

1<sup>st</sup> July 2022  
SPM-QIR-2022

## QUINQUENNIAL INSPECTION REPORT

### APPENDIX C: PHOTOGRAPHS

St. Peter's Roman Catholic Church  
Middlesbrough Road  
South Bank  
TS6 6NS

28<sup>th</sup> June 2022

Diocese of Middlesbrough

Statutory Designation: Grade II

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Photo 01: South façade



Photo 02: East façade



Photo 03: North façade



Photo 04: West façade



Photo 05: Sacristy wing, viewed from north west



Photo 06: Sacristy wing, viewed from south west



Photo 07: Tower roof, and south end of nave roof, east side



Photo 08: Ventilation cupola on nave roof, east side



Photo 09: Stone cross to apex at north end of nave roof, viewed from south east



Photo 10: Top of tower, viewed from north west



Photo 11: Tower, viewed from north west



Photo 12: Tower, viewed from north west, showing north end of hidden valley detail between tower and nave roof



Photo 13: Abutment of tower to link roof back to nave, viewed from the south, showing head of RWP.21



Photo 14: Bottom of RWP.21



Photo 15: RWP.01

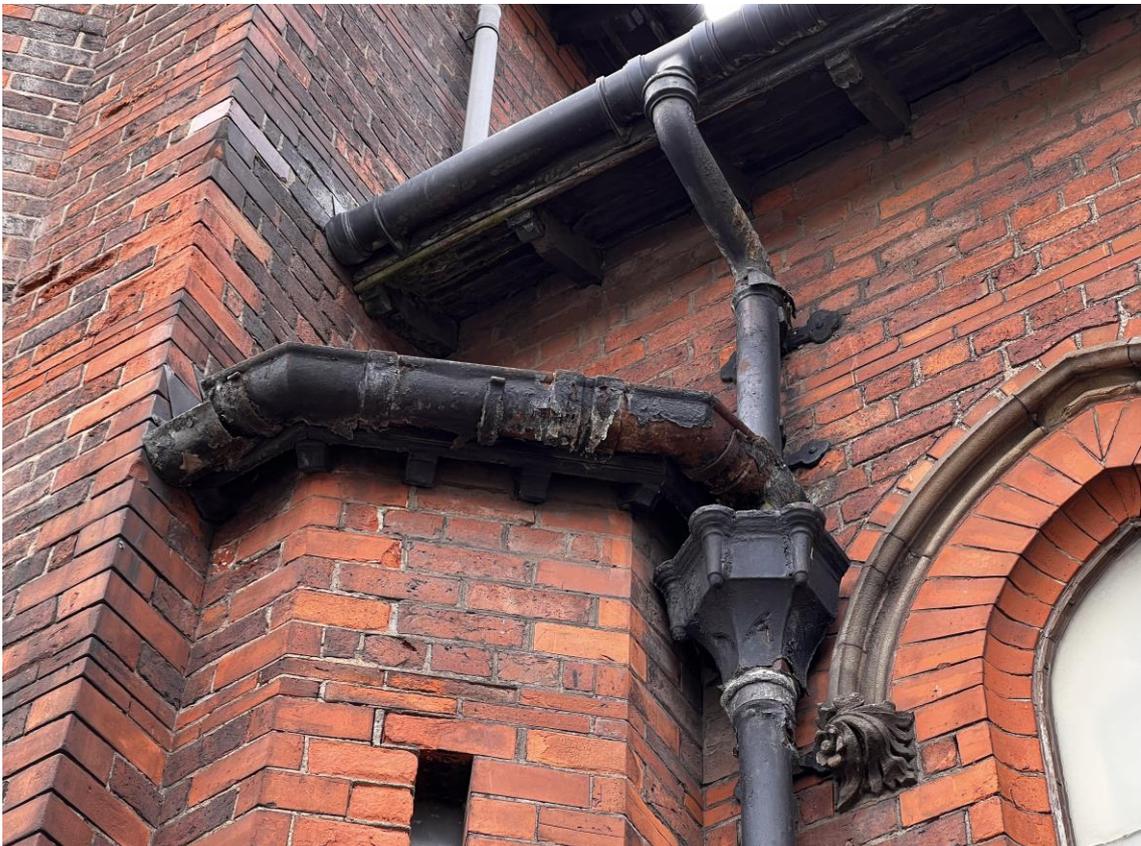


Photo 16: Swan neck link from east aisle roof to organ stairwell roof, top of RWP.01



Photo 17: Bottom of RWP.01



Photo 18: South side of roof to south east entrance



Photo 19: Gutter to south side of roof to south east entrance, with head of RWP.02



Photo 20: Bottom of RWP.02, showing displaced connection between pipe and shoe



Photo 21: North side of south east entrance, showing extensive water damage and resultant effervescence



Photo 22: Gutter to north side of south east entrance, supported on 6" nails, with joint to RWP.03 swan neck "sealed" with insulation tape; gutter falling towards building & overflowing / discharging down wall face

