

Diocese of Durham

St LAWRENCE the Martyr
Horsley Hill
(304)

Care of Churches and Ecclesiastical Jurisdiction Measure 1991

QUINQUENNIAL REPORT
on the architect's inspection on

9 June 2022

Sunderland Archdeaconry

Jarrow Deanery

an unlisted building

not in a conservation area

Incumbent the Revd Paul Child

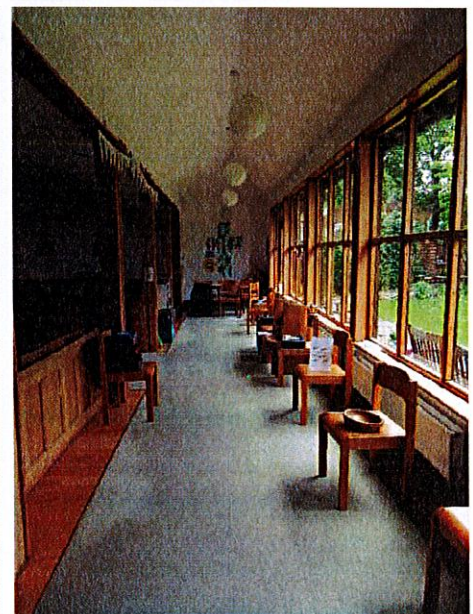
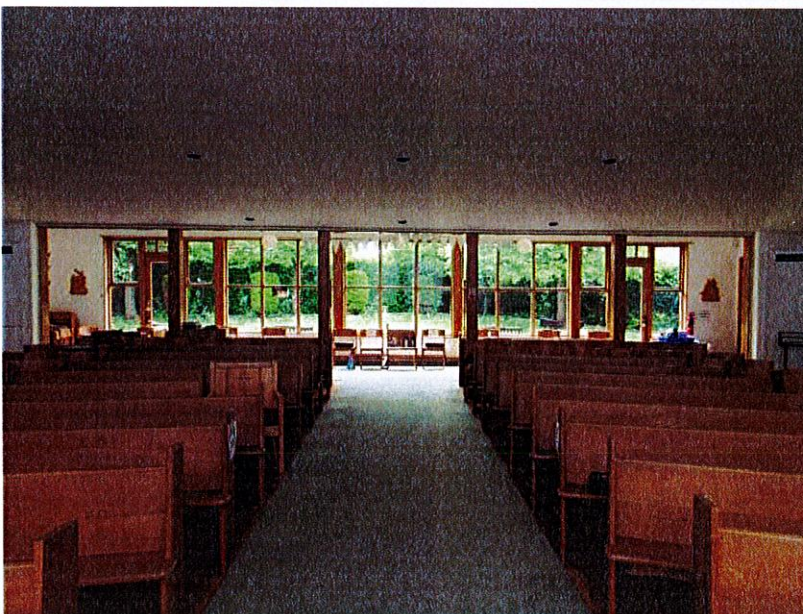
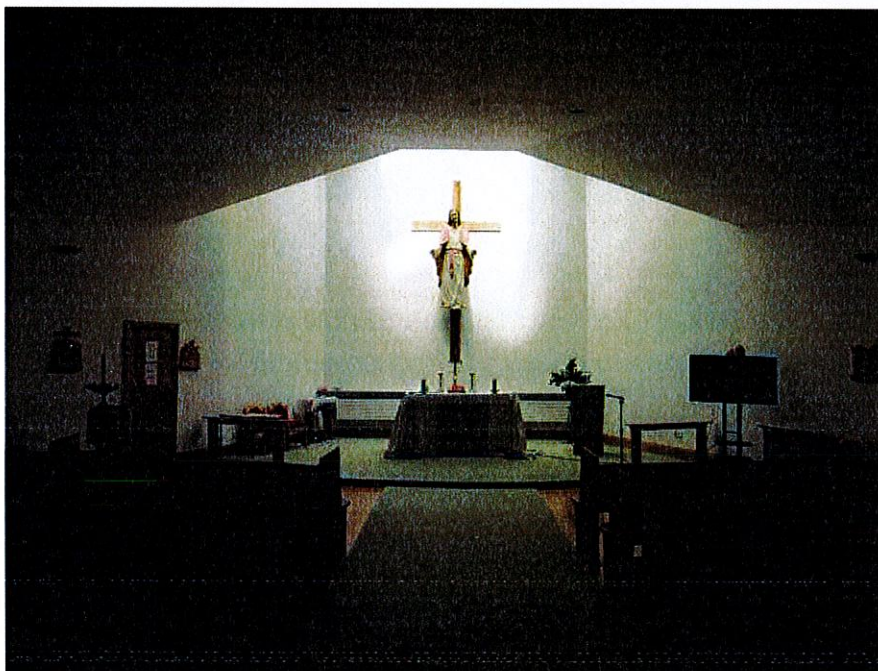


