Diocese of Durham

# St JOHN the Baptist JARROW

(106)

Care of Churches and Ecclesiastical Jurisdiction Measure 1991

# QUINQUENNIAL REPORT

on the architect's inspection on

**7 November 2023**

Sunderland Archdeaconry

Jarrow Deanery

an unlisted building
not in a conservation area

Team Rector Revd Lesley Jones

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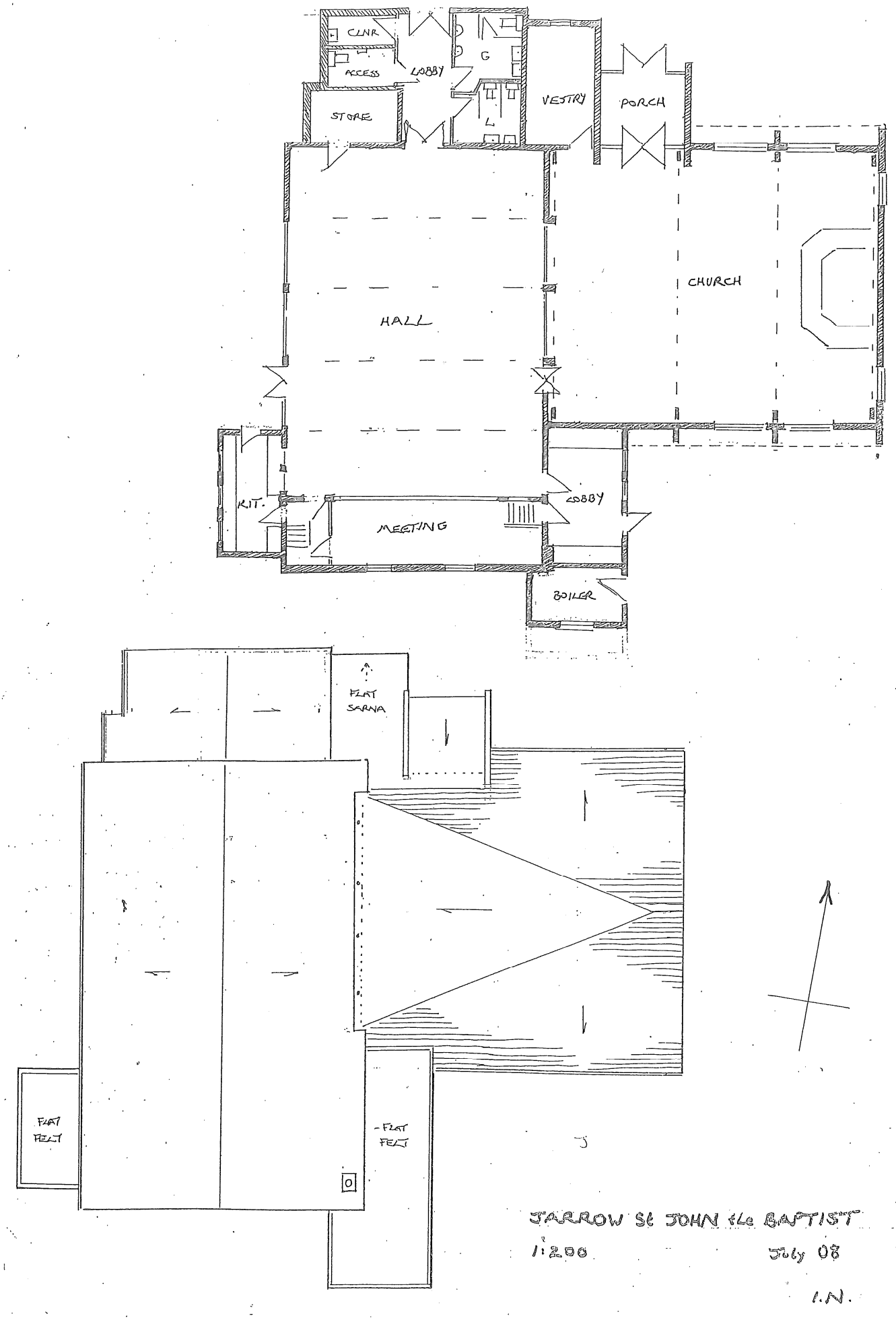



JARROW St JOHN tLe BAPTIST

1:200 July 08

I.N.

**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. The history of the church is such that asbestos could be present but no material seen is likely to contain asbestos. It appears that a small amount of encapsulated pipe insulation has been removed from the boiler room.
   However this report is an Assessment rather than a Management 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 management or demolition survey is required and not previously done, a specialist surveyor should be approached.

**Brief description**

3. In about 1958 the new parish built a Hall used for worship and hall until 1981 when a Church, Porch and Vestry were attached to its long E side. Church and Hall are linked by folding doors allowing the Hall to be used as overflow space.
   The building is surrounded by flat grass, through paths and two church car parks. To S a detached vicarage and garden. To N a walled car park belonging to the church and new houses being finished.