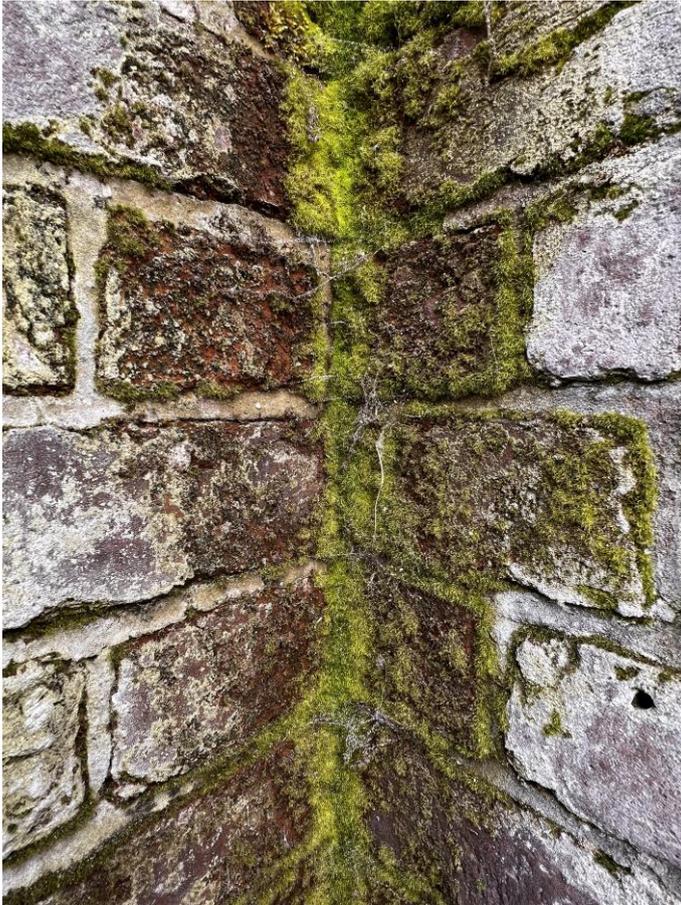


Photo 23: Moss growth below failed gutter to north side of south east entrance

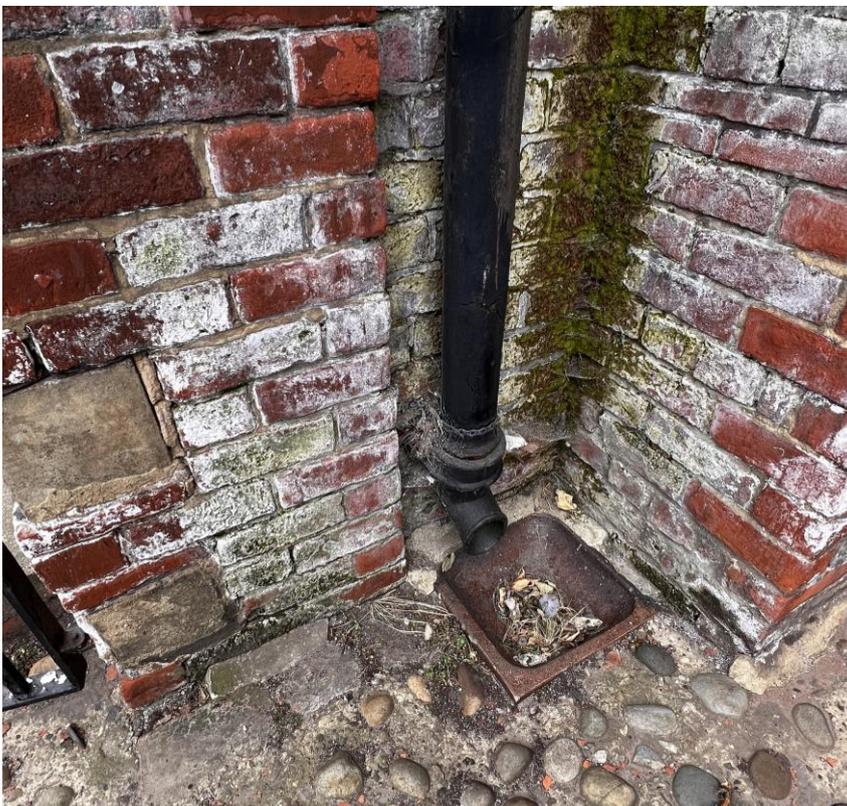


Photo 24: Bottom of RWP.03, plus moss growth and severe effervescence



Photo 25: Top of RWP.04, with swan neck connection from nave roof above

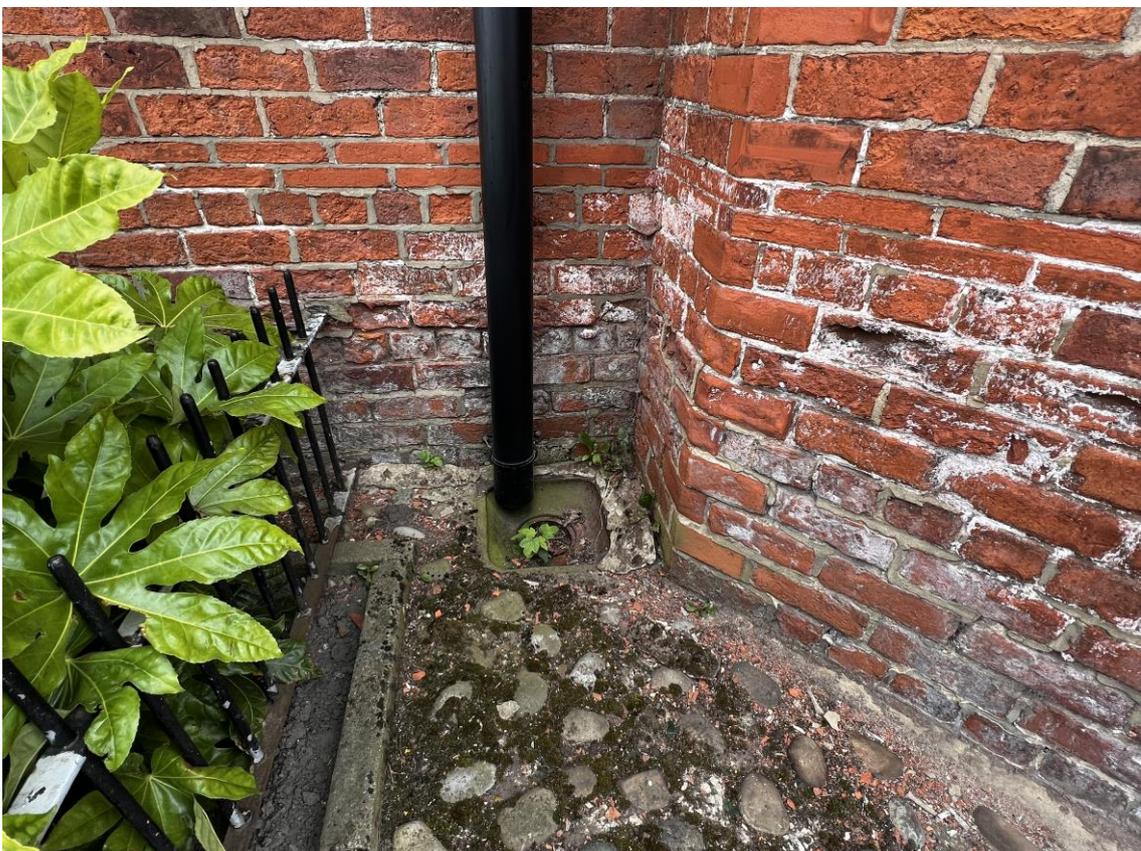


Photo 26: Bottom of RWP.04, with blocked gully and sycamore sapling



Photo 27: East aisle chapel wall, with bottom of RWP.04 to left and RWP.05 to right



Photo 28: Bottom of RWP.05



Photo 29: Bottom of RWP.06



Photo 30: RWP.07 to north side of east transept and RWP.08 to east side of north east chapel



Photo 31: Gutter to north side of east transept supported in 3" nails, at head of RWP.07



Photo 32: Bottom of RWP.07



Photo 33: Suspected asbestos swan neck to head of RWP.08



Photo 34: Bottom of RWP.08, blocked gully and fern



Photo 35: RWP.09 (left) and RWP.10 (right)



Photo 36: RWP.11 (left) and RWP.12 (right)



Photo 37: Swan neck into hopper at head of RWP.11 has detached from the wall & is potentially overflowing



Photo 38: Suspected asbestos swan neck to head of RWP.12, north side of the north west chapel



Photo 39: RWP.13, to north side of sacristy roof, in demise of adjoining property



Photo 40: RWP.14 to west side of sacristy roof



Photo 41: Clash between adjoining property south facing window and roof to sacristy, with lead flashing impeded



Photo 42: Bitumen felt flat roof to sacristy extension



Photo 43: Flat roof to west transept, with hopper chute infilled with brickwork, hopper removed and redundant RWP.16 left standing.



Photo 44: Severe efflorescence to wall below infilled hopper chute, with healthy, lush fern growth.



Photo 45: Swan neck connection from west aisle roof to hopper at head of RWP.17



Photo 46: Bottom of RWP.17



Photo 47: RWP.18 (left) RWP.19 (centre); also note incoming mains to left of south west entrance



Photo 48: Bottom of RWP.18



Photo 49: South end of gutter over west aisle is not fixed and is swaying in the wind. This gutter is overflowing and discharging down wall face.



Photo 50: Bottom of RWP.19.



Photo 51: West elevation of south west entrance, RWP.20 to right hand side.



Photo 52: Head of RWP.20.



Photo 53: Gargoyle left of door ED.01



Photo 54: Gargoyle between doors ED.01 & ED.02



Photo 55: Gargoyle right of door ED.02



Photo 56: South side church yard, looking east



Photo 57: South side church yard, looking west



Photo 58: East side church yard and ramped access to south east entrance



Photo 59: East church yard, looking north, with stump to removed Leylandii

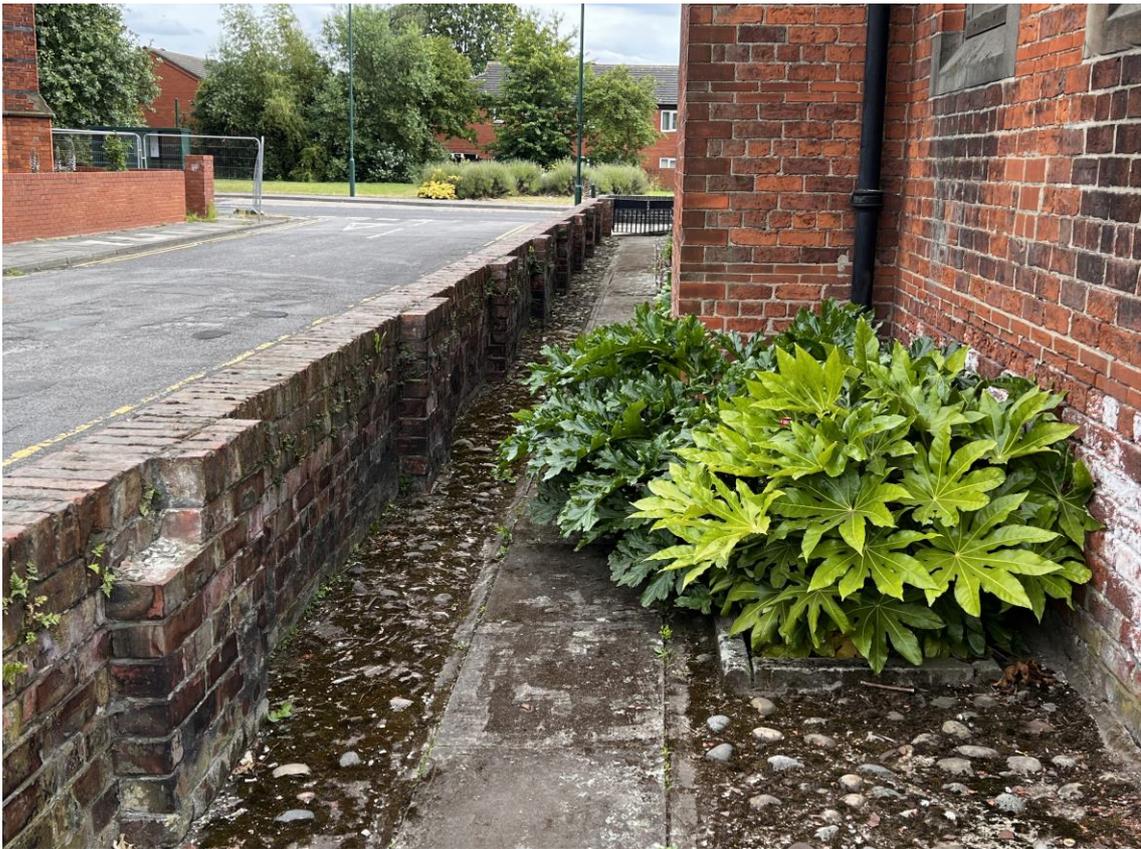


Photo 60: East church yard, looking south



Photo 61: Wall between east side and north end church yards, looking west



Photo 62: Drainage cover at north end of east side church yard



Photo 63: North end church yard



Photo 64: Boundary wall to north end



Photo 65: Evident lean outwards of north boundary wall



Photo 66: Broken glass set into haunching to top of north boundary wall



Photo 67: West side church yard, looking north, with visible fall towards the church



Photo 68: West side church yard, looking south, with visible fall towards the church

