

Quinquennial Inspection 2021

St Matthew and St Luke's Church
Darlington DL3 6DX



Quinquennial Survey Report

Church of St Matthew and St Luke



Project Name	Quinquennial Inspection of St Matthew & St Luke's
Property Address	Church of St Matthew and St Luke, Brinkburn Road, Darlington DL3 6DX
Client	St Matthew and St Luke's Church c/o Diane Evans
Diocese	Durham Diocese, Archdeaconry of Auckland
Date of Inspection	22 nd November 2021
Weather Conditions	Cold, dry and sunny.

Prepared by:

Signed:

A handwritten signature in black ink that reads "M. Watt".

Mark Watt • MRICS MCABE
For and on behalf of Savills (UK) Ltd

Dated:

4 January 2022

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SECTION A - INTRODUCTION

A.1 BRIEF

In accordance with your instructions and the guidance issued by Durham Diocese an inspection of St Matthew and St Luke's Church has been carried out for the purpose of updating the previous quinquennial inspection undertaken by ADG Architects.

The inspection was visual only and no opening up or testing has been carried out. The visual inspection was limited to areas which could be reached safely. This is Savills first inspection of the property. This report format is designed to provide a summary of the survey's findings to enable ease of use. Further assistance in interpreting the findings can be provided if required.

A.2 LOCATION AND DESCRIPTION

The property sits within its own grounds located at the junction of Hazel Avenue and Brinkburn Road, Darlington DL3 6DX. Previous reports confirm that the church has a site area of 0.118 hectares.

The church has a traditional east-west orientation and was constructed in 1936. The layout of the church includes for a nave, chancel, organ chamber, vestry, choir and office. There is a small basement area located at the east end of the church which houses the boiler and is accessed via an external staircase.

There are two internal porches one at the north-west and one on the south-west corner of the church. There is also a third, separate, entrance into the vestry at the north-east corner of the church.

The site is bounded by wrought iron fencing along the Brinkburn Road and Hazel Avenue elevations. The east and south boundaries are formed with high close boarded fencing, although with part formed by the gable wall of number one Hazel Avenue.

It is understood that there once was a former vicarage to the south-east of the church and also a church hall, which is situated on Willow Road. These properties are excluded from our inspection and report.

The building is constructed of clay brick laid in English bond and featuring brick arches and buttresses. There is a brick belltower at the east end.

The building is covered by pitched roofs with Westmorland slate covering discharging to aluminium gutters and pipes. There is a lead-covered spire providing ventilation of the church.

A full list of works completed since the previous inspection is included in the church's detailed log book.

A.3 BUILDING HISTORY AND SIGNIFICANCE

The property is not a designated heritage asset and as such is not listed. However it is still a significant structure of high standards of construction for its period and important in the heritage of the area. The Church acts as a place of congregation for both spiritual and community reasons.

A.4 EXECUTIVE SUMMARY

Overall the property is in good condition and is well maintained.

There are a number of inherent issues including dampness below the parquet floor, due to a breakdown in the bitumen adhesive damp proofing, that is causing gradual decay to the timber floor, which is also affected by wood beetle damage. This is a long-term progressive issue and it is noted that it is being addressed in a phased approach. Similarly the limited frost resistance of the brickwork below DPC is causing continued and gradual decay which is exacerbated by past repairs involving a hard cement-based mortar.

There are a small number of general maintenance items required including decoration of the external railings and the limited amount of external joinery, clearance of gutters and attending to a leaking gutter joint and a requirement for some selective re-pointing.

Whilst adequate for current purposes the windows, which are largely unused, are in a poor condition and continue to deteriorate. It is recommended that consideration is given to, and planning made for, a program of specialist refurbishment which is likely to include re-setting of the glass quarries in lead cement, selective replacement and sectional repairs to frames where they have corroded and preparation and application of a protective coating.

