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QUINQUENNIAL REPORT

INSPECTION OF CHURCHES MEASURE 1955

CARE OF CHURCHES AND ECCLESIASTICAL JURISDICTION MEASURE 1991

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NOTE: This report can be read at three levels of detail:

The SUMMARY AND PRIORITIES give a brief overview and checklist.

The APPRAISAL AND RECOMMENDATIONS give a fully reasoned report sufficient for most purposes.

The ARCHITECT'S INSPECTION NOTES give a finely detailed record of the inspection observations on which the report is based, for future reference.

PREAMBLE TO THE QUINQUENNIAL REPORT ON THE CHURCH

INTRODUCTION

The Inspection of Churches Measure 1955 and the Care of Churches and Ecclesiastical Jurisdiction Measure 1991, both of which have statutory force, require each Diocese to establish a scheme for the inspection of every church at least once every five years. Over the years Commissions of General Synod and Working Parties of the Council for the Care of Churches have made recommendations on the establishment of Diocesan Schemes, the selection and terms of appointment of the inspectors, and the scope, form and content of the reports. The current recommendations are contained in 'A GUIDE TO CHURCH INSPECTION AND REPAIR', Second Edition, 1995, published for the Council for the Care of Churches by Church House Publishing, Church House, Great Smith Street, London SW1P 3NZ. The following is intended to conform with those recommendations.

TERMS OF APPOINTMENT

Attention is drawn to the Terms of Appointment of the professional adviser included in Appendix B.

SCOPE OF THE REPORT

A thorough inspection of the structural condition and state of repair of the Church has been made, covering all parts visible from ground and floor levels, readily accessible roofs, galleries or stagings, and where applicable from ladders provided by the PCC. Inaccessible and hidden roofs and valleys are excluded, and ceilings have been examined from floor level only unless otherwise stated.

IT IS EMPHASISED THAT THE INSPECTION HAS BEEN PURELY VISUAL, and parts of the structure which are inaccessible, enclosed or covered such as boarded floors, roof spaces or hidden timbers at the wall heads have not been opened up for inspection (unless otherwise stated in the report). Such woodwork or other parts of the structure which are covered unexposed or inaccessible have not been inspected and therefore it cannot be reported that any such part of the building is free from defect. It is possible that any concrete used in the construction, alteration or repair of the church between 1923 and 1975 contains High Alumina Cement and/or Calcium Chloride additives. No investigation has been carried out to determine whether these substances are actually present and therefore it cannot be reported that such parts of the building are entirely free of risk in this respect. Where concrete of that period is persistently damp the risk of failure becomes significant and the appropriate investigations should be carried out.

Chimney flues were not inspected, nor were inaccessible flat roofs. Manhole covers were not lifted and none of the services, including the drainage, were tested. Damp meters were not used. Unless otherwise stated the inspection was carried out in dry weather, when it was not possible to ascertain whether the rainwater goods or gullies or surface water drains were watertight.

Recommendations for further investigation are included where suspicions have been aroused during the inspection but problems of access or the need for special equipment or opening-up have prevented full exploration. Where it is suggested that some part of the building be kept under observation this is for the attention of a future professional adviser as well as of the Church Council.

FORM OF THE REPORT

This is a general report only, as required by the Inspection of Churches Measure 1955, the Care of Churches and Ecclesiastical Jurisdiction Measure 1991 and the Diocesan Scheme. It follows, in broad terms, the form recommended in 'A GUIDE TO CHURCH INSPECTION AND REPAIR' 1995 (mentioned above) and the requirements of the current Diocesan Scheme.

This report is the COPYRIGHT OF THE PROFESSIONAL ADVISER and is provided to satisfy the statutory requirement for a quinquennial report ONLY. It is confidential to the Church Council, the Diocesan Authorities and their respective professional advisers. It describes defects observed, 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.

THE 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.

One copy of this Report should be kept with the Church Log Book and Records, for future reference. The Architect will send the requisite number of copies direct to the Diocesan Office.