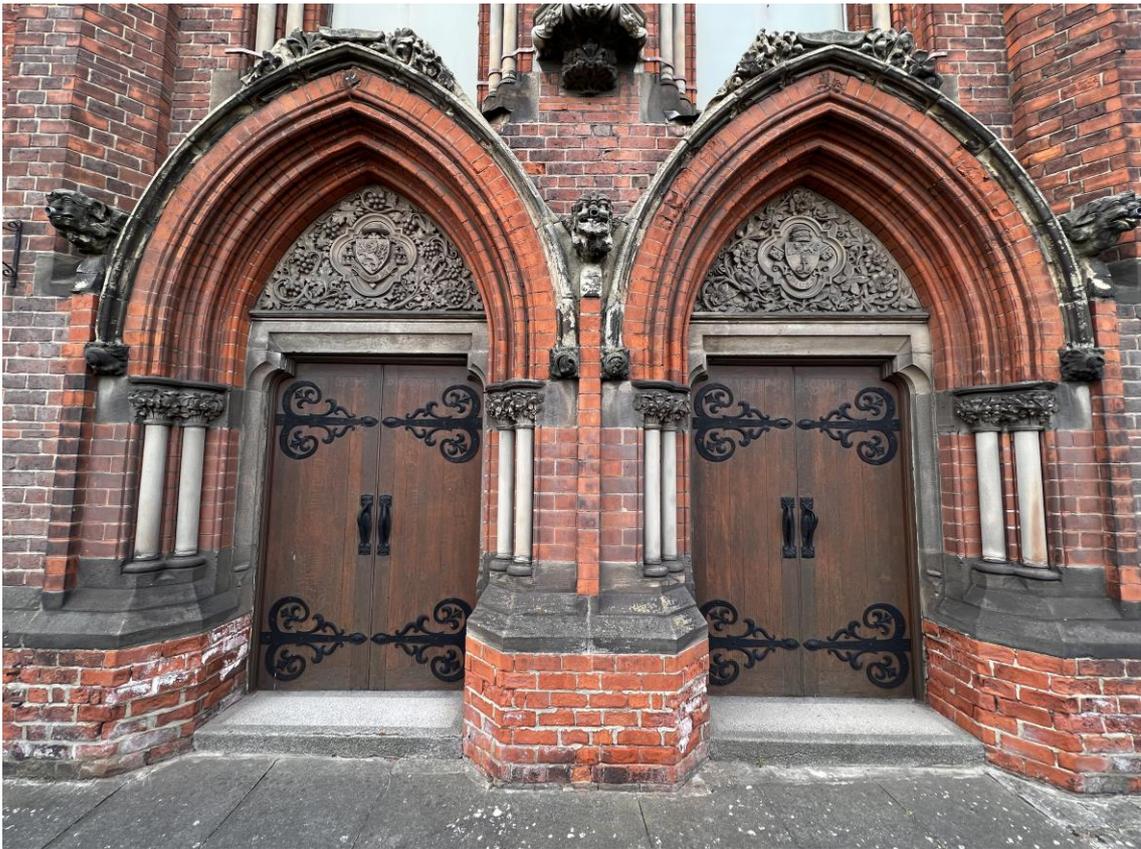


Photo 69: South entrance doors



Photo 70: South east entrance doors and mosaic threshold (partly missing and infilled with concrete)



Photo 71: Screen 01 to south entrance lobby



Photo 72: South entrance lobby

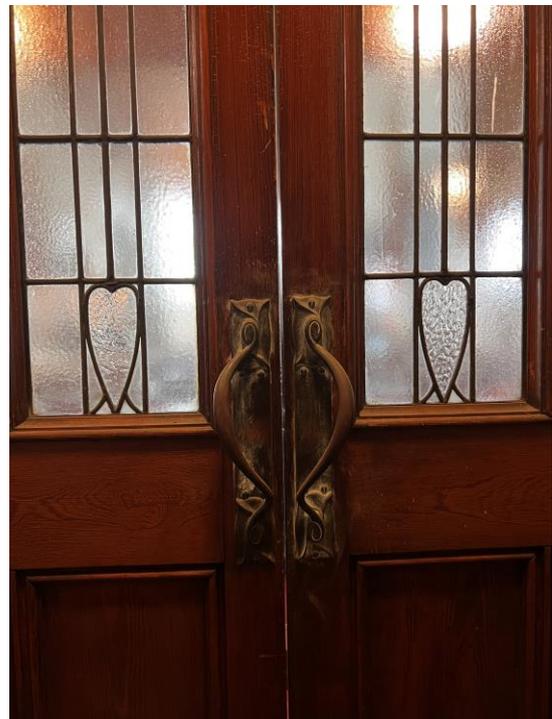


Photo 73: Lobby door and handle detail



Photo 74: South east entrance doors  
(external door set, lobby side)



Photo 75: South east entrance doors  
(internal door set, lobby side)



Photo 76: South east entrance lobby  
water damage to north side

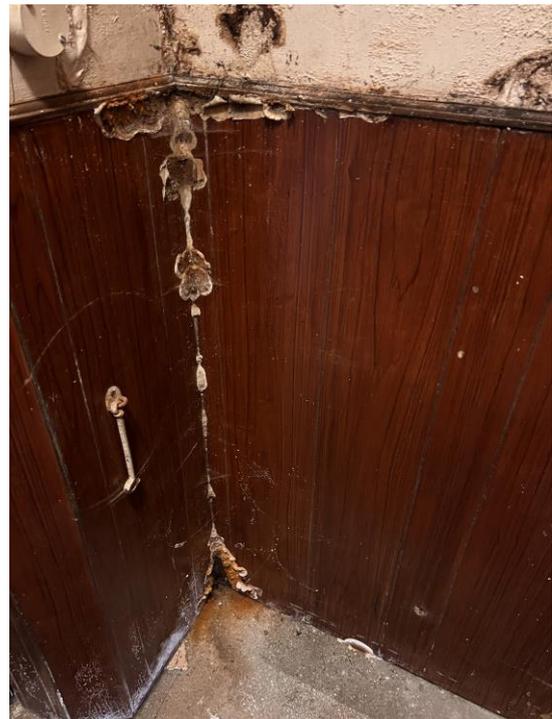


Photo 77: South east entrance lobby  
wet rot to panelling on north side



Photo 78: Left hand door reveal to south east entrance lobby doors D.02

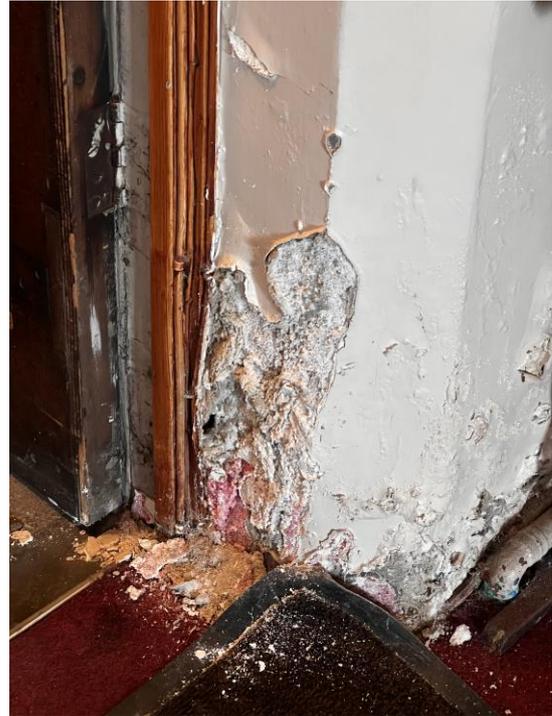


Photo 79: Right hand door reveal to south east entrance lobby doors D.02



Photo 80: Internal view within south west entrance lobby, south side



Photo 81: Internal view within south west entrance lobby, north side



Photo 82: Interior, nave, looking north towards sanctuary



Photo 83: West aisle, looking north towards sanctuary



Photo 84: West aisle, looking north towards sanctuary



Photo 85: Severe damp damage to east wall, adjacent Doors D.02, including spalling to fibrous surround to Station VII

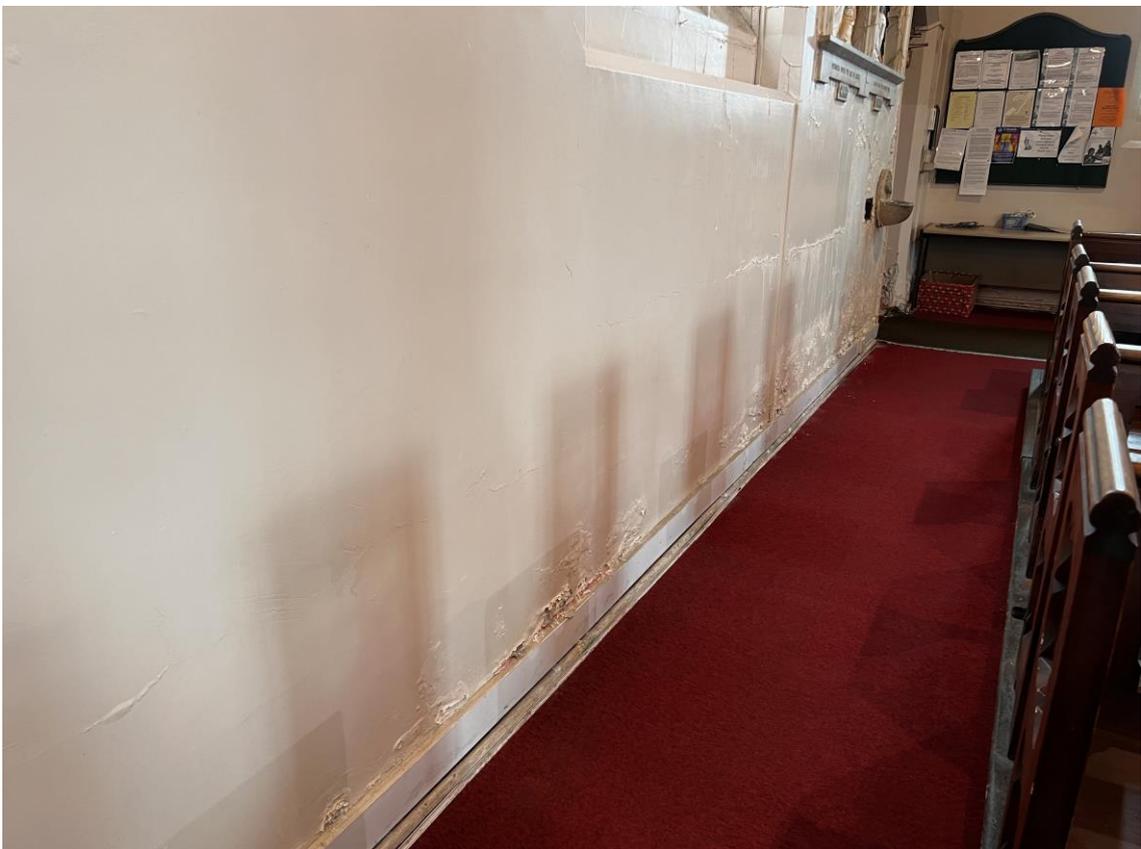


Photo 86: Damp damage to east wall (looking south towards doors D.02)