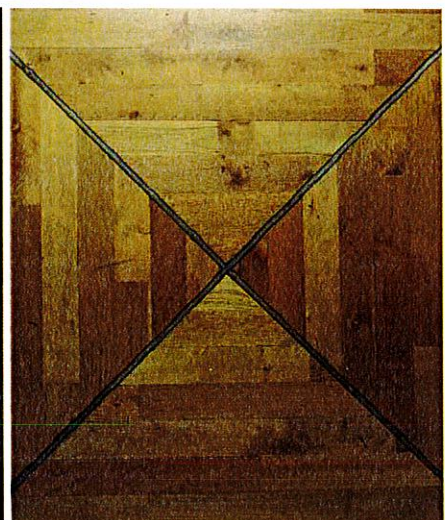
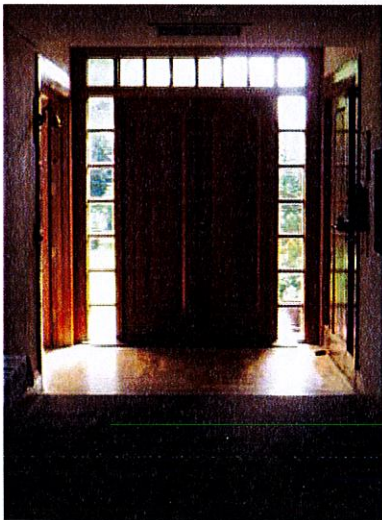
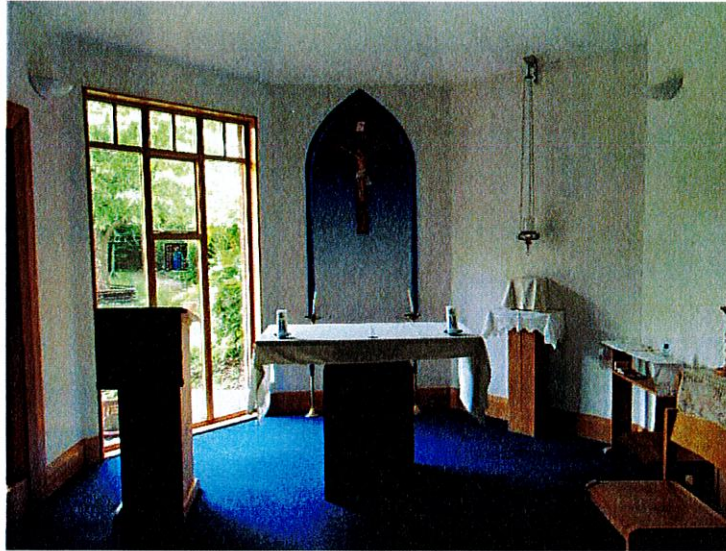
IAN NESS
ARCHITECT

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PART ONE

1. I have made a thorough general survey of the condition of the church and grounds. The inspection was such as could readily be made from ground level and ladders. I have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and I am therefore unable to report that any such part is free from defect.
The chimney flue was not inspected and none of the services were tested. Damp meters were not used.
2. No material seen is likely to contain asbestos and the history of the church is such that asbestos is not likely to be present. However this report is an Assessment rather than a Survey under the Control of Asbestos at Work Regulations 2012. The PCC may wish to see the guidance on the Church Buildings Council ('ChurchCare') website.
If a survey is required and not previously done, a specialist surveyor should be approached.

Brief description

3. The Hall was built in 1971, flat roofed and attached to an older church mission building. A lean-to store added to the Hall in the 1980's.
In 1990 the mission church was removed and the Hall was made pitched roofed and attached to a new Church, Chapel. Office and Vestry with a new common Entrance.
4. Welsh slate hipped roofs on Church and Hall with patent glazing over the Sanctuary and a flat roof over a shared entrance and wcs.
Concealed steel roof trusses. Cavity brick walls with cast stone copings and cills. Plastered ceilings and walls. Oak windows facing a garden.
Oak strip floors in Church and Chapel. Carpet at sanctuary, walkways and Chapel.
5. Ramp and stone steps at the front, brick walls and railings separating a rear garden from the adjoining vicarage, private lane and houses.

6. **Main structural history** The Log Book shows:

since 2000

Lightning conductor added

Roof repairs and protection of the slate corner from climbing from the school wall

Glass and glazing compound renewed. External joinery stained. Passage repainted

Communion rails refixed rigidly. Church carpet replaced. Hall flooring covered, pvc skirts added.

