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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 C H A D , S U N D E R L A N D

Diocese of Durham

Archdeaconry of Sunderland

Deanery of Wearmouth

Historic Buildings Listing: Not listed

Conservation Area: None

Civil County and District: Tyne & Wear; Sunderland

Ordnance Survey Map Reference: NZ 362 535

Date of Inspection: 30th October 2009

Date of Report: 26th July 2010

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

BRIEF DESCRIPTION

The church was built in 1960-61 to designs prepared between 1954 and 1958 by George E. Charlewood in the simple and relatively economical 'rationalised traditional' style he had developed in a series of church buildings from the 1930's. It comprises Chancel, Nave and Aisles all under one main pitched roof, Organ chamber with pitched cross-roof to the north of the Chancel, Lady Chapel under a flat roof on the south side of the Chancel, north-west Porch with its own pitched roof, and north-east entrance under a flat-roofed link to the Church Hall. Vestries, Heating Chamber, W.C., etc. are located under the east end of the building and a large undercroft storage area extends westward under the Nave.

Walls are of red brick with artificial surrounds to windows, doorways, etc. Pitched roofs are covered with green Lake District slates; flat roofs with 'Sarnafil' single-ply p.v.c. sheeting in place of the original copper-faced bituminous felt. Internally walls are plastered and ceilings are of fibreboard.

The church stands in an attractive suburban setting beside the main Sunderland to Durham road.

A plan of the church is included on the buff-coloured sheet following the 'Summary and Priorities' section of this report.

PREVIOUS INSPECTIONS AND RECENT REPAIRS

This is the third time the present writer has reported on this church. Apart from those prepared in 1993 and 2000, all previous reports (1966, 1971, 1976, 1981 & 1988) were prepared by Ian Curry, who had overseen the construction of the building as assistant and successor to George Charlewood.

These previous reports form a valuable record of the condition of the building and of the work carried out over the past forty five years so should be kept.

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

Minor repairs to roof coverings, gutters and downpipes.

Re-ordering of furnishings in Chancel and provision of new furniture in Chapel (2002/3).

External repainting (gates, gutters, downpipes, etc.) (2009).

Replacement of louvre assembly ventilating Heating Chamber.

Repair of part of front boundary wall.

Injection of damp-proof course in south wall of basement; re-plastering and redecoration; refurbishment of toilet and vestries, including provision of kitchenette facility in Sacristy.

Construction of ramps to facilitate wheelchair access on the pedestrian route through the link between Church and Church Hall.

Rebuilding of the organ (in progress at the time of this inspection) by John Lightbown, at a cost of £40,000.

Testing and checking of the electrical installation was reported to be in hand at the time of this inspection.

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) Roof voids above ceilings of Nave, Chancel and Aisles.
 - ii) Interior of Organ Blower Chamber.
 - iii) Ceilings were examined internally from floor levels and roofs externally from ground levels. On this occasion no access was gained to the flat roofs.
- 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

The following remarks inevitably concentrate on the defects noted during the inspection but it must be emphasised that the church is in very good condition overall, with some excellent work done since the last inspection. This report is intended to help direct the efforts of those responsible towards an orderly programme for the repairs needed in the foreseeable future.

A) STRUCTURAL CONDITION OF THE FABRIC:

The building remains perfectly sound structurally, with no significant development of the minor crackings noted in previous inspections. These remain visible in the joints of the brickwork and window surrounds externally, particularly above and below some of the windows of the aisles and the Lady Chapel, and above the window of the Sacristy in the east elevation. The only slight increase noted is in the crack rising from the head of the westernmost window in the south wall of the South Aisle, which might indicate a gradual rotational movement of its south-west corner. Internally, the old crackings around the south-facing window of the Clergy Vestry, and between the walls and ceiling, have been filled and painted over as part of the redecoration of this room, and have not re-appeared as yet.

The expansion joints on the north and south sides of the church were re-filled with sealant prior to the last inspection and remain satisfactory.