Photo 87: Damp damage to walls in east aisle side chapel



Photo 88: Damp damage to north end of east aisle



Photo 89: View across nave looking east



Photo 90: View across nave looking south east towards organ gallery



Photo 91: North west chapel

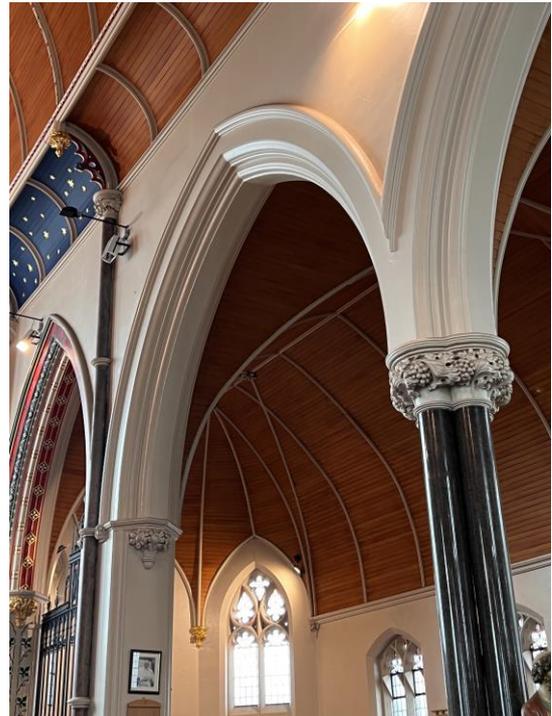


Photo 92: Ceiling over north east chapel



Photo 93: Sanctuary and north apse



Photo 94: Decorative timber over panelling to north side of apse is limiting breathability of building and potentially masking further issues



Photo 95: View across sanctuary to north west chapel (beyond arch)



Photo 96: View across sanctuary to north east chapel (beyond arch)



Photo 97: Left hand column, east side of sanctuary



Photo 98: Right hand column, east side of sanctuary, showing significant damage



Photo 99: Column base to left of sanctuary



Photo 100: Moisture in wall drawn to backfilled chase from previous electrical installation



Photo 101: Severe damp damage to north West chapel abutment with sanctuary (adjacent RWP.11)



Photo 102: Rising damp seen in all internal columns and piers



Photo 103: Significant water ingress from west transept roof



Photo 104: Internal roof over the confessional, located within west transept; fibrous plaster detailing in the church has become damaged



Photo 105: Severe damp damage within confessional



Photo 106: Severe damp damage within confessional



Photo 107: Severe damp damage within confessional



Photo 108 Severe damp damage within confessional



Photo 109: Severe damp damage to west wall, adjacent the west transept, including spalling to fibrous surround to Station XIV



Photo 110: Damp damaged parquet floor in west side aisle chapel



Photo 111 Severe damp damage within west side aisle chapel



Photo 112: Gypsum plaster repair to west wall (full length) has failed and debonded off the masonry below



Photo 113: Gypsum plaster repair to west wall has failed

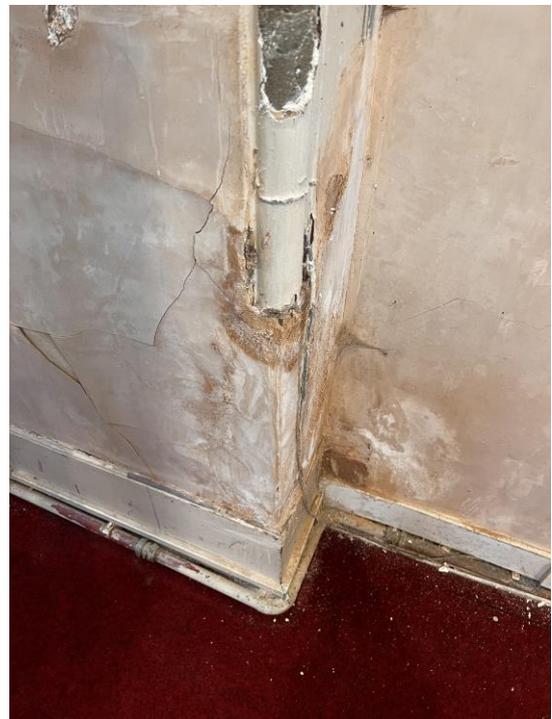


Photo 114 Gypsum plaster repair to west wall has failed



Photo 115: Door D.01 on left, leading to Organ gallery stairwell



Photo 116 Spiral staircase to organ gallery



Photo 117: Spiral staircase to organ Gallery, viewed from above



Photo 118 Top of stair and walkway through east side pipe casing, viewed From organ gallery



Photo 119: East side organ pipe casing; walkway from stair visible in centre and organ console in middle of gallery

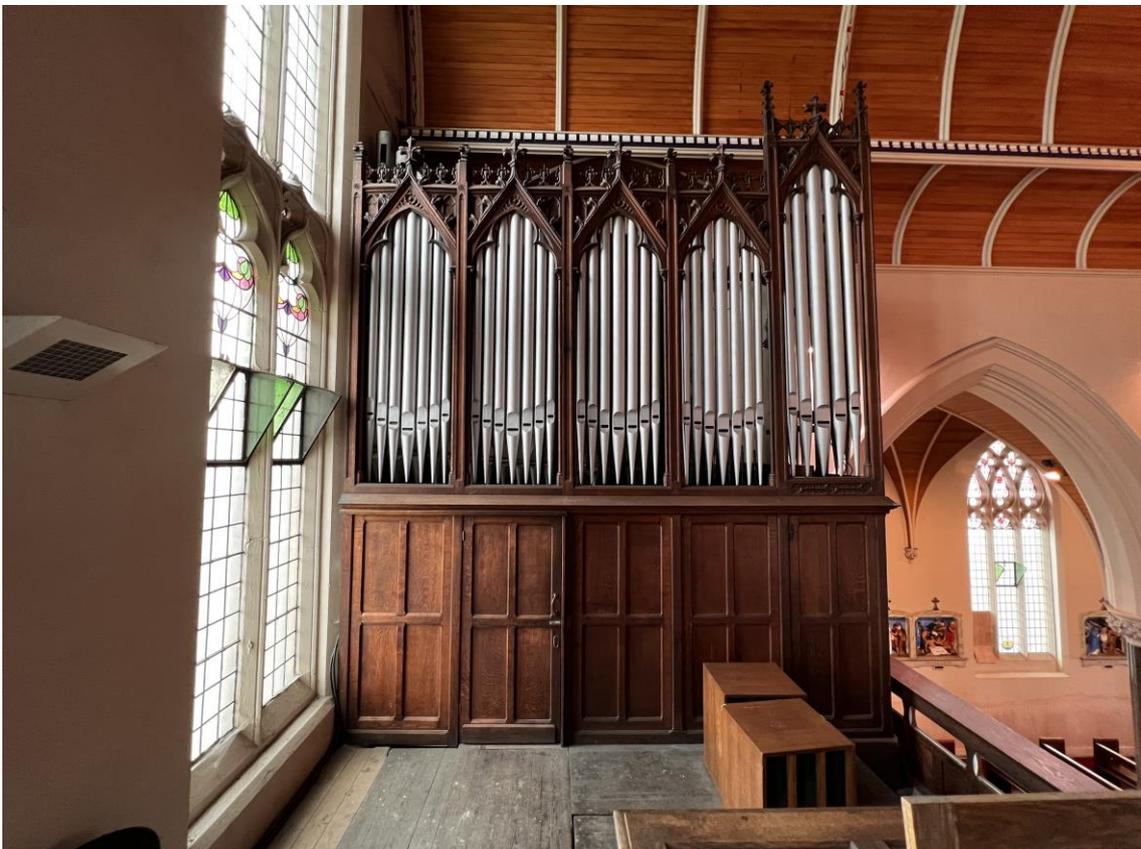


Photo 120: West side organ pipe casing; door to tower access visible in centre



Photo 121: Organ console

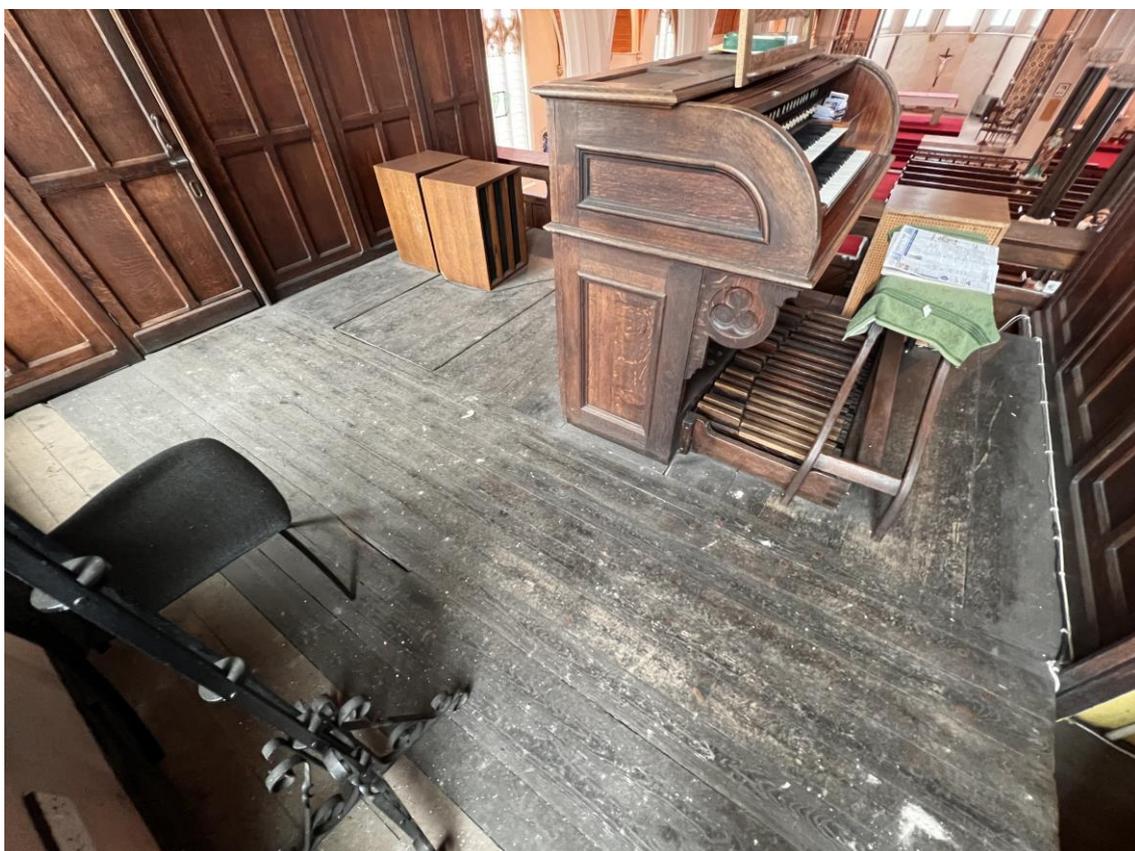


Photo 122: Organ console and raised floor to organ gallery



Photo 123: Front edge of raised organ gallery floor, showing drop down to original floor and front kneeler / balustrade panel, looking eastwards



