

Diocese of Durham

HORSLEY HILL ST LAWRENCE the Martyr

Centenary Avenue Harton South Shields
(304)

Care of Churches and Ecclesiastical Jurisdiction Measure 1991

QUINQUENNIAL REPORT

on the architect's inspection on

24 November 2010

Archdeaconry Sunderland

Deanery Jarrow

Unlisted building

Incumbent Revd Martin Wray

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PART ONE

1. I have made a thorough general survey of the condition of the church and grounds. The inspection was such as could readily be made from ground and flat roof level and ladders. I have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and I am therefore unable to report that any such part is free from defect. The flue was not inspected and none of the services were tested. Damp meters were not used.
2. No material seen is likely to contain asbestos and given the age and known history of the church asbestos is very unlikely to be present but this report is not a survey under the Control of Asbestos at Work Regulations 2002. If such survey is required and not previously done, a specialist surveyor should be approached. The parish may wish to see the guidance note for parishes issued in 2003 by the Council for the Care of Churches, a copy of which I can supply on request.

Brief description

3. A church, chapel, office, vestry and entrance added in 1990 to the existing hall. Welsh slate hipped roof with patent glazing over the sanctuary. Concealed steel roof trusses. Cavity brick walls with cast stone copings and cills. Plastered ceilings and walls. Oak windows facing a garden. Oak strip floors in church and chapel. Carpet at sanctuary, walkways and chapel.
4. Hall built in 1971, changed from flat roof to pitched slate in 1990 and linked to the church by a new flat roof over the shared entrance and wcs. A lean-to store added to the hall in the 1980's.
5. Ramp and stone steps at the front, brick walls and railings separating a rear garden from the adjoining vicarage, a private lane and houses.

Main work 2000 - 2005

6. Lightning conductor added, slate and rooflight repairs, flat roof repairs
Brackets and wire added at the chapel eave to protect the slate corner from climbing from the wall
Glass and glazing compound repairs
External joinery stained
Communion rails refixed rigidly and radiator shelf fitted in sanctuary
Church carpet replaced
Hall flooring replaced including pvc skirtings
Hall lights and starters replaced
Passage repainted

Main work 2005 - 2010

7. 2006 Front repaved with added bollards, flag in ramp relevelled
Lead capping at rooflight replaced, slate repairs
Accessible wc redecorated, gents cistern replaced
Putty at Chapel glass cill level replaced with flexible compound
Entrance doors and church window cills revarnished
Hall guttering repaired
Outside notice board refitted
- 2007 Office wall painted, chapel altar oiled
- 2008 Ridge tile and slate repairs
Hall lamps renewed
Madonna statue added in garden
- 2009 Four garden trees removed, remaining trees lopped

Summary of structural condition

8. The building is in good general condition. Climbing and slate damage no longer seems to be a problem. Slight plaster cracking persists, mainly between the roof and walls, showing the roof flexes in some seasons. There is no hazard but the appearance is unfortunate.
9. The heating cannot be turned off as intended. The controller seems to have a fault.

PART TWO

DETAILED DESCRIPTION OF THE EXTERIOR

Roofs

10. **Hall** has welsh slates, red clay ridges and hips with fully glazed store roof. Both sound.
11. The flat **link** is Sarnafil single ply PVC on insulation boards, in good condition after some patching. Ponding and build up of leaves near the internal outlet. The roof should be kept clean to reduce risk of damage or blockage of the internal drain. Robust aluminium covers over extracts.
12. Five sound double skin polycarbonate pyramid rooflights. The kitchen rooflight is boarded under at ceiling level so no toplight now reaches the kitchen. The passage rooflight by the office has a broken edge but seems sound enough to leave.
13. The **church and chapel** have welsh slates, red clay ridges and hips with lead valleys, abutment flashings and lead covered upstands at the edge of the patent glazing. The lead valleys seem sound but hold loose mortar slipped from under the ridges and hips.
14. Two panes of cast wired glass at the W side are broken but intact. Putty plug at hole in one.

Rainwater System

15. Cast iron half round gutters and downpipes to drains and soakaways. The cast iron is sound but at the office corner the gutter is rusting underneath. Sound black plastic rainwater goods at the Hall store. Parts of all gutters need to be cleaned out.

