x1)	Single light lancet
Stained glass (x1)	Single light lancet		
Organ Chamber	North	Plain glass (x2)	Single light lancet (cusped)
	East	Plain glass (x1)	Three light rose (cinquefoil)
Vestry	North	Plain glass (x1)	Two-light lancet
	East	Plain glass (x1)	Three-light lancet (cusped)

9.1.1 The window units are maintaining a weathertight seal with the masonry fabric surrounds. There is an additional layer of security with the presence of external protection in the form of external metal grills to the stained glass and ferramenta framing to the plain glass.

The metal grills are in a sound, satisfactory condition.

The ferramenta is rusting in places with staining/run off noted to the walling.

R3

Refurbish/repair ferramenta by specialist ICON registered conservator.

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

R4

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

INTERNAL

10. TOWER

10.1 GROUND FLOOR

Walls are exposed sandstone masonry. Exposed roof structure is of dark varnished timber consisting of a series of large beams set on stone corbels with timber boarded finish over. Flooring is suspended softwood timber boards under pew areas with stone flag central aisle. Access to the clock chamber is via a vertical ladder located within the NW corner, complete with fall arrest system. Redundant vent shafts exist to both NW and SW corners.

10.1.1 Stonework walling all appears to be in a sound, satisfactory condition.

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

Of most concern is the deterioration of the floor structure because of rampant wet and dry rot activity across the north aisle which has penetrated the fabric to the north side of the nave. At the time of the inspection a section of the softwood timber boards to the northeast part of the flooring had been removed, stone slabs lifted, and rot discovered subsequently fenced off.

The PCC are pursuing a complete overhaul of the floor structure and covering to eradicate any possible future return of the wet and/or dry rot. A project has been developed to remove the suspended floor structure and install a new insulated limecrete floor with sandstone slab finish incorporating underfloor heating.

R1	Install new limecrete floor structure and sandstone slab covering to tower.
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10.2 CLOCK CHAMBER

The internal walls of the clock chamber are finished in whitewashed stonework. The flooring consists of exposed timber board, the ceiling has been lined with taped insulation board. Exposed timber structure includes two large beams running north-south with raking struts, at each corner and underneath the beam ends a timber post, presumed to be a later addition to help support the ends of floor beams to the bell chamber above. Aluminium ladder access to bell chamber above.

10.2.1 Stonework walling all appears to be in a sound, satisfactory condition.

The ceiling has been disturbed in places, leading to collapse of certain sections, predominantly in the SE corner and mid-way along the E edge, the later due to a build-up of bird nesting material from above.

R3	Carry out repairs to the ceiling.
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M	10.2.2 It is recommended that as a routine item of maintenance regular checks are carried out for any signs of new and active timber beetle attack and/or rot.
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10.3 BELL CHAMBER

The internal walls of the bell chamber are finished in whitewashed stonework, other than that of the S elevation which remains exposed masonry. The flooring consists of exposed timber board, the ceiling is an exposed timber roof structure consisting of beams, purlins, rafters and roof boarding. Belfry openings consist of stone slate louvres and have wire mesh to the external edges to deter roosting birds. Flooring structure consists of 5 primary oak beams with softwood boarding over. Aluminium ladder access to roof above.

Two brass bells, founded 1672 and 1673 by Samuel Smith I of York, one of which is chimed by the clock.

10.3.1 Stonework walling all appears to be in a sound, satisfactory condition.

The underside of the exposed roof structure is badly stained, and white salting is noted, particularly to the S side.

The floor covering is covered in dust/debris, the softwood boarding is showing signs of insect attack which may also be affecting the underlying oak beams.

Fixing of the large stone slate louvres are loose and/or missing in places with the timber lintels supporting the belfry openings affected by rot.

R1	Carry out assessment of the bell chamber by an experienced specialist in timber decay and infestation.
R1	10.3.2 Check openings and make repairs to mesh coverings and louvres.

11. **CLOCKS AND THEIR ENCLOSURES**

11.1 *The clock is located within its own chamber, an intermediate stage of the Tower. It dates 1894 and is a turret clock by W Potts and Sons, Leeds. There is a single clock dial, diamond in shape located on the S elevation of the tower.*

11.1.1 It is understood that the clock is in working condition however it is not known whether the instrument is under any service agreement with a company experienced in the care and maintenance of church turret clocks.