Photo 124: Front edge of raised organ gallery floor, showing drop down to original floor and front kneeler / balustrade panel, looking westwards

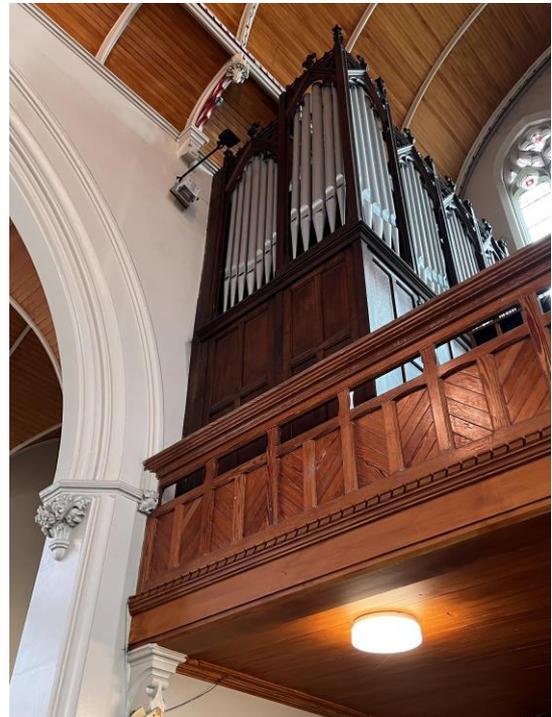


Photo 125: Front of organ gallery kneeler and balustrade panel, viewed from below



Photo 126: Screen 02 to east transept (windows W.07, 08 & 09 above)



Photo 127: Screen 04 to south west entrance lobby



Photo 128: Screen 03 to east confessional, set within west transept



Photo 129: Door D.01, south east entrance



Photo 130: D.03, sacristy from church side



Photo 131: From left to right, door D.04 (safe room), D.03 (church) and D.07 (cupboard)



Photo 132: Door D.05 to lobby & W.C. sacristy



Photo 133: W.C. and door D.06 beyond (bulkhead visible above w.c.)



Photo 134: External door ED.04 to Napier Street to the west



Photo 135: External door ED.04 from the sacristy lobby out onto Napier Street



Photo 136: External door ED.05 from sacristy extension to west church yard



Photo 137: External door ED.05 from sacristy extension to west church yard



Photo 138: Window W.01, south end of

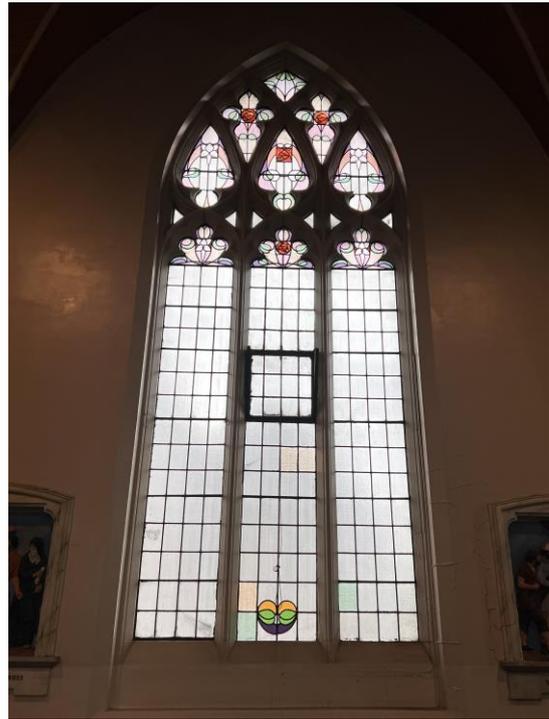


Photo 139: Window W.02, east aisle

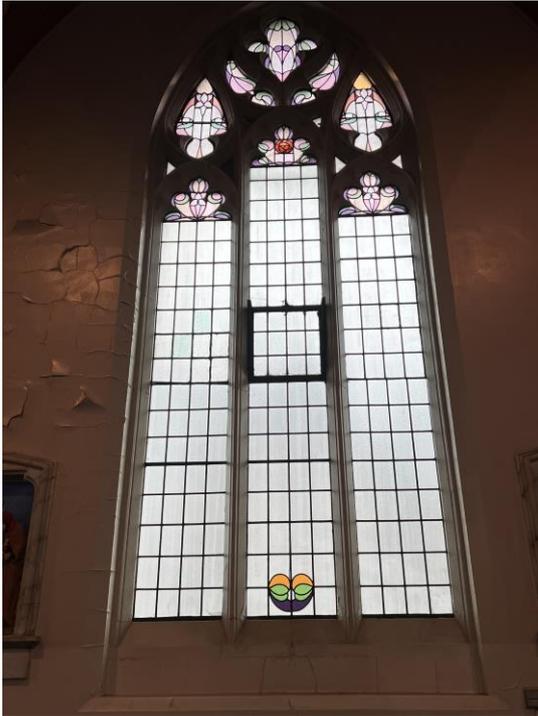


Photo 140: Window W.03, east aisle



Photo 141: Window W.05, north window to east aisle side chapel

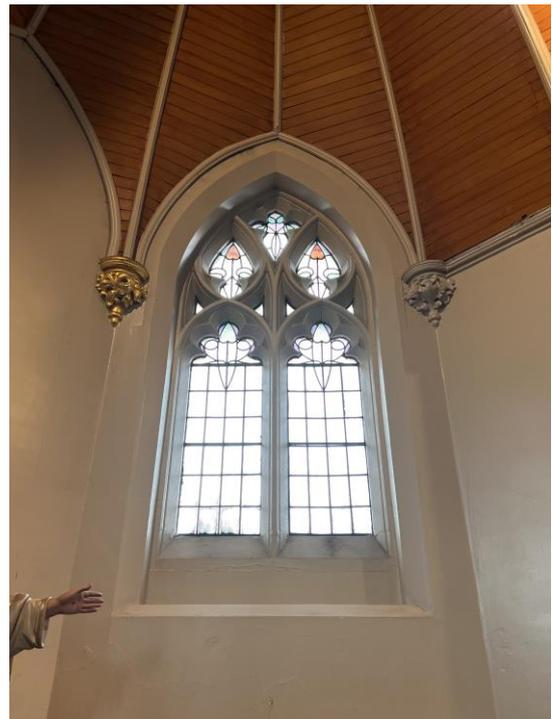


Photo 142: Window W.04, south window to east aisle side chapel

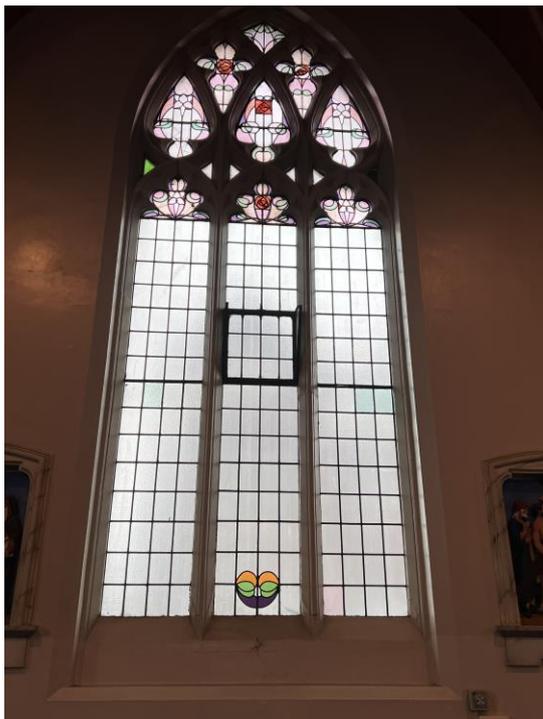


Photo 143: Window W.06, east aisle

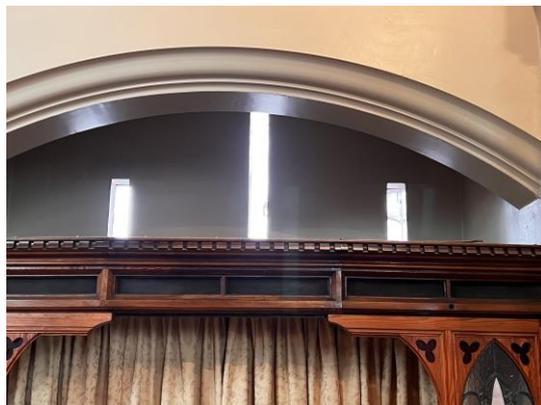


Photo 144: From right to left, windows W.07, 08 & 09 above)



