

Church of St. Andrew,  
Roker  
2037



The Care of Churches Measure 1991  
QUINQUENNIAL REPORT  
February 2021  
(Delayed from 2020 by Covid19)

## **1.0 General Information**

### **1.01 Name of Church & Archdeaconry**

Church of St. Andrew, Roker  
Archdeaconry of Sunderland

### **1.02 Name of Adviser, with qualifications.**

John A. Barnes. RIBA AABC IHBC EASA

### **1.03 Address and contact details of Adviser**

JABA Architect Ltd, Garden House, Lower Shockerwick, Bath BA1 7LN  
Tel: 07922112886 E-mail: jabaarchitect@gmail.com

### **1.04 Dates of Inspection & weather conditions**

10<sup>th</sup> November: cloudy and mild

19<sup>th</sup> February: cool and dry after exceptionally heavy frosts

### **1.05 Date of previous inspection.**

May 2015 by John A. Barnes. RIBA AABC IHBC EASA

### **1.06 Brief description of the building**

The church is situated on rising ground a few hundred metres north of the River Wear close to the sea front in the early C20 suburb of Roker. Designed by Edward Prior and dedicated in 1907, the church has a simple cruciform plan with a large Nave, Lady Chapel in South Transept, Vestry in North Transept, choir in the crossing and Chancel below the Tower. It is of a unique, heavy Saxon style externally (Photos 1 & 2), supported by reinforced concrete which allows huge uninterrupted span and large areas of specially blown glass slab windows. (See Appendix for plans, elevations and sections.)

The interior contains work by many of the finest Art & Craft designers, including lettering by Eric Gill; lettering and painting by MacDonald Gill; furniture by W. Thompson, Randall Wells and Ernest Gimson; frontal, tapestries and carpets by William Morris & Co. and Burne-Jones; wrought ironwork by Ernest Gimson and stained glass by Henry Payne.

### **1.07 General condition of the building**

The church was constructed using a combination of reinforced concrete ribs and floors, mass masonry and localised shuttered concrete in non-traditional arrangements, and built largely by a shipyard workforce. There has been continual slow structural movement within the South Transept where there is little restraint above a wide pointed arch, widespread cracking of the unconventional window tracery, and corrosion of the steel frames supporting the leaded lights. The condition of the glazing has been very much improved following three phases of re-leading in replacement frames (2010 - 2015). Also Tower has recently been re-roofed and re-pointed (2018), rainwater pipes have been replaced (2015 & 2018), blockages removed from drainage at the south and west sides of the church (2019), and southeast porch doors repaired (2019).

Much of the building has been patch pointed in a cement mortar, there are leaks through the Chancel and Nave wallheads, otherwise the building appears to be in reasonably good condition.

### **1.08 Safety aspects of the building**

Apart from the Tower roof, Belfry and Ringing Chamber, which are kept locked and only accessible to authorised personnel, there are no other obvious safety issues other than the asbestos cement panels in the Undercroft, the cleaning of rainwater hoppers, on the north and south sides of the Chancel (which are beyond reach from a ladder), the roofs of both the North and South Transepts which have only a 300mm parapet upstand and no guard rail, and the danger from falling stone slates both on the parapet buttress pinnacles and west elevation.

**1.09 Listing category**

Church listed Grade I

NZ45NW PARK AVENUE 920-1/5/162 (West side) 08/05/50 Church of St Andrew (Formerly Listed as: PARK AVENUE, Roker (West side) Church of St Andrew)