Walls, Buttresses

16. Brick, cast stone copings, padstones and cills and flush pointing are all in good condition. The front cast stone is now weathered. Masonry paint at part of the garden side is flaking under the damp course. It should be left to fall and not repainted.

External Joinery

17. All windows and external doors except the hall escape and outside store are solid or glazed oak.
18. The front doors are dark stained and fair. The thumb turn inside the lock is not connected so it would be possible to be locked in. The disconnected closer on the trailing door now serves as neither closer nor standopen.
19. The hall escape doors are stained flush ply, in good condition.
20. The kitchen and louvered boiler door are stained oak. The kitchen outside handle has been removed. Its edge boards have sprung slightly from the door framing.
21. The external store boarding and door are sound softwood but need restaining.
22. The vestry, office and W chapel windows are stained and sound.
23. The main chapel window is sound stained oak. At the cills the glazing compound has been replaced with flexible polysulphide which is an improvement though being lower than the frame it may trap and let water into the wood inside. Higher compound sloped outward would improve.
24. The pair of stained doors from passage to garden appear sound but are disused and were not opened at the inspection. The doors, their glazed frame and the church windows where the stain on the more exposed outside cills is beginning to perish will need preparation and restaining soon.
25. Wedges at both doors from church to garden have worked slightly out of the bottom tenons, better driven back in. The E door sticks at bottom, at least in the damp weather at the inspection.
26. The cills inside the church windows remain a little water marked despite the revarnishing. Watering flowers seems best avoided here.
27. The stained softwood eaves boards are in good condition.

DETAILED DESCRIPTION OF THE INTERIOR

Roof Structure

28. Timber rafters on concealed steel trusses in church. Trussed rafters in the hall.

Ceilings and Plaster

29. The church, passage, wcs, office and vestry ceilings and walls are plastered and generally in good condition apart from minor movement cracks.
30. Movement with seasonal temperature change causes minor plaster cracks between the nave and narthex walls and ceiling. Movement beads were originally fitted at the folds in the nave ceiling and have successfully avoided cracking there but it appears more would be justified. Similar movement beads could be cut into the nave plaster and perhaps parts of the narthex before the next decoration.
31. Slight pattern staining of the nave ceiling suggests the insulation originally fitted (to the standard of the time) might usefully be thickened. The limited access and ceiling slopes would make this a challenge.
32. The hall ceiling is suspended mineral tiles with recessed lights and minor tile damage. The hall walls are exposed brick. The kitchen ceiling and walls are sound painted plaster.

Decoration

33. Decoration is fair though slight marks on ceiling over the altar from past roof leaks.

Partitions, Doors

34. All partitions are plastered masonry. Oak skirts except vinyl in the hall and wcs and painted softwood skirtings in the kitchen.
35. The oak internal doors are all sound. The thumb turn on the hall doors and one closer on the doors across the passage do not operate.

Ventilation, Glazing, Protection

36. All floors are solid so no subfloor ventilation needed.
37. All rooms except kitchen have opening windows. The sanctuary rooflight includes two electric opening lights.
38. Two wired glass roof panes are broken, noted above. PLEASE NOTE the rooflight is designed with a continuous gap of a few millimetres under each pane to disperse condensation to the outside to prevent candle smuts running down the walls. When glass is replaced that gap must be kept open, not sealed.
39. The windows are single toughened glass (wired at the kitchen fanlight) with no other protection. Minor cracks at one narthex pane.
40. The hall glass is wired and sound. Store roof sound toughened glass.
41. The kitchen has no extract but is continuous with the hall. Its opening vent over the outside door seems little used.
42. The three wcs have ceiling extract fans with timers. The store with the flower sink is vented through wall grills to the gents.

Floors, Rails

43. A carpeted concrete sanctuary platform with short oak communion rails.
44. The chapel and nave have oak strip floors now carpeted to a high standard at the chapel and walkways in the church.
45. In hall and kitchen wood blocks are now covered by good lino and vinyl skirts.
46. Good vinyl sheet floors in the stores and wcs. Carpet tiles in the passage, vestry and office, sound but now uneven outside the gents because the original woodblock floor underneath was disrupted by a flood.

Furnishings, Organ

47. A stone font and the sanctuary furniture were transferred from the earlier church. Seating is part oak pews, part chairs, all sound.
48. An oak cased electronic organ, new in 1990, has two high level speakers hidden in the sanctuary.

