

**Diocese of Durham**

**ST. PETERS, Jarrow - Church No: 106**

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**Incumbent – Revd W.R. Braviner- Team Rector**

**Inspection of Churches Measure 1955**

**ARCHITECT'S REPORT – September 2010**

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## 1.0 PREMISES IDENTIFICATION

<b>Church:</b>	St. Peter's, Jarrow
<b>Deanery:</b>	Durham
<b>Diocese:</b>	Durham
<b>Date of Inspection:</b>	7 <sup>th</sup> September 2010
<b>Weather:</b>	Cool and Sunny (Heavy Rain immediately prior)

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

The site lies in a suburban residential area adjacent to one of the main roads which leads to the town centre. A public footpath runs along the west side of the site with vehicle access from a side street on the north side which leads to a small car parking area for about 12 cars. The vicarage stands immediately adjacent on the south side of the site with a modern sheltered housing scheme on the east side.

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

The premises consists of a contemporary (1970) church building (seating accommodation approx. 200) with a brick clad concrete frame and a mono-pitch roof, entrance lobby with church office off (built 1985), vestry and meeting rooms arranged around a small courtyard. The new church building is linked by a glass roofed storage area to an earlier building (built 1880) which served as the first church and is now used as the church hall. The premises are licensed for Public Entertainment.

## 4.0 REPAIR WORKS OR NEW WORKS SINCE LAST INSPECTION

2007 New UPVC windows and louvre shades to hall £6,500.00

2008 Suspended ceiling to hall £5,500.00

2009 New UPVC windows to North Side of church £2,000.00

2008 Replaced organ with reconditioned instrument £1,700.00

## 5.0 SUMMARY OF GENERAL CONDITION OF BUILDINGS

The buildings are generally in good condition, the main church being of modern construction. The type of construction and complicated design has led to a number of problem areas, particularly at roof/abutment junctions; the patent glazing to the clerestory and from differential movement between the structural frame and solid infill panels. However the conditions created by these situations have not materially worsened since the last inspection, and the consequences have to a large extent been kept on top of. However as this requires regular on-going repair the parish are currently investigating the possibility of funding a comprehensive scheme to renew all external roof covering to the 1970's building, and to renew the majority of the remaining windows.

## 6.0 DETAILED CONDITION OF BUILDINGS

## **EXTERNAL FABRIC**

### **6.1 General Structure**

#### **Church**

This consists of an insitu reinforced concrete frame with brick or block infill panels. With the exception of the slight rotation of the ring beam on the north side the structure appears to be sound but some movement between the rigid concrete frame and infill panels has resulted in minor cracking in a number of places as follows:

1. Horizontal and vertical cracks to south wall of church (now partially obscured by redecoration).
2. Left side of window jamb adjacent to rotating ring beam (10mm-6m wide) and at 2 points on north wall of church. (Now partially obscured by redecoration).  
Right side of window jams adjacent to rotating beam 10mm
3. Full wall height vertical cracks at 1/3 positions and to corners and horizontal cracks on line of concrete beams at high level to east wall of church.
4. Horizontal cracking to lintel over external door and ring beam on east wall and vertical crack to external corner of organ chamber.
5. Horizontal cracks to 2 "forward" panels to west wall of church.

None of these cracks appear to have worsened since the last inspection.

#### **Hall**

This consists of load bearing cavity brickwork which is generally sound except for a stepped and horizontal movement crack to the north gable above the flat roof

### **6.2 External Wall Surfaces**

#### **Church**

Grey/brown facing brick with exposed sections of reinforced concrete frame - generally in sound condition except as listed below.

#### **Hall**

Red common brick which has been coated with external masonry paint - generally in sound condition.

#### **6.2.1 North Elevations**

The brickwork is generally sound but there are various defects with some of the concrete features as follows:-

1. Concrete has spalled on 2 No rainwater hoppers exposing the reinforcement on one.
2. Concrete corner block chipped with a partial repair cracking on underside. On the side where the reinforcement was exposed this has been patch repaired.
3. At feature infill brick cross there is a slight horizontal crack to the head of the lower windows on both sides. This does not appear to have worsened since the last inspection.
4. Vegetation is growing from the top section of brickwork to the peak of the east sanctuary wall and

some of the brickwork joints are lean

5. An open joint above the lower right hand window has been filled but some movement cracking to joint lines and through one brick above and to the left of the head of this window remains.