REPORT ON THE 2009 QUINQUENNIAL INSPECTION
of the Parish Church of
S A I N T A N D R E W , L E A M L A N E

Diocese of Durham

Archdeaconry of Sunderland

Deanery of Gateshead

Historic Buildings Listing: Not Listed

Conservation Area: None

Civil County and District: Tyne & Wear; Gateshead

Ordnance Survey Map Reference: NZ 293 608

Date of Inspection: 22nd & 26th May 2009

Date of Report: 31st December 2009

Report by CHRISTOPHER DOWNS, B.Arch. R.I.B.A.

BRIEF DESCRIPTION

The church was built in 1960-62 in a light and airy twentieth-century classical style to designs by Donald McIntyre of Durham. The main worship area is a single space with a shallow projection at the west end containing the altar. Laminated timber portal frames support the steeply-pitched pantiled roof which is flanked by narrow copper-covered flat roofs over the clerestory windows which rise above the knees of the portal trusses down each side. A copper-clad flèche surmounts the roof. The external walls, plastered internally, are a combination of brick with exposed aggregate concrete panels and some areas of render together with precast concrete window surrounds. The east wall consists almost entirely of a large area of glazing in softwood (Cedar?) framing.

The ancillary range along the south side of the main worship area, and contemporary with it, contains Choir Vestry, Sacristy, Kitchen, Toilets, Boiler House, etc. It has bituminous felt coverings to its concrete roof structures and walls mostly of brick or rendered panels.

Beyond this to the south-west is the Church Hall complex built and extended to designs by Ian Curry in 1965 and 1985-6 respectively. This has bituminous felt coverings to timber roof structures and brick walls.

The Church was consecrated as a Parish Church in 1982. A plan of the complex is included on the buff-coloured sheet following the 'Summary and Priorities' section of this report.

PREVIOUS INSPECTIONS AND RECENT REPAIRS

This is the second time the present writer has reported on this church. As well as that prepared in 1999 previous reports dated 1981 (J. Roscoe Milne Partnership), 1987 and 1992 (Ian Curry) were available on the architect's file for reference in compiling the present one. The 1976 report was also by J. Roscoe Milne Partnership but no copy of this or of any earlier reports has been consulted.

Previous reports, where they survive, will form a valuable record of the condition of the building and of the work carried out over the past fifty years and should be kept.

Repairs and works carried out since the last inspection have included:

Repairs to bell-cote (resulting in cure of persistent leakage).

Various repairs to roof tiling, etc.

Asbestos survey and testing.

Re-felting of half of the main Church Hall roof, of a third of the Vestry roof (the other two-thirds having received a paint-on coating) and the whole of the roof over the Church Hall Kitchen, Entrance, etc., including the link to the Church.

Re-fitting of Vestry Kitchen (2006).

Re-painting of window frames to Hall, Vestry and Kitchen ranges (2008).

Replacement of boiler controls and improvement of Boiler House ventilation (2008).

Accessibility improvements at south-east entrance to Church (2008/9).

Provision of protection to stained glass and vulnerable windows (2008/9).

Provision of new noticeboards (2008/9).

Repainting of rear exterior of Hall (2009).

Re-pointing of various areas of brickwork and filling of open joints, mostly as recommended in the last report, together with attempts to patch splitting artificial stone elements.

At the time of writing electrical re-wiring and redecoration of the Church were under active consideration.

LIMITATIONS OF THE SURVEY

- a) Attention is drawn to the recommendations of the **Preamble** to this report, and to the **General and Technical notes** given in **Appendix `B'**.
- b) The following inaccessible parts were not included in the inspection:-
 - i) Any voids below floors or above ceilings.
 - ii) Locked store rooms.
 - iii) Interior of flèche, other than the Belfry stage.
 - iv) Interior of the Organ.
 - v) Roofs were examined internally from floor levels and externally from ground levels and from the flat roof areas generally.
- c) The Architect's detailed inspection notes are given in the following appendix, with descriptions of various parts of the building where appropriate, and comments on the condition of the fabric. These notes are an important part of the report, and should be read by the Parish (PCC officers, etc.), for the appraisal, recommendations and priorities in this report have been prepared

from them. They are not a specification for repairs, and are unsuitable for obtaining builders' estimates. When the PCC is ready to proceed with any part of the recommended repairs, it is advised to contact the professional adviser for recommendations as to the appropriate course of action and ask him to prepare any necessary specifications and schedules.