GV I

Parish church. 1906-7. By Edward S Prior; A Randall Wells site architect. Principal benefactor John Priestman. Inscriptions by Eric Gill; interior has painted plaster by MacDonald Gill to design by Prior, further E Gill inscriptions, and stained glass by HA Payne. Marsden magnesian limestone rubble, reinforced concrete arches, purlins, and tracery. Roof stone slates. Sanctuary, E tower over one-bay chancel, choir with N vestry and S morning chapel in transepts, 4-bay nave with W baptistry, N and S porches, and SE morning chapel porch. Free Gothic style. EXTERIOR: windows have innovative tracery of triangular-headed lights, Saxon style, some with transoms and some with horizontal lattice tracery, mullions polygonal and unmoulded. Canted corners to sanctuary and transepts, hexagonal buttresses to tower. Nave buttresses are shallow, rising from plane of wall below sills and coped below eaves. Above these, and behind the sloped coping of the nave walls, internal piers rise through the roof to show as transverse buttresses with gabled coping. High gabled sanctuary has canted corners and 5-light window, the masonry radiating from the window head. 3-stage tower has tall first stage with 3-light N and S windows; second stage has small rectangular lights; top 5-light windows with elliptical heads recessed under triple chamfers which spring from angle buttresses. Stepped parapets of tower are flanked by pierced buttress parapets. Tower has NW round stair turret with single triangular-headed lights and gabled roof with small quadrant arch leaning against tower. Similar lights in N gable of vestry. Morning chapel has large 5-light pointed-arched window with rectilinear intersecting tracery and similar transoms; double mullions and transoms in circular E light; canted corners. Nave walls in 2 planes, the lower part stone-coped forming sills to windows which are recessed between shallow, coped buttresses in same plane as lower wall. Monopitch roofs of shallow porches are continuous with window-sill coping, the SW porch projecting from the baptistry. Dedication inscription by Eric Gill on SE corner of tower. INTERIOR: rubble except for painted plaster in chancel and sanctuary. Chancel tapers to sanctuary and has painted domed vault under tower; choir has diagonal arches across transepts making wider opening to nave. Triangular-section piers between windows rest on flat, roughly-tooled soffits extending from walls to pairs of slender hexagonal ashlar columns, forming low narrow aisles; from these principal piers spring window recesses at a high level in one direction and massive cruck-shaped nave arches from the base in the other. These piers pass through the roof as noted above. Big concrete purlins carry the oak rafters. Baptistry with stone bowl font by AR Wells has carved hexagonal piers, and wood cover by Thompson of Kilburn, and is under the centre of the arch formed by wider W piers against which the N and S porches lean. Panelled sanctuary and choir, high boarded nave dado, furnishings and fittings of highest quality throughout in the spirit of the Arts and Crafts Movement. E window has stained glass Ascension, and S morning Chapel Christ the Comforter, by Payne; E morning chapel window with signs of the Evangelists made by Thompson and Snee, Gateshead, and said to be designed by Burne-Jones. Other windows clear glass with special qualities of texture and brilliance; some windows in poor condition at time of survey but restoration work is expected to start soon. The building combines vernacular and modern materials in a completely new approach to church architecture; the whole a rare artistic achievement. (The Architects' Journal: Reprint of Illustrated Article by Dean Hawkes: 30 January 1985; The Parish Church of St Andrew, Roker, Guide Book (plan): Sunderland).

National Grid Reference: NZ 40407 59380

**1.10 Specific limitations of the report.**

*For General Limitations see also Appendix A; Explanatory Notes*

The inspections were visual and non-destructive. Those parts of the structure which were not exposed or inaccessible have not been inspected and it is not possible to report that any such part of the building is free from defect.

Access was gained from the Ringing Room onto the Nave, North and South Transept roofs, and onto the Tower, otherwise inspections were made from ground level. Drainage, water and electricity have not been tested.

This report has been prepared for the purpose of the Care of Churches Measure 1991. Contents may be disclosed to other professional advisors but it is **not** intended as a specification for repair works, and no responsibility is accepted for a third party. Where information has been supplied to the inspector this is assumed to be correct.

**1.11 Schedules of Work completed since the previous report.**

2016

William Morris carpet repaired  
Organ serviced

2017

Organ service

2018

Repair parapets, concrete deck on Tower  
Renew asphalt on Tower  
Replace window grilles on Tower  
Replace turret roofs on Tower  
Replace rainwater pipe on Tower  
Repoint masonry on Tower  
Add stainless steel grilles to Tower louvres  
Replace Tower roof access doors  
Burne-Jones tapestry repair  
Organ service

2019

Remove tree root blockages and repair drainage to south and east with new gully tops  
Repair water main north of Tower  
Re-set uneven flags to south path