Since 2005:

Entrance repaved with added bollards, flag in ramp relevelled

Lead capping at rooflight replaced, slate repairs

Accessible wc redecorated, Gents cistern replaced. Entrance doors and church window cills restrained

Hall guttering replaced

Outside notice board refitted

Garden trees thinned

Since 2010

External woodwork restrained, inside of garden doors relacquered, church redecorated, steel gates repainted

Steps pointed and handrail added, flag at entrance relevelled, garden path renewed

Garden doors rewedged, Chapel cills made to shed water

Three panes of Sanctuary rooflight replaced

Office and Vestry ceilings repaired with new insulation and heating valve after collapse due to overflow

Loft tank isolated and new overflow tank installed in flower room.

Boiler and controls renewed, new circuit pump and meter.

7. Since the last inspection:

2016

Ridge and slates refitted

Thumbturns at doors improved, folding baby change shelf added

Vestry ceiling painted

Front steps pointed and painted

Glazing compound added at bottoms of Chapel windows, joinery facing garden restrained

Guttering cleaned and repainted

Blower heaters repaired

Kitchen replaced including cooker repair and new cupboards in Hall alcove with decoration

2017

Hall floor cleaned and sealed

Pipe leak at back of church repaired

Trees pruned, trellis and gate painted

Boiler repaired and serviced

2018

Flat roof cleared (after flooding) and a cage added at the outlet

2019

Sanctuary spot light switches replaced

Church gutters cleared and the length facing the garden changed to plastic

Ladies light replaced

2020

Chapel light switch replaced, LED lamps fitted

2021

Hall gutters repaired after storm Arwen

2022

Boiler serviced

Ladies light pull replaced

Summary of structural condition

8. The building is in good general condition. Slate damage caused by climbing no longer seems a problem. Slight plaster cracking remains, mainly between the roof and walls, showing the roof flexes in some seasons. There is no hazard.

9. The loss of the collar around the boiler flue is letting weather into the boiler space, causing deterioration of the roof and perhaps damage to the boiler.

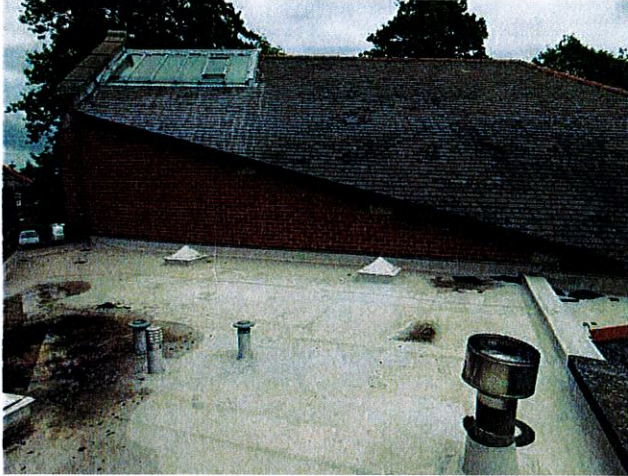
10. More regular decoration of parts of the external joinery is needed.
Significant action is now needed at the external steelwork, especially the gates.

PART TWO

DETAILED DESCRIPTION OF THE EXTERIOR

Roofs

11. Welsh slates at Church and Chapel with red clay ridges and hips with lead valleys, abutment flashings and lead capped upstands at the patent glazing. The lead valleys appear sound. One slate begins to slip by top of Church valley. Some slates lie on the flat roof after repairs. Some ridge pointing is missing.
12. The garden and E side slates good. Three Church slates facing the flat roof are slipping. Two slates slipped at the west Church/Chapel valley.



para 12

13. The patent glazing glass is sound.



14. The flat link is Sarnafil single ply PVC membrane on insulation boards in mainly good condition after some patching (good quality patches except one – see next item). Robust aluminium covers on extracts. Ponded by silt and leaf debris around the internal outlet cage, mainly cleared at the inspection. The roof should be cleaned at least once a year to prevent ponding and reduce risk of puncture or blockage of the internal drain.