APPRAISAL AND RECOMMENDATIONS

This report follows its predecessors in including the Church Hall complex as well as the church building itself, irrespective of whether or not the Hall is covered by the Inspection of Churches Measure.

The Church is unusual in that the altar is at the west end rather than the east. Compass orientation (rather than 'liturgical') is used throughout this report.

The following remarks inevitably concentrate on the defects noted during the inspection but it must be emphasised that the church is in good condition overall and evidently well looked after, with a considerable amount of work having been done since the last inspection. This report is intended to help direct the efforts of those responsible towards an orderly programme for the work needed in the foreseeable future.

A) STRUCTURAL CONDITION OF THE FABRIC:

The building remains perfectly stable and the only threat to its structural well-being appears to be the possibility of fungal attack on timbers where leakages through the roof coverings have persisted for long periods. The partition in the north-east corner of the Church Hall Kitchen may be a case in point where the timberwork seems to be missing down one side of the doorway. Although all seems dry at present - the roof having been re-covered - this partition should still be opened up for investigation and remedy.

As mentioned in the last report, lines of slight structural movement show in the concrete roof structures but these are likely to be the result of normal shrinkage or thermal expansion and contraction in the concrete itself. Slight movement is also suggested by the crackings in the wall plaster in various places around the church building - immediately under the flat soffits at the west end flanking the Sanctuary arch; at eaves level to either side of the Entrance Porch in the north wall; above the fourth portal truss from the east on the south wall and running down from some of the clerestory window sills. None of these seem to have opened appreciably since the last inspection so should merely be kept under review.

The same applies to the cracking of the blockwork walling in the southern extension of the Church Hall. Some of the cracks are open by as much as 5mm - which is perhaps rather more than expected from mere shrinkage of the blocks - but from their distribution and direction shrinkage still seems more likely than any other cause and none has increased since 1998.

As noted in previous inspections, the junction between the west face of the link passage to the Church Hall and the south face of the Organ Chamber shows a crack between the two

phases of construction, open by perhaps 3mm. This is only to be expected and has not moved significantly over the last ten years, so no action need be taken on this other than perhaps re-pointing to keep the weather out. Similarly, slight crackings have opened up where the southern extension to the Hall meets the earlier building, but these too do not warrant any remedial work.

B) WALLS AND MASONRY:

The external walls of the Church are a combination of yellow/orangy-buff brick with exposed aggregate concrete panels and some areas of render, together with precast concrete window surrounds. The concrete roof structures are continued over the wall heads with precast units to form an overhanging eaves/perimeter gutter arrangement. The external walls of the Church Hall range are of a pale red brick throughout and have no exposed concrete elements.

In general the brickwork remains in good condition, with no significant deterioration in the bricks themselves. Some re-pointing of the mortar joints has been carried out since the last inspection but a few limited areas remain to be dealt with or have become necessary since 1998, so the areas where re-pointing is desirable within the next five years now include:

The plinth, corner pilasters and short west-facing return of the south wall of the Choir Vestry, the free-standing piers supporting the western corners of the Church, and a patch behind the downpipe at the mid-point of the west side of the Hall.

Isolated perpend - notably on all three faces of the Organ Chamber, within the corner cut-outs and in several other places on the west face of the Church, in the panels behind the two easternmost downpipes on the north side and on all three faces of the north entrance porch to the Church, and on the east face and north-facing return of the Church Kitchen and Toilet block.

Further elements - such as the chimney stack on the Church Hall - will need repointing in the foreseeable future though not necessarily within the next five years.

A loose brick on the south-east corner of the Choir Vestry needs re-bedding - probably loosened when the gate post was fixed to it.