Annual maintenance would involve checking the clock installation for any safety issues, signs of wear or areas of concern that may cause problems over the coming year. The clock movement needs to be cleaned and lubricated along with any other accessible parts within the church including dial motion works, bevel gearing and universal joints. Bell hammers and bell cranks to be checked and cleaned where necessary.

The clock dial on the south elevation is in a good, sound condition.

M	It is recommended that as a routine item of maintenance the clock is serviced on an annual basis by an experienced turret clock horologist.
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12. NAVE

12.1 *The nave is a large and bright open space, lit via the north and south aisle windows and west tower window through stained glass. Ceiling is of dark varnished timber consisting of a series of closely spaced pine scissor truss rafters with timber boarded finish over. At every fifth truss there is a moulded arch brace to the underside. Walls are exposed sandstone masonry with exposed ashlar stonework to arcading on both north and south sides. The arcading columns has round piers with moulded capitals on south; more slender columns with octagonal capitals and on high square bases on north. 2-centred chamfered chancel arch and inner arch on head-carved corbels, and double-chamfered tower arch on octagonal half-columns, with drip-moulds. Flooring is suspended softwood timber boards under pew areas with stone flag central aisle, covered in a red carpet.*

12.1.1 The nave is in a sound, satisfactory condition.

Walling masonry is generally flush joint pointed, all sound except where joints have opened due to movement of the church fabric.

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

Of most concern is the deterioration of the floor structure because of rampant wet and dry rot activity across the north aisle which has penetrated the fabric to the north side of the nave. At the time of the inspection a section of the softwood timber boards to the northwest part of the flooring had been removed, rot discovered and as a temporary measure plywood board refixed to enable full use of the nave in the short term.

The PCC are pursuing a complete overhaul of the floor structure and covering to eradicate any possible future return of the wet and/or dry rot. A project has been developed to remove the suspended floor structure and install a new insulated limecrete floor with sandstone slab finish incorporating underfloor heating.

R1

Install new limecrete floor structure and sandstone slab covering to nave.

13. NORTH AISLE

13.1 *Walls are exposed sandstone masonry. Exposed roof structure is of dark varnished timber consisting of a series of deep beams supported at ends with wall posts and braces, central post over supporting ridge beam with similar supports for purlins and rafters with timber boarded finish over. Flooring is suspended softwood timber boards under pew areas with stone flag aisles. Kitchenette and accessible WC to west end installed in 2012.*

13.1.1 The north aisle is in a poor condition.

Walling masonry is generally flush joint pointed, all sound except where joints have opened due to movement of the church fabric.

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

Of greatest concern is the excessive deterioration of the floor structure because of rampant wet and dry rot activity across the north aisle. At the time of the inspection large sections of the flooring had been taken up and disposed of because of the rot outbreak. Removal of the floor coverings and structure has revealed the former boiler house located at the west end, the source of the outbreak. It is understood that the combination of a lack of effective ventilation, rise in dampness levels and presence of timber from a former boiler house door have all led to the perfect environment for the rot to take hold and develop.

Furthermore, exposure of the boiler house has revealed a vulnerable floor construction made up of infill rubble and shallow steel T-sections, the latter of which are badly corroded and deflecting. The current kitchenette and part of the accessible WC 'pod' also sits directly above this construction. There is therefore the need to stabilise this section of the floor before any works to renew the floor structure and covering across the north aisle.

Due to the status of the floor structure the accessible WC is currently not in use and the kitchenette can only operate on a partial basis, an element of which has been removed to provide access to the flooring and boiler house below.

R0	Stabilise remaining floor structure above the boiler house.
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R1	13.1.2 Install new limecrete floor structure and sandstone slab covering to north aisle.
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14. SOUTH AISLE

14.1 *Walls are exposed sandstone masonry. Exposed roof structure is of dark varnished timber consisting of a series of deep beams supported at ends with wall posts and braces, central post over supporting ridge beam with similar supports for purlins and rafters with timber boarded finish over. Flooring is suspended softwood timber boards under pew areas with stone flag aisles. Lady Chapel to east end.*

14.1.1 The south aisle is in a sound, satisfactory condition.

Walling masonry is generally flush joint pointed, all sound except where joints have opened due to movement of the church fabric.

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

The flooring is in a sound, satisfactory condition albeit subject to renewal as part of the wider flooring project across the church.