2020

PAT test

**1.12 Work outstanding from the previous report**

1. Clean lychgate timbers and re-oil.
2. Clean matting and screed wells to avert trip hazard.
3. Re-slate 5No. stone buttress pinnacle roofs north side.
4. Remove redundant power cable on Tower staircase.
5. Re-slate vertical west gable panels and repoint west gable.
6. Repair South Transept east window W13.
7. Replace rusting window grilles and timber panels on North Transept W5 – W9.
8. Repair paint finish to mural in Chancel.
9. Replace ineffective lead saddle bar ties on east window

**1.13 Log Book**

Log book was not available for inspection

## 2.0 Recommendations for Repair/Renovation

*Please note that the estimates given below are approximate costs (excluding VAT and scaffolding) assuming that work is carried out by experienced tradesmen using current prices. Some may be dependent upon further investigation, on who carries out the work, on how much is commissioned at one time, and whether any is done voluntarily.*

*The PCC is advised to have full specifications prepared by the quinquennial architect and to obtain firm quotations from reputable tradesmen familiar with church conservation work.*

### 2.1 Urgent Works requiring immediate attention

	<u>Budget Cost</u> £
1. Replace slipped missing slates on Nave and Transept roofs	160
2. Replace/secure lead flashings on Nave/Tower roof abutment	80
3. Replace missing slate and debris build-up on Chancel roof	600
4. Ease Tower door W75 and seal with linseed oil	80
5. Identify leak in WC and repair	120
6. Electrical inspection	400
7. Secure lightning rod on northeast turret and tape on Nave ridge	300
8. Patch holed Nave gutter	100

### 2.2 Works recommended to be carried out during the next 12 months

1. Investigate southwest porch soffit and repair as necessary	?
2. Repair leak on north porch gutter	80
3. Replace slates over 5No. north stone pinnacle buttresses, repoint and overhaul flashings	8000
4. Tighten screws on southeast porch dripmould	10
5. Remove 4No. diseased ash trees	1000
6. Clean metal noticeboard, repair oak noticeboard	100

### 2.3 Works recommended to be carried out during the next two years

1. Replace steel window frame above north porch with bronze frame and re-glaze	6000
2. Remove broken overhead closer from Choir door D10	20
3. Re-tile WC	200
4. Remove/manage asbestos in Undercroft and Tower staircase	?

### 2.4 Works needing consideration within the next five years

1. Replace frost damaged mortar on Tower corner turrets above lead trays	300
2. Replace slates over 2No, west facing roofs and repoint west gable	1600
3. Replace rusting expanding metal grilles to lower Tower and North Transept windows	4000
4. Replace felt gutter linings on Nave roof	14000
5. Overhaul single doors to southwest and northwest lobbies	2000
6. Refurbish lychgate	6000
7. Commence repointing south and west walls	20000
8. Repair South Transept east window W13	6000

### 2.5 Works needing attention in the long term

1. Replace stone slated window cills to Nave	10000
2. Commence repointing boundary walls	3000
3. Replace ineffective lead saddle bar to east window	?
4. Repair paint finish to mural in Chancel	40000