As mentioned in previous reports, the precast concrete window surrounds are suffering significant spalling damage, as also are the overhanging cornice gutter units. This is a fundamental problem with precast concrete construction generally of this period. The steel reinforcement relies on the alkalinity of the concrete to prevent it from rusting. In time, this alkalinity is neutralised by the acidity of normal rainfall - a process which occurs at a predictable rate - and as the steel then rusts it expands and bursts the concrete away. The thickness of concrete 'cover' to the steel reinforcement is therefore of considerable importance and was clearly rather minimal in this instance. Repair, which should be carried out by a specialist firm, consists of removing and/or treating the rust on the reinforcement (assuming the problem is caught before the rust eats in too far), patching the spalled areas with epoxy resin-based materials and then painting over the entire surface of the concrete. The painting is necessary both to mask the patchings - which cannot be blended in otherwise - and to protect the concrete from further rainfall, thus slowing the rate of neutralisation of the concrete considerably. In the present case, consideration should be given to painting all the concrete elements of the window surrounds and cornices, etc., to increase their life expectancy whether spalling has actually commenced or not. As commented in 1999, some of the

cornices have been painted already, demonstrating the improved appearance that this approach offers although also showing that it does not guarantee freedom from further spalling and that re-painting will be required periodically - needed within the next couple of years where applied previously. In a few places mortar patching appears to have been attempted since the last inspection but it has to be said that this appears to have been carried out by amateurs and its long-term effectiveness is very questionable.

C) ROOF COVERINGS AND RAINWATER DISPOSAL:

The main roof of the Church is covered with double-roll red clay Roman pantiles. These seem to be weathering reasonably well and most of those seen to be broken in 1998 have been replaced since, although several with 'Flashband' patchings are still evident down near the east and west end eaves of the south slope so further replacements are desirable in due course. Some adaptation may be needed to eliminate spillage at the eaves of the tiling of the south slope of the main roof west of the Organ Chamber.

The copper roofing over the aisles, Porch and Organ Chamber appears to remain in fair condition though showing signs of wear where the run-off from the pantiling is concentrated, and there are signs of past patchings. However, this is much as seen in 1998 and no action seems necessary for the foreseeable future. These roofs drain into cornice gutters lined with bituminous felt. This felt has now reached the end of its useful life and re-lining should be carried out within the next two years - particular care being needed with the waterproofing around the outlets.

The octagonal flèche at the mid-point of the ridge of the main roof has copper coverings to its spirelet and to the floor of the belfry stage. This is combined with corner posts, louvres and weatherboarding in what appears to be oak. The various defects noted in 1998 have been remedied since, leaving this feature in good order.

Part of the bituminous felt covering on the flat roof over the Choir Vestry range on the south side of the Church has been renewed, whilst the rest has had a paint-on waterproofing solution applied, as has the lower-level roof over the Kitchen/Toilet/Boiler House range. All seemed to be in serviceable condition at the time of this inspection. Some of the outlets are rather constricted so will have to be checked and cleared regularly and may need to be opened out at the next re-felting.

The rather younger felting over the enclosed rear entrance lobby to the church is now failing along its southern edge and whilst it could be kept going a while longer by further patching consideration should be given to renewing this felt altogether within the next year or so.

_____The flat roofs of the Church Hall and its ancillary ranges are also covered with bituminous felt on timber decks. That to the lower-level northern range (over Kitchen, entrance, toilets, link passage, etc.) has been re-felted in its entirety since the last inspection, the defects in its decking having been dealt with at the same time. The edges of this felting have been left rather untidy and slightly vulnerable, with the felt having been stuck down on top of the edge trims rather than the trims being taken off and re-fixed over the felt as they should have been. The west slope of the main Hall roof has been re-felted completely in the recent past, but the east slope remains as seen in 1998 apart from a minor patching alongside the chimney stack at its north end. Unfortunately this patching is pulling out of the chase in

the chimney brickwork, as did the previous felt, and needs re-sealing. Otherwise the felting to the east slope remains serviceable except for the lining to its cornice gutter, which is now in poor condition so needs total renewal. The felt covering of the southern extension is now showing its age but appears to remain weathertight. It will probably last out the next five years but should be reviewed in the next inspection.

