

# **Diocese of Durham**

**St. Luke's Church, Ferryhill**

**Church No: 44**

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**Incumbent - Revd. K. Lumsdon**

**Inspection of Churches Measure 1955**

**ARCHITECT'S REPORT 23<sup>rd</sup> November 2010**

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## 1.0 PREMISES IDENTIFICATION

**Church:** St. Luke's Church, Ferryhill  
**Deanery:** Auckland  
**Diocese:** Durham  
**Date of Inspection:** 23<sup>rd</sup> November 2010  
**Weather:** Sunny and Cold

## 2.0 PARTICULARS OF SITE (Location, adjacent buildings etc.)

The church occupies a narrow rectangular site adjacent to a one way lane which runs parallel to the south of the town Market Place. Residential property lies on all sides including a modern sheltered housing development on adjacent former Glebe land with the modern vicarage alongside which shared access to the small parking area on the west side of the Parish Centre.

## 3.0 PARTICULARS OF PREMISES (General Construction, layout etc.)

The church consists of a narrow nave and chancel with a small north entrance porch, a lean-to clergy vestry and at the west end, incorporating the original flat roof choir vestry extension, a modern church centre which was opened 1985. The church is constructed of random limestone with a double pitched slated roof.

## 4.0 REPAIR WORKS OR NEW WORKS SINCE LAST INSPECTION

(Date: June 2005)

### 2005

Dec	Lightning conductor upgraded with second down tape – Taylor Haswell	£2,500.00
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### 2006

Feb	Electrical Installation upgraded – Lightfoot Electrical	N.C.A.
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March	New C.H. Boiler – Compac Services	£9,000.00
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July	Alteration to create Baptistry area with storage cupboards- Ormsby of Scarisbrooke Ltd	£17,266.00
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	Resiting of West Windows to Baptistry area – Barley Studios, York	£3,991.00
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	Boiler House Door replaced with metal louvre – Compac Services	£1,022.00
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Sept	New lectern and Notice Boards – Ormsby of Scarisbrooke Ltd.	£3,515.00
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### 2007

May	Lighting levels check (see item below)	-
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### 2008

April	Sound System upgrades – Tony Atkinson	£3,000.00
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September	Lamps replaced with energy efficient types and to improve light output.	£300.00
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(Cost of bulbs only)

## 2009

April	Gutter brackets replaced with galvanised fittings	-
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## 2010

February	Internal redecoration of church D.L.Shaw, Ferryhill	£1,200.00
June	Lead theft repaired – Ferryhill Roofing	£720.00
August	Lightning Conductor repaired following theft and all lead Smartwatered – Taylor Haswell	£1,220.00
“	Installation of Millennium Window – Kate Wat	£12,000.00

## 5.0 SUMMARY OF GENERAL CONDITION OF BUILDINGS

The building is generally in good order with essential maintenance routinely attended to. Some minor re-pointing of external stonework has been carried out using lime mortar. The recommended work is generally of a routine nature which should be accommodated within the established pattern of repair and maintenance except for the repairs to the chancel and east gables which will require the erection of scaffolding.

## 6.0 DETAILED CONDITION OF BUILDINGS

### EXTERNAL FABRIC

#### 6.1 General Structure

The church building is generally in a sound condition, minor settlement cracking above the window to the left of entrance door and on the south of the chancel noted in previous inspections does not appear to have worsened. There is also very minor movement cracking to centre of 2<sup>nd</sup> from east window on south side and a more pronounced crack above inside of vestry door which had been filled in 2003. these movement points have not worsened since the last inspection. Previous movement of the 1950's choir vestry which has produced cracked joints remains on the south wall adjacent to the kitchen door within the Parish Centre. As this wall is internal it does not require attention.

#### 6.2 External Wall Surfaces

These consist of coursed random rubble limestone with dressed sandstone margins. A number of eroded or perished sandstone blocks have been replaced and the most eroded areas of pointing renewed prior to 1994. The main walls are therefore generally sound except for the areas listed below.