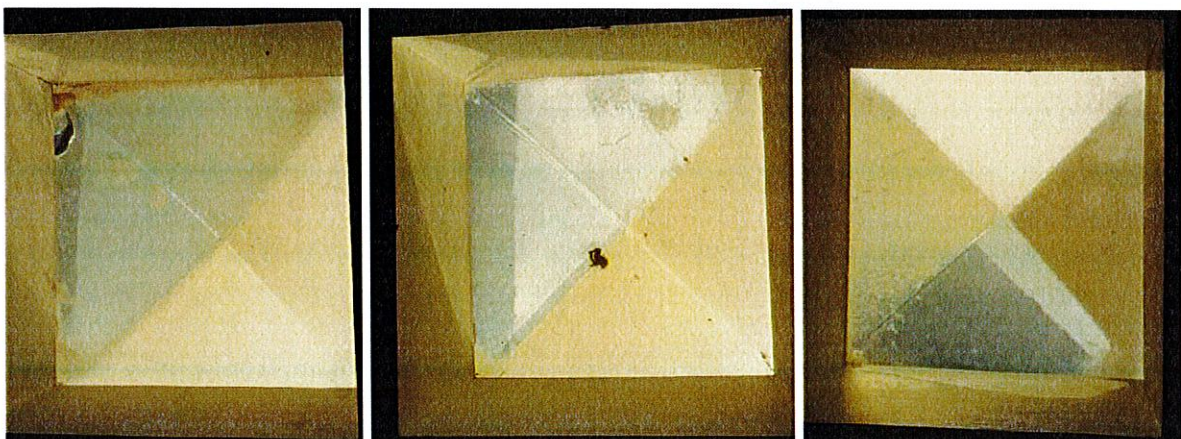


Debris around caged roof outlet before clearance and draining of the pond at inspection

15. Note the Sarnafil is beyond its design life, though it may serve for many years to come. It would be sensible to build a small fund set aside for its replacement when necessary.
16. A small patch, luckily near the top of the roof slope over the Entrance lobby, is NOT Sarnafil but the short life material 'Flashband' which has split open exposing the foam insulation. The only patch material which bonds properly to the membrane and is durable enough is Sarnafil itself. A new Sarnafil patch must be fixed (this summer) by one of the properly trained specialists in the region.



17. Five polycarbonate rooflights, all become brittle and clouded by sunlight. The double skin Kitchen rooflight is now concealed below by a continuous ceiling. Others single skin. The large passage rooflight has broken edges. Breaks in two others. The Kitchen rooflight could be left or roofed over in Sarnafil if preferred but it is time to replace the other four for better light. Using UV resisting polycarbonate will prolong improved light levels inside.





18. Hall has welsh slates, red clay ridges and hips with a fully glazed store roof. Sound but one slate at the SE corner of the Hall facing the flat roof found slipped out into the gutter was temporarily pushed back into place at the inspection. Another at the same long side facing the Church is beginning to slip out.

19. Flashband (adhesive foil) over the Hall store S end capping is not a permanent material.

Rainwater System, Drainage

20. Cast iron half round gutters and pipes to drains and soakaways – except the Nave garden side gutter and pipes are now plastic, needing to be cleared. Black plastic rainwater goods at the store sound but ponded at its N end.

Cast iron sound but needs to be maintained regularly.

Walls, Buttresses

21. Brick, cast stone copings, padstones and cills and flush pointing all in good condition. The more exposed front cast stone is sound but dulled. Masonry paint at part of the garden side.

External Joinery

22. All windows and external doors except the Hall escape and outside store are solid or glazed oak rebated into brickwork to protect the frames.

23. The front doors are dark stained and fair. Overhead closers and a thumb turn inside the lock. A wash down would improve.

24. The pair of stained doors from passage to garden are sound. The doors, their glazed frame and the Church windows are good but stain at the more exposed outer transoms, beads and cills is beginning to perish and restaining is needed.

25. Both doors from Church to garden sound. The E door needs a very slight lift to close so minor adjustment of the lock keep may be needed.

Both exposed oak door cills begin to craze and need to be either oiled to feed the timber or perhaps covered in non-slip metal to prevent weathering.