**2.6 Works required to improve the energy efficiency of the structures and services.**

1. No measures were considered cost effective.

**2.7 Works required to improve disabled access.**

1. Prepare audio guide material
2. Improve access to Hall and install wheelchair accessible lift

### 3.0 External Elements

#### 3.01 Roof Coverings

1. Tower roof comprises the original downstand beam reinforced concrete slab which was recently re-covered in asphalt with a reflective paint finish (2018). Covering is in an excellent condition except for several shallow indents where heavy weights have been applied. Single 80mmØ outlet drains through west parapet with an altered overflow (2018) which discharges directly into the west rainwater hopper with is protected with birdmesh.
2. Tower stair\_roof and 3No. other corner turrets roofs refinished with asphalt over recent insitu concrete cappings (2018); excellent condition.
3. Nave roof is in blue slate at approximately 35° pitch. Many previous repairs and approximately 4No. broken/slipped slates, especially around Tower and around parapet gutter buttresses where foot traffic causes breakage, otherwise in reasonable condition. Wide flexible sheet lined parapet gutters to north and south interrupted each side by 5No. stone slated pinnacle buttresses located above concrete ribs, with lead flashings all intact except for north side 3<sup>rd</sup> from west. Gutter linings date from c2000 and appear to be in a fair condition though there are many signs of rippling, with water ponding between several layers of bitumen felt (Photo 7). Also gaps are visible at upstands between felt linings and masonry where covering has shrunk and are unprotected without flashings. Duckboards in reasonable condition. Stainless steel ladder installed to provide safe access from Tower window (2014). Several lead flashings at Tower abutment are loose or missing especially adjacent ridge (Photo 5). Also worn lead back gutters to buttresses (Photo 8), though there does not appear to be leakage.
4. North Transept roof over organ chamber has blue slates at approximately 20° pitch with lead valley gutters to Nave, and walk-in lead gutters to east and west. Repaired c2000; intact and in good condition following recent repair below Tower RWP except for 1No. broken slate (Photo 3).
5. South Transept roof over Lady Chapel is similar to North Transept except for splays at south end of walk-in lead gutters; all intact and in good condition except for missing slate below ridge (Photo 4).
6. East end of Chancel has small blue slated roof at approximate 40° pitch. Sumps each side were slated over in 1990s so that water ran down the wall face causing damp ingress on painted wall and ceiling mural below. New lead slates installed above new lead spitters with stainless steel grilles to catch pigeon droppings. Dampness and algae north side indicates a potential blockage (2018). Grille north side partially blocked by debris (Photo 6).
7. Porch roofs are stone slab slated at approximately 30° pitch with flush verges. All slates are intact. The southwest Porch appears to have several weak, delaminating slates and water ingress has caused the soffit plaster to collapse (Photo 24). The southeast porch roof has deflected each side and wide mortar fillet applied at its head. Otherwise in fair condition.

#### 3.02 Rainwater goods and disposal systems

1. All high level roofs drain through lead-lined projecting stone hoppers into cast iron RWP, replaced (2014-2018) with 100mmØ pipes on cast iron holder bats after removing cement constrictions from the bowl outlets. Offsets were provided at window cill level with branch access for rodding and shoes fitted; all in excellent condition.

2. 75mmØ cast iron RWP to Chancel had blockage removed (2019), third section south side corroded where water overflowed previously. 75mmØ cast iron RWP to south porches in good condition, north porch replaced in black UPVC with improvised funnel from gutter.
3. Low level roofs to 3No. porches discharge into deep-flow cast iron gutters on fascia brackets and RWP. Gutters renewed (2014) and in excellent condition except for slight sag on southwest and north porches, latter leaking at junction.
4. The 100mmØ cast iron RWP from the Tower discharges onto the North Transept gutter, recently replaced (2018).
5. 100mmØ cast iron RWP repositioned onto east face of North Transept above new gully (2016).
6. 100mmØ cast iron soil vent pipe on east face of North Transept appears in good condition, though has 4No. broken brackets. Recently re-mortared at base and appears secure.

### **3.03 Drainage below ground**

1. Surface water and foul drainage at the east end of the church runs south in a 100mmØ drain to a manhole adjacent the Lychgate where it joins with a drain from the Hall Porch. Much has been re-laid adjacent east boundary (2019) after repeated blockages owing to tree roots and debris. Discharge points on the north side of the church are unknown, though some of these could connect to a combined drain running west behind the Hall.
2. Gully on the west side of the North Transept recently blocked causing wetting of wall in Vestry and north side of Nave.
3. Clay dishtops installed (2019) on replacement gullies to east and south.

### **3.04 Bellcotes, parapets, chimneys and verge upstands.**

1. Nave has 900mm high parapets to north and south which run between 5No. perpendicular stone pinnacle buttresses, and is finished with a rough-hewn round-topped block coping bedded in mortar over a flat drip course. These are of a poor quality stone which is delaminating in several locations. They also have minimal projection and provide little protection to the walls below, where there is widespread vegetation growth in the joints and extensive frost damage to recently applied lime mortar. The south stone pinnacles were repointed and slates re-fixed (2012) using stainless steel masonry screw and washers, and appear in reasonable condition. The north stone pinnacles are in a poor condition, many slates have slipped and are liable to drop onto the slate roof, gutters or ground below (Photos 10 - 12).
2. Wide flat stone copings to remaining wall heads are positioned approximately 100 - 200mm above roof level, copings to North and South Transepts were re-bedded in over wall head flashings (2014/15) and are in excellent condition. Coping to west gable of Nave has concrete sections at changes in direction to south and north, where there is a slight slippage visible. No attempt has been made to deflect water inwards, and this has led to saturation of walls below. Mortar fillets replaced (2019).
3. Tower parapets are similar to those at the Nave, except they are 1600mm height with a thickening internally at 600mm. They are capped with rough-hewn triangular copings and are finished with cement render internally. Upper sections were re-set over replacement stone drip course (2018) and are in excellent condition.