Photo 145: Window W.10, east side of north east chapel



Photo 146: Window W.11, east side of north east chapel



Photo 147: Window W.13, west end side of north east chapel

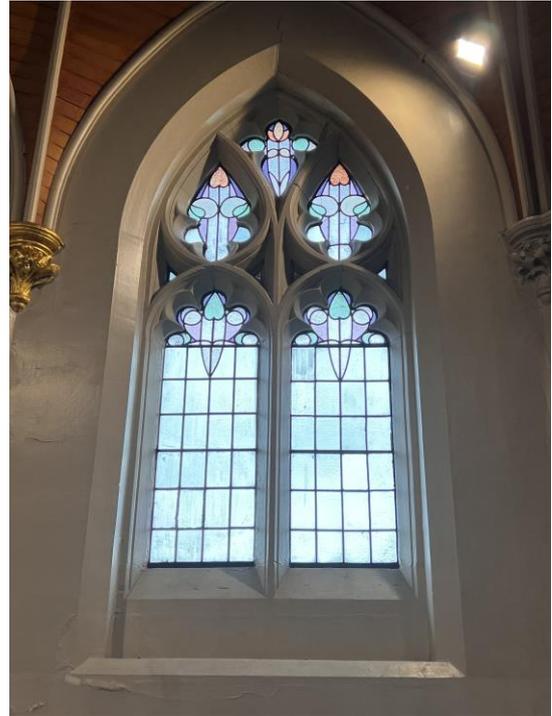


Photo 148: Window W.12, east end side of north east chapel

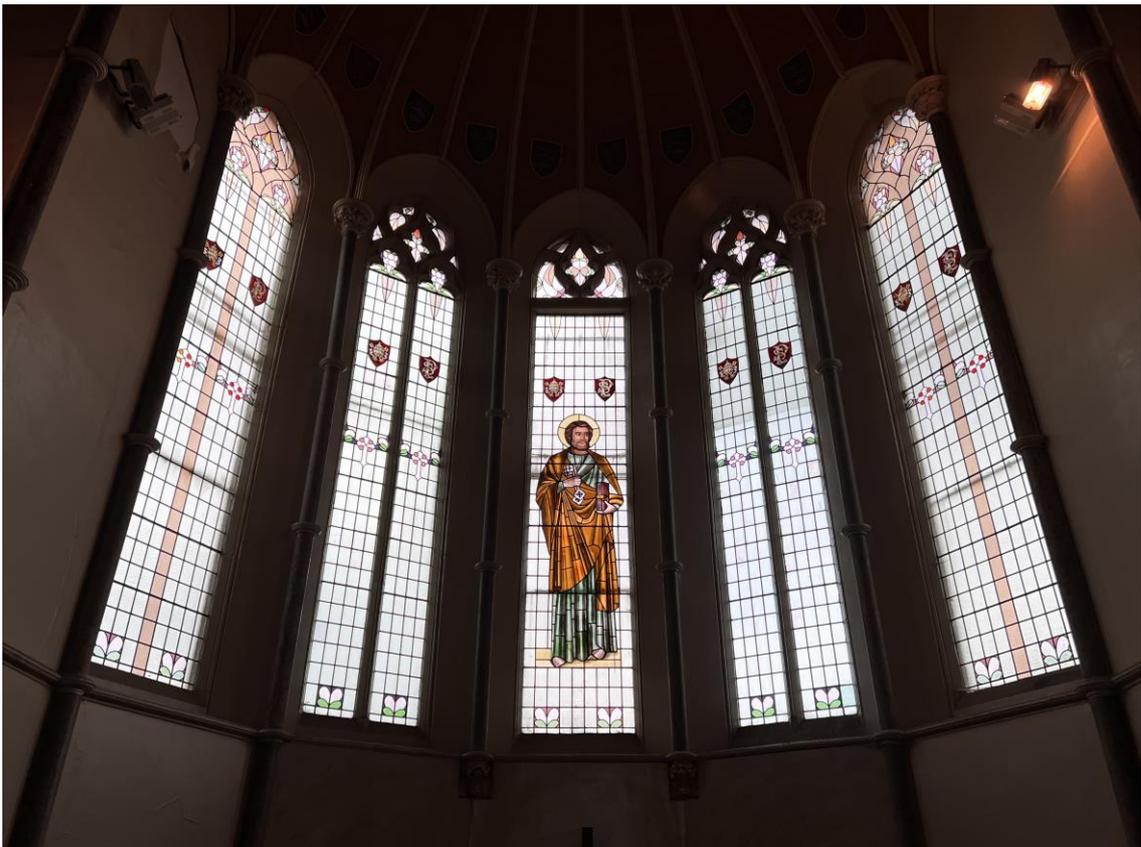


Photo 149: From right to left, windows W.14 to W.18 inclusive, north of apse behind sanctuary



Photo 150: Window W.20, west end side of north west chapel

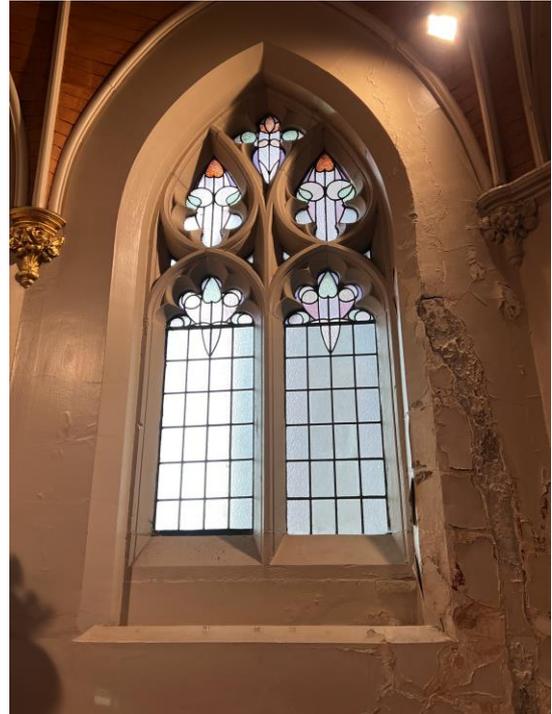


Photo 151: Window W.19, east end side of north west chapel



Photo 152: From right to left, windows W.21 and W.22 to west side of sacristy



Photo 153: From right to left, windows W.23, W.24 and W.25 to south side of sacristy extension



Photo 154: Window W.27, south side of west transept (window over painted)



Photo 155: Window W.26, north side of west transept (internal window)



Photo 156: Windows W.28, west aisle



Photo 157: Window W.30, south window to west aisle side chapel

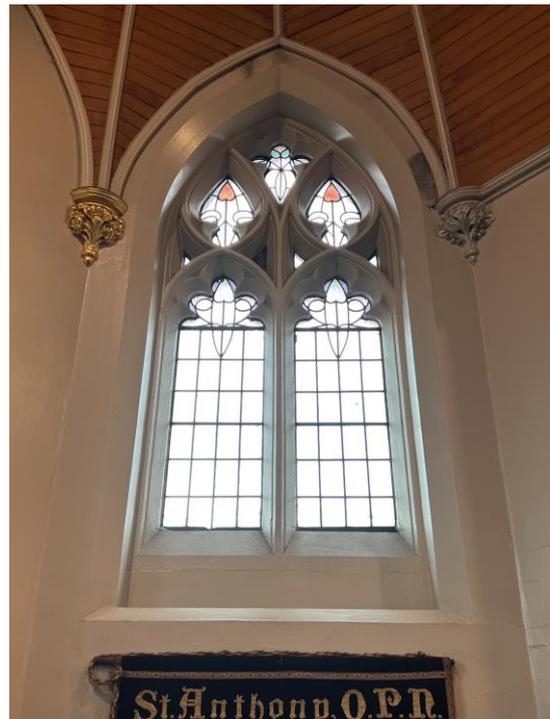


Photo 158: Window W.29, north window to west aisle side chapel



Photo 159: Window W.32, west aisle

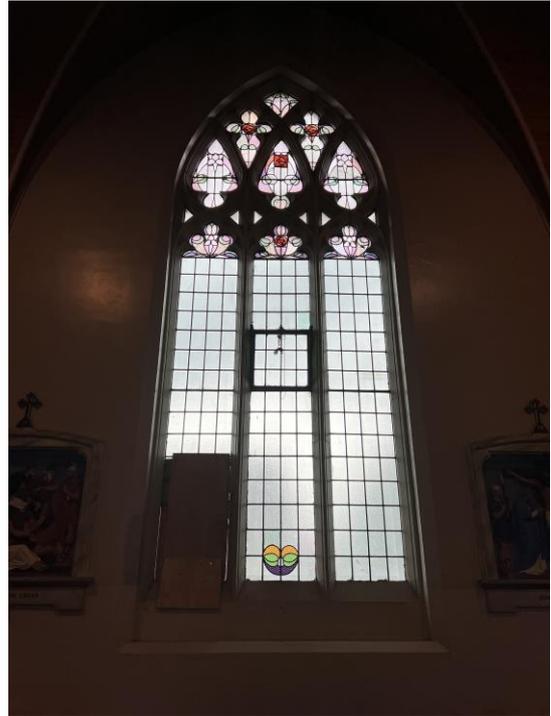


Photo 160: Window W.31, west aisle  
(over boarded following recent break in)