The last two reports recorded rising damp affecting the lower parts of the external walls of the rooms below the east end of the church (vestries, toilet, etc.), causing deterioration of the decoration and also, in one or two places, the underlying plaster. Since 1998 this has been addressed by the injection of a damp-proofing solution and re-plastering of most of the affected areas. This action appears to have been effective, though only time will tell. Where not treated - in the Heating Chamber and the base of the adjacent staircase - the problem remains relatively insignificant. Where visible areas such as the staircase are concerned minor patching of the plasterwork and renewal of decoration is likely to be needed in the foreseeable future. As commented in the last report, on very rare occasions standing water has appeared on the floor at the base of this stair, but has dispersed rapidly. The floor construction in this area appears from the original working drawings to rely on the impervious nature of dense concrete to keep ground water out, so there is always the risk that it will penetrate through fine cracks or through holes for pipes or cables.

There is an unexplained springiness in an area of the timber flooring at the east end of the South Aisle which should be checked from beneath - access at the time of this inspection was prevented by stored lumber.

Certain areas such as roof voids were not included in the present inspection for want of ladders or safe access arrangements. These should be inspected whenever access is gained for other purposes such as electrical re-wiring or re-decoration.

B) WALLS AND MASONRY:

The external walls are of cavity construction with the outer leaf of red facing brick. Dressings, comprising window and door surrounds, gable copings and corbels, etc., are all in artificial stone. The brickwork and dressings remain in good order generally, but there are hints of splitting in the feet of some of the artificial stone mullions, etc., which may indicate the beginnings of breakdown as embedded steel reinforcement starts to rust. This should be reviewed in future inspections. The mortar pointing is also sound generally, but there are a few limited areas of open joints where re-pointing is desirable within the next five years. These include:

Behind foot of easternmost downpipe on south wall of South Aisle.

Foot of west return of south wall of Lady Chapel.

Open perpend at ground level on east wall of Sacristy.

Artificial stone surround of west window of Nave, including open joints in internal sill.

Chimney stack - subject to checking from close quarters.

In addition, a limited area of open joints at the apex of the east gable of the Chancel could do with re-pointing in the foreseeable future, but not necessarily within the next five years.

C) ROOF COVERINGS AND RAINWATER DISPOSAL:

The main roofs are covered with green Lake District slates laid to diminishing courses. As far as can be seen from ground levels this slating remains in good order generally apart from one broken slate under the north end of the ridge of the west slope of the North-West Porch. This was noted in 1998 and still awaits replacement.

As noted in previous reports, the main roof is known to have suffered from a particular problem with the heads of the (centre-nailed) slates slipping off the underlying laths so that the tails cock up. This is due to the slater having cut the tolerances too fine when laying the roof in the first place. Fortunately the problem is not so persistent or widespread that any drastic action need be taken but a few slates do have to be re-set from time to time.

The pointing of ridges and verges appears to remain sound generally but it is not known if the eastern verge to the South Aisle (above the Lady Chapel roof) has been re-pointed as recommended in the last report, as it could not be seen on this occasion. Open joints between the copings on the east gable of the Chancel still appear to need filling, and the north end ridge tile on the North-west Porch needs re-pointing.

Where visible the copper flashings where the main roof meets its east and west abutments seem satisfactory but they should be checked from close quarters by a roofer when one is next engaged for other work on the building. Those where the slating of the North-west Porch meets its north gable seem to be working loose so should be re-wedged and pointed back in.

The copper flashings to the raking valleys and around the chimney stack above the Organ Chamber were renewed in lead soon after the 1988 inspection. These and the lead linings to the raking valleys either side of the Organ Chamber roof should be checked from time to time although at the time of this inspection there were no signs internally of any continuation of the past leakage.

Shortly after the last inspection - and before the report was issued in the year 2000 - the flat roofs of the Lady Chapel and the Link between Church and Hall were re-covered with 'Sarnafil' single-ply p.v.c. roofing, laid by Chemplas Ltd. of Newcastle. The green-coloured variant of this has been used for the visible drip edges of the roof, to retain the colouring of the original copper-faced felt. This material carries a 10-year guarantee and was chosen in preference to high-performance bitumen-based felt on the basis of its longer life expectancy. It replaced copperised bituminous felt, which had reached the end of its useful life. Though access was not gained to check these roofs in the course of this inspection, they are reported to have been in good condition when seen by a builder recently.

The cast iron rainwater goods together with the timber fascias on which the gutters are set have all been included in the general external repainting carried out in 2009. All appear to be satisfactory, the minor defects noted in the last inspection having been dealt with since. However, it is regrettable that some of the cast iron downpipes have been replaced with plastic.