Replacement asphalt continues up the thickening and is now protected by lead cover flashings (2018).

4. 4No. stone corner turrets to the Tower were originally slate covered. These deteriorated since roofs were removed in early C20 and have recently been re-covered in concrete and asphalt, and lime-rendered on inside elevations (2018). In excellent condition except for frost damage to lime mortar immediately above the recently installed lead trays (Photo 13).

### 3.05 Walling

1. Walling comprises non-coursed Marsden magnesium limestone rubble and is approximately 1000mm thick at lower levels, exposed both externally and internally as load bearing masonry with isolated reinforced concrete arches, purlins, floors and stairs with the Tower. There is much vertical cracking visible and this appears to be owing to the combination of poorly-bonded rounded blocks of stone and expansion from the former heating ducts built into the walls. This is especially visible on north, south and west walls of the Nave upto 3.5m height (Photo 19), and to full height on the transept gables. The South Transept gable has moved outwards more than 20mm to south, east and west prior to repointing of south side (2016). There are also diagonal cracks below and above the adjacent circular east window.
2. Walls were built in lime mortar though many have subsequently been repointed using cement mortar (Photo 15 ). This has been detrimental as it has sealed moisture into the walls and reduced evaporation from the mortar joints. Several repointed areas are now affected by efflorescence. Remaining lime mortar is eroded in many locations, especially on the south and west, and this is allowing water ingress which has dissolved lime within the core of the walls (Photo 9). This erosion is more extensive than at the previous inspection, especially after the damage during the February 2021 frosts.
3. Main windows are formed with large chamfered rectangular block surrounds in wide, flat lancets under loadbearing flat stone arches, with massive rectangular mullions separated by unusual rectangular inclined and crossed tracery supported off small stone sprockets. Many of these have been re-bedded and several replaced during recent glazing repairs (2010 – 2015).
4. Smaller windows and lights to the Tower have stone cills and projecting gabled lintels, or plain rectangular lintels.
5. The Belfry has wide flat arches on all four sides with 3No. substantial rectangular mullions supporting stone louvres which have recently been repaired (2018) and protected with stainless steel bird guards. All are in excellent condition.
6. Nave windows have stone slated sub-cills which correspond with the thickening on the lower walls, between the windows the thickening continues as buttresses to just above the springing point. These cills are three slates wide, with short laps and are of a poor quality, delaminating in places. Some were re-fixed with large-headed steel screws and washers and have been pointed with mortar during recent phases of window repair (2010-2015).
7. The west gable has panels of similar, nearly vertical stone slating at the north and south corners. This is in a poor condition with several cracked and many soft, delaminating slates and loose mortar fillets. Over the next few years these are liable to slip and damage the slate roof to the north or fall to the ground adjacent the footpath to the south.

### 3.06 External doors

1. Heavy pegged oak plank doors in large oak rectangular frames in pairs to north porch (XD1), southeast porch (XD16), and as double pairs to the main southwest porch (XD17 & XD18). Similar single door on west side of Vestry (XD9). All are weathered in finish, particularly those which have no canopy projection. Southeast porch doors repaired (2019). Reasonable condition except weathermould requires tightening after shrinkage (Photo 18).
2. North porch has padlocked mild steel gates externally to prevent loitering. Oak doors open outwards and appear in reasonable condition below 1300mm deep canopy: 5No. steps up to ground level, unlocked and used as a means of escape during large services and concerts.
3. Southeast porch has 6 panels of 4-pane leaded slab glass light above the oak door head, recently re-polished (2019) when the brassware was overhauled. Level entry. Shrinkage of lower dripmould is allowing water to enter behind (Photo 18)
4. Southwest porch doors are in reasonable condition below 1500mm deep canopy; 3No. steps up to church with handrail west side.
5. Vestry door and south jamb have been repaired recently after forced entry. Lighter weight than elsewhere this door is in a poor condition with daylight visible between the planking and slight decay behind the weathermould. Fair condition.
6. Stair tower door and frame in oak, replaced (2018) and in excellent condition.