##### 6.2.1 North Elevations

###### Porch

The mortar haunching to the rear of the gable is breaking up on both slopes and the masonry joints above the east side are open. A piece of stone is missing to a coping stone on the west side. The masonry joints were mainly over pointed with cement rich mortar on the side walls, but the upper sections have been repointed using a lime based mortar during the

Quinquennium.

### **Nave**

There is much cement rich over-pointing which is beginning to break off in places but it is otherwise generally sound with more recent pointing below string course. There is a small open joint to head of left-hand centre lancet and open horizontal or lean joints to mid-sections of the two western buttresses.

### **Vestry**

Generally good except for, some slight spalling to window jambs and erosion of lower quoins to doorway, and the breaking up of an overpointed area at low level on the right side.

### **Chancel**

The pointing to the middle section is lean with some recessed pockets.

## **6.2.2 South Elevations**

### **Chancel**

Sound but some more recent cement rich patch pointing  
A cast iron wall vent is broken.

### **Nave**

Eroded stone with previous loose pointing to side of east buttress and lean pointing adjacent to east most window re-pointed with cement rich patch pointing prior to 2005. One number partially repaired stone with cement mortar 2<sup>nd</sup> from east bay. Slight lamination of string course below 2<sup>nd</sup> window from west end which has not worsened since last inspection  
Previous cement re-pointing to west end buttresses. Open joints to face of west buttress.

### **Choir Vestry**

Earlier movement of stonework has left some slightly open joints particularly under both windows and to the west side of the double windows. This does not appear to have worsened since last inspection.

### **Boiler House**

Rendered brick (rendered in September 2001) extensive shrinkage cracking but sound at present.

## **6.2.3 East Elevations**

### **Vestry**

Window surround has been renewed externally in dressed sandstone. This is beginning to surface erode on the lower right side.

### **East Gable**

Extensive "hard" overpointing otherwise generally sound except for a few lean joints particularly under coping on north side and open vertical joints within the apex section.

A number of individual stones within the panel under the string course are developing pocket erosion. This is likely to be made worse by the cement rich mortar.

### **Chancel Gable**

There is movement and the breaking up of bedding mortar under the copings on both the north and south sides. The joints of the copings and the apex section are open and the apex stone is severely eroded.

The stonework of the outer margins, particularly on the southside has open joints

## **6.2.4 West Elevations**

### **Gable**

This elevation is largely covered by the church centre building. The exposed areas appear to be sound.

### 6.3 **Roof Coverings**

These consist of Welsh blue slate to all slopes which are generally sound except as listed below. The ridge tiles were re-pointed prior to the 1994 quinquennial.

#### 6.3.1 **North Elevation**

##### **Nave**

Appears sound except for one missing slate. The lead flashing is lifting towards the foot of east abutment.

A lead covered housing for the bell pull has been built on the ridge prior to 2005.

##### **Chancel**

Appears sound.

##### **Vestry**

Appears sound, wooden snow guards have been fitted to protect plastic gutter these are broken.

#### 6.3.2 **South Elevation**

##### **Chancel**

Except for one missing slate, two patched slates and a few chipped slates the covering appears to be sound.

##### **Nave**

There are a number of loose/twisted slates at ridge level close to the west gable. A small section of slating has been cemented over close to the ridge at mid point where there may have been a ventilator. There is one missing slate close to the belfry.

##### **Boiler House**

Is built up felt which appears to be sound.

#### 6.3.3 **East Elevation**

**Porch** - Sound except for mortar haunching to gable which is eroded.

#### 6.3.4 **West Elevation**

**Porch** - Sound except for one chipped slate close to the ridge and the mortar haunching to the gable which is eroded.

### 6.4 **Rainwater Disposal System**

Gutters are all UPVC on timber fascias which appear generally sound except as listed

below:-

Downpipes are UPVC or Cast Iron

- 1) Eaves gutter broken to south side of chancel.
- 2) Outlet shoe broken to centre down pipe on south side.
- 3) Ground outlet appears to be blocked on right side of porch.
- 4) Shoe has temporary repair to centre of north nave.