R1	Install new limecrete floor structure and sandstone slab covering to south aisle.
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15. CHANCEL

15.1 *Walls are exposed sandstone masonry. Exposed roof structure is of dark varnished timber consisting of a series of closely spaced pine scissor truss rafters with timber boarded finish over, moving into the high altar the underside of the trusses are boarded out with timber panels creating a waggon roof affect, decorative panel mouldings and bosses. Choir stalls, altar rail, high altar, reredos and a striking east window. Floor consists of terrazzo tiling with stone steps from nave and frosterley marble steps up to the high altar. Pine softwood timber boarding under choir stalls.*

15.1.1 The chancel is in a sound, satisfactory condition.

Walling masonry is generally flush joint pointed, all sound except where joints have opened due to movement of the church fabric.

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

The flooring is in a sound, satisfactory condition.

16. ENTRANCE PORCH

16.1 *Walls are exposed sandstone masonry. Simple exposed roof structure of two king post trusses set against the end walls supporting a ridge, purlins and rafters with timber boarded finish over. Flooring consists of stone flags on solid floor construction. Stone benches to east and west sides.*

16.1.1 The entrance porch is in a sound, satisfactory condition.

The exposed roof structure all looks to be in a sound, good condition. Some cobwebbing and bird nest above the entrance door.

The flooring is in a sound condition albeit there are open joints between the stone flags and slightly uneven in places.

17. ORGAN CHAMBER

17.1 *Walls are exposed sandstone masonry. Exposed roof structure is of dark varnished timber consisting of a series of closely spaced pine scissor truss rafters with timber boarded finish over. Flooring consist of red carpet.*

17.1.1 The organ chamber is in a sound, satisfactory condition.

Walling masonry is generally flush joint pointed, all sound except where joints have opened due to movement of the church fabric.

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

The flooring is in a sound, satisfactory condition.

18. VESTRY

18.1 *Painted, plastered walls above timber dado panelling. Roof structure consists of exposed rafters with painted plaster panels between. Carpet laid on suspended timber floor/structure.*

18.1.1 The vestry is in a sound, satisfactory condition.

The walling decoration finish is good albeit there is the occasional hairline cracking to the plasterwork.

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

The flooring is in a sound, satisfactory condition.

19. PARTITIONS, SCREENS, PANELLING, DOORS AND DOOR FURNITURE19.1 CHANCEL REREDOS

Timber panelled reredos dating 1910 by Hedley of Newcastle upon Tyne.

19.1.1 Of sound, good condition.

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

Chancel timber screen and north aisle timber screen dated 1902 by T E Eccles.

19.2.1 Of sound, good condition.

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

Chancel timber screen in memory of Rev. JJ Pulleine (1888-1913) by A Eccles.

19.3.1 Of sound, good condition.

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

Located beneath the west window is a section of C17 carved panelling, formerly part of the reredos, transferred to Crawleyside Chapel in 1867 and returned after the chapels closure in the 1950's.

19.4.1 Of sound, good condition.

M	It is recommended that regular checks are carried out for any signs of new and active timber attack due to woodworm and/or rot.
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20. FIXTURES, FITTINGS, FURNITURE AND MOVABLE ARTICLES20.1 FONT (1863)

Elaborately designed font, constructed from frosterley marble and sat on circular stone plinth at west end of the south aisle, dating 1863. Oak font cover, dated 1907 by a Mr Eccles.

20.1.1 The font is in a good condition although its location, tight against the west end of the north aisle makes it difficult for inclusive use for modern day patterns of worship.

R2

Relocate font within the church.

20.2 FONT (C7/C8)

Stone Anglo Saxon font, located at the west end of the north arcading was originally found within the churchyard and has a circular shaft and bowl, moulded as if turned on a wheel.

20.1.2 The font is in a good condition.

20.3 FONT (C19)

Stone C19 font formerly belonged to the chapel at Crawleyside until its closure in the 1950s, located at the east end of the south arcading.

20.3.1 The font is in a good condition.

20.4 OAK MEDALLION PANELS

Located on the north wall of the chancel are two dark oak carved panels, said to be Flemish in origin, possibly C17 in date. Depicting the Garden of Eden (over the vestry door) and St. Peter's attempt to walk on the water (at east end of the wall).

20.4.1 The oak carvings are in a good condition.

M

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

20.5 CHRIST BEARING THE CROSS PAINTING

Located on the north wall of the chancel hangs a late C16, Flemish School painting depicting Christ bearing the cross, set within a decorative gold frame.