### 3.07 Windows

1. Nave windows W1, W2, W17 and Chancel windows W10 & W12 re-leaded using slab glass in brass frames by Iona Art Glass (2013 – 2014). W1, W2 & W10 are protected with *Makrolon* polycarbonate. All in excellent condition.
2. Nave windows W3, W4, W16 & W18 re-leaded using slab glass in brass frames by Iona Art Glass (2012). W3, W4 & W16 are protected with *Makrolon* polycarbonate. All in excellent condition.
3. Nave windows W15- W16 re-leaded using slab glass by Iona Art Glass (2014) and in excellent condition.
4. Nave window W18 re-leaded using slab glass in brass frames by Iona Art Glass (2011) and in excellent condition.
5. Chancel window W11 has stained glass Ascension scene by Payne; urgent repairs carried out by Iona Art Glass (2011), though most lights are slightly bowed and lead saddle bar ties are in poor condition. Centre light isothermally glazed with excessive gap underneath (at insistence of DAC). Protected externally by *Makrolon* polycarbonate, good condition.
6. South Transept W14 has stained glass by Payne. Cleaned by Iona Art Glass (2014) when panels B2 & B3 were removed and re-leaded in retained mild steel frames using copper ties and several stainless steel screws and plugs were inserted in glazing springs to augment corroded nails originally used. Protected externally by *Makrolon* polycarbonate, in good condition.
7. South Transept east round window W13 has stained glass by Thompson & Snee and is said to have been designed by Burne-Jones. Poor condition with several serious cracks, temporarily stabilized using Caf3 silicone (2014). No external protection.

8. Nave west window W19 has leaded slab glass in original mild steel frames. Reasonable condition with no significant bowing, no external protection. Water ingress after driving rain.
9. Small triangular window over southwest porch re-glazed using slab glass in stainless steel frame by Barley Studios (2000); in good condition.
10. Small triangular window over north porch is in a poor condition with corroded angle iron frame supporting 5No. bowed leaded lights with many cracked and loose panes (Photo 14).
11. Vestry window W5 in stained glass protected externally by a rusting steel grille, in reasonable condition. Windows W6 & W7 are covered with timber sheeting externally and white polycarbonate sheets in pine frames internally.
12. North Transept has three small plain high-level leaded lights W67 – W69 in a poor condition, recently protected by *Makrolon* polycarbonate (2018).
13. Tower window W75 on the Ringing Floor gives access out onto the Nave roof. Replaced with oak door (2018), in excellent condition though has swollen making it difficult to close.
14. Vents to stairs G1 – G9 replaced with glass in bronze frames behind lattice grilles replaced by Iona Art Glass (2018). Excellent condition.
15. Timber grille G10 high up on east face of South Transept inaccessible.
16. Store window W8 has recently lost its boarding over externally (Photo 26)
17. WC window W9 is protected externally by a corroding steel grille (Photo 25).
18. 2No. low level windows W71 & W72 on east gable to Undercroft are protected externally by rusting steel grilles similar to those for the WC.

## 4. Internal Elements

### 4.01 Tower

1. Newel stair with individually pre-cast reinforced concrete treads. Upper surfaces in good condition, lower surfaces spalling at high level owing to water ingress through embedded edge, and rusting of steel reinforcement (Photo 16). These no longer appear wet following Tower repair (2018) and sections may now be shrinking as they dry out. Curved wall faces are a combination of stone and red brick in reasonable condition but many bricks have deteriorated on faces owing to previous water ingress. Redundant black electric cable runs full length around newel.
2. Ringing Chamber has T&G boarded ceiling and appears in good condition on underside, 10No. ropes in good condition. Walls are painted stone and concrete. Concrete floor with carpet finish in fair condition with central mechanism for raising and lowering the Chancel light below.
3. Belfry concrete roof is dry on underside following Tower repairs (2018), stone walls are in reasonable condition. Timber deck for access in good condition.
4. Belfry louvres concealed by baffles internally.
5. Cast iron and mild steel angle bell frame is supported on 4No. substantial steel beams spanning N-S and appears in good condition following recent repainting (2016).
6. 10No. Gillet & Johnston bells, headstocks and wheels, re-hung and refurbished (2016) and appear in excellent condition.