Photo 161: Window W.34, south side of  
south west entrance lobby

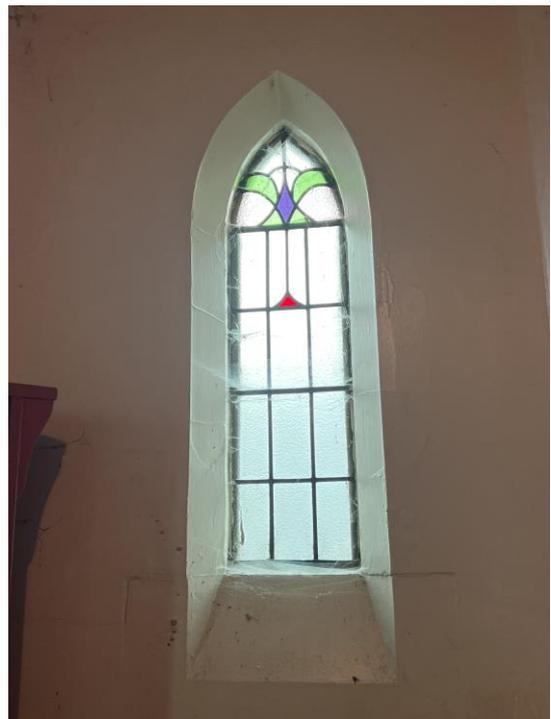


Photo 162: Window W.33, north side of  
south west entrance lobby



Photo 163: Window W.35, south end of west aisle

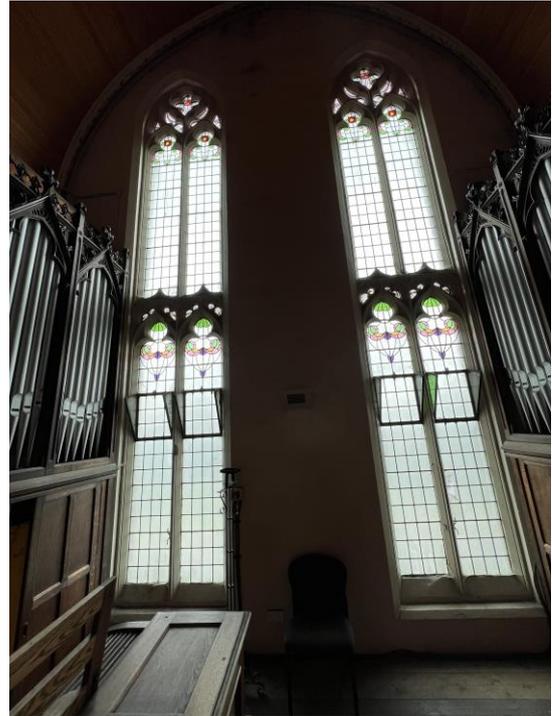


Photo 164: From right to left, windows W.36 and W.37 on organ gallery, south side



Photo 165: From right to left, windows W.38 and W.39, on west side in the bell rope room of the tower

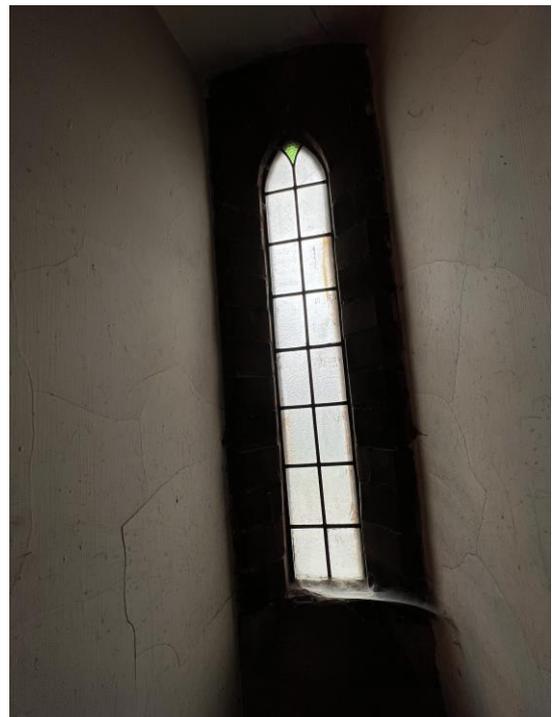


Photo 166: Window W.40 alongside stair to belfry (paired window W.41 to left is obscured behind panelling)



Photo 167: Windows W.36 and W.37 viewed from south, showing typical over clad detail with acrylic sheet



Photo 168: North end of apse and corner chapels, showing mix of protection, with acrylic sheet & mesh. Protection to W.19



Photo 169: Acrylic over clad to W.11



Photo 170: Acrylic over clad to W.12. Note deterioration of stone cill



Photo 171: Acrylic over clad to W.29  
Note cracked cill



Photo 172: Acrylic over clad to W.31.  
Note blown fragments of stone mullions  
shaded off by acrylic sheet screw fixings



Photo 173: Bell ringing room in the tower



Photo 174: Cast iron spiral staircase to.  
belfry



Photo 175: Bell ringing room viewed from top of stair to belfry

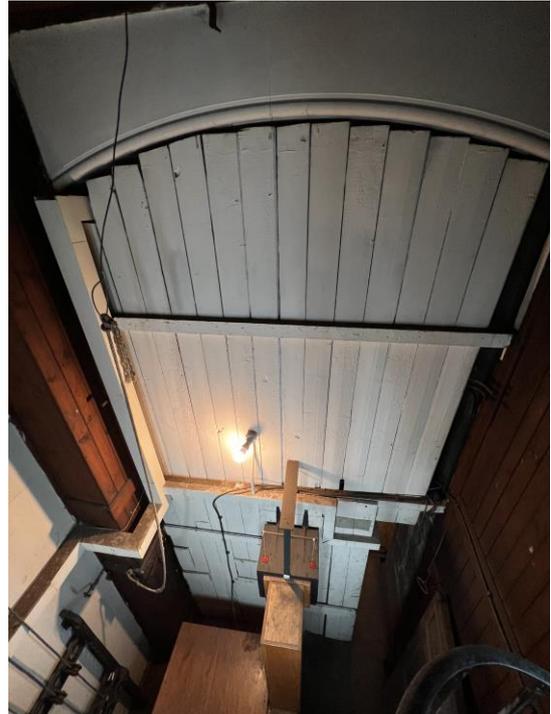


Photo 176: panelling to rear of west side organ pipe casing



Photo 177: Tower clock room landing (north facing Window W.43 beyond, with W.42 obscured within clock cabinet)



Photo 178: Stair access to belfry (spiral stair from bell ringing room below) and clock mechanism cabinet to the left



Photo 179: Clock mechanism, with integrated digital control and drive mechanism

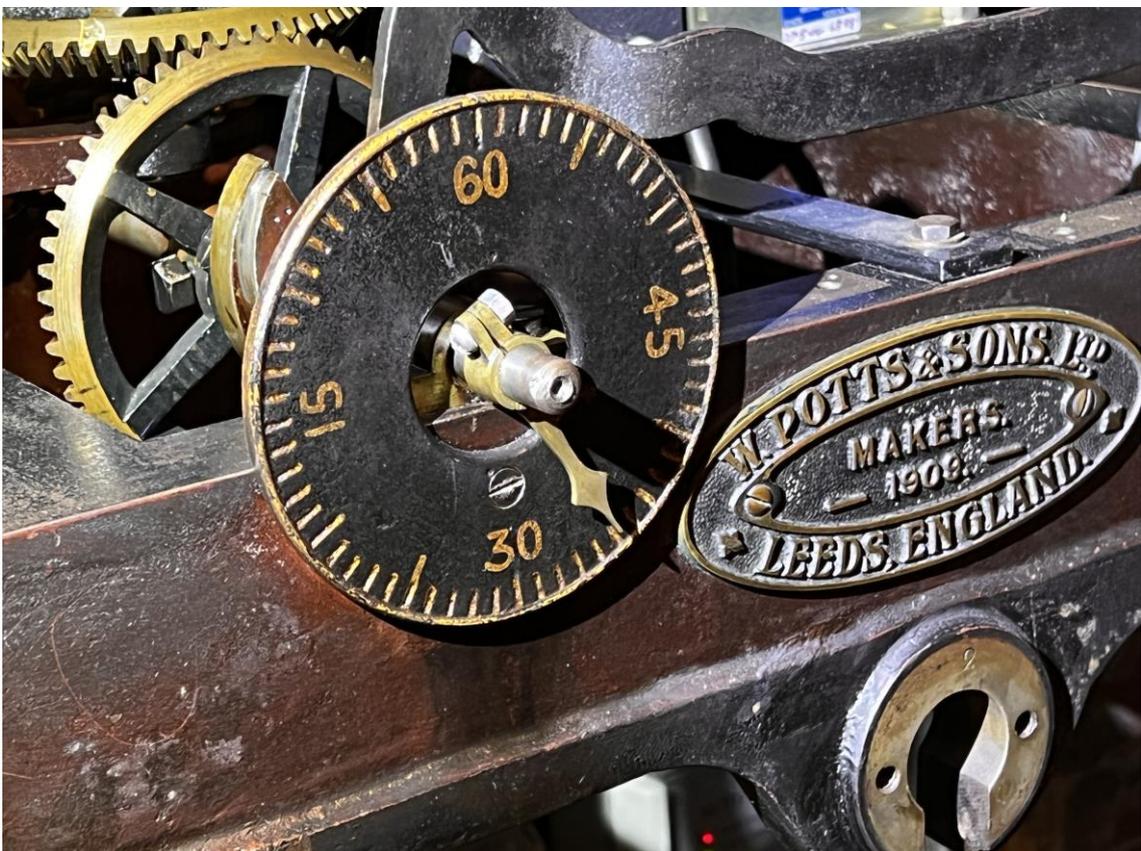


Photo 180: Clock mechanism, with integrated digital control and drive mechanism



Photo 181: Six peel bells in belfry



Photo 182: Steel support gantry for bells



Photo 183: Tower clocks drive shaft



Photo 184: Timber cased bevel gears box, transferring drive to four clock faces



Photo 185: Clock turret room, with timber cased bevel gears box



Photo 186: Bird mesh to tower louvres in clock turret room

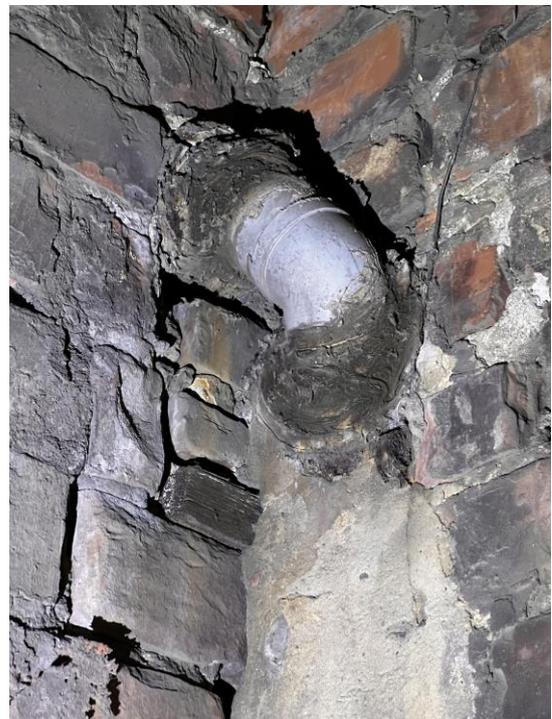


Photo 187: Rainwater downpipes from four sides of tower roof transferred via internal connections to east side outlet