20.5.1 Painting is in a good condition.

20.6 CHOIR STALLS AND CLERGY DESKS

Oak benches within chancel with panelled backs and front panels. Carved decoration at ends with poppy heads, C17 in date.

20.6.1 The choir stalls and clergy desks are in a good condition.

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

20.7 ROYAL ARMS

Painted timber board with simple frame depicting royal arms, hung above south entrance door. Jacobean in date.

20.7.1 The royal arms are in a sound, satisfactory condition.

Movement is noted between individual timber board panels. Decoration appears in good condition.

R3 Seek advice from an ICON registered conservator regarding condition and maintenance of royal arms board.

20.8 BARRINGTON BUST

Located in the SW corner of the tower is a column bearing a life-size bust of Bishop Barrington, dated 1818.

20.8.1 Bust is in a satisfactory condition. Chipping/worsening of paint finish noted.

R3 Seek advice from an ICON registered conservator regarding condition and maintenance of the bust.

20.9 ROMAN ALTAR

Located adjacent to the pulpit, at the east end of the north arcading is a Roman altar discovered in 1735 on Bollihope Common. It has an inscription, dedicated to the God Silvanus, by Tetius Veturius Micianus, prefect of the Ala Sebosiana, who set it up in fulfilment of a vow 'because of his capture of a boar of outstanding size which many of his predecessors could not take'.

20.9.1 Roman altar is in a sound, satisfactory condition.

Weathering noted to the altar and inscription itself.

20.10 BELLS AND BELL FRAME

Two brass bells founded 1672 and 1673 by Samuel Smith I of York, one of which is chimed by the clock, inscribed as follows:

1. SOLID DEO GLORIA ANNO DOMINI 1673
2. VENITE EXVLTEMVS DOMINO 1672

The bell frames comprise three simple trusses with central posts flanked by straight braces; unusually, both sills and head beams are lodged in the side walls; they are probably of C19 date.

20.10.1 Bells are in a sound, satisfactory condition.

R1 Owing to the condition of the bell chamber and the noted insect attack to the floor covering it is wise to check the bell frame for similar evidence of rot.

20.11 CREED, COMMANDMENTS AND LORDS PRAYER PANELS

Set of ogee topped painted boards with gilded frames depicting the Creed, Commandments and Lord's Prayer, C19 date. Wall mounted in the vestry.

20.11.1 Painted boards appear to be in a sound, satisfactory condition albeit could benefit from a conservation clean.

R4

Seek advice from an ICON registered conservator regarding condition and maintenance of the painted panels.

21. ORGANS AND OTHER MUSICAL INSTRUMENTS

21.1 The church pipe organ is located north of the chancel, sited within its own organ chamber. It is a 2 manual 21 stop instrument with a pneumatic action by James J Binns of Leeds in 1906.

It replaced a west end Harrison & Harrison organ of 1877. In c.1990 it was restored with Gt. 16ft replaced by 12th by HE Prested of Durham.

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

It is understood that the instrument is played and tuned regularly.

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.

22. MONUMENTS, TOMBS, PLAQUES, ETC.

22.1 There are several memorials of note existing within the church.

22.1.1 SEPULCHRAL MONUMENTS

The earliest monuments are a series of medieval Cross Slabs, described and illustrated by Peter Ryder (1984). In brief, they comprise of the following:

1. *Weathered gritstone slab built into the external face of the west wall of the south aisle, with foliate cross. Late 13th or early 14th century.*

Slabs, also all very worn, lie on the grass outside the south wall of the tower:

2. *Slab lacking its base. Bracelet cross and shears, late C12, or early C13.*
3. *Gritstone slab with bracelet cross with sword. Late C12 or early C13.*
4. *Section of gritstone slab lying against S wall of tower. Cross shaft and shield.*
5. *Slab of pinkish grit, lying alongside (4), with sword only.*

Alongside these are three plain slabs (one with a triangular end, perhaps of post-medieval date, and one broken into three pieces) and a coffin of Frosterley marble, with a shaped head and no less than three drain holes.

6. *Fragment built into wall of S aisle between the two E windows. Incised sword.*

22.1.2 REV. C CLAYTON - MEMORIAL TABLET

White marble memorial tablet on black marble background, located at the west end of the south wall of the chancel to Rev. Charles Clayton (1883) and his wife Jane (1876).