para 24



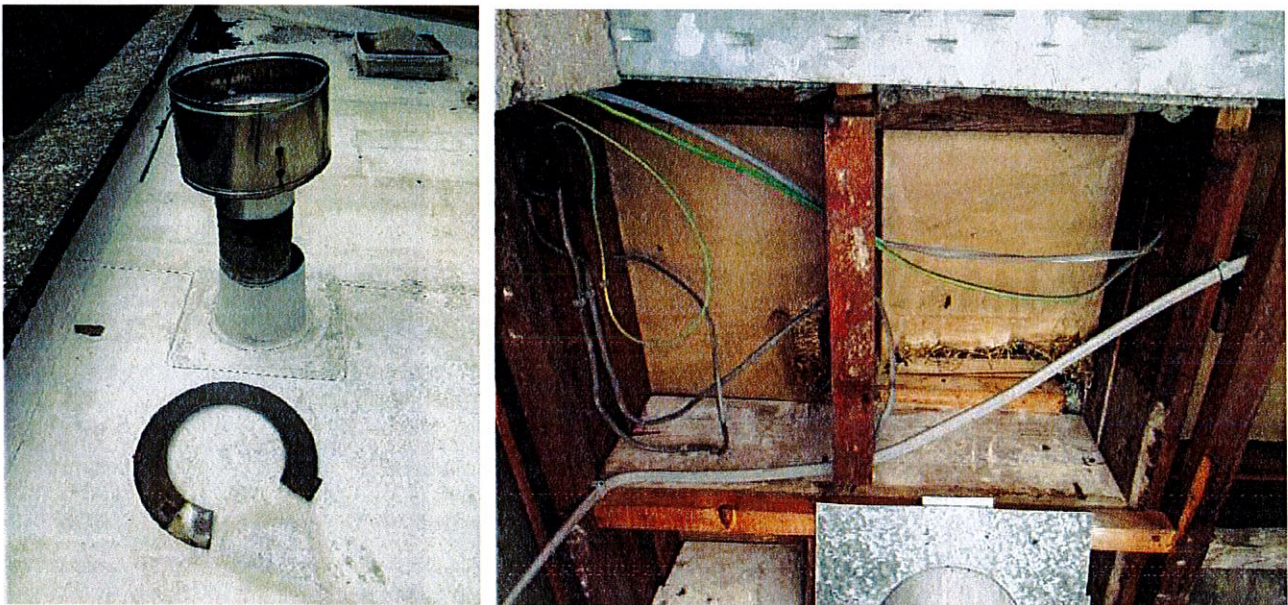
para 25

26. The main Chapel window is sound stained oak. The cill glazing compound has been improved.
27. The stained Vestry, Office and W Chapel windows need new stain.
28. The Hall escape doors are stained flush ply in good condition.
The external store boarding and doors are sound ply covered softwood well stained.
29. The Kitchen and louvred boiler doors are stained oak. The Kitchen outside handle has been removed. Its edge boards have sprung from the door frame.
30. The stained softwood eaves boards are in good condition.

DETAILED DESCRIPTION OF THE INTERIOR

Roof timbers

31. Concealed timber rafters and steel trusses in Church. Trussed rafters on the Hall.
32. Concealed timber joists and deck at the flat roof over the passage, wcs, Kitchen and boiler room. Some sign of deterioration of the deck over the boiler room where it is pierced by the flue, now open to the weather because its collar has failed.



Ceilings and Plaster

33. The Church, passage, Vestry, Flower room and wc ceilings and walls are plastered and generally in good condition apart from minor movement cracks.
The Office ceiling plaster has been patched but needs paint.
The Accessible wc ceiling is watermarked with some plaster damage.
There is a very small water mark at the Church side of the passage.
Some dirt on the wall between the wcs.
34. Seasonal changes of temperature cause minor plaster cracks between the Nave and Narthex walls and ceiling. The main visible cracks are vertical at changes of wall line at E of Church and W of Chapel.
Movement beads originally fitted at the folds in the Nave ceiling have successfully prevented cracking there but it appears more would be justified. Similar movement beads could be cut into the Nave wall plaster before the next decoration.
35. The insulation on the Nave ceiling (to the standard of the time) might usefully be thickened. The limited access and ceiling slopes would make this a challenge.
36. The Hall ceiling is suspended mineral tiles with recessed lights and three slightly damaged tiles. The Hall walls are fairface brick.
The Kitchen ceiling and walls are sound painted plaster with tile splashbacks sealed to the worktop but not to the sink. Tile splashback in Flower room.

Decoration

37. Decoration good except as above.

Partitions, Doors

38. All partitions are plastered masonry.

Oak skirts except vinyl in the Hall and wcs and painted softwood in the Kitchen.

39. The oak internal doors are sound. The thumb turn at the Hall doors does not work.

One closer at the doors across the passage does not operate. Closed doors are needed as smoke separation for safe escape in the event of fire in either the Church or Hall so the closer should be renewed (para 65).

Ventilation

40. All floors are solid so subfloor ventilation is not needed.

41. All rooms except the Flower room and wcs have opening windows.

At the Church W corner the pin at the window stay is broken.



42. The Sanctuary rooflight includes two electric opening lights. Note the rooflight is designed with a continuous gap of a few millimetres under each pane to disperse condensation to the outside to prevent moisture and candle smuts running down the walls. If glass is replaced the gap should be left open, not sealed.

43. The Kitchen is continuous with the Hall. Its opening fanlight over the outer door seems little used. Extraction is by a cooker hood vented through the flat roof.

44. The three wcs have ceiling extracts. Only the Accessible wc and Gents fans have working timed overruns. The Flower room is vented through the Gents by wall grills.