### 4.02 Clocks and enclosures

1. None

### 4.03 Roof and ceiling voids

1. None

### 4.04 Roof structures and ceilings

1. Chancel has curved plaster ceiling with tempera mural executed by Macdonald Gill in 1927 to the design of Prior. Refurbished c1995, it is now watermarked and deteriorating owing to longstanding defective rainwater disposal, particularly on the northeast corner (Photo 17).
2. Nave has very substantial pre-cast concrete purlins spanning at approximately 2.4m centres between stone-faced reinforced concrete arches. Wide softwood rafters span between and onto wall heads to north and south at approximately 450mm centres with a plastered soffit between. Patch visible south side, mid-height.
3. Nave walls have wide, shallow arched soffits in masonry above windows to north, south and west and Tower abutment to east. Minor cracking, loose mortar and efflorescence visible where mortar debris has recently fallen out. This has been exaggerated following prolonged frost in early February. Efflorescence is especially visible on splayed east arches; 2<sup>nd</sup> and 3<sup>rd</sup> bays from west on south side, immediately below wall plates in 1<sup>st</sup> bays from west both north and south, and 4<sup>th</sup> bay from west north side. This may be due to leaking parapets and gutters above.

4. Lady Chapel in South Transept has substantial timber ridge beam running north to south carrying softwood rafters as in Nave spanning onto wall heads with plaster soffits between. All in reasonable condition.
5. Organ Chamber in North Transept has substantial timber ridge beam and pair of purlins running north to south carrying a tongue & groove clear-finished inclined boarded soffit fixed to underside of concealed rafters.
6. Vestry has plaster ceiling between black-painted 100 x 65mm ceiling joists in reasonable condition.
7. WC and Store have concrete ceilings in poor condition, with peeling and blistered paint.
8. Southwest porch has plastered concrete arch soffit in poor condition with much efflorescence and black mould south side owing to leakage of adjacent RWP, now replaced (2014).
9. Northwest porch has board-marked concrete arch soffit in poor condition with efflorescence, especially over outer edge caused by water ingress above and through window junction.
10. Undercroft below Chancel has several store and service rooms used previously in conjunction with the original hypocaust heating system, now redundant. White painted concrete ceiling has crack over passage otherwise in reasonable condition. Asbestos ceiling panels also visible.

#### **4.05 Internal structures, arcades, upper floors, balconies and access stairways.**

1. Timber floor above Vestry and WC supports organ over a central concrete and black oak beam. Boards east side have much water damage caused by previously blocked RWP externally, now replaced. Joists ends are concealed from view.
2. Door off newel stairs south of organ leads to organist's concealed gallery. Panelled and trellised oak gallery upstand in excellent condition, softwood flooring unsealed though in good condition.
3. Raised stone flagged floor in Chancel has missing mortar pointing. Marsden limestone steps are in good condition, loose timber grilles to north and south in reasonable condition except for a loose and missing slat to north.
4. 4No. radiused Marsden limestone steps between Lady Chapel and Choir have 2No. cracked treads, otherwise in good condition. Similar steps between Choir and Vestry in good condition.

#### **4.06 Partitions, screens, panelling, doors and ironmongery.**

1. Oak lining to Nave and Lady Chapel to 2.3m height has unequal alternating board widths and oak skirting all fixed with hand-forged copper nails. Appears in good condition though water marked from window leaks above and bleached to a light grey colour in places.
2. Square panelled oak linings to 4.5m height in the Organ Chamber and Choir by Ernest Gimson's workshop have oak-pegged joints and are in good condition though range in colour from orange to brown.
3. Vestry lobby D5 & D6 are oak ledge and brace doors with original brass latches and stays. D5 has cracked outer plank and loose cylinder lock, otherwise in good condition.