## 6.2.2 South Elevations

The outer section of this elevation is basically sound with only a small amount of pointing missing from undercloak, the pointing to the movement joint is missing in one place and the joints are open around gutter outlet adjacent lean-to link.

There is an open-joint between the concrete mullion and the brickwork to the south-east corner. The upper wall to the worship area has a small piece of brick missing from the upper right corner, a section of the timber framing to the roof light is exposed and a section of the lead flashing has lifted.

## 6.2.3 East Elevations

### Church

The brickwork is basically sound, there is a lean top joint at the extreme south end and the mortar is loose above 2 No square windows where some mastic pointing has been introduced. There is some movement around the end of the concrete gutter where the reinforcement is showing at the north end and where there is some crushing of the brickwork. There are lean mortar joints at the same level at the mid height and at a higher level particularly round the corner area where the end parapet brick is missing and the brickwork disturbed. The steel reinforcement is visible to the corner of the end of the concrete floor of the belfry and there is an open joint between the concrete gutter and the vertical wall of the belfry.

### Hall

The brickwork is basically sound.

## 6.2.4 West Elevations

### Church

Brickwork is generally sound but cement pointing is either missing, loose or lean under the roof verge and to the header course to the lower part of the left-hand panel of the lower section.

### Hall

The brickwork is generally sound.

## 6.3 Roof Coverings

### Church

Interlocking grey concrete tile which was overhauled prior to the 1995 quinquennial - generally sound except where listed below.

### Hall

Red plain concrete tile - generally sound with a few broken on west side towards the south end and a number on the east side

### Ancillary Areas

Built up felt over kitchen area and patent glazing over lean-to storage area.

### 6.3.1 Church

The concrete tile covering is generally complete except for the following defects:

1. **Roofs to Courtyard and Vestries** a number of tiles have been renewed and the slopes all appear complete at present.
2. Glazed roof to lean-to has 10 cracked or broken panels of Georgian Wire Glass. As these are double glazed the roof is still water tight. There are a number of cracked tiles to the lean-to section over the day room.
3. The timber duck-boards to the valley between the lean-to and the meeting room have insufficient strength.
4. A number of tiles have been replaced but others particularly to inside slope (south) above church entrance have small cement repairs to broken corners which have now cracked.
5. The abutment lead flashing to the west side of the courtyard is loose in places. A section of lead flashing is detached to the east high gable.
6. The valley gutter to the church entrance roof is full of debris.
7. A section of felt and tile covering between the kitchen roof and entrance roof has been repaired with a flexible roof repair.
8. The lead cover from the mono ridge to the Vestries roof has been stolen to one section.
9. Generally the concrete tiles appear to have become porous compared to more recent renewals

### 6.3.2 Hall

#### **Pitched Roof**

The red concrete plain tiles and half-round ridge tiles are in reasonable condition except for a number of broken tiles on the east side and sections of the ridge tiles are lacking bedding. The slopes of the roof undulate over the roof trusses.

The trees on the north side overhang and are touching the roof in places.

#### **Flat Roof** (above kitchen)

This is generally sound but is blistered in places and has some moss growth.

The mortar pointing has dropped out at the centre on the north side and is loose in other places.

#### **Lean-to Hall Entrance**

This slope is heavily mossed over.

#### **Lean-to Toilets**

Some of the bedding to the ridge tiles has dropped out.

### 6.4 Rainwater Disposal System

#### **Church**

This consists of bitumen felt lined insitu concrete troughs with metal down-pipes. There are significant leaks on the north side (close to the centre of the gutter) and on the east side over the vestry toilet. Other defects are:-

- (i) The gutters, particularly lead lined valley gutters are in places partially filled with leaves and other debris and the inspection covers have been removed from the gullies on the north side.
- (ii) The cover to the rodding eye at ground level to the south east corner is missing.
- (iii) The outlet to the outer corner to the left of the church entrance is leaking.