Glazing, Protection

45. The glass is single toughened (wired at the Kitchen fanlight) with no other protection. Minor cracks at one Narthex pane.

46. The Hall glass is wired and sound. Store roof sound polycarbonate.

Floors, Rails

47. A carpeted concrete sanctuary platform with short oak communion rails. Sound.

48. The Nave and Chapel have oak strip floors carpeted to a good standard at the Chapel and walkways at the Church.

49. The Hall woodblocks are covered by good lino and vinyl skirts. Sound except very minor damage at the uneven floor by the door to the lean-to store. In Kitchen good ceramic tiles.

50. Good vinyl sheet floors in the stores and wcs. Carpet tiles in the passage, Vestry and Office on woodblock, sound. A large coir mat at the entry lobby.

Furnishings, Organ

51. The Sanctuary furniture and a stone or composition font were transferred from the earlier church. Seating is part oak pews, part chairs, all sound.
52. An oak cased electronic organ of 1990 has two high level speakers hidden in the Sanctuary. An upright piano.

Heating

53. The Church and Hall are heated by separately controlled circuits (fan convectors in the Hall and radiators and fan convectors in the Church and passage) from a single gas boiler with stainless steel flue through the flat roof. The boiler front is now covered by added metal sheet. Thermostatic valves at most radiators.
54. A metal collar around the flue which should keep rain out of the roof structure and boiler space lies loose on the flat roof due to a fixing rusting through. Refixing is urgent to protect the roof and boiler.
55. The Hall roof and the Church and Chapel are insulated and the system is said to be effective when the controls work.
56. Some large bore copper circuit pipes in boiler room are lagged but others are not, wasting heat.



Electrical

57. A single distribution board with circuit breakers at the rising entry at the entrance. Labelled as last five yearly test 2008 but it is recorded there was a test report in about 2016 – not seen. Described as ‘Satisfactory’ but recommended the DB be improved by adding RCD protection to the circuits to meet current regulations. A new report is now due and should be kept in the Log Book. See Addendum.
58. The Church is well lit by combination of pendant plastic globes in the Narthex, wall and downlights and floods at the Sanctuary. In Chapel downlights and uplights. One Narthex globe, one Nave downlight and two Nave uplights not working. One Nave uplight dim.
59. In the passage a globe and ceiling fittings. Two way switching from the church. Globe and one ceiling light at entry lobby not working. At the Accessible wc the diffuser missing.
60. At the Hall fluorescent lights are recessed into the suspended ceiling. Several tubes not working and three diffusers missing. Surface wiring and conduits on the brick walls for sound, spotlights, a socket and outside lights.

Lightning Conductor

61. Air rod on gable and cable draped visibly across the Sanctuary rooflight, along Church and Hall ridge and hip tiles, bonded to the cast iron gutters, linked across the flat copings. Down cables at Hall S corner, Chapel corner, SE corner of Church and NE corner of Church where there is a test clamp and earth rod pit.
62. Ample for a small building lower than surrounding trees. Last known test 2017 satisfactory. See Addendum.

Fire Precautions

63. Extinguishers all last serviced July 2021:

Passage	6 litre foam spray
Church	2 kg CO ₂
	6 litre foam
Kitchen	2 kg CO ₂
	Fire blanket
Hall	6 litre foam spray

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

64. Smoke alarms in the Hall (also covering the Kitchen) and passage and good direct escape from the Church and Hall.
65. In response to a fire officer's inspection and letter report on 4 December 2014 the parish made a Fire Risk Assessment in February 2015, calling for monthly testing of the emergency lighting and for torches to be available as further back up. Such torches not seen.

Other comments about the garden not being sufficient refuge and the need to add signage in the escape routes are not justified by the low occupancy, ample escape from the Church and Hall, very low fire risk and the good provision of extinguishers.

Not commented on was the particular risk which may arise if candles are lit too close to the large figure on the cross (which contains a core of expanded polystyrene which creates thick black smoke if ignited). Special care should be taken with lit candles.

In sum the February 2015 Fire Risk Assessment by the parish is reasonable and sufficient if the smoke alarms are tested regularly and the self closers at the smoke doors across the passage (para 39) are repaired.