Furthermore, careful consideration also needs to be given to the energy-efficiency of the building to strike a careful balance between cost benefit and potential to cause harm to the building's fabric and architectural merit.

SECTION B – LIMITATIONS, RELIANCE AND GUIDANCE

B.1 LIMITATIONS TO INSPECTION

This Building Survey Report and our inspection have been prepared and undertaken in accordance with our Terms of Business for Consultancy and Standard Survey Limitations.

No opening up or testing of the fabric or services installations has been undertaken unless stated to the contrary in this report. Our inspection has been carried out from external ground level and without the use of ladders or any other specialist access equipment.

B.2 RELIANCE

This report is private and confidential and for the use of the Property Care Committee and stewards at the related church. It should not be reproduced in whole or in part or relied upon by third parties for any purpose without the express written agreement of the client and surveyor.

SECTION C – WORKS DONE SINCE PREVIOUS INSPECTION

C.1 RECOMMENDATIONS FROM LAST INSPECTION

- Install 200 mm Rockwool (or similar) insulation to roof voids.
- Progress remedial re-pointing to plinth brickwork
- Maintain clear gravel margins and replace damaged gulleys
- Progress upgrade of lightning installation to nave and chancel
- progress preparation of damage wall plaster and decoration in north-east corner of the north aisle

C.2 WORKS CARRIED OUT SINCE LAST INSPECTION

- Maintain clear gravel margins and replace damaged gulleys
- Annual boiler servicing and inspection – Probe on thermostat replaced.
- Completed installation of new servery
- Some repairs and servicing of gutters
- See also Church's detailed log book for full comprehensive list.

SECTION D – SUMMARY OF FINDINGS

D.1 GENERAL CONDITION OF BUILDING

The building is in overall good repair and condition having been well constructed and maintained.

As with all properties of this age and form of construction there are a number of inherent issues and challenges, particularly with regards to improvements in energy efficiency.

One of the more significant issue relates to frost damage to brickwork below the damp proof course. Historic issues have also occurred with insect damage to the parquet floor and softening of the timber through damp decay. This is currently under control but likely to be a progressive issue until all areas have been treated.

Windows to the property are deteriorating with distortion in leaded glazing and corrosion of the frames. Planning is required for refurbishment in due course.

SECTION E – FINDINGS OF INSPECTION

E.1 FINDINGS OF INSPECTION

As detailed within the following table.

Works Categories:

- 1 - Unavoidable, immediate
- 2 - Urgent: within 12 months
- 3 - Essential: within 18–24 months
- 4 - Required: prior to next QI
- 5 - Desirable
- 6 - Routine Maintenance

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<u>Ref No</u>	<u>Component</u>	<u>Description</u>	<u>Condition</u>	<u>Repair Needs</u>	<u>Location / Elevation</u>	<u>Category of Work</u>
1.0	GENERAL STRUCTURE					
		Traditional masonry construction in English Garden Wall bond featuring brick buttresses.				
2.0	EXTERNAL					
2.1	Roof Coverings and Structure	<p>Double-pitched to main and mono-pitched to North and South Aisles with Westmoreland Slate covering, Traditional timber structure – Note no roof voids were inspected therefore main structure largely unseen.</p> <p>There is also a lead ventilation spire.</p>	<p>Overall good condition. Some small areas of missing ridge pointing above the vestry require attention.</p> <p>Small area of missing pointing form lead chase on South Aisle</p> <p>No evidence of distress to structure within limits of inspection.</p>	Isolated areas of ridge repointing and lead wedge to chase.	Vestry ridge and roof to wall abutment on South.	2

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Ref No	Component	Description	Condition	Repair Needs	Location / Elevation	Category of Work
						