Photo 188: Timber structure to sprocketed, hipped tower roof

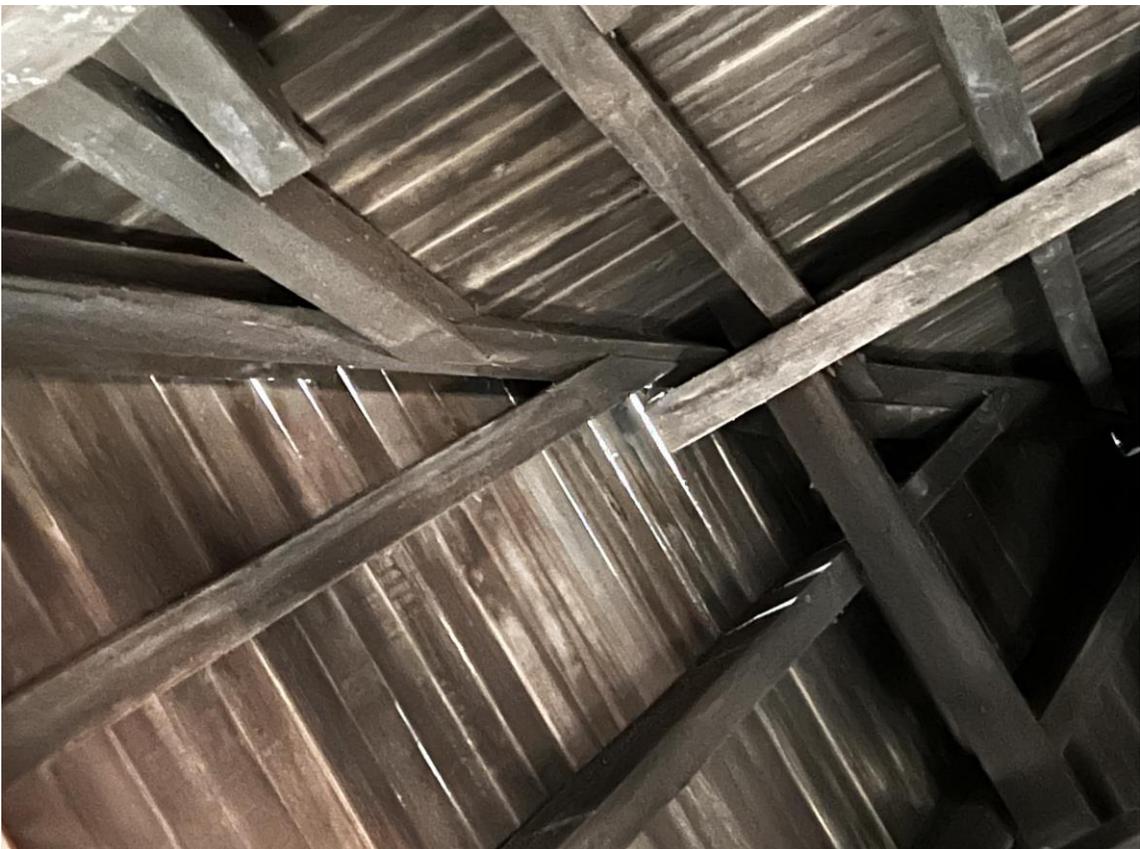


Photo 189: Timber structure to sprocketed, hipped tower roof



Photo 190: Rotten suspended floor in entrance to sacristy from church



Photo 191: Rotten suspended floor in entrance to sacristy from church



Photo 192: Vermin risk where suspended floors have given way



Photo 193: Vermin risk where suspended floors have given way in sacristy



Photo 194: Rotten suspended floor in sacristy in front of windows to west



Photo 195: Main 3 phase electrical intake to church located in bell ringing room



Photo 196: Church distribution board in sacristy, on severely damp wall



Photo 197: Light switch for sacristy on severely damp wall



Photo 198: Light switch to sacristy extension on severely damp wall



Photo 199: South east entrance lobby light switch on severely damp wall



Photo 200: North west chapel light switch on severely damp wall



Photo 201: Fused spur and electrical Trunking (to left hand side of organ stair Door D.01) on severely damp wall



Photo 202: Broken wall light fitting, west side of sanctuary, with exposed bare wire end (not known if live)



Photo 203: General condition of brickwork, with loose pointing, part replacement of lime with sand cement; brick face erosion and salt effervescence from damp penetration

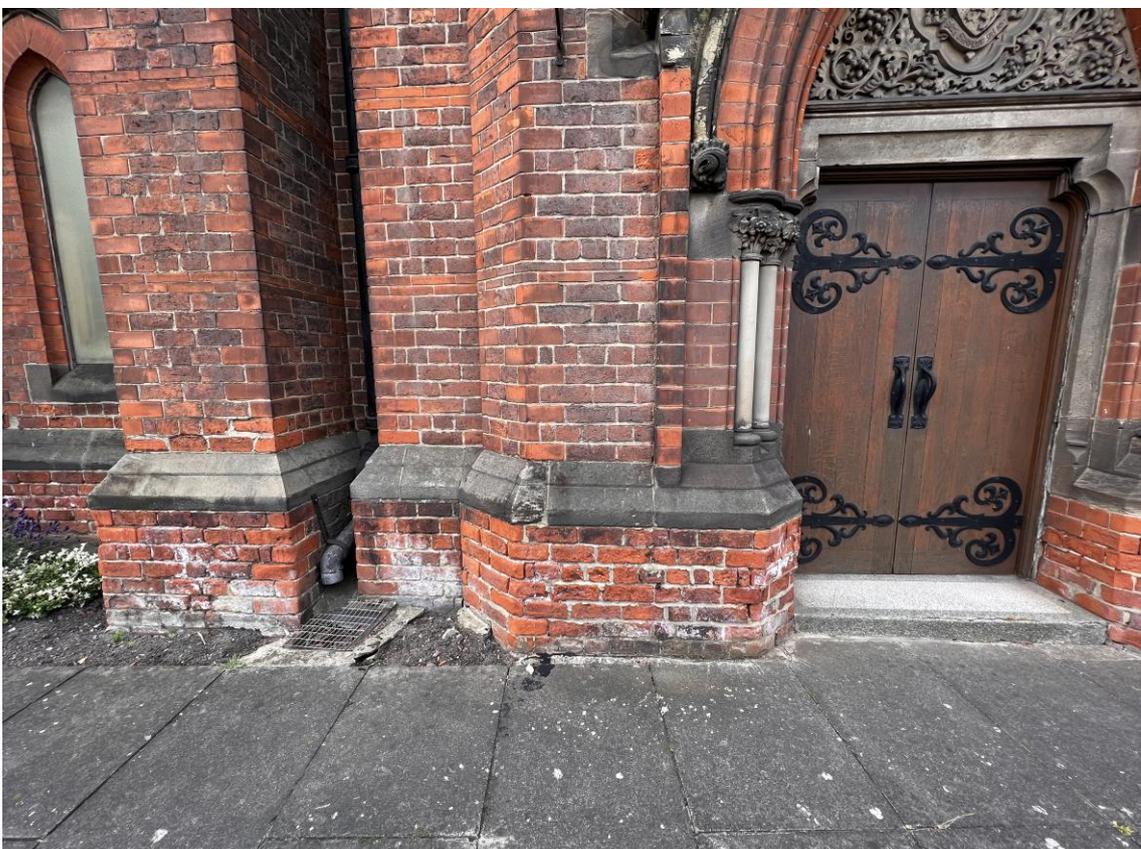


Photo 204: General condition of brickwork, with loose pointing, part replacement of lime with sand cement; brick face erosion and salt effervescence from damp penetration



Photo 205: Strapped nook shafts to south elevation

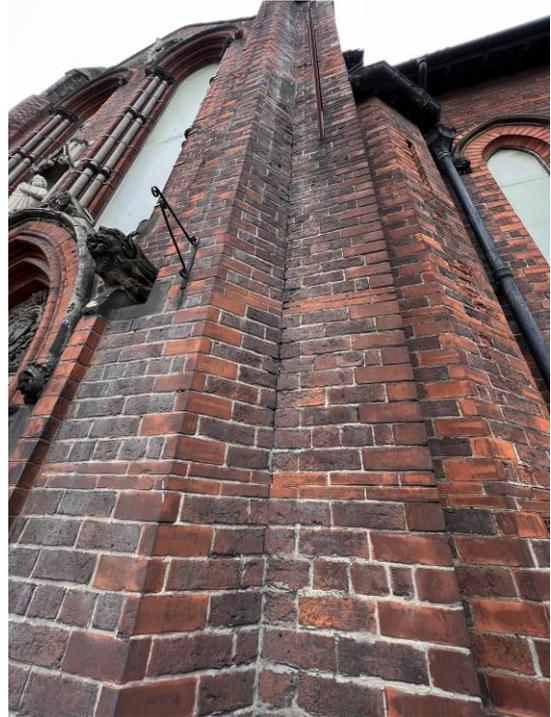


Photo 206: Vertical open joint to east side of front façade



Photo 207: Ventilation arrangement for sub-floor void below sacristy, located below windows W.21 & W.22



Photo 208: Brick cuts following removal of raised boundary wall to churchyard, south west corner of sacristy extension



Photo 209: Incoming gas mains below window W.35



Photo 210: Pews to front of nave, showing wrought iron kneeler beyond, to front of sanctuary



Photo 211: War memorial in church yard to south west,  
Stone carved and depicting the Crucifixion