The gully at the foot of the easternmost downpipe on the south side of the South Aisle was choked at the time of this inspection - as it was in 1998. This may indicate a more fundamental problem with the drainage and should be investigated. All the gutters, downpipes and gullies should be checked and where necessary cleared at least twice a year.

D) WINDOWS AND DOORS:

Apart from the circular window in the east gable of the Chancel, all the windows in the building are glazed with clear glass in rectangular leading. In the west windows of the worship area a random scattering of pieces of handmade clear glass gives a degree of interest. In response to frequent vandalism, all the windows on the vulnerable sides of the building (i.e. all but the south) were fitted with polycarbonate overglazing prior to the last inspection. Repairs to the glazing itself were carried out at the same time and all remains in good order. This includes the stained glass to the Chancel window already mentioned.

Some of the steel frames to the windows - especially the opening vents - are showing signs of rust and re-painting should be carried out within the next five years in order to inhibit this. As this will involve temporary removal of the polycarbonate overglazing the trapped debris can be removed at the same time and the glass can be cleaned.

The external doors remain in good condition. The metal gates and railings around the north-east entrance lobby could do with painting soon to inhibit the rust that is starting to show again.

The steel louvre assembly forming the Heating Chamber vent has been replaced with a more robust design since the last inspection. The new unit is clearly more vandal-resistant but could do with painting before the rust that is beginning to show takes full hold.

E) FLOORS AND INTERNAL FITTINGS AND FINISHES:

The floors throughout the worship area are of oak strip on battens, which have been laid on fibreboard sheets on top of the joists. As noted in previous reports, compression of the fibreboard over the years has resulted in slight dropping of the timber flooring relative to the stone steps at the Chancel arch and in the Sanctuary area, but the carpet provided in recent years has effectively overcome this problem.

The concrete surfacing on the stairs down to the lower level is deteriorating and it would be worth providing some form of non-slip floor finish within the next year or so.

In general the internal plasterwork and decoration is in good order, although the slight crazing of the plasterwork in various parts of the worship area obliterated by the redecoration of 1996 has now re-appeared and general redecoration of these main areas is becoming desirable. Most of the ancillary areas have been redecorated over the last ten years and the defects noted in the plaster work in the lower floor areas have been remedied in the course of the general refurbishment of this accommodation.

Whilst the organ is being rebuilt the opportunity has been taken to check the security of the damp-damaged plaster noted in previous inspections and paint it over.

In general the internal doors are in good order but both leaves of the pair to the North Aisle from the north-east Entrance Lobby catch badly on the floor and need easing.

The furnishings and fittings throughout the building are in good condition, some re-ordering having been carried out in both the Chancel and the Lady Chapel in 2002/3. A new altar has been provided in the Chapel as part of the new arrangement.

The curious timber boxing in the Toilet, at low level against the north wall, has disintegrated due to dampness and will have to be renewed, if it is still needed.

F) INSTALLATIONS:

The **electrical** installation was tested and checked in 1999 and re-testing had been arranged for the week after this quinquennial inspection but no report or comment has been forwarded to the writer. Any remedial work required for safety should be undertaken promptly, if not done already. Assuming the circuits in the north-east corner of the building which were not working at the time of the inspection had been disconnected temporarily by the organ builders the only defect appeared to be a shade missing from one of the wall lights in the Lady Chapel.

The wire cages protecting the external lighting and security cameras from vandalism have been renewed since the last inspection but the new ones need painting to inhibit rust.

The **heating** system remains as described in 1998 - a gas-fired boiler installed in 1989, serving the original distribution system of pipework and radiators. The minor leakages on the radiators and pipework which were being dealt with at the time of the last inspection appear to have been remedied effectively, and all is reported to be in good working order. As commented in the last report, some of the lagging to the pipes in the Undercroft of the church could do with re-fixing where it has come loose. Rather more worrying is the rust on the pipes to the radiator in the North-west Porch, which appear to be embedded in the floor construction. This could involve difficult repair problems should they begin to leak.

As well as the pipe lagging which is clearly labelled. it is likely that the fireproof panelling on the doors and elsewhere in the Heating Chamber is of an asbestos-cement material. This should not be cut or disturbed without due precautions being taken to avoid creating airborne dust, and will have to be disposed of to a licensed tip.

Previous reports have recommended filling of the disused oil tanks with foam - though fine sand would be equally effective - in order to eliminate the fire risk, but as yet nothing has been done.