4. The Church is nearly square. A tent-like open hipped roof rises from three sides to a short ridge against a tall triangular brick E gable. The roof is separated from the gable by sloping strip windows. An altar dais under the high point of the roof and against the brick gable.

5. The rectangular Hall has a shallow pitched roof with N-S ridge. A former stage at the S end has been partitioned as a raised Meeting room with storage under. Kitchen, SE lobby and ground level boiler room in two flat roofed offshots. At N the former flat roofed main entry Lobby with wcs was reconstructed in 2004 and extended as Lobby, wcs, accessible wc and stores under a new pitched roof.

6. An internal box gutter with two internal drain pipes where the shallow middle pitch of the Church roof butts to the Hall eave. Steeper N and S Church pitches fall to eaves at chest height over strip side windows near floor and ground level. A tall monopitch Church N Porch falls inwards to another internal valley gutter.

7. All walls are cavity brick. Church covered in artificial slates except Sarnafil at its mid pitch and internal gutter, the sloping Porch and flat Vestry. Bitumen felt at other roofs.

**Recent structural history**

8. No Log Book seen this inspection. From previous reports:

| | |
|---|---|
| 04 | kitchen door and floor renewed, kitchen external door, frame, bottom rail repaired with draught excluders |
| | new entrance and wcs built N of the Hall |
| | Lexan protection over all low level church windows |
| 05 | rewire of Hall and Meeting room lights and Meeting room sockets with local DB |
| 06 | at Church eaves new white upvc fascias, bargeboards and square white rainwater goods |
| | repair of Church slates and felt at Hall and SE Porch |
| 07 | sanctuary and aisle carpets renewed |
| 08 | new heating control in boiler house |
| | |
| Oct 14 | roof repairs and new down pipes |
| Jan 15 | car park surface repaired |
| Aug | roof repairs |
| Sept | external doors at N stained |
| Oct | roof repairs |
| Nov 16 | SE entry roof refelted |
| Feb 17 | Church roof repaired after vandalism |
| Jun 18 | electrical intake changes – new RCD main switches to DBs 1,2,3, new two way switch fuse, new DB1 |

. Since last report:
Hall S gable bargeboards and soffit clad in upvc
Many roof repairs
Parts of brickwork at Church N Porch pointed

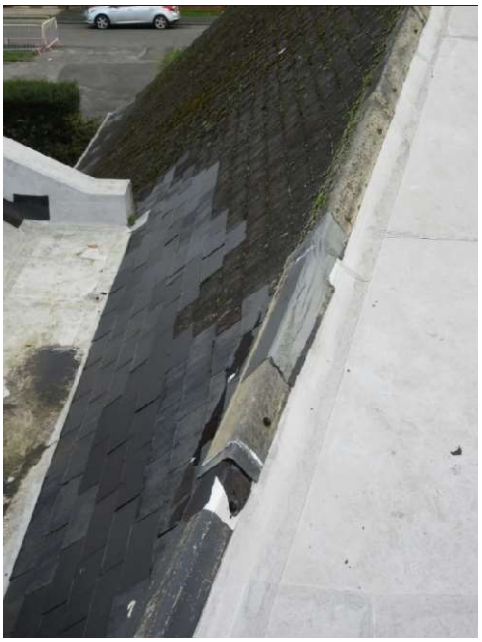
**Summary of structural condition**

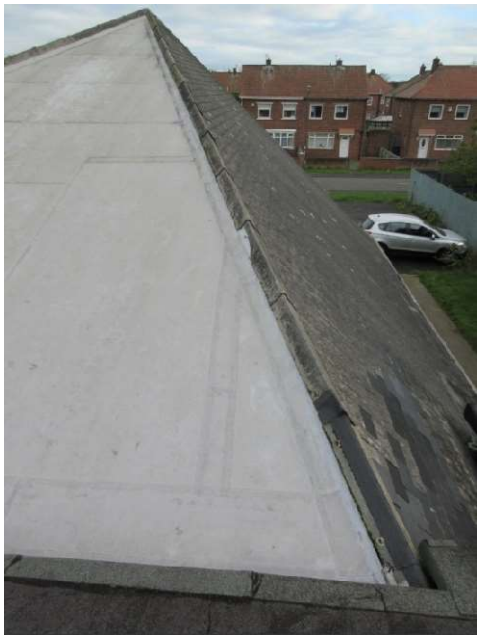
9. The building is generally sound apart from the Vestry roof deck and joists now discovered to be wet after a fall of ceiling. Repairs in preparation.
Otherwise mainly sound but much external timberwork needs maintenance. Some recurring blockage of internal rainwater pipes. The Church side roofs including low eave slates are fair at present.

10. Long standing slight movement cracks in the rigid Church floor finish remain.

**PART TWO**

DETAILED DESCRIPTION OF THE EXTERIOR





Internal gutter between Church and Hall - Plant in an outlet before part clearance at the inspection

**Roofs**

11. The **Church** roof design creates two main risks.
    - the Church and Hall roofs meet at an internal box gutter likely to flood if the outlets block.
    - the Church outer roof eaves at chest height are prone to interference and climbing and the slopes are covered in brittle artificial slates with only moderate life.