#### 6.5 **External Windows & Doors**

Consist of small section metal framed lights or stained leaded lights generally sound.

East window stained glass by Everts. New window by Kate Wilkinson.

All the windows have been over-glazed with polycarbonate prior to 2005.

Doors are varnished timber, generally sound.

#### 6.6 **External Metalwork, Woodwork & Paintwork**

**Cast iron rainwater goods** – These were re-decorated in July 2003 and are in reasonable order.

**Snow boards** - Timber requires repair or replacement.

**Vestry Door** - Reasonable.

**Main Entrance** -Good.

#### 6.7 **Tower, Spire, Bells & Frames**

There is no tower or spire but a single fixed bell in an open bell-cote. The belfry stonework was re-pointed in June 1995. The bell mounting was renewed in March 2002.

The bell-cote and bell installation appears to be sound.

The top of the finial cross feature is missing.

### **INTERNAL FABRIC**

#### 6.8 **Roof Structure**

This consists in the nave of 8 timber "A" frames supporting timber purlins and rafters which appear sound. The chancel roof is supported by 4 "A" frames purlins and rafters which also appear sound.

#### 6.9.1 **Internal Partitions**

There are none.

#### 6.9.2 **Internal Ceilings**

Consist of exposed varnished timber sarking boards to the nave and chancel which appear

sound.

### **Vestry**

This was renewed in 2003 with a laid-in grid of insulation tiles which is in good condition.

## **6.9.3 Internal Walls**

### **Church**

These are finished in smooth plaster, which are generally sound. There is a varnished timber dado to the pewed areas. The section of plasterwork within the apex of the chancel gable is uneven but as it has been recently re-decorated it is assumed that it is sound.

### **Vestry**

Painted plaster or stonework. The plaster and decoration to the door reveal is in poor condition.

## **6.9.4 Internal Doors**

Varnished timber panelled type, generally sound.

## **6.10 Internal Decoration**

Generally consists of flat emulsion paint, which has been renewed in the church and vestry and is in good condition.

## **6.11 Floors & Balconies**

Walkways and sanctuary are solid and carpeted. The pews and choir stalls are built on timber platforms also carpeted, all of which appear sound. The balcony consists of timber flooring built off steel beams and is now largely occupied by the organ. A balustrade panel has been provided behind the organist's seat and access to the south side of the gallery, which is now used for storage, is restricted.

### **Vestry**

Suspended timber carpeted over. There is a degree of bounce but otherwise appears sound.

## **6.12 Glazing & Ventilation**

The glazing is generally good. There are hopper vents within the leaded lights which are not used but the church appears adequately ventilated.

## **6.13 FIXTURES & FITTINGS**

### **6.13.1 Furniture & Fittings**

The pews are varnished pine and generally in good condition, the ends are fixed to the dado panelling and have a tendency to become loose where some of the pews are missing an end support leg.

The Parish are aware of the problem and check and re-fix any loose pews when required.

#### 6.13.2 **Organ and/or other musical instruments**

The present instrument which has been rebuilt by Harrison & Harrison was originally housed in St. James the Great Derby and was installed in 1994. It is a 2 manual with 19 playing stops.

It is regularly played and tuned and is in good order. Last maintenance visit October 2010.

There is also a Yamaha electronic Clavinova located in the nave.

#### 6.14 **Monuments and/or peculiar features**

There is one marble wall memorial.

There is an oak and lime wood crucifix behind the pulpit.

### **SERVICES**

#### 6.15 **Heating System**

(Date of last service: March 2010 - Annual contract with Compac, South Shields)

The system consists of a gas fired Powrmatic 78kw PMARMG 80 boiler with fanned twin flues which was installed in 2006. The boiler serves large bore cast iron pipes and radiators which are reported as being defect free at present with some repair of pipe-work having been carried out in December 2000.