2.2	Chimney Stacks and Flues. Bell Tower.	<p>There are no chimney stacks</p> <p>There is a brick built Bell Tower on the North side.</p> <p>There is a boiler flue from the cellar attached to the east elevation.</p>	<p>No apparent defects or immediate concerns although periodic high level inspection is recommended to check the condition of the bell fixings. Some very minor deterioration of pointing evident.</p> <p>It is noted that the boiler and flue were recently inspected and serviced however the flue appears to incorporate a UPVC soil pipe? which is questionable.</p>	<p>Periodic inspection.</p> <p>Enquire with boiler engineer with regards to the adequacy of the flue.</p>	North and East	1

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<u>Ref No</u>	<u>Component</u>	<u>Description</u>	<u>Condition</u>	<u>Repair Needs</u>	<u>Location / Elevation</u>	<u>Category of Work</u>
						
2.3	Eaves and Gables					
		Exposed rafter ends to eaves and mortar bedded verges.	All in good order with no apparent defects	N/A	N/A	N/A

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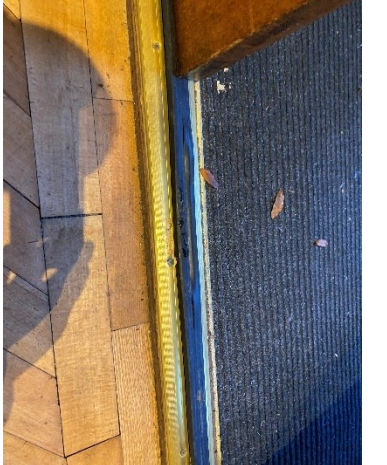
2.4	Rainwater Goods	<p>All rainwater goods are a replacement pre-finished aluminium, which were recommended in the 2007 inspection.</p> <p>Downpipes discharge to a below ground drainage system.</p>	<p>Some vegetation build up in gutters.</p> <p>Leaking gutter joint identified above the boiler room.</p> <p>Water seepage noted from 2No. downpipes on North elevation – potential blockage.</p>	<p>High level inspection and clear out of gutters and hoppers/downpipes. Seal defective gutter joints</p>	<p>North and East</p>	<p>1</p>
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2.5	External Doors & Windows					
	<p>External doors are of painted timber.</p> <p>Joinery is generally in good order although in need of decoration.</p> <p>The locking mechanism to the West door was discussed as this is a fire escape, however relies on being unlocked when the building is in use as internal ironmongery does not incorporate a thumb turn.</p> <p>There is minor timber decay to the base of the boiler room door, which has been subject to a previous repair.</p>	<p>Consideration to be given to changing the door ironmongery.</p> <p>Joinery repair/installation of weather bar to base of boiler room door.</p> <p>Decoration of external timber work.</p>			1	
		<p>The rubber seal on the threshold strip to the North door is damaged and presents a trip hazard.</p>	<p>Replace north door threshold/rubber seal.</p>	North	1	

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		<p>The external windows are metal framed with leaded glazing and internal saddle bars. There are a number of bottom hung openers. Externally the windows are protected with wire mesh.</p>	<p>Adequate, but opening windows are largely unused and inoperable. Significant corrosion apparent in frames which in some instances has caused distortion. A number of the leaded glazing panels are also distorted of particular note to the triple lancet window in the west gable.</p> <p>Some leaking apparent though quarries.</p> <p>Corrosion generally to protective grills.</p>	<p>Phased refurbishment by specialist including lead cement to glazing (rebuilding/forming leaded glazing), treatment of frames and recoating, renewal of glazing putties, easing and adjusting of opening mechanisms. Specialist cleaning would also be considered beneficial.</p>	<p>All</p>	<p>5</p>
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2.6	Walls / External Fabric including Damp Proof Courses					
	 	<p>Walls are formed with clay brickwork laid in English bond and incorporating brick buttresses, plinth course to each gable and with stepped recessed arches to entrance openings and some windows and brick decorative details.</p> <p>A bitumen damp proof course is visible in areas at the base of the wall.</p>	<p>Overall the brickwork and pointing of the external walls is predominantly in good order. There is a longstanding issue with frost damaged brickwork below DPC which continues to deteriorate. It is apparent and was reported in previous QI's that a cement rich mortar has been used previously to repoint the brickwork at low level. This is likely to be exacerbating/accelerating the issue making the brickwork sacrificial to the pointing rather than the other way around.</p> <p>There are some small localised areas of defective/missing pointing for example to the brick buttresses on the West elevation and bell tower.</p>	<p>Repointing with a traditional hydraulic lime mortar and some selective brick replacement to worst affected areas/bricks.</p>	<p>Predominantly South East and West.</p>	<p>4</p>