### **Hall & Ancillary Roof**

This consists primarily of UPVC rainwater goods which are generally sound. They readily fill with leaves as the trees overhang the roof.

## **6.5 External Windows & Doors**

### **Windows**

#### **Church**

These are mainly wooden framed with either fixed or opening lights except for the clerestory which has a form of patent glazing. There has been problems with a number of the windows, particularly the latter which require regular pointing with mastic.

There is slight damage to the right hand window on the east side.  
The windows on the north side have been renewed in uPVC with double glazing.

#### **Vestry Area**

Polycarbonate single glazing to choir vestry and corridor link is becoming "glazed" and is loose in the frames.

#### **Hall**

These have been renewed in uPVC with double glazing.

#### **Doors**

These are all painted softwood generally sound except for broken handle to glass door to day room.

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

The paintwork particularly to the cills of the clere story to the vestries is in poor condition.

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

(Date Bell(s) last serviced: Not Known)

There is no tower or spire but a single bell is housed in a low-level bell-cote at the north-east corner of the building. It was not possible to inspect the bell or its mountings but it is reported as in working order.

## **INTERNAL FABRIC**

## 6.8 **Roof Structure**

### **Church**

In situ concrete frame presumed to support timber rafters. This appears sound except where slight movement has occurred previously at the junction between a roof beam and ring beam on the north side (see 6.1 above).

### **Hall**

This consists of double-pitched steel trusses which were partially screened behind an "open" timber lattice ceiling. They are now covered by a lightweight suspended ceiling which was installed in 2008. It appears to be sound except as noted with the roof coverings the timber joists appear to have settled between the steel trusses.

## 6.9.1 **Internal Partitions**

These are primarily of exposed or plastered brick and are generally sound.

## 6.9.2 **Internal Ceilings**

### **Church**

T & G timber boarding, generally in sound condition. Old and fresh water staining to valley above corner to side chapel.

### **Vestries**

Artexed plasterboard - sound but uneven in appearance with open joints to junctions with walls. Significant water stain to eaves within toilet and towards north corner of choir vestry where it is reported there is a significant rainwater leak which appears to be due to a defective gutter.

### **Hall**

Lightweight suspended ceiling is in good condition.

### **Cellar**

Painted hardboard sound but paint flaking to inner room.

## 6.9.3 **Internal Walls**

### **Church**

Rough finished plaster - sound except for surface cracks listed in 6.1 above. The blockwork joints can be seen on all walls which reflects poor thermal insulation of the external walls.

There is clear evidence of penetrating dampness to the right hand end of the south clerestory wall and to the south wall in the former organ chamber.

### **Clergy Vestry (Now Choir Vestry)**

T & G timber boarding - sound. Slight horizontal crack to top of triangular section of wall to toilet partition and above toilet door. This does not appear to have worsened since the last inspection.

### **Choir Vestry (Now Clergy Vestry)**

Appears to be painted rough cast on blockwork, basically sound but with 1 vertical shrinkage crack to internal wall to clergy vestry and 1 vertical crack and shrinkage to wall plate on east wall. A joint has opened up between the ceiling and the south wall of about 20mm which may relate to the outward movement of the external wall. None of the movement joints appear to have worsened since the last inspection.

**Hall**

Painted exposed brickwork, generally sound except for some break down of plaster and paint finish to solid wall to right of Parish Office door and cracked plaster to the left jamb of the kitchen door.

**Basement**

Smooth painted plaster sound except where affected by penetrating dampness on the east side.

**6.9.4 Internal Doors****Church**

Black painted S.W. with clear glazed sections and full height metal handles - generally in fair condition.

**Hall**

Painted ply or softwood part glazed generally in good condition.

**6.10 Internal Decoration****Church**

Predominately matt white emulsion on rough cast in fair condition but pattern of mortar joints showing through.

There is an algae stain to the left return corner of the sanctuary.