#### 6.16 **Electrical System**

(Date of last service: June 2010 – Corner Electrical)

This consists of 440 volts 3 phase supply which is distributed by MICC cable protected by MCBs and 2 current operated circuit breakers.

The latest inspection found the system to be in satisfactory .

#### 6.17 **Lightning Conductor**

(Date of last test: September 2010)

This consists of a twin copper down tapes which has been improved with additional earth rods in 2005 and is to an adequate standard.

#### 6.18 **Fire Precautions**

(Date of last test of extinguishers: May 2010)

All regularly serviced by Chubb. There is a foam type located in the vestry, a CO<sub>2</sub> by the organ and two water types at the west end.

#### 6.19 **Sanitary Facilities**

These consist of a full suite of toilets in the church centre with direct access from the church including a wheelchair accessible toilet.

#### 6.20 **Security Situation**

Vestry door is double locked and the main entrance is bolted from the inside, with initial access to the building via The Church Centre which has an Intruder Alarm System fitted.

#### 6.21 **External Areas**

There is an extensive church yard on the east side with smaller areas to the south and north. These are now maintained by the Local Authority who have recently accepted responsibility for the repair and maintenance of the boundary.

#### 6.22 **Disabled Persons Facilities**

(i) **Access**

There is a level access (i.e. with no steps) to the building and a wheelchair accessible toilet is available in the adjacent Parish Centre which is directly accessed from the church.

(ii) **Sound**

There is an induction loop facility within the sound reinforcement installation.

(iii) **Sight**

The general lighting levels have been improved in 2008.

#### 6.23 **Archaeology**

Consultation with the Diocesan Archaeological Advisor and Local Authority Archaeologist indicates that the church and its site are not of archaeological importance.

#### 6.24 **Areas not Inspected**

(This may not be an exhaustive list)

Roof attics, under floor voids and organ pipework.

7.0 **RECOMMENDATIONS**

7.1 **ITEMS REQUIRING ATTENTION IMMEDIATELY**

**Roof Coverings**

Replace missing or patched slates to north and south of nave and south of chancel.

Replace and re-fix loose or twisted slates at ridge level to the nave close to the west gable.

Redress lifted section of lead cover flashing to east abutment of N. slope of nave.

**Rainwater Disposal**

Clear drainage gully to right side of porch.

7.2 **ITEMS TO BE ATTENDED TO WITHIN THE NEXT 12 – 24 MONTHS**

**External Walls**

- (i) Replace using a NHL (Natural Hydraulic Lime) and sand mortar to the cracked mortar haunching to coping of porch.
- (ii) Repoint loose area of stonework at low level to right side of north wall of vestry.
- (iii) Repoint open joints to mid sections to 2 central buttresses on north side of nave.
- (iv) Repoint open joints to west face buttress on south nave

**Rainwater Disposal System**

Repair or replace damaged rainwater goods or system as follows: -

- 1. Broken section of eaves gutter on south side of chancel.
- 2. Broken outlet shoe and drainage channel central south down-comer.
- 3. Temporary repair to outlet shoe to central downpipe on north nave.

**External Metalwork and Woodwork**

Replace broken timber snowboards rails to vestry roof.

Replace broken cast Iron wall vent to south wall of chancel

### **Internal Walls**

Renew the perished plaster to the external vestry door reveal using a lime based plaster.

## **7.3 ITEMS TO BE ATTENDED TO WITHIN THE NEXT 5 – 10 YEARS**

### **External Walls**

- (i) Implement a phased programme of replacing inappropriate cement rich mortar to all areas.
- (ii) Repair and repoint the facing stone to the chancel gable and repoint the coping stone joints and replace the apex stone.
- (iii) Repair and repoint lean or open joints to the east gable coping and the upper part of the gable wall.

## **7.4 FOR FURTHER INVESTIGATION**

There are no items in this category.

## **7.5 ITEMS WHICH ARE DESIRABLE BUT NOT ESSENTIAL**

Repair or replace the Finial Cross to the Belfry.