Heating

49. The church and hall are heated by separately controlled circuits (original fan convectors in the hall and radiators and fan convectors in the church and passage) from a single gas boiler with stainless steel flue through the flat roof. Lockable thermostatic valves at most radiators.
50. The hall roof and the church and chapel are well insulated and the system is said to be effective though a fault at the controller means it can no longer be timed to go off.

Electrical

51. The church is well lit by combination of pendant plastic globes in the narthex, wall and downlights and dimmable floods at the sanctuary. Four downlight lamps in the nave are not working. One narthex globe looks odd because the lamp has been changed to a small spot.
52. In chapel and passage downlights and uplights. One chapel downlight sleeve has slipped a little.
53. In the hall fluorescent lights recessed in the suspended ceiling, one diffuser missing. Surface wiring on the hall brickwork for sound and spotlights and conduits for a socket and outside lights are rather intrusive.
54. An outside flood works but a light over the ramp does not.
55. There is a microphone and induction loop.
56. A five yearly electrical test report November 2008 was satisfactory but recommended the earth be repaired at the corridor lights and circuit 3 be fitted with a 30A MCB which were done.

Lightning Conductor

57. Tape fitted on the ridge and hips and test February 2004 showed satisfactory maximum earth resistance of 8 ohms.

Fire Precautions

58. Extinguishers thus, all annually serviced in November 2010:

passage	6 litre foam spray
church	2 kg CO ₂
	6 litre foam
kitchen	2 kg CO ₂
	fire blanket
hall	9 litre water

In case of proposal to change note that the insurer EIG advises dry powder extinguishers should be confined to boiler rooms & kitchens because discharge (including accidental and malicious) in church risks serious damage to organs and delicate surfaces due to the powder being corrosive

Water and Sanitary facilities

59. At the kitchen sink and hand basin hot and cold water by an immersion heater under the worktop. The knob taps are not best suited to people with poor grip. Levers would be better but it is said that improvement would need a new sink.
60. A timer on the store wall (no cover) controls the storage water heater under the worktop for the stainless sink in the store and basins at the three wcs. The hot supply pipe in the accessible wc is loose from the wall.
61. Reported the gents wc pan sometimes wells up brown water a while after flushing, which may be caused by part blockage somewhere in the system. The adapted drains are complicated and combine foul and roof drainage. If the welling persists all drains should be rodded.

Access and use by people with disabilities

62. Access is good. The entrance ramp and steps both have stainless steel handrails. Contrasting paint on the stone step nosings has worn away, needing to be cleaned down and repainted.
63. The accessible wc lacks the visible and audible alarm included in the current standard.

Security

64. All outside doors are stout with mortice deadlocks. Locks at the church and chapel windows. Security glass in the windows.

Grounds and Boundaries

65. The front steps, ramp and stainless rail are in good order except one flag at the corner of the top landing has dropped and should be lifted, rebedded and relaid. The joints between the stone steps now mostly open should be raked out and pointed carefully to avoid marking the stone.
66. The garden remains well kept. The crushed limestone paths need some levelling up. Some trees have been removed. Paving and new beds added at the W side look well. A small greenhouse has been added against the kitchen wall.
67. Garden enclosed by brick walls with cast stone copings in good condition except two pieces of coping knocked down by the gates.
68. Steel railing panels in the walls and matching gates are for security through visibility of the garden. The steel has not been painted for a very long time and rust is now extensive and deep especially at the gates. The steel must now be thoroughly blasted or otherwise derusted onto dust sheeting and thoroughly repainted with durable systems of exterior steel finish such as micaceous iron oxide or Hammerite with primer, two undercoats and two top coats without further delay. The alternative will be expensive replacement.
69. A well designed and painted sign at the vicarage garden.

Archaeology

70. Consultation with the local authority indicates that the site is not of archaeological importance.

General Comments

71. The parish are to be commended for keeping the church well maintained and cleaned. Urgent action at the outside steelwork is now needed.
72. The Log Book is good but not fully complete. It will be helpful to the parish and architect to maintain the Log and to include quinquennial, electrical and heating reports and records of all repairs and alterations.