The cast iron rainwater pipes taking the run-off from the church roofs are mostly serviceable but all need repainting within the next year and several have cracked lengths which need bandaging or renewal beforehand. These include the foot of the downpipe on the short west-facing return of the Vestry wing, and complete sections of two of those on the north side of the Church.

The plastic rainwater pipes on the Church Hall seem to be serviceable for the most part but that at the west end of the north side needs new clips for virtually its full height and that on the west face of the toilet block needs two or three renewing too. The fixings of the downpipe on the north-facing return of the Church Hall extension are loose and the soil/vent pipe on this wall needs new clips, fairly urgently. The southernmost downpipe on the east face of the main Hall has lost its shoe - a replacement should be provided to stop splashing onto the brickwork.

All the rainwater downpipes and gullies should be checked periodically and cleared promptly when blockages occur. There are signs of leakage around the outlet at the south-east corner of the Vestry range - this should be observed during heavy rain and cleared if a problem is confirmed. As mentioned in previous reports, the way in which the downpipes have been built directly into back inlet gullies makes it difficult to see whether or not they are working properly and virtually impossible to clear blockages. Consideration should be given to adapting the feet of the pipes by shortening them and adding open shoes discharging onto the gratings of the gullies.

D) WINDOWS, DOORS AND EXTERNAL JOINERY:

The Church has a large timber-framed east window, with a combination of timber infill panels, leaded and reeded glass. This assembly remains in good condition and the glazing is intact. The west window (behind the altar) comprises three vertical lights filled with large sheets of glass apparently set directly into the concrete surrounds. One of the sheets in the southernmost light is badly broken and another just above is cracked through. These, together with the smashed sheet of protective glazing on the outside, should be replaced in due course.

All the other windows of the Church are metal-framed. These seem to be in fair condition generally, but some - notably those of the Church clerestories - need repainting internally and externally within the next couple of years whilst those in the Choir Vestry need repainting internally only. On the south clerestory some of the putty needs renewal by way of preparation for the repainting. The flying barge board arrangement on the east end of the Church also needs repainting in the near future.

The windows of the Hall complex are all softwood-framed. Apart from those in the east face of the link to the Church all need repainting urgently (including the Hall clerestory above the flat roof of the stores and the emergency exit door from the Hall), and those to the south and east elevations of the Hall extension will need some joinery repair beforehand.

As well as the windows, the timber fascias all round the Hall building need repainting within the next year and in some places the ends of some of the boards have decayed so some joinery repair will be needed by way of preparation.

The feet of the frame of the external door from the Hall extension need repair where decayed and the door itself may have suffered decay in the past - hidden by a cover strip across the bottoms of the boards. This door could do with a proper weathermould at this point.

In the Church Hall complex, the plaster ventilation grilles in the two southern store rooms and that in the Female Toilets have all suffered damage, as is perhaps only to be expected. It would be sensible to replace the plaster units with simple wooden frames around the fly screen mesh.

Two of the glass panes in the entrance screen to the Church Hall are cracked, one of them quite badly. These are of wired glass, which is not a safety glass - its main use is for fire resistance, which hardly seems appropriate here. The cracked panes should be replaced with a true safety glass such as toughened or laminated. In fact, all glass in doors and below waist height in fixed panels should be of safety glass - a requirement that can be met quite economically where existing glazing is concerned by applying a self-adhesive clear plastic film.

The steel gates and railings of the external lobby at the east end of the Church ancillary range (the south-eastern entrance) have evidently been repainted since the last inspection but rust is taking hold again so they need thorough preparation and repainting within the next twelve months.

In 2005 a proposal was drawn up to improve accessibility of the main north entrance to the Church, but this has yet to be implemented. Within the last couple of years an alternative strategy has been adopted with the formation of a ramp into the south-eastern entrance, by the Boiler House. It has to be said that this seems to have been a rather ill-considered scheme. It segregates disabled persons from the able-bodied by making them use what feels in all respects like a back entrance, the ramp appears to be too steep, the handrails flanking it are of clumsy design and the application of yellow hazard warning stripes draws unnecessary attention to them.