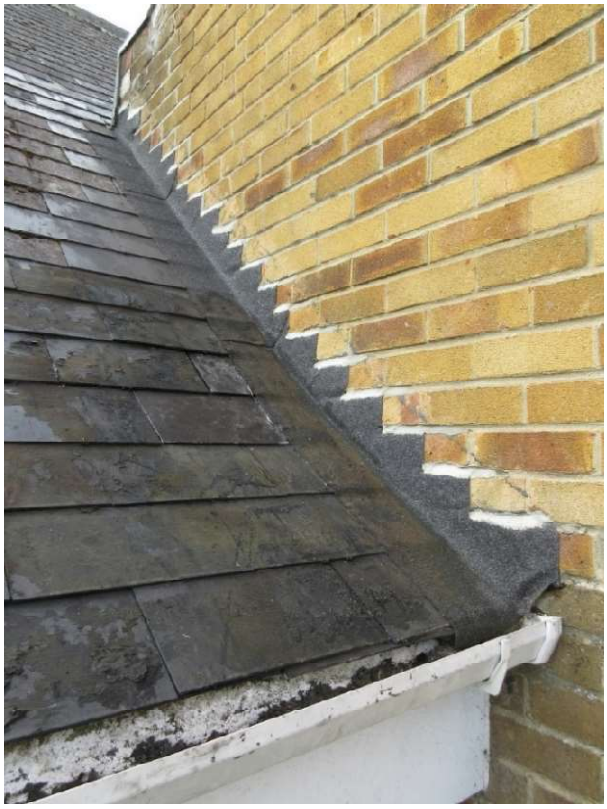
12. A short E ridge, two visible side slopes and a shallower hidden hip. Ill fitting ridge tiles meant for monopitch roofs cover the hip angles, joined to the ridge with a Sarnafil patch. One hip tile has a broken end. Another broken hip is patched over with Flashband, itself repatched and now split.

13. The Church's hidden hip and box gutter are covered in Sarnafil pvc membrane over earlier felt. The gutter drains the large hip and part of the Hall by four bottom outlets to two boxed internal pipes.
    Some of the silt and plants in the gutter were cleared at the inspection but one blocked outlet could not be cleared without tools. Full clearance and water testing to manhole is recommended.

14. The steeper N and S Church pitches have artificial fibre-cement slates down to low overhanging eaves. To deter climbing bands of the lowest slates and a band up the side of the Porch were covered in non setting anti-climb paint now mostly weathered away. Slate breakages have been repaired and the roof is in fair condition, though moss in N joints suggests the weathering surfaces hold some damp.

15. The S slates have a short narrow gutter butted against the SE lobby, under its felt overhang. It appears sound though again contains debris. Clearance needed.
    Its return over the slates has a Flashband flashing, now holed, stuck to bricks and slates.

16. The N slates meet the side of the Porch at an improved felt cover flashing stuck to the slate and turned into brick joints.



para 16

para 18

17. The predicted life of artificial slates before break down is 30 - 50 years and the **Church slates** will soon be 45 years old. When the side slopes need recovering a change of material or design to reduce damage and for longer life should be considered. Cutting back the overhangs to raise the eaves may reduce interference but would expose the windows to more damp and damage.
    An alternative to consider would be recovering in a very robust but economical material without scrap value such as stainless steel strip whose life may be 80 years. See paras 115 – 116 and photo at Part 3.
    Could be combined with some change of slopes to design out the internal gutters and pipes.

18. The steep **Porch** roof slopes inward against the church roof. Was bitumen felt, now covered in Sarnafil carried up over its brick parapets to protect them.
    The roof appears sound but now has five small bitumen felt patches at the bottom of the slope. Bitumen is not compatible with Sarnafil so is not suitable for this use. Patching with Sarnafil itself would prolong the roof's life.

19. Its internal gutter between Porch and Nave makes easy access for climbers.
    Less silt in the gutter than in the past but some at the narrow E outlet, where a plant again grows.
    Clearance at least once a year is essential

20. The pitched **Hall** roof with wide eave and gable overhangs (originally copper covered) has well laid grey mineral felt on woodwool slabs. The roof is good overall.
    The ridge and S verges have been patched with new upstands around the chimney.
    The overhanging N verge felt remains holed but will not leak in.

21. The **Kitchen, SE Lobby and boiler room** offshots have uninsulated felted flat concrete roofs with almost level integral gutters in the overhangs. Both roofs sag slightly, ponding the roofs and gutters. Very small blisters at the Kitchen. No sign of present leaks.

22. Uninsulated **Kitchen** roofs in particular risk condensation. A future improvement would be tapered insulation over the existing felt covered by single ply roofing.

23. The opposite **boiler house and Lobby** roof including integral gutters has been recovered with grey mineral felt to better standard and appears sound.