PART THREE

RECOMMENDATIONS in order of priority

For immediate action

Clear leaves and rubbish from flat roof	11
Clean gutters	15
Bring thumb turns at front door and hall back into use	18, 35
Obtain advice and repair or replace heating controller	50
Replace lamps at four nave downlights and one globe	51
Refix hot pipe in accessible wc	60
Repaint nosings at front steps	62
Rebed copings at garden wall	67

For completion within 18 months

Paint gutters where required	15
Restain external store and joinery facing garden including door edges	21, 24, 25
Redrive wedges in doors from church to garden	25
Lift wood block floor by gents, relay and sand as required	46
Relevel flag at landing, repoint stone steps	65
Thoroughly prepare and paint steel gates and railings as noted	68

For completion within the Quinquennium

Make glazing compound at chapel cills shed water	23
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Desirable Improvements

Add plaster movement joints between church walls and ceiling	30
Consider changing kitchen taps and sink	59

Recommendations on Maintenance and Care

Clear flat roof twice a year	11
Rod out drains if required	61
Keep paths weeded	66
Maintain the log book	72 and Addendum

ADDENDUM to the SURVEY REPORT

required under the Care of Churches and Ecclesiastical Jurisdiction Measure 1991

PURPOSE OF REPORT This is a general report only, as is required by the Measure. It is not a specification for the execution of repairs and must not be used as such. The parish is reminded that it will be necessary to obtain either the Archdeacon's permission or a Faculty if it is intended to carry out any repairs for which an architect's specification should be sought. The PCC minutes must record the fact that application is being made for a faculty and a copy of that Minute must accompany the application together with a full specification, drawings where appropriate and an estimate of the cost of the work. In any application for grant aid a full specification is always required.

LOG BOOK The parish has a duty under Canon F13(4) to keep a log book recording all work carried out on the building. I commend this practice to the PCC. Not only does it help the inspecting architect but it can prove a valuable aid to the parish.

MAINTENANCE Continual vigilance to guard against blockages in gutters and the rain water disposal system as a whole is needed. Every parish must find for itself the most reliable procedure of ensuring that gutters, pipes, ground gutters, gullies and drains are kept clean. The following have been found effective:

- a) maintenance under contract by a local builder, possibly after advice from the architect
- b) maintenance by a handyman or window cleaner
- c) maintenance by the parish working party

Whatever system is adopted the problem remains to remember when to organise the work. Gutters and pipes should be checked at least twice a year. If the log book is used as a check list of action every year and kept up to date as a record this will itself act as a reminder.

HEATING INSTALLATION A proper examination and test should be made by a qualified engineer annually and a written report obtained for insertion in the log book.

ELECTRICAL The installation should be tested every quinquennium and immediately if not done within the last five years by a competent electrical engineer, that is a certificate holder of the National Inspection Council of Electrical Installation Contracting (NICEIC) or a member of the Electrical Contractors Association (ECA) and a resistance and earth continuity test should be obtained on all circuits. The test report should be kept with the Log Book. The present report is based upon a visual inspection of the main switchboard and certain random sections of the wiring without the use of instruments.

LIGHTNING CONDUCTOR Any lightning conductor should be tested by a competent electrical engineer every five years (in addition to any recommendations in this report) in accordance with the British Standard Code of Practice. Records of the results and condition should be kept with the Log Book.

CHURCHWARDENS' INSPECTION Although the Measure requires the church to be inspected by an architect every five years serious trouble may develop in between these surveys if minor defects are left unattended. It is recommended that the wardens should make a careful inspection of the fabric at least once a year and arrange immediate attention to such matters as displaced slates and leaking pipes.

PEOPLE WITH DISABILITIES 'One of the striking characteristics of the Gospel narratives is Jesus' concern for people with disabilities but sadly the Church has, in the past, given little attention to their needs. The design of our buildings has often proved a barrier to those who attend church services.' (Chairman of the Council for the Care of Churches). The PCC is reminded that the Disability Discrimination Act 1995 places a duty on the parish to review all its practices and facilities and to take all reasonable steps to avoid discrimination against people with disabilities caused by physical features, bearing in mind the limitations often found in historic buildings.

Useful advice and audit sheets are to be found in 'Widening the Eye of the Needle' published by the Council for the Care of Churches 1999 .

INSURANCE The PCC are advised that insurance cover should be reviewed annually to take account of any rise in the cost of rebuilding.