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2.7	Spire (Vent)	There is a lead clad timber (assumed) spire on the main ridge line, thought to be a vent.	Within the limits of inspection all appears sound.			
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3.0	INTERNAL					
3.1	Roof Structure and Roof Spaces					
		Not inspected as part of this inspection – High level access required.	No comment can be made, however previous QI notes assumed lack of insulation (item 7.04 of 2007 inspection). The PCC also raised potential concerns with bird entry although no significant issues noted to date.	Access should be arranged for a periodic inspection of the high level roof space.	N/A	6
3.2	Walls, Partitions and Ceilings					
		<p>The ceilings to the Naïve Chancel and side aisles are stained tongued and grooved boarding. The main roof is faceted with exposed tie rods.</p> <p>The aisles have mono-pitched ceilings</p> <p>Decorative timber ceiling to the vestibule at the South West entrance.</p> <p>Ceilings elsewhere are plastered and painted.</p> <p>Walls are predominately plastered on the hard and painted although with exposed brickwork to dado height in the nave and chancel and with exposed brick arches and columns.</p>	Overall sound condition with no noted defects, with the exception of a small patch of damp damaged plaster in the north aisle abutting the choir vestry, caused by a previous issue with defective rainwater goods now repaired.	Monitor to confirm drying and decorate in due course.	North.	5

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3.3	Floor Structures and Finishes	 <p>Assumed ground bearing concrete with parquet floor laid over and bonded with bitumen adhesive.</p> <p>Carpet laid to chancel and central aisles between timber box pews and to Lady chapel.</p> <p>Carpet tiles and barrier matting in the vestry and corridor. (possible parquet flooring below)</p> <p>Small area of black and white quarry tiles adjacent organ.</p> <p>Vinyl laid in the accessible WC.</p> <p>Exposed concrete to South west entrance vestibule.</p>	<p>General unevenness in the floor finish particularly over removable boarded covers to heating ducts, and particularly to the North Aisle. Issues with the subfloor conditions cannot be ruled out but appears to be historic issue.</p> <p>Darkening of some timbers associated with soft spots indicating localised failure of the DPC. Historic issues have occurred with wood beetle damage (Weevil). Refer to previous Specialist report provided by Peter Cox. Remedial works including sectional replacements of the floor have been carried out previously (centre rear).</p> <p>Vinyl floor to accessible WC is marked and stained, however is a relatively recent replacement in 2018 together with new flooring in the office and vestry.</p>	<p>No immediate repairs considered necessary, however issue is likely to be progressive over a long period of time until all areas have been subject to remedial works.</p> <p>Continue to monitor and plan for phased removal of parquet, damp treatment of concrete and reinstatement of wood flooring.</p> <p>Remedial works to the flooring will facilitate a more thorough inspection of the underlying concrete floor.</p>	6
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3.4	<p>Internal Joinery: (Doors, Windows, Architraves, Dado, Skirting Etc.)</p>	<p>Principal furnishings include main alter, smaller alter to lady chapel, stone font, eagle lectern and carved timber pulpit, candle stands and an aumbry.</p> <p>Well-equipped office/vestry including built in cupboard, two secure cupboards/safes work station and desks.</p> <p>Timber box pews to choir and nave, with chairs to the side aisles. Previous alterations (prior to 2007 inspection) included replacement of the chairs and formation of the Lady Chapel and "kiddies Corner". Pews are also understood to have been removed from the west end of the nave to create a more flexible community use.</p> <p>Recent installation of kitchenette/servery within the North aisle, including serving counter and range of modern base units.</p> <p>Timber panelling dado to east wall of raised alter dais.</p> <p>Fine timber panelling/detailing/joinery work to internal porch enclosures.</p> <p>Combination of painted softwood and hardwood doors.</p>	<p>The previous QI reports modifications to the vestment cupboards in association with the manufacturer and installation of a storage cupboard for altar frontals prior to the previous inspection. All still in good order.</p> <p>All in adequate condition with no recommend works of repair or anticipated maintenance within this QI period.</p>			
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3.5	Fixtures and Fittings (incl Kitchen Units, Sanitaryware etc)	Blackett and Howden pipe organ.	Not tested. No records of servicing/tuning since 2007.			
3.6	Paintwork and Decorations					
		Generally emulsion to plaster and various treated timber.	All to a good standard. Vestry, toilet, porch and office noted to have been redecorated in 2018. Refurbishment of chancel carried out in 2000. Decoration of the nave understood to have been carried out c.2012. Note comments on metal windows which require treatment.			
3.7	Insulation and Energy Efficiency					
		No evidence of insulation or use of renewables within the limits of the inspection.	The energy efficiency of the building in use is poor, typical of the age and character of the building. It is noted that the building will be notoriously difficult to adequately insulate without affecting the historic character and feel of the property and will have poor ROI in relation to cost vs benefit.	Further, careful consideration needs to be given to energy-efficiency of the building and options available with regards to both insulation and energy use to strike a careful balance between cost benefit and potential to cause harm to the building fabric and architectural merit. An energy audit and options appraisal is recommended.	All	5