The issue of accessibility at the main entrance to the Church Hall has yet to be addressed, with a single step up at the entrance itself and several on the approach path. It is to be hoped that a more subtle solution can be adopted here, by simply raising the paving to eliminate the entrance step and forming an alternative path on adjacent ground to circumvent the flight of steps.

Consideration should also be given to extending the step at the emergency exit doors in the east face of the Hall to form a proper external landing and ramp down from this.

E) FLOORS AND INTERNAL FITTINGS AND FINISHES:

The floors are of solid construction except for the stage and the rooms behind it in the southern extension of the Church Hall, which have suspended timber flooring. The solid floors have a woodblock finish for the most part but the area around the font in the Church has stone paving and some of the ancillary accommodation has vinyl tiles or sheet. All seems to remain in good order except for one or two knot holes in the softwood boarding of the stage floor which could do with filling, a hint of looseness in the woodblock flooring of the main Church Hall space, break-up of the vinyl sheet in the Church Hall Entrance area and some open joints in the paving around the font. This latter needs re-pointing and one of the stone slabs rocks slightly underfoot so may need re-bedding.

Some of the loose sections of the vinyl skirtings in the church toilet corridor area have been re-fixed since 1998 but more need the same attention now. The hazard warning tape on the steps in the link between Church and Church Hall is coming loose so could constitute a hazard in its own right - provision of proper stair nosings, contrasting in tone and colour with the steps, should be considered.

The walls are plastered and painted throughout. Most remain in fair condition, with the two kitchens and some limited areas elsewhere affected by damp penetration in the past having been redecorated since the 1998 inspection. Re-plastering of the west wall of the Church south of the Sanctuary arch - and a limited area to the north - has been carried out since this 2009 inspection, in preparation for general redecoration of the worship area which is under active consideration. Other areas where making-good remains desirable are the north wall of the Church where the east and west sides of the entrance lobby abut, the corresponding two points on the south wall of the Church, the north wall of the link passage between Church and Church Hall, and the west wall of the Church Hall Kitchen.

There are a few areas of peeling paint - usually in toilets and kitchens but also including the upper level panels above the windows in the main Church Hall - which merely need renewal in due course using condensation-resistant paints.

The ceilings are mostly of painted fibreboard, again in fair condition except where affected by leakage from the exterior - e.g. at the west end of the northern flat ceiling area in the main Worship Space, in the Church Hall Kitchen, in the Lobby between the Church Hall and the link to the Church, and in several places in the Main Hall. None of these areas needs anything other than re-painting in due course.

The damp penetration or condensation causing deterioration of the lining around the rooflight aperture in the ceiling of the corridor outside the Church Kitchen and toilets seems to have been eliminated and the lining has been made good, but some of the staining of the surrounding ceiling in the corridor and female toilets still awaits painting out.

Internal doors and their hardware seem to be in good order overall, but in the Church Hall complex the doors to the Kitchen and to the Female Toilets need easing where they are

catching on their frames and the cubicle doors in the Male toilets need some means of keeping them shut.

The local fire officer should be consulted as to whether or not the doors and hatch to the Church Hall Kitchen should be of fire-resistant standard - at present they clearly fall short.

F) INSTALLATIONS:

Parts of the **electrical** installation in the Church may date from the time of its construction in 1960-2, although the lighting is understood to have been re-wired some twenty five years ago. By the same token the Church Hall installation probably dates from 1965, extended to the additional accommodation in 1986. At the time of the last report the Church Hall system was being tested annually on account of its use for public events, playgroups, etc., but it is not clear whether or not this regime has continued. No record of recent testing has been passed to the writer, so testing should be carried out now if not already done within the last five years. Any safety recommendations arising from the tests should be implemented promptly. At the time of this quinquennial inspection the lighting circuit serving the ancillary accommodation at the south end of the Church Hall appeared to be switched off - it may be that a trip switch had operated. Isolated light fittings elsewhere also appeared to be out of action, and may need minor attention if not dealt with already. As in 1998, attention must be drawn to the unprotected tubes of the fluorescent lights in the Main Hall, which are very vulnerable - and potentially dangerous - if games involving balls or thrown objects ever take place in this room. As suggested in the last report, the safety and appearance of this lighting could both be improved by substituting the better quality type of fluorescent fitting designed for exposed environments, as these are inherently more robust and have diffusers which are clipped at intervals along each edge.