24. The **N entry and wc** roof was rebuilt as pitched and extended in 2004. Sound pitched grey felt matches the Hall.

Flat vestry roof pitched roof on N entry

25. The flat **Vestry** roof deck was renewed in 2004 with replacement of decayed joists at the then unventilated felted cold deck roof. It was changed to warm deck by refelting (as vapour barrier) covered with rigid foam boards and Sarnafil single ply membrane continuous with the covering of the **Porch** valley, its steep monopitch and copings.
The recent fall of vestry ceiling plaster shows at least part of the deck and joists is saturated. The only apparent damage to the membrane is a group of very minor scores or cracks which may be the cause. Though they could be patched as a precaution the visible deck is so wet and sagging that it is not likely to serve again. So it seems at least part of the Vestry roof deck, insulation and membrane will need to be completely renewed.

**Rainwater System, Drainage**

26. At Church white plastic eaves gutters, downpipes to gullies. Gutters at shoulder height easy to clean but vulnerable to damage.
At S at least one bracket is missing and the gutter sags - even without snow. Risks breakage in heavy snow.
The Hall plastic gutters are fair.
All gutters and outlets need regular clearance.

Sag of Church S gutter increased after snow

27. The plastic downpipe in the garden S of the Kitchen has been improved with an added hopper but it is full of water and overflows. The pipe needs to be unblocked.

28. Cast iron covers on brick manholes, not opened but apparently working well.

**Walls, Chimney**

29. Church yellow cavity facing bricks mostly good condition but they do not appear to be highly frost resistant when wet. Important therefore to keep them capped and point all joints for good run off.
The small amount of Church brickwork is in good condition except at **Porch** where the high brick parapets were exposed until 2004 when Sarnafil caps were added to protect the tops. Some open joints have been repointed. Decay has slowed but not completely stopped.
- a little more spalling at the Porch E wall.
- the exposed peak of the E wall including its N return has many open joints
- W wall and parapet over the Vestry roof again has a few open joints

Thorough raking out and pointing of all open joints at both walls will delay brick replacement becoming necessary as long as possible.

E side of Porch E wall


E wall


W wall

30. The Chimney brickwork is fair overall. A pointed vertical crack in the centre of the W side is unchanged.

31. The earlier **Hall** bricks are sound. Minor open joints at the Kitchen and at high level in the Hall S gable.

32. A piece of slate wall cladding next to the Hall escape door is missing. Although obscure this looks poor and should be replaced.

33. Slate hanging over the Church Porch doors good.

Missing slate in Hall corner next to kitchen

**Window and Door Openings**

34. The openings are brick or cast stone, all in good condition.
Minor cracks each side of and over the Vestry window head may suggest a concealed steel lintel may be corroding and expanding a little.

**External Iron and Wood**

35. The upvc Church eave and gable fascias look smart.

36. Decay has set in at the deep painted fascias at the Vestry and Hall N entrance from their joints and at a bottom edge. May be best replaced with upvc like the Church E gable.




37. The Church Porch and Hall N entrance stained hardwood doors are sound except
    - some decay at the feet of the Church N Porch door frame may have stopped
    - the 2004 oak N entrance doors are good except the bottom of one batten at bottom left has decayed



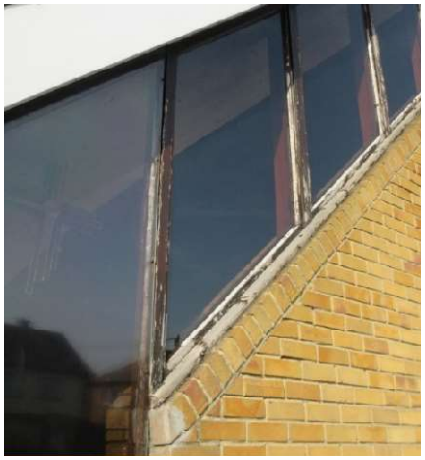
38. At SE
- both feet of the Boiler door frame and one foot of the adjacent SE entry door are decayed
- the Boiler room door paint is poor


39. The Hall windows and escape doors are double glazed upvc in good condition.

40. The Church gable and side windows are stained softwood. Replacement sills at the short full length windows at the E gable. Polycarbonate protects parts of the window stain under the eaves and at the gable full length windows.
Despite almost complete loss of stain at the E and S sills and some other parts there is little visible timber deterioration. However they appear poor (the main public front) and decay will set in unless the wood is well prepared and restained or replaced soon.

41. The exposed timber Vestry window sill and frame are well stained.



DETAILED DESCRIPTION OF THE INTERIOR

**Roof structure**

42. In Church timber cased (steel?) purlins on four parallel but different height laminated softwood portal frames, simply bolted together. As the hip lowers the tops of the frames are flattened into long horizontals which have deflected naturally but appear sound.

43. At Hall light steel tube lattice portal frames, timber purlins and a painted exposed woodwool slab roof deck, all appearing sound.
    Trussed rafters at the N extension, partly over an original concrete flat roof, with access hatch in the furniture store.