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4.0	<p>Service Installations generally and within the SCA's limit of technical competence. Comments should only be made where the M & E Items affect the historic fabric or significance of the structure.</p>				
4.1	<p>Heating (incl Radiators and Pipes and Plant Control)</p>				
		<p>Gas boiler located in cellar/boiler room below the North East corner of the church.</p> <p>Combination of column, some pressed steel and fan coil radiators supplied by cast iron piping laid in purpose made floor ducts.</p> <p>Electric fan heater in choir vestry.</p> <p>Room stat located on west gable.</p>	<p>Not tested but operational during inspection and working adequately.</p> <p>Annual services and gas safety check carried out. Last service 02/09/2.</p> <p>New probe installed on boiler November 21</p> <p>New 100L expansion vessel, microfine & PRU installed, and leak on condo sump repaired 2018</p>	<p>None noted. Continue annual service and gas safety inspection by qualified engineer.</p> <p>See also comment on flue at 2.2</p>	

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4.2	Electrical	 <p>Smart meter (installed 2018) and 'modern' DB installed on incoming supply on West gable near North West entrance. Second DB located in choir vestry.</p> <p>Log book notes new installation of some sockets to nave and chancel 2019.</p> <p>Copper Lightning conductor installed.</p>	<p>Last electrical test carried out August 2020. Next electrical test is due 6/8/25</p> <p>Lightning conductor test informed to be due 2022</p>	<p>None noted within limits of inspection – Continue with periodic electrical tests.</p> <p>Arrange lightning conductor test in accordance with inspection regime.</p>		<p>2 – Lightning conductor</p> <p>4 – Electrical testing</p>
4.3	Water Supply, Drainage, Foul Waste and Septic Tank	<p>Assumed mains water and drainage.</p>	<p>No noted issues.</p> <p>Cracked salt glazed drainage gullies to perimeter replaced since last inspection.</p>	<p>N/A</p>		