**Hall**

Emulsion/masonry paint to exposed brick - in fair condition.

**Day Room and Vestries**

Varnished boarding or emulsioned textured render or brickwork in fair condition except where damaged by water ingress.

**6.11 Floors & Balconies****Church**

Varnished concrete paving to main area, generally sound but with some open joints in sanctuary area - runner carpet to walkways. There are a series of metal sleeved holes formerly used for locating choir book rests.

**Vestries**

Solid Granwood flooring, sound but in need of resurfacing.

**Kitchen & Toilets**

Vinyl safety sheet with welded joints in good condition.

**Hall**

Suspended T & G timber flooring which was renewed during prior to 1995 including some repairs to joists and joist supports and is in good condition.

**Cellar**

This has been renewed, following a dry rot outbreak during the quinquennium before last with T & G

softwood on new treated joists and is sound. A sump pump had been installed to deal with any build up of water in the floor void but at the time of the inspection this had failed and the cellar was filled with water to the level of the timber suspended floor.

## 6.12 **Glazing & Ventilation**

- (i) Hopper or louvre high level opening lights - generally sound except for some defective window catches - with either clear or obscure glass or polycarbonate glazing. One sealed unit to the day room is broken.
- (ii) One of the roof lights above the east wall is cracked.

## 6.13 **FIXTURES & FITTINGS**

### 6.13.1 **Furniture & Fittings**

The altar, side tables and front area are of fixed concrete construction. The original pews are of softwood seats and backs on black metal hollow tube frames and have been mostly replaced with linking plywood chairs.

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

This is a Jubileum Viscount electronic instrument with which appears to be in good working order. The organ has been relocated in the north-west corner of the nave.

Pianos in hall by Collingwood & Co London and Seidel Nache Gam, Berlin have been removed from the building as they were not required.

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

There is a wood and copper crucifix fixed to the wall behind the altar above an insitu concrete panel with a cross design.

There is a Marble War Memorial and 2 Memorial plaques on the south side of the cloister.

## **SERVICES**

### 6.15 **Heating System**

(Date of last service 2<sup>nd</sup> August 2010)

This consists of a gas fired hot water system, with 3 boilers (each 48Kw output - Ideal Concord C) which is divided into 3 zones. The heat is distributed by radiators, natural convectors or fan convectors which are reported to be in working condition. The flue outlets are stainless steel within the boiler house and are connected to the original brick chimney.

The boiler house is located under the hall and had been fireproofed but the fireboards are now loose or broken. The heating system is regularly serviced and appears to be in good working order

The recent inspection of gas appliances recommended replacement of the gas-fired water heater in the Ladies Toilets.

**6.16 Electrical System**

(Date of last service 18<sup>th</sup> August 2010)

This consists of a 3 Phase 500 Volt Supply, with a standard meter. The system is controlled by 3 main switches, a main fuse board with a supplementary distribution board for the heating. There is no earth leakage trip switching. Distribution is a combination of PVC/PVC, MICC and metal conduit wiring. The recent inspection has identified a number of faults or non-standard items which will have to be attended to.

**6.17 Lightning Conductor**

None present.

**6.18 Fire Precautions**

(Date of last test of extinguishers: October 2009)

2 No Water Extinguishers in the church area and 2 to hall and 1 Foam and 2 CO2.

1 No Dry Powder in the kitchen area and 1 to boiler room.

1No Fire blanket in kitchen.

**6.19 Sanitary Facilities**

The centre has a full range of sanitary facilities including separate male and female toilets a disabled persons toilet and a fitted kitchen capable of producing hot meals. The general condition of these facilities is good.

The accessible toilet is not laid out to the recommendations of the current building regulations.

**6.20 Security Situation**

The building occupies a relatively open, accessible site, and whilst this means that it is attractive to potential users, in the past it has been prone to some vandalism and the occasional intruder. An intruder alarm is installed covering the main entrances, the vestry and the church office.

There are an unusually large number of external doors including 2 on the 'blind' east side. These are all bolted from the inside.