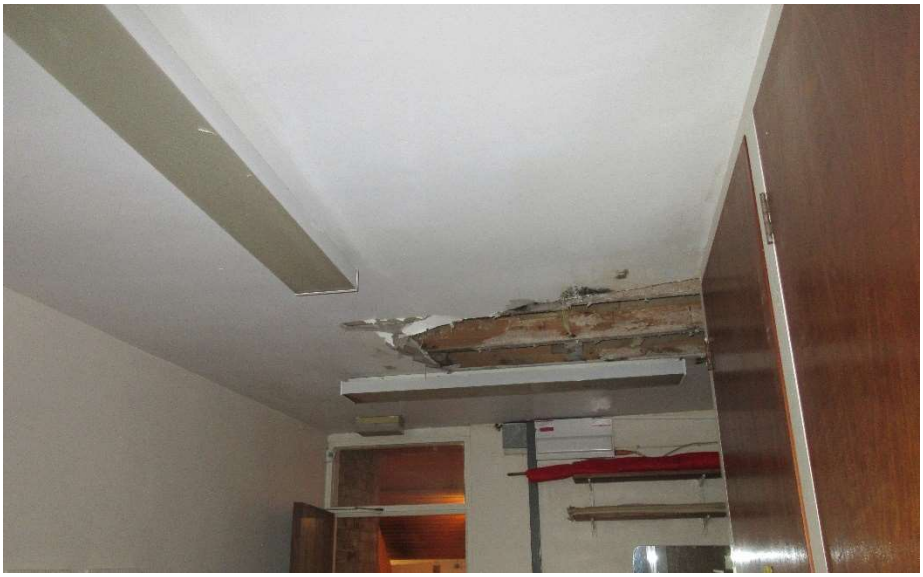
44. Concealed flat joists at the Vestry (now part visible due fall of part of ceiling and seen to be wet and at least surfaces covered by rot growth).
    The other offshots have flat concrete roofs.

**Ceilings**

45. At Church pale varnished softwood boards at roof level. Small scorches caused by former spotlights.

46. The N Lobby, wcs and stores have good painted plaster. Most extension plaster is fixed to trussed rafters, part is fixed under retained concrete roofs. The N extension and Vestry ceilings were insulated.

47. At the Vestry about 2 square meters of flat ceiling plasterboard has recently fallen due to roof leak over. Condensation inside Vestry window


Vestry

48. In Church Porch suspended mineral tiles, one displaced.
    The Meeting room on the stage has mineral tiles laid over exposed softwood joists. Good.

49. The Kitchen roof slab is lined with sound interlocking white upvc slats, silicon sealed to the wall tiles.

50. The exposed concrete roof slab over the SE Lobby and Store is painted. Unchanged paint and concrete damage at the top of the lobby SW cupboard wall next to the Boiler room suggests an old roof leak.


In cupboard off SE Lobby


Vestry

**Plaster, Decoration**

51. In Church mixed exposed brick, rough cast plaster and varnished wood, all in good condition but water marks under the N end of the valley gutter shared with the Hall and others under the S gutter abutting the SE Lobby show overflows at some time.
    In Porch good rough cast plaster.

52. The unplastered brick walls of the Hall, Meeting room and SE Lobby are painted in generally good condition. However the Hall N gable peak paint has mould down to eave and heating pipe level, recurring at the coldest parts most prone to condensation after reported cleaning.
    The mould is unsightly but not damaging.

53. The Hall walls are cavity brick with no known insulation. Above eave level water vapour from Hall users and perhaps the Kitchen meets cold N gable brick above the extension. Any chance to reduce vapour from the Kitchen should be taken. Adding cavity or internal insulation throughout the Hall would save energy and cut condensation. Alternatively an insulated interior wall lining at the gable peak alone would reduce heat loss and prevent further mould.

54. The Vestry, Meeting room inner walls, N Lobby, stores and wcs all have painted plaster in good condition except some blistered paint at the Vestry W wall just left of the built-in cupboard, worst at top. The damage is next to and part of the ceiling failure. No damage in the Ladies on the other side of the wall.

55. Kitchen fully tiled with slight mould on some upper grouting, again suggesting excess vapour.
The N wcs and Cleaner's store external walls have insulated dry lining in good condition.

56. The SE Store partition is unpainted inside and has no cover mould inside the door frame.

**Partitions, Doors**

57. Slight horizontal plaster crack over the accessible wc door.

58. The internal flush doors are sound, some painted, some lacquered veneer.
Two multi-leaf tracked doors between Church and Hall, lockable but keys missing.
Brass hardware and kickplates at the N entry. A Vestry door floor bolt.

59. Large glazed hardwood doors at Church Porch with double acting closer hinges.

**Ventilation, Glazing, Protection**

60. Four low level airbricks in the Hall S gable to ventilate under former stage.

61. The Church had good cross ventilation by the working low side hopper windows but the added protection blocks the air and it is said the Church can be stuffy. If the protection must stay it could be refixed on ventilating brackets or drilled for ventilation.

62. The Church glass is toughened and polysulphide pointed into stained softwood frames. The original E gable glass is slightly tinted to reduce glare. Any replacement should match. The gable corner glass extends to floor level and is protected outside.

63. The upvc Hall and Meeting room windows have sufficient lockable opening lights but the Hall casements are too high for easy use, which may contribute to the condensation.