Provide a new Finial cross to the chancel gable (this will require the apex stone to be renewed (see 7.3 (ii) above)

## **8.0 ESTIMATION OF COST OF REPAIRS AND OTHER WORKS**

### **8.1 Works required immediately**

£250.00

### **8.2 Works required within 12 - 24 months**

£1,000.00

### **8.3 Works required within 1 – 5 years**

£10,000.00 - £15,000.00

### **8.4 Items for Further Investigations**

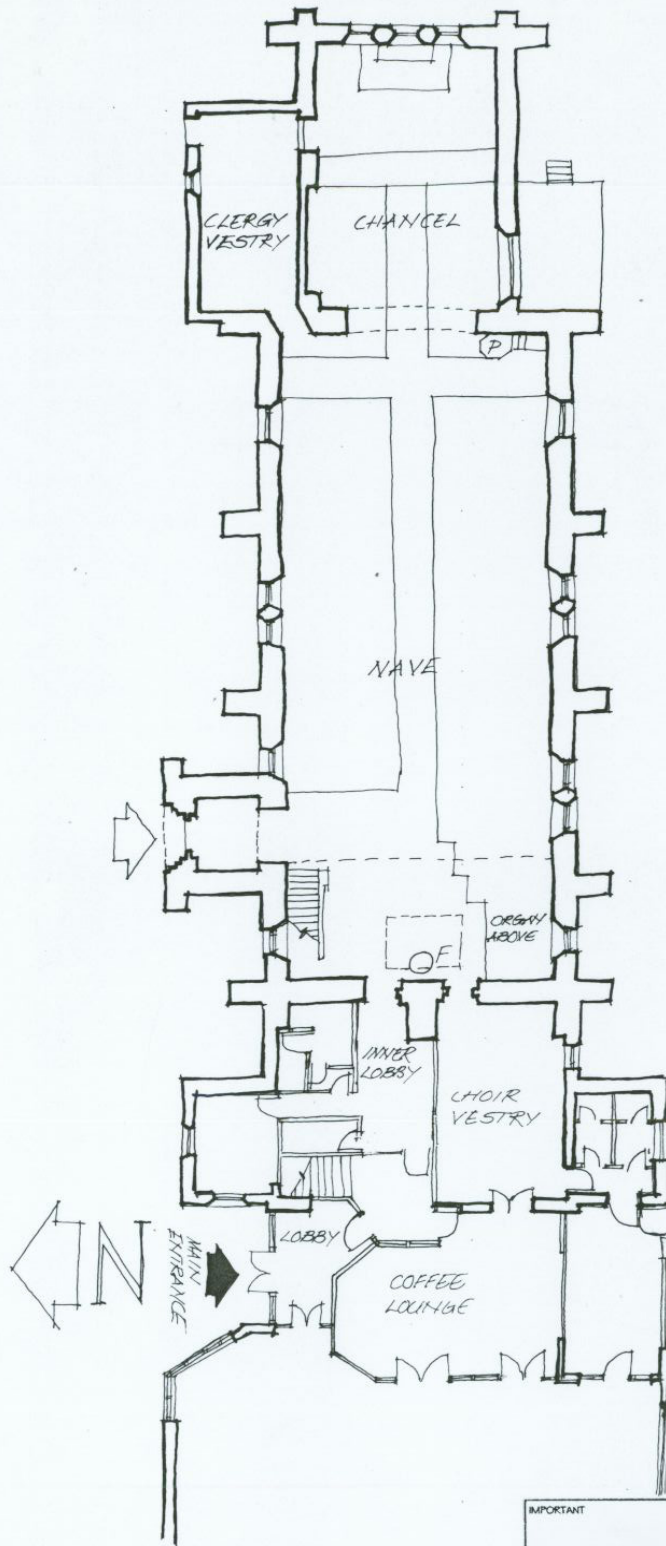
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8.5

**Desirable**

£5,000.00

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