Memorial tablet is in a sound, good condition.

22.1.3 ISABELLA ARNISON – MEMORIAL TABLET

White marble memorial tablet on black marble background, located within the north aisle to Isabella Arnison, died 1846.

Memorial tablet is in a sound, good condition.

22.1.4 WWI PLAQUE 1914 -1918

Bronze plaque curved to fit column of south arcading in memory of those who gave their lives during WWI. Plaque has plain raised border with 32 names listed in two columns. Lettering is in raised Roman Capitals. Dedicated 16th June 1920.

Memorial tablet is in a sound, good condition.

22.1.5 WWII PLAQUE 1939 -1945

Bronze plaque curved to fit column of south arcading in memory of those who gave their lives during WWII. Plaque has plain raised border with 14 names listed in two columns. Lettering is in raised Roman Capitals.

Memorial tablet is in a sound, good condition.

22.1.6 RUTHERFORD PLAQUE 1920

Bronze plaque curved to fit column of south arcading in memory of J W Rutherford who gave his life during WWI. Plaque has plain raised border with lettering in raised Roman Capitals.

Memorial tablet is in a sound, good condition.

23. SERVICE INSTALLATIONS GENERALLY

- 23.1 The comments made in the Quinquennial report regarding service installations are based on a visual examination only and that no tests or services have been undertaken.

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

24. HEATING INSTALLATION

24.1 *The church is heated via a gas condensing boiler positioned on the east wall behind the organ chamber – a Viessmann Vitodens 200-W, type B2HA 100kw. It was installed in 2018 by Nigel Stoves P&H Ltd. of Stockton-on-Tees. The gas meter is located within a lean-to store at the east end of the churchyard, immediately adjacent to the chancel.*

The heating installation at the church is of a 'wet system' type and serves a series of wall mounted steel radiators, powder coated white.

24.1.1 It is understood that the heating installation is checked and tested on an annual basis and is in 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.

25. ELECTRICAL INSTALLATION

25.1 *The existing electrical metering and distribution equipment is mounted on the wall within the southwest corner of the south aisle (marked DB1). A second distribution board is located adjacent to the organ chamber on the north side of the chancel, immediately behind the chancel screen (marked DB2). The wiring installation is 36 years old, installed in 1988 and includes protection with MCB's and earth leakage current breakers supplied through MICC cabling. The cabling itself is grey in colour in an attempt to blend with the stonework rather than stand out. Externally, the incoming electrical supply is buried and tracks from the market place up the central churchyard path into the west end of the south aisle.*

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

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

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

25.1.2 *Roof Alarm Installation*

The lead sheet roof coverings are protected by an infra-red alarm, installed to protect against the risk of lead theft. Operating controls for the alarm are located within the vestry, south wall and by DB1 within the south aisle, W end.

It is understood that the installation is in a good, working condition.

M It is recommended that the roof alarm installation is serviced annually by its installer E-bound AVX.

25.1.3 Church Lighting – Internal

Lighting in the nave, chancel and north/south aisles is by means of spotlights located high in the roof structure. These fittings, originally tungsten halogen with some now relit with LED lamps in the church areas, fluorescent tubing exists in the vestry.

The installation is reported to be in a satisfactory condition albeit prone to the need for replacement bulbs and not wholly appropriate in terms of lighting for modern patterns of worship. As such an updated system with greater control and energy efficiency is desirable.

R2 Install energy efficient LED lighting system to church.

25.1.4 Church Lighting – External

Former lighting of the church via a series of ground and roof mounted floodlights is now redundant. There is no lighting of the churchyard paths or entrance gates. A new external lighting scheme would improve church visibility, safety and accessibility.

R1 Install energy efficient LED lighting scheme to churchyard.

26. SOUND SYSTEM

26.1 The Church operates a sound reinforcement system that does not include an induction loop for hearing aid users.

It is understood that the system is checked and as such is in working order.

27. LIGHTNING CONDUCTOR

27.1 The existing lightning protection system includes for a full faraday cage installation to current British Standards.

27.1.1 The date of the last inspection/test is not known, as such checks should be made to see if the periodic bi-quinquennial inspection is now overdue.

RO It is recommended that inspection/testing of the lightning conductor installation is carried out by an experienced and accredited engineer.

28. FIRE PRECAUTIONS

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

29. ACCESSIBLE PROVISION AND ACCESS

29.1 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.