64. Lexan polycarbonate fanlight over the N entry doors. Good.

65. The Vestry window is overglazed in reinforced fibreglass and fixed shut. A high level airbrick may give enough ventilation but condensation on glass due to the wet roof.

66. At the Kitchen a three speed extract hood with wall outlet, window extract fan (trailing lead needing to be plugged in) and three locking side opening casements.

67. The wcs have ducted extracts controlled by the light switches with overrun timers. Isolators found switched off. Only fan in access wc works when isolators switched on.
The wcs and cleaner's store also have high level airbricks with controls inside which are best left part open.

**Floors, Rails**

68. In the Church, church Porch and Vestry concrete floor slabs are covered by 'Granwood' composition blocks bedded in mortar. The blocks are well sealed and mostly in good condition. A large Porch mat.

69. The concrete floor slab and Granwood blocks are rigidly stuck together so it is good practice to include movement strips in such blocks over any duct or other concrete joint which may move with time or heat. The Church floor includes covered concrete ducts for heating pipes with continuous blocks covering the ducts. There are movement joints close to but not over some ducts.

70. In 1994 Granwood returned to investigate cracking by opening small areas. They found that the movement joints between blocks do not coincide with the ducts, which run near the floor perimeter. They laid new blocks along the worst breakdowns and filled lesser cracks hoping that such limited work might be enough if the concrete movement had stopped.

71. Since 1994 the cracking has steadily returned around all of the N, W and S sides of the Church and towards some of the convector heaters. Some edges at open cracks are broken, especially in the middle of the W side where people enter. The cracking seems unchanged so merely unsightly.


72. Cutting new movement joints carefully positioned over each side of the ducts in strips of replacement blocks may prevent future cracking. This would need removal of areas of blocks to trace the ducts fully. Or the whole floor could be covered with a different sheet material.

73. The Hall and SE Lobby floors are hardwood blocks, some slightly loose.

74. Carpet at Meeting room and steps up at each end. Clean off carpet on solid in N entrance Lobby. Vinyl sheet in Kitchen, Cleaner store, N store and wcs. All sound.

75. The two communion rails are heavy angled hardwood on steel legs dropped into five sockets in the carpeted dais. S half slightly loose in the sockets.

**Furnishings, Organ**

76. Light oak veneered pedestal altar. Sculpted metal tabernacle and lamp holder. Hanging on sanctuary wall.

77. Very plain movable box font on black tubular legs and similar Paschal candle holder. Hardwood chairs with bar connectors and loose individual frontals. All in matching dark stain.

78. Electronic two manual Viscount organ of 1988 and two bulky black speakers.

79. In Hall wooden and metal trestle tables and stacking chairs of different ages. More recent matching furniture in the Meeting room.

80. White fitted Kitchen with good post formed worktops, fridge, freezer, catering gas cooker with six burners, two ovens. Two stainless sinks and drainers. Loose section of worktop used for hot pans.

**Heating**



81. Meter, Clyde Combustions gas boiler dated 1981 and stainless insulated flue in boiler room ventilated by a louvre door. Missing bottom louvres are boarded over.
A mortar joint at the bottom of the flue has been paint sealed over.
Painted brick boiler room with concrete roof and floor.

82. The boiler said to function well but by its age it must be inefficient, sending more heat up the chimney than a modern boiler would. The heating as a whole is reported aging and in need of replacement.
Heating and general improvement of insulation and draught control should be considered together.
If the Church is reheated it could be combined with permanent solution to the floor cracking (paras 69-72).

83. Pumped circulation pipes in the boiler room including some in the draught from the door louvres are uninsulated which must waste heat. Lagging should be added.

84. The system is split between Church and Hall, controlled by thermostats, a dual 7 day timer and motorised valves. Feed and expansion tank over the Meeting room.
Four fan convectors in Church fed from buried ducts (paras 69 - 72).
Steel panel radiators in Vestry, Porch and wcs.
Column radiators in the Hall, Kitchen, Meeting room and N and SE Lobbies. Steel heating pipes pass around the Hall at high and low levels.

85. Most Hall column radiators are cold at the bottoms. Signs of sludge blocking parts of the system, which could be flushed out.

**Electrical**

86. The installation was adapted as the building was extended. Intake at the N entry with two meters and isolator labelled 'Church'. A distribution board for Hall and wcs with RCDs. A main switch in the Vestry. A sub switch and DB in the Kitchen. A DB in Meeting room.

87. Last system test report April 2018, remedial work invoice May 2018 (new equipment at intakes – new RCD main switches to DBs 1,2,3, new two way switch fuse, new DB1) and letter June 2018 confirming the installation then met minimum safety standard all seen.
So new five yearly test now due - see Addendum.

88. Concealed wiring but visible cables are pvc/pvc. All parts have 13A switched sockets.

89. Church lighting is six clusters of four 12v spots low on the roof boards (7 not working and one cluster changed to LEDs), six varied spots and floods on the portal near the altar (S side not working) and a warm colour flood over the altar (not working). Two fluorescent tubes at the back of church and a floor light in the dais uplighting the brick E wall and hanging.
The combined effect has some pleasing sparkle but some glare.
Four large eyeball downlights in the church Porch (one not working).
Most lights are low enough for easy maintenance but some are short life.