**6.21 Disability Discrimination Act**

The main entrance is level as is the floor of worship area. The hall is on a higher level with a ramped link. There is an accessible toilet, accessible from the hall lobby and an induction loop installed in the worship area.

**6.22 External Areas**

These consist of a tarmaced car park with areas of open landscape with mature trees on the west side adjacent to the main road and semi-mature trees on the east and north sides.

The upper section of the brickwork to the wall forming the boiler access is loose.

The supporting brickwork to the exit ramp to the east side of the hall has settled on its foundation and there is a gap towards the bottom.

Loose concrete paving on the east side of the courtyard is lifting, probably due to root action of an adjacent tree.

The surrounding areas are generally well kept but the larger part of the vicarage garden, which lies immediately to the south side of the church, is untended.

#### 6.23 **Areas not Inspected**

(This may not be an exhaustive list)

Belfry.

Under floor voids.

## 7.0 **RECOMMENDATIONS**

### 7.1. **ITEMS REQUIRING ATTENTION IMMEDIATELY**

#### **Rainwater Disposal**

- i) Clear all eaves and valley gutters of leaves and other debris
- ii) Repair leaks to north and east lined gutters
- iii) Pump out flood water in cellar and provide working sump pump

#### **Electrical Installation**

Arrange to have the faults and sub-standard parts of the installation attended to.

## 7.2. ITEMS TO BE ATTENDED TO WITHIN THE NEXT 12 - 24 MONTHS

- i) **Structure** – Repair/rebuild disturbed section of brickwork on the south corner of the east gable
- ii) **Roof Coverings** –
  - Replace any cracked or broken roof tiles
  - Replace cracked glass panes to lean-to link and above the sanctuary
  - Renew or reinforce timber duck-boards to lean-to roof
  - Re-fix and re-point using flexible lead sealant, loose lead flashings to west abutment to day room and east gable adjacent to roof light.
  - Re-point joint to top of felt roof upstand to north side of flat roof to kitchen/toilet.
  - Replace missing lead ridge on east side of courtyard
- iii) **Rainwater Disposal** - replace missing covers to gullies on north and east sides to prevent debris getting in and causing blockage
- iv) **Heating System** - replace damaged or missing fire-proof boards to boiler room ceiling
- v) **External Areas** –
  - Rebuild settled section of supporting brickwork under rear exit ramp from hall
  - Repair or rebuild loose section of brickwork to upstand wall to boiler steps
  - Level and re-bed loose paving stones to eastside of courtyard (this may require some pruning of roots to adjacent trees in which case care must be taken not to destabilise trees. Alternatively the trees should be removed and the roots grubbed up)
  - Prune or cut-back tree branches which over hang the hall roof.
- vi) **External Windows and timber Facias** – redecorate degraded paintwork to timber window frames

## 7.3. ITEMS TO BE ATTENDED TO WITHIN THE NEXT 5 YEARS

- i) **External Wall Surfaces** - rake out and re-point areas of open or lean mortar pointing using a 1 lime 1 cement 6 sand mix or to match the original at the following positions:
  - (a) **South Elevation**
    - Around gutter outlet to lean-to link
    - Open joint between concrete mullion and brickwork to south -east corner of worship area.
  - (b) **East Elevations**
    - Upper areas of worship area gable

(c) **West Elevation**

- Under verge and to header course of higher gable
- Lower part of left-hand panel and verge pointing of lower gable

7.4 **ITEMS WHICH ARE DESIRABLE BUT NOT ESSENTIAL**

There are no items in this category

7.5 **ITEMS FOR FURTHER INVESTIGATION**

External Areas – investigate with land owner (if not the Parish) and or the Local authority the need/desirability of thinning or pruning trees on all sides of the building to open up views of the building and to improve security.

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

8.1 **Items Requiring Attention Immediately** £500.00 - £1,000.00

8.2 **Items to be Attended to within the next 12 – 24 Months** £3,000.00 - £5,000.00

8.3	<b>Items to be Attended to within the next 5 years</b>	£1,000.00 - £1,500.00
8.4	<b>Items which are desirable but not essential</b>	-
8.5	<b>Items for further investigation</b>	-

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