29.1.1 The existing access is unsuitable for those individuals who are wheelchair users and involves two short flights of steps, one at the entrance to the church yard and the other at the main entrance to the church with a further step at the inner porch door. Removable ramps are available for the use of wheelchairs.

There is no induction loop, but the existing sound reinforcement installation provides fully amplified speech facilities.

Natural and artificial light levels appear adequate.

An accessible WC exists within the north aisle, currently not in working order due to the condition of the floor structure and covering.

The PCC are currently exploring the feasibility of providing a ramped entrance to the churchyard and church by identifying a new entrance to the southwest boundary wall of the churchyard and regrading of the upper section of the central footpath, arriving at a level platform outside of the south entrance porch.

R1	Create accessible footpath to churchyard to improve church accessibility.
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30. INSURANCE

- 30.1 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.

31. HEALTH AND SAFETY

- 31.1 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.

32. MANAGEMENT OF ASBESTOS IN THE BUILDING

- 32.1 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.

33. PROTECTED WILDLIFE

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

34. MAINTENANCE

- 34.1 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

35. CHURCHYARD

35.1 The church stands halfway up a southward sloping rectangular churchyard, to the north of the Market Place. A narrow passage now exists between the east end of the church and the eastern boundary wall. The churchyard has tall perimeter walls on the west, north and eastern sides, with a modern gateway near the north end of the west wall. This gives access to the Durham Dales Centre and Car Park. The churchyard was enlarged by half an acre in 1859 when land was sequestered from the Castle Garden; this extension was probably a strip along the west side of the churchyard.

36. RUINS

36.1 There are no known ruins existing within the churchyard.

37. MONUMENTS, TOMBS AND VAULTS

36.1 There is a mixture of C18 and C19 headstones in the southern section of the churchyard, with a few C18 table and box tombs, especially near the church. Broken headstones line the east and part of the south walls. On the north there are extensive clear areas; most of the monuments here appear to be of C19 date. Near the south-west corner of the yard is a large pyramid-capped monument 'erected by the inhabitants of Weardale as a tribute of respect to the memory of Margaret, wife of Jonathan Roddam of New House', d.1858.

Several tombstones are Grade II listed, including the Collingwood Iley tomb, the so-called Walton tomb and the gravestones of the Collingwood and Eale families. Just inside the south gate, on the east of the path, are the re-located remains of the Grade II listed, 1669, Market Cross.

Within the church there is a burial plan and information for individual plots and headstones across the churchyard

37.1.1 The condition of headstones and tombs within the churchyard are of a varying condition and many exhibit defects to the stonework including but not limited to: erosion and weathering of carved detail, damaged sections of stonework, collapsed table tombs, buried headstones/tombs, cracked headstones and excessive vegetation growth.

R4	A condition assessment of the headstone/tomb condition within the churchyard is desirable to inform a phased approach to their future care, management and repair.
M	As a routine item of maintenance, the PCC should make regular checks against the security of all standing headstones and either secure or lay flat and found to be unstable.

- 37.1.2 The churchyard is lacking a garden of remembrance, a quiet, contemplative space that allows family and friends to remember loved ones in a dedicated location. A potential area has been identified against the west boundary wall, midway up the churchyard which would need a new footpath installed to link with the existing stone flag path to the west side of the church.

R2

Establish garden of remembrance at west edge of churchyard.

38. BOUNDARY WALLS, LYCHGATES AND FENCING

- 38.1 The main entrance on the south has typical mid-19th century gate piers with stop-chamfered angles and stepped pyramidal tops, and a pair of gates with a patterned top rail. To the west of the gate, the churchyard wall is interrupted by the War Memorial, and by the impressive base of a fossil tree found near Edmundbyers Cross but re-erected here in 1962. This is some two hundred and fifty million years old and is of high geological significance. The churchyard wall, gates and the War Memorial are all Grade II listed monuments. A plaque on the wall states that a section of the Market Place outside the churchyard remains consecrated ground, implying that the churchyard formerly extended further to the south.

- 38.1.1 The boundary walls to the churchyard are generally in a sound, satisfactory condition. There is the occasional patch of missing/weathered mortar to the walling fabric. The PCC are to be mindful of the affect that vegetation growth may have on or over the boundary walls between March-October, the traditional growing season in the UK.

R3

It is recommended to develop a repointing specification to be applied for ongoing repairs and maintenance of the boundary wall.