Similarly, there is no record of any recent testing of the electrical system in the Church, but as this is scheduled for re-wiring in the next few months it seems pointless to carry out such tests at this stage. A couple of the existing fluorescent light fittings (in the Choir Vestry and Corridor) were not working at the time of the inspection but may simply need new tubes or starters. The spotlights in the Sanctuary also appeared to be out of action but are not needed in the new lighting scheme. As noted in previous inspections, corrosion shows on some of the copper cabling in the Heating Chamber and this may need replacing as part of the re-wiring project.

Both the Church and Church Hall **Heating** systems are based on gas-fired 'Concord C' type boilers serving radiators and, in the case of the Hall, fan convectors. Both systems are serviced annually and are reported to be effective. Some improved controls have been added within the last year or so.

The **plumbing installations** appear to be in good working order but the external terminal of the balanced-flue water heater on the north wall of the Church Hall Kitchen has been badly vandalised and needs repair or replacement, and the overflow pipe from the northernmost W.C. on the west side of the west wall of the western ancillary range of the Church Hall was dripping at the time of the inspection.

At the time of the inspection one of the cookers in the Church Hall Kitchen displayed a warning notice and should be repaired or replaced if not dealt with already.

The electric extract fan which was providing **ventilation** to the Church Hall Kitchen in 1998 has since disappeared - presumably having gone with the pane of window glass in which it was set. A new fan should be provided, with a discreet outlet high up on the external wall.

The entire complex is well equipped with **fire extinguishers**, serviced annually.

The single bronze **bell** in the belfry at the base of the flèche appears to be in good order but the ironwork of its supporting structure and fittings needs painting to inhibit the rust that has taken hold. It is chimed electrically from a control point in the Choir Vestry - this was not tested in the course of the inspection.

The pipe **organ** is a Harrison & Harrison instrument, serviced by them, originally built in 1905 and brought here from Walbottle West Methodist Church in 1961. It is reported to have expired some three years ago and remains out of use, awaiting funding for overhaul/restoration. Asbestos is known to be present in the organ blower box and it would be sensible to have this removed whilst the offer from the firm that carried out the testing to remove it for free still stands.

As mentioned in the last two reports, this church has no **lightning conductor** system and in view of the large areas of copper roofing, not to mention the copper-clad flèche, serious consideration should be given to having one installed in accordance with the current British Standard.

G) CURTILAGE:

Apart from the area enclosed in the internal angle between Church and Hall (with the Vicarage closing one of the other sides), a small area enclosed by railings to the west of the link corridor, and the narrow strip along the south side of the Church Hall, the grounds of the church are in effect public open space maintained by the Local Authority. It is not clear on the ground where the boundaries actually lie. The area maintained by the P.C.C. is reasonably tidy but the gates and railings around the south-east corner of the church need repainting within the next year, as do those bounding the area west of the link between Church and Church Hall. The joints between the concrete copings of the wall on which these latter stand need filling. On the opposite side of the Church Hall approach path the low brick wall is open-jointed and one of its copings has been dislodged - this needs re-bedding and the open joints should be re-pointed.

SUMMARY AND PRIORITIES

The church is basically sound and well looked after. Much good work has been done since the last quinquennial inspection, dealing with the most immediate needs identified in the last report.

The main areas for concern now are the state of some of the external joinery, the need to re-wire the electrical installation in the Church and (possibly) test that in the Church Hall, the vandalism of the Church Hall Kitchen water heater flue, the need to re-line the cornice gutters and the gradual deterioration of the reinforced concrete elements on the church building. In the longer term the issues of lightning protection and of the pipe organ will need to be considered.

Most of the other recommendations of this report comprise little more than routine maintenance. The following order of priorities sets out, in broad terms, the relative urgency of foreseeable repairs over the next five years. However, it is not a definitive programme of work and items further down the list could be brought forward if desired.