Water and Sanitary facilities

66. At the double Kitchen sink and hand basin hot from an immersion heater under the worktop. A plumbed-in wall boiler for hot drinks.
67. A timer on the Flower wall (no cover) controls the storage water heater under the worktop for the stainless sink in the Flower room and mixer taps at basins at the three wcs. In the Accessible wc the hot supply pipe is loose from the wall.
68. A folding baby change shelf in the unisex Accessible wc

Access and use by people with disabilities

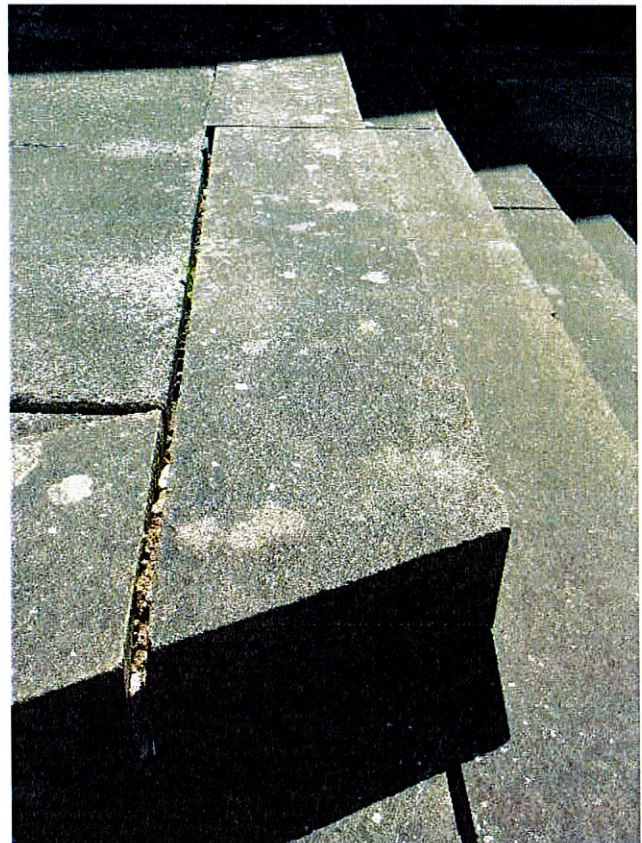
69. Access is good. The entrance ramp and steps both have stainless handrails.
70. The Accessible wc is well equipped but lacks the visible and audible alarm included in the current standard.

Security

71. All outer doors are stout with mortice deadlocks. Locks at the Church and Chapel windows. High walls and railings at garden. Decorative security bars at Office and Vestry windows. Very large floor safe in Vestry.

Grounds, boundaries, signs, paths, trees

72. The front steps, ramp and stainless rail are mostly sound but the corner steps have moved outward slightly. If their back joints can be raked out and the steps eased back the joints can be filled with adhesive grout to hold them in place.
73. Joints between the other stones (and the copings at the ramp) are mostly open and should be raked out and pointed carefully to avoid marking the stone.
74. Some bricks under the ramp appear to stay damp and are deteriorating.



75. Paint marking the stone step nosings is now missing. When dry the nosings should be cleaned and marked with more durable specialist paint.
76. A wooden handrail added at the front steps has lost much of its varnish and its brackets are rusting.
77. The garden remains well kept. The path is flagged. Four well developed cherry trees and a small willow against the SW corner.

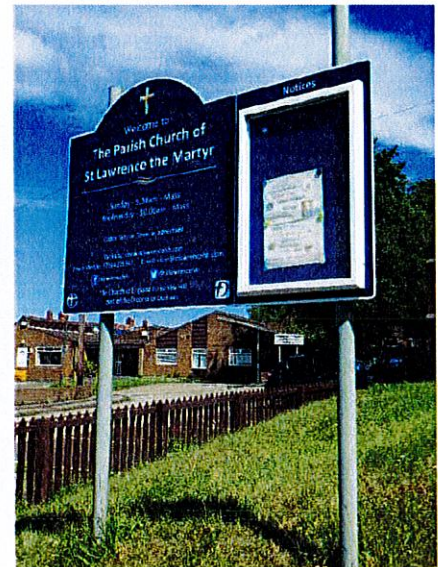
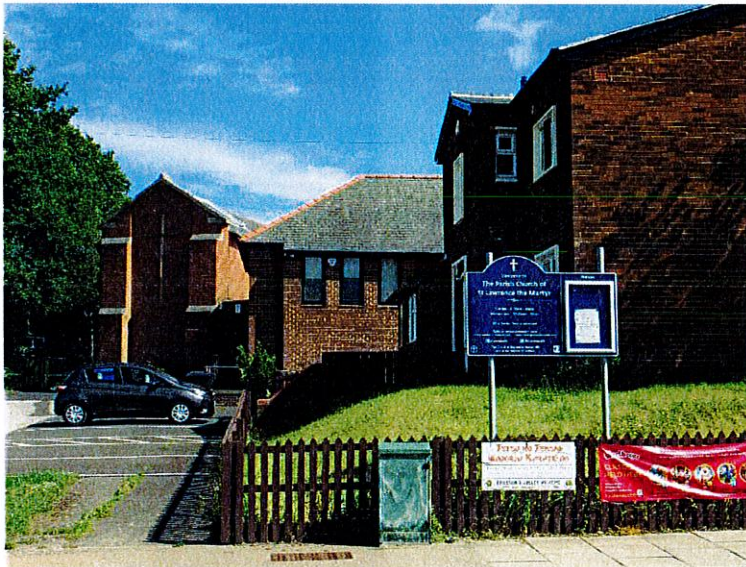