39. TREES AND SHRUBS

- 39.1 There is a substantial number of mature trees and vegetation within the churchyard which contributes greatly to the setting and character of the church. By virtue of their location within a conservation area the trees existing within the curtilage of the church and churchyard will be afforded protection. Should the PCC wish to undertake any works to any of the trees then permission is required from Durham County Council.

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

R2

Check condition of trees within the churchyard by a suitably qualified arborist.

40. HARDSTANDING AREAS

- 40.1 There is a stone flag path leading from the Market Place, rising up towards the church and the south entrance porch. To the west and along the south elevation to the east are similar stone flag paths. To the north and east sides of the church are concrete flag paving.

A wrought iron handrail, installed in 2006 exists to the west side of the central stone flag path, aiding access during inclement weather when underfoot can be slippery.

40.1.1 Generally the hardstanding areas are in a sound, satisfactory condition.

Refer to item 29.1 regarding accessibility.

41. MISCELLANEOUS

41.1 Two external stores exist at the east side of the churchyard, both stone construction with mono-pitch lean-to roofs. The north store has a low-profile powder coated tin sheet roof, replaced over the course of the preceding quinquennium period. The south store has a Welsh slate roof covering.

41.1.1 Entry was not possible to either store at the date of inspection.

The south store has issues with movement, cracking evident to the north gable end up against the boundary wall and to the south gable end at the SW corner. It appears that the build has not been tied into the boundary wall itself and just 'butted' up against it which leaves it vulnerable to movement should ground conditions weaken.

The south store contains the gas meter which may well need protection or relocation in the event of any repair work to the structure itself.

R1	Seek advice from Northern Gas Networks regarding the existing gas meter.
R2	41.1.2 Prepare an options appraisal for the south store considering repair, reconstruction and/or demolition.

RECOMMENDATIONS

RO Urgent works requiring immediate attention.

QI Ref.	Recommendations	Budget Cost (£)
13.1.1	<i>North Aisle</i>	
	Stabilise remaining floor structure above the former boiler house.	20,000.00
25.1.1	<i>Electrical Installation</i>	
	It is recommended that inspection/testing of the electrical installation is carried out by a competent, experienced and accredited electrician.	01,500.00
27.1.1	<i>Lightning Conductor</i>	
	It is recommended that inspection/testing of the lightning conductor installation is carried out by an experienced and accredited engineer.	00,750.00

R1

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

QI Ref.	Recommendation	Budget Cost (£)
6.5.2	<i>Parapets/Upstand Walls - Tower</i>	
	Inspect and test the pinnacle fixings to assess their structural integrity.	00,500.00
8.1.2	<i>South Entrance Door (Internal)</i>	
	Carry out refurbishment of internal entrance door.	00,250.00
8.2.1	<i>Chancel Door</i>	
	Carry out refurbishment of chancel door.	00,250.00
10.1.1	<i>Tower – Ground Floor</i>	
	Install new limecrete floor structure and sandstone slab covering to tower.	Incl. item 13.1.2
10.3.1	<i>Tower – Bell Chamber</i>	
	Carry out assessment of the bell chamber by an experienced specialist in timber decay and infestation.	02,000.00
10.3.2	<i>Tower – Bell Chamber</i>	
	Check openings and make repairs to mesh coverings and louvres.	00,750.00
12.1.1	<i>Nave</i>	
	Install new limecrete floor structure and sandstone slab covering to nave.	Incl. item 13.1.2
13.1.2	<i>North Aisle</i>	
	Install new limecrete floor structure and sandstone slab covering to north aisle.	175,000.00
14.1.1	<i>South Aisle</i>	
	Install new limecrete floor structure and sandstone slab covering to south aisle.	Incl. item 13.1.2
20.10.1	<i>Bells and Bell Frame</i>	
	Owing to the condition of the bell chamber and the noted insect attack to the floor covering it is wise to check the bell frame for similar evidence of rot.	
25.1.4	<i>Electrical Installation – Church Lighting (External)</i>	
	Install energy efficient LED lighting scheme to churchyard.	10,000.00
29.1.1	<i>Accessible Provision and Access</i>	
	Create accessible footpath to churchyard to improve church accessibility.	75,000.00
41.1.1	<i>Miscellaneous – East Store (South)</i>	
	Seek advice from Northern Gas Networks regarding the existing gas meter.	n/a