An indication of the range of likely cost, at present-day prices, is shown for each priority category. However, in many cases the scope of repair work is undefined and no measurements have been taken. 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. V.A.T. is not included but is likely to be incurred on all repair work. No allowance has been made for inflation or for any professional fees.

I. OF UTMOST URGENCY:

- a) Removal of asbestos from organ blower box.

(Range of likely cost: Nil - if free offer is taken up)

II. ESSENTIAL within the next SIX MONTHS:

- b) Repair and repainting of softwood window frames, doors, fascias and barge boards.
- c) Testing and checking of Church Hall electrical installation, if not done within last five years; implementation of any resulting safety recommendations together with minor attention to defective lamps or fittings (if not dealt with already); consider replacing exposed fluorescent tube fittings in main Hall with protected type.
- d) Re-fixing and/or sealing of loose felt flashing where roof abuts Church Hall chimney.
- e) Remedying dripping overflow on W.C. in Church Hall.
- f) Re-wiring of Church electrical installation, followed by testing including any retained elements of existing system; implementation of any resulting safety recommendations

together with minor attention to failed lamps or fittings if not replaced as part of the new scheme.

- g) Replacement of vandalised flue to water heater in Church Hall Kitchen; repair or replacement of defective cooker if not dealt with already.

(Range of likely cost: £17,500 - £20,000)

III. ESSENTIAL within the next YEAR:

- h) Opening-up, investigation and remedy of apparent loss of timber framing to partition in north-east corner of Church Hall Kitchen.
- i) Repair and re-painting of cast iron rainwater pipes; re-fixing of loose or poorly clipped plastic downpipes and vent pipe on Church Hall range; shortening of pipes and provision of open shoes where pipes currently connect direct into back inlets.
- j) Repainting of gates and railings around south-east entrance to Church and within the grounds generally; painting of bell supports and fittings.
- k) Replacement of damaged glass in west window of the Church and replacement or upgrading of inappropriate (non-safety) glass in Church Hall entrance screen.
- l) Minor attention to floor finishes including loose vinyl skirtings and especially provision of secure contrasting nosings to steps in link between Church and Church Hall.
- m) Redecoration of main worship area of the Church and minor making-good to decoration elsewhere.
- n) Minor adjustment to specified internal doors; checking status of Church Hall Kitchen doors with Fire Officer.
- o) Provision of new extract fan in Church Hall Kitchen.

(Range of likely cost: £12,500 - £17,500)

IV. NECESSARY within the next TWO YEARS:

- p) Specialist repair and coating of precast concrete elements of church exterior.
- q) Re-lining of cornice gutters on church building and on east side of main roof of Church Hall; re-felting of roof of rear entrance lobby.
- r) Minor repairs to roof tiling.
- s) Repainting of metal-framed windows, internally and externally.
- t) Consider improving accessibility of Church and Church Hall entrances and Church Hall fire exit.

(Range of likely cost: £15,000 - £25,000)

V. NECESSARY within the next FIVE YEARS:

- u) Re-pointing of specified limited areas of external brickwork including boundary walling; re-bedding of loose brick on south-east corner of Choir Vestry and loose coping on wall west of Church Hall approach steps.
- v) Replacement of damaged plaster vents with more robust arrangement.
- w) Consider repair and re-commissioning of pipe organ.
- x) Consider installation of lightning conductor system.

(Range of likely cost: £1,000 - £25,000)

VI. FUTURE Repairs:

- y) Further re-pointing of external brickwork.
- z) Renewal of more of the felt roof coverings.

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CHARTERED ARCHITECT

QUINQUENNIAL REPORT

on the Parish Church of

SAINT ANDREW, LEAM LANE

UNDER THE INSPECTION OF CHURCHES MEASURE 1955 AND
THE CARE OF CHURCHES AND ECCLESIASTICAL JURISDICTION MEASURE 1991

DATE OF REPORT

31ST DECEMBER 2009

DIOCESE

DURHAM

ARCHDEACONRY

SUNDERLAND

DEANERY

GATESHEAD

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