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4.4	Accessibility	<p>Level/ramped access is available into and within the premises although noting the step up in level onto the chancel dais and down into the office/lobby.</p> <p>An accessible toilet with appropriate facilities is provided.</p> <p>Lowered countertop appropriately incorporated to new kitchenette/servery.</p>	<p>Accessibility to the church is generally good with modifications as noted, general level access, wide door openings etc.</p> <p>Some improvements could be made, including handrails to the edge of the main entrance path/ramp and down onto the garden areas.</p> <p>The mat well in the south west entrance could also prove difficult for wheel chair users.</p>			
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5.0	GROUNDS AND OUTBUILDINGS					
5.1	External Areas					
		<p>Majority of the grounds are laid to lawn with some flower beds, shrubs and trees. Gravel margins are formed against the church to the south and east elevation.</p> <p>Memorial garden created prior to 2012 inspection including pergola, stepped planters, seating, 'bug hotel' and footpaths.</p>	<p>Well maintained and good condition.</p> <p>Some slight lifting of the concrete kerbing on the north boundary fence line caused by the roots of a nearby Rowan tree.</p>	<p>As this will be a progressive issue with potential further damage over time consideration could be given to removal of the tree.</p>		5
5.2	Boundary Walls / Fences					
		<p>Iron railings to North and West boundary. Timber fencing to the South and East boundaries.</p>	<p>Overall good order although paint finish to railings has deteriorated and is in need of decoration.</p>	<p>Painting of railings.</p>	North & West	3
5.3	Driveways / Paths					
		<p>Ramped concrete paths are formed to each of the three entrances to the church.</p> <p>There is no onsite parking.</p>	<p>Overall good condition</p> <p>Inadequate/loose damaged steps.</p>	<p>Secure/replace paving to steps onto garden or consider removal in favour of alternative access– Fall hazard</p>	West	2

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E.2 FURTHER DETAILED OR SPECIALIST INVESTIGATIONS REQUIRED

Enquiry with heating engineer with regards to adequacy of the flue.

E.3 MONITORING AND OBSERVATION

Continue to monitor the condition of the parquet floor, external brickwork below DPC and trees around the property due to likely progressive deterioration.

E.4 PRIORITY OF WORKS

As detailed within the following table.

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Category	Ref No	Works Recommended
1 Unavoidable, immediate	2.4	Repairs to leaking gutter joints (e.g. east side of boiler house and North aisle)
	2.5	Replace damaged door threshold strip (main north-west entrance)
	2.2	Enquire with boiler/heating engineer with regards to adequacy of existing flue.
2 Urgent, within 12 months	5.3	Secure/replace paving to steps onto garden or consider removal in favour of alternative access– Fall hazard.
	2.5	Repairs/installation of weather bar to boiler room door.
	2.1	Lead wedge and localised repoint to defective joint on lead flashings to south aisle abutment.
3 Essential, within 18 – 24 months	2.5	Decoration of external door.
	2.1	Missing pointing to ridge over vestry
	5.2	Decoration of external railings
4 Required, prior to next QI	2.6	Frost damaged brickwork below DPC – Remove cement over-pointing and re-point with hydraulic lime mortar. Cut and replace isolated most severely damaged bricks.
	2.6	Selective re-pointing to defective pointing on brick buttresses.
	2.2	High level inspection of Bell Tower – Check for corrosion to bell fixings.
	4.2	Electrical testing.
5 Desirable	5.1	Rowan Tree damaging kerbing/paving – Take down.
	4.4	Handrail adjacent entrance ramps.
	2.5	Window refurbishment programme.
	3.2	Decoration of damp damaged plaster adjacent to choir vestry following period of drying.
	3.3	Replacement vinyl to WC
	2.5	Supply and fit 'thumb turn' or similar to external door lock to improve fire safety.
	3.7	Energy/carbon audit and recommendations appraisal for energy conservation.
6 Routine Maintenance	4.2	Lightning protection system due triennium inspection and testing 2022.
	2.1	Clearance of gutters
	4.2	Next electrical test is due 6/8/2025
	4.1	Statutory testing including boiler.
	3.1	Periodic Inspection of roof space.

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