90. Low energy ceiling or wall lights in the N stores, N Lobby and wcs (linked to fans).

91. In Hall single fluorescent tubes along the eaves which seem adequate and spread light over the roof. Three in the Meeting room, two in the Kitchen. In the SE Lobby exposed plastic conduits under the concrete. In the Vestry two fluorescents with diffusers.
Tubes now obsolete so expect to change failures to LED equivalents.

92. Three large down floods on gable as security lights for the car parking, switched in Church.

93. Automatic hand dryers in the wcs, found switched off at isolators.

94. Sound installation includes radio microphones, an induction loop, two big speakers in the Hall and a door bell.

**Lightning Conductor**

95. None

**Fire Precautions**

96. Reasonable escape from Church (one wide double door to outside and doors to the Hall).
Good double doors from Hall to garden with panic bars and escape from the Hall in two other directions.
Emergency lights in the Hall.
No closer on door Hall/Kitchen and the Kitchen hatch is timber roller slats only so there is limited fire separation.

97. The Kitchen outside escape door is well secured with a mortice deadlock and two mortice bolts. A key left in the deadlock. Mortice keys not visible. Some risk of lost keys or panic in real emergency.

98. Extinguishers all marked serviced April 2023 :

| | |
|---|---|
| Kitchen | 2 kg $CO_2$ and fire blanket. |
| Hall | 6 litre foam |
| Church porch | 6 litre foam |
| Boiler room | 9 kg powder |
| SE lobby | 3 litre water |
| Meeting | 3 litre water |

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

99. A Fire Risk Assessment reported done by a former Archdeacon should be in the Log Book.

**Water and Sanitary facilities**

100. In Kitchen stainless sinks and a wash basin with cold and hot from a wall gas instantaneous heater with wall flue.

101. In the access wc, cleaners' store, gents and ladies percussion basin taps and hot from shared underbasin instantaneous electric heaters (heater in Cleaner's store seems not working).
Two urinals. Two ladies wcs and basins.

**Access and use by people with disabilities**

102. Good level approach from pavement and car parking and level doors through the N Lobby and Porch to the Hall and Church.
An accessible wc with baby changing shelf. Audible alarm and reset at the accessible wc seems not working.

103. Single steps to the SE Lobby door and at the Hall escape doors. If the water bar at the church Porch is difficult for some users it could be changed to a different threshold.

**Security**

104. Five lever mortice deadlocks at the SE door and N Hall Lobby pair of doors with espagnolette bolt. If the N doors need to be locked while the building is occupied a thumbturn or panic pad could be added.

105. The Church Porch door mortice deadlock is unmarked and of unknown quality.

106. The panic bars at the Hall escape doors lock well but added security catches must be opened when the Hall is occupied. The Kitchen outer door has a mortice deadlock and two mortice bolts.

107. A floor safe in the Vestry and intruder alarm at Hall, N Lobby and SE door.

**Grounds, boundaries, signs, paths, trees**

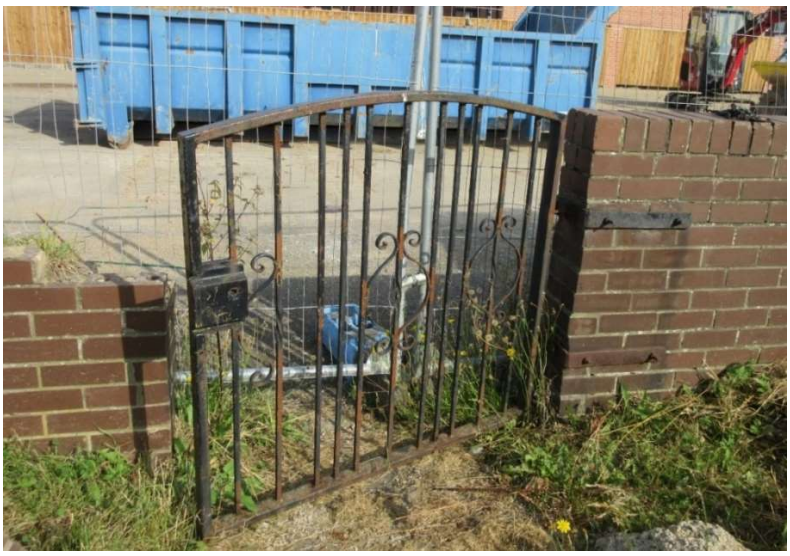
108. Flat grass with tarmac paths and shrubs. Two small conifers by the vicarage fence. Part of the W side has been fenced off with painted steel railings for security. Timber fencing facing the vicarage, hedging at W and at N a low brick wall and gate into the car park (owned by the church) facing new houses.

109. Concrete flags in the path around the Porch side.

110. More tree planting could give the grounds and the area more character, despite the difficulty of protecting young trees. The local authority might advise and offer money.