The **organ**, originally built by Nelson & Co. of Durham, was brought to this church in the early 1960's from a Methodist church in the Houghton-le-Spring area. Despite major overhaul undertaken by the Vincent Organ Company of Sunderland in 1993 it has had to undergo almost total rebuilding in 2009 - this work was just being completed (by John Lightbown, costing £40,000) at the time of this inspection.

The church appears to have an adequate provision of **fire extinguishers**, serviced annually.

G) CURTILAGE:

The grounds of the church, which do not constitute a graveyard, retain their well-kept appearance overall, and even the wilderness in the narrow strip along the southern boundary has been tamed to some degree since the last inspection. The planting, including the mature and semi-mature trees, all appears to remain healthy and the trees are reported to be inspected by a specialist on a regular basis.

As mentioned in previous reports, the southern boundary fence has a rather alarming lean over towards the neighbour's property and, to judge from the fact that the posts are on the church side, it appears to be the P.C.C.'s responsibility to arrange repair although there seems to be no urgency about this if the neighbour has not complained.

Since the last inspection the public route between Church and Church Hall - passing through the link between both buildings - has been rendered accessible by construction of new ramps to eliminate the steps. The design of these is unfortunately very utilitarian, failing to respond to the quality of the church building. Some improvement may be achieved by painting the raw galvanised tubular steel handrailing a suitable colour. The older handrails to the west of the link also need painting to inhibit rust.

The tarmac surfacing of the driveway and parking area west of the church shows some cracking, probably caused by tree roots, and general deterioration, so is likely to need renewal before long.

As commented in the last report, the rustic stone walling forming the western boundary wall is disintegrating in places and needs limited consolidation and re-pointing, of both the panels and the piers. One of the piers has been rebuilt since the last inspection but rather badly, using inferior materials.

SUMMARY AND PRIORITIES

The church is basically sound and very well looked after. A great deal of good work has been done since the last inspection, keeping pace with the repair needs of the building and implementing worthwhile improvements.

There are no causes for serious concern, and virtually all the recommendations of this report amount to nothing 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:

None required.

II. ESSENTIAL within the next SIX MONTHS:

- a) Checking and testing of electrical installation, if not done already; implementation of any resulting safety recommendations.
- b) Checking of drainage from gully at foot of easternmost downpipe on south side of the South Aisle; checking and clearing of gutters and downpipes generally.
- c) Easing of doors between North Aisle and north-east entrance lobby.
- d) Establishment of an asbestos register for the building, if not done already.

(Range of likely cost: £500 - £1,500)

III. ESSENTIAL within the next YEAR:

- e) Minor attention to specified defects in roof coverings, flashings, ridge pointing, etc., and general checking of roof coverings by roofing contractor.
- f) Checking of springy area of floor at east end of South Aisle.
- g) Consider providing floor covering to steps down to basement.

(Range of likely cost: £500 - £1,500)

IV. NECESSARY within the next TWO YEARS:

- h) Repainting of metal gates around north-east entrance lobby, of louvre assembly in Boiler House vent, of metal cages to external lights and of handrails to external steps and ramps.
- i) Renewal of boxing in toilet compartment, if still needed.
- j) Re-fixing of loose lagging to heating pipes.
- k) Further consolidation/re-building of walling and piers on western boundary.

(Range of likely cost: £750 - £2,000)

V. NECESSARY within the next FIVE YEARS:

- l) Filling of disused oil tanks with foam or sand to eliminate fire risk.
- m) Re-pointing of specified limited areas of external brickwork.
- n) Re-painting of metal frames in windows; removal of debris trapped behind overglazing; cleaning of glass at the same time.
- o) Redecoration of areas not included in the work done over the last ten years.
- p) Renewal of tarmac surfacing to pull-in at west end of the churchyard.
- q) Checking of churchyard trees.

(Range of likely cost: £4,000 - £8,000)

VI. FUTURE Repairs:

- r) Review of structural easings and crackings.
- s) Inspection of roof voids when access is available.
- t) Review of signs of splitting of artificial stone components of window surrounds.

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CHARTERED ARCHITECT

QUINQUENNIAL REPORT

on the Parish Church of

SAINT CHAD, SUNDERLAND

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

DATE OF REPORT	26TH JULY 2010
DIOCESE	DURHAM
ARCHDEACONRY	SUNDERLAND
DEANERY	WEARMOUTH

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