78. Garden enclosed by brick walls with cast stone copings in good condition except:
- the overgrown surface of ridged copings at part of W side are starting to deteriorate.
 - by the Garden of Remembrance some coping joints are open and some copings show some deterioration.
79. Steel railing panels in the walls and the matching gates are for security by making the garden visible. Recorded that the gates have been painted but the railings have not. Rust remains at both and must be removed soon and the metal rust treated before thorough painting.
80. Better would be replacement in new galvanised and painted steel. Alternatively if especially the gates are not beyond use the existing steelwork could be dismantled, shotblasted, galvanised, pickled, three coat painted and refixed.





81. A well designed and made printed metal sign at the vicarage garden.
A good metal letter sign on the Hall wall.



Archaeology

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

General comments

83. The parish is to be commended for keeping the church well maintained. It is essential to clear the flat roof and gutters at least once a year.

84. The good Log Book will help the parish and architect if it continues to be maintained and if it includes quinquennial, electrical and heating reports and records of all repairs and alterations.

85. Significant action is now needed at the garden steelwork.

PART THREE

RECOMMENDATIONS in order of priority

For immediate action

Refix roof collar at boiler flue	9, 32, 54
Refix slipping slates at Church facing flat roof, Church/Chapel valley and Hall facing Church	12, 18
Replace failed flat roof patch with Sarnafil	16
Replace failed door closer at mid-passage	39, 65
Renew failed lamps in Church and Passage	58, 59
Decide how to very durably prevent rust at the steel gates and railings and act not later than 2023 (architect may be able to assist)	79, 80, 85

For completion within 18 months

Restain at least horizontals at external joinery, oil cills	24, 25, 27
Paint the Office ceiling and water marks at Accessible wc and passage	30, 33
Obtain new electrical system test report	57 and Addendum
Ease corner steps into position, grout and point steps and open joints at copings at ramp and garden	72, 73, 78
Road paint the step nosings	75
Derust and paint or replace the rusted brackets at the hand rail	76

For completion within five years

Renew four rooflights (UV resisting)	17
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Desirable improvements

Wash down the front doors	23
Adjust keep at E door to garden	25
Replace damaged Hall ceiling tiles, fit new lamps and diffusers	36, 60
Repair or replace stay at Church end window	41
Improve/complete lagging of hot pipes in the boiler space	56
Improve a pipe fixing in the Accessible wc	67

Recommendations on Maintenance and Care

Clear debris from the flat roof and gutters at least once a year	14, 20, 83
Build up a fund for future replacement of the flat roof	15
Manage fire risk as the Assessment February 2015	65

ADDENDUM to the SURVEY REPORT

Required under the Care of Churches and Ecclesiastical Jurisdiction Measure 1991

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

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

MAINTENANCE Continual vigilance to guard against blockages in gutters and the rainwater system as a whole is needed. Every parish must find for itself a reliable procedure to ensure that gutters, ground gutters, gullies and drains are kept clean. It might be:

maintenance under contract by a local builder or handyman or

maintenance by church working party

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

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

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

To check registration with NICEIC and ECA see www.electricalsafetyregister.com

LIGHTNING CONDUCTOR Any lightning conductor should be tested by a competent electrical engineer every five years (in addition to any recommendation in this report) in accordance with the British Standard Code of Practice. Records of the results and condition should be kept with the Log Book. Note that there is no general requirement for a Lightning Conductor.

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

The British Standard earth resistance is 10 ohms but the insurer EIG regards 15 Ohms as acceptable.

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

Useful advice and audit sheets are to be found in 'Widening the Eye of the Needle' published by the Church Buildings Council 1999 £10.95.

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

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12 July 2022

The Care of Churches Secretary
Durham Diocesan Office
Cuthbert House
Stone Bridge
Nevilles Cross
Durham
DH1 3RY

Dear Dan

Horsley Hill St Lawrence

I enclose for the Diocese a print of my 2022 quinquennial report on the church.

As requested I assess costs excluding VAT as follows

Immediate	£2,000 – 5,000
18 months	£3,000 – 4,000
Quinquennium	£1,000 – 2,000
Desirable	£3,000 – 4,000

Yours sincerely



Ian Ness