111. A good name board over the Porch doors.
A good free-standing public sign in stained softwood on steel angle legs. Slight decay at wooden capping.


112. Rust advances at the steel gate to the car park at N.



**Archaeology**
113. The local authority archaeologist indicates that the church site is not of archaeological importance.

**General comments**
114. The parish is to be commended for its continued care of the building.

115. The artificial roof slates may be coming to the end of their life. When they have to be replaced a change to say tough stainless steel could transform the church from a building with defensive deterrent paint into a confident and smart focus for the community. The pitched steel would be slippery, difficult to climb and impossible to break. See photo below.
Stainless could form its own neat ridges and be embellished with a simple decorative stainless finial (there being a cross already) to raise the appearance of the whole building. The same could be used on the Porch and Porch valley. Cost would be between new artificial and natural slates.

116. Such a roof change might be combined with small changes of pitch to take away the hidden internal gutter and its internal outlets which are prone to blockage.

**PART THREE**

RECOMMENDATIONS in order of priority

**For immediate action**

| | |
|---|---|
| Clear Church main internal box gutter and pipes to manhole | 13, 15, 19, 51 |
| Remake the Vestry roof and ceiling completely with any practical better falls, checking of joists and window lintel and new fascias | 25, 34, 36, 44, 47 |
| Add gutter brackets S of church | 26 |
| Unblock rainwater pipe S of Kitchen | 27 |
| Obtain a new Periodic Electrical Installation Test Report | 87 and Addendum |
| Check water heater at Accessible wc and Cleaner's sink and extract fans in ladies and gents | 67, 101 |

**For completion within 18 months**

| | |
|---|---|
| Rake and point all open joints in Porch walls | 29 |
| Repair N entry door | 37 |
| Restain the windows at Church E and S | 40 |
| Reheat at least the Hall side of the building with thorough lagging in boiler room | 81 - 85 |

**For completion within five years**

| | |
|---|---|
| Repair decay at feet of door frames at Boiler and SE Entrance and paint frames and door | 38 |
| Replace and seal wooden capping on NE sign | 111 |

**Desirable improvements**

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|---|---|
| Replace the patches on the Porch roof | 18 |
| Replace missing slate cladding W side of Hall | 32 |
| Insulate ceilings and walls at Hall, Meeting Room, SE Entry | 52, 53 |
| Renew failed lamps | 89 |
| Remove or replace the gate to the N car park | 112 |

**Recommendations on Maintenance and Care**

| | |
|---|---|
| Clear all silt and plants from roofs, gutters, pipes and gullies at least once a year | 11, 13, 15, 19 |
| Plan ahead to reroof the Church | 14, 17, 115, 116 |

*EXAMPLE OF STAINLESS STEEL ROOFING ON CHURCHES.*
*During laying on a shallow pitched roof. Stainless at the steeper roofs at St John would look similar.*

ST JOHN'S CHURCH Perth Green JARROW

SUPPLEMENTARY REPORT on OPPORTUNITIES for FUTURE HEATING

**Main Energy Characteristics of Existing Building**

STRENGTHS
Low Volumes (compared to many churches)
Modest floor areas
Some existing roof insulation at Church
High proportion of double glazing, single glazing areas small

WEAKNESSES of Building
Uninsulated Concrete roofs at Kitchen, SE Entry, Boiler Room
Uninsulated floors
Single Glazing in Church

WEAKNESSES of Heating System
Large inefficient single gas boiler
Large water volume in original column radiators in Hall
Noisy fan convectors in Church
Limited Controls

OPPORTUNITIES
Potential Photovoltaic Panels on Roofs or in Gardens
Potential Air Source Heat Pump on Boiler Room concrete roof or in Garden
Repair of damaged Church Floor finish offers potential for underfloor heating
Gas Boiler more than 40 years old must be replaced in near future

**Opportunities for further Insulation**
Church and Vestry - complete Double Glazing
Church and Vestry – increase roof insulation at any reroofing
Church and Vestry – line bare brick gable and plastered sides with thermal laminate with necessary window linings

SE Entry and Kitchen - Insulate concrete slab roofs and outer walls at Entry
SE Entry and Kitchen – draught strip outer doors after frame repairs

Hall – increase roof insulation by adding lining under woodwool slabs between purlins (avoiding echo and condensation risks)
Hall - line bare brick walls with thermal laminate with necessary window linings and rehanging of radiators
Hall – nil at hardwood floor blocks

Meeting Room - line bare brick outer wall with thermal laminate with necessary window linings and rehanging of radiators
Meeting Room - add quilt over suspended ceiling

Boiler Room – reduce excess ventilation through door louvres to amount needed by new boilers
Boiler Room – thick lagging at all hot pipework, pumps etc

North Entry, wcs and stores – increase existing ceiling insulation

**Opportunities for Heating**
Air source heat pump serving separate Under Floor Heating in Church and Vestry only (separate timer and controls)
Air source Heat Pump to preheat water to be further heated by domestic sized boiler(s) for the Hall and its ancillary rooms (separate timers and controls) perhaps retaining the existing radiators

Ian Ness Architect November 2023

**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.

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.