R2

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

QI Ref.	Recommendations	Budget Cost (£)
2.2.1	<i>Structural Condition of the Church</i>	
	Conduct structural investigations of the cracking to the walling masonry fabric with assistance of an experienced structural engineer.	02,000.00
3.7.1	<i>Roof Coverings – Organ Chamber</i>	
	Carry out stone slate repairs by local, experienced roofing contractor.	00,600.00
4.2.1	<i>Rainwater Goods – North Aisle</i>	
	Refurbish cast iron gutter by local, experienced roofing contractor.	01,500.00
4.4.1	<i>Rainwater Goods - Chancel</i>	
	Refurbish cast iron gutter by local, experienced roofing contractor.	01,500.00
6.1.1	<i>Parapets/Upstand Walls - Nave</i>	
6.1.2	<i>Parapets/Upstand Walls – North Aisle</i>	
6.1.3	<i>Parapets/Upstand Walls – South Aisle</i>	
6.1.4	<i>Parapets/Upstand Walls - Chancel</i>	
6.1.5	<i>Parapets/Upstand Walls - Tower</i>	
6.1.6	<i>Parapets/Upstand Walls – Entrance Porch</i>	
6.1.7	<i>Parapets/Upstand Walls – Organ Chamber</i>	
6.1.8	<i>Parapets/Upstand Walls - Vestry</i>	
	Assess, carry out repointing in a soft lime : sand mortar of the coping joints.	20,000.00
7.2.1	<i>Walling – North Aisle</i>	
7.3.1	<i>Walling – South Aisle</i>	
7.4.1	<i>Walling – Chancel</i>	
7.5.1	<i>Walling – Tower</i>	
7.6.1	<i>Walling – Entrance Porch</i>	
7.7.1	<i>Walling – Organ Chamber</i>	
7.8.1	<i>Walling - Vestry</i>	
	Prepare lime mortar repointing specification and carry out patch repairs.	20,000.00
20.1.1	<i>Font (1863)</i>	
	Relocate font within the church.	05,000.00
25.1.3	<i>Electrical Installation – Church Lighting (Internal)</i>	
	Install energy efficient LED lighting system to church.	10,000.00
37.1.2	<i>Monuments, Tombs and Vaults</i>	
	Establish garden of remembrance at west edge of churchyard.	06,000.00

QI Ref.	Recommendations	Budget Cost (£)
39.1.1	<i>Trees and Shrubs</i>	
	Check condition of trees within the churchyard by a suitably qualified arborist.	01,500.00
41.1.2	<i>Miscellaneous – East Store (South)</i>	
	Prepare an options appraisal for the E store (south): repair, reconstruction and/or demolition.	n/a

R3

Work recommended to be carried out within 5 years.

QI Ref.	Recommendations	Budget Cost (£)
7.3.2	<i>Walling – South Aisle</i>	
	Seek specialist masonry advice regarding condition of sundial.	00,500.00
9.1.1	<i>Windows</i>	
	Refurbish/repair ferramenta by specialist ICON registered conservator.	07,500.00
10.2.1	<i>Tower – Clock Chamber</i>	
	Carry out repairs to the ceiling.	01,200.00
20.7.1	<i>Royal Arms Board</i>	
	Seek advice from an ICON registered conservator regarding condition and maintenance of royal arms board.	01,500.00
20.8.1	<i>Barrington Bust</i>	
	Seek advice from an ICON registered conservator regarding condition and maintenance of the bust.	Incl. item 20.7.1
38.1.1	<i>Boundary Walls</i>	
	It is recommended to develop a repointing specification to be applied for ongoing repairs and maintenance of the boundary wall.	00,900.00

R4

A desirable improvement with no timescale.

QI Ref.	Recommendations	Budget Cost (£)
9.1.2	<i>Windows</i>	
	Commission a comprehensive stained and plain glass condition survey and report of the church windows by ICON registered stained glass conservator.	02,500.00
20.11.1	<i>Creed, Commandments and Lord's Prayer Panels</i>	
	Seek advice from an ICON registered conservator regarding condition and maintenance of the painted panels.	00,750.00
37.1.1	<i>Monuments, Tombs and Vaults</i>	
	A condition assessment of the headstone/tomb condition within the churchyard is desirable to inform a phased approach to their future care, management and repair.	03,000.00

This concludes the Quinquennial Inspection Report of the Church of St. Thomas the
Apostle, Market Place, Stanhope, Weardale, 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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