4. Vestry cupboard D7 has oak ledge and brace door with cylinder lock added and top repair, otherwise in good condition.
5. Tower stair D8 has oak ledge and brace door with cylinder lock and brass plated keep added. Replacement lightweight hinges otherwise good condition.
6. WC D9 has oak ledge and brace door with missing latch keep, otherwise in good condition.
7. Choir D10 has oak flush door with applied oak plank boards and skirting to match organ panelling. Broken overhead closer otherwise in good condition.
8. Chancel cupboards D11 & D12 have 6-panel oak doors to match panelling. Both have broken oak catches and flap open but otherwise in good condition.
9. Lady Chapel cupboard D13 has oak ledge and brace door with working oak catch; in good condition.
10. Lady Chapel D14 has oak frame and ledge oak gate in good condition though no catch.
11. Southeast lobby D15 has pair of heavy oak batten pivoted doors with copper rivet fixings and brass pull handles. Low-level abrasion otherwise in good condition.
12. Southwest lobby D19 & D20: 1½ pairs of doors as D15 except arch-headed pair each with 4No. diamond leaded lights. In good condition though side door does not open fully owing to piston seizure.
13. Northwest lobby D3 & D4: 1½ pairs of doors as D15 except arch-headed pair each with 4No. diamond leaded lights. In good condition though side door does not open fully owing to piston seizure and replacement bolt.
14. Vestry cupboards have paint finish externally and timber graining internally; all in good condition.
15. Ringing Chamber entrance door painted softwood; serviceable.
16. Ringing Chamber exit door painted softwood; serviceable.
17. Belfry door softwood plank; serviceable.

#### **4.07 Ground floor structure, timber platforms**

1. Nave circulation areas have riven sandstone flags with plywood inserts to redundant floor grilles. Slightly uneven surface and dusting finish otherwise in good condition.
2. Flush pew floors in unsealed 32mm thick hardwood parquet; generally in good condition except where blocks are loose.
3. Carpet finish to 2No. timber steps forming dais at east end of Nave in good condition.
4. Vestry has red painted concrete floor, blistering with efflorescence in places due to water ingress, otherwise in good condition.
5. Matwell to Vestry has worn coir with 25mm upstand each side. Southwest and northwest porches have bound coir mats which have distorted with gaps and has 25mm upstand each side.

**4.08 Internal finishes**

1. Stone faces internally to Nave and Lady Chapel above 2.3m height are unfinished and generally in reasonable condition, though stained by pollution and dark in colour, contrasting with paler mortar joints. Extensive efflorescence each side of west window caused by water ingress through absence of gutters and defective external pointing.
2. Chancel walls are painted blue above 4m height as part of mural by MacDonald Gill (1927). Extensive blistering and efflorescence to northeast and southeast corners (Photo 17 ).
3. Vestry walls are white painted stonework, with much blistering and efflorescence caused by water ingress.
4. WC walls are white tiled and in poor condition with many detached (Photo 20).
5. Undercroft walls are white painted stone, brick and concrete; in fair condition though staining below former ventilator north side (Photo 22).
6. Morris & Co. carpets in the Chancel and Choir are in reasonable condition following specialist restoration (2016).

**4.09 Fittings, fixtures, furniture and moveable articles.**

1. Carved stone font by Randall Wells with large, heavy oak cover by Thompson of Kilburn; in excellent condition.
2. Carved oak octagonal pulpit with finely detailed chamfered joinery by Gimson on heavy column of Marsden stone with 8No. steps. Handrail loose, otherwise in good condition.
3. Pews in oak each side of centre aisle, 48No. each 5m long with central oak dowel division. Many missing oak pegs on rear, dusty appearance, otherwise in good condition.
4. Choir stalls with finely detailed chamfered joinery by Gimson & Barnsley; in good condition.
5. Double sided lectern by Gimson in rosewood inlaid with silver and mother of pearl with 2No. swinging candle holders; several shrinkage cracks and wax splashed otherwise in reasonable condition.
6. Oak altar table in good condition.
7. Altar tapestry made by Morris & Co. after a design by Burne-Jones; in good condition following restoration (2018).
8. Loose crosses and candlesticks made by Gimson & Barnsley's blacksmith, Alfred Bucknall from beaten and lacquered wrought iron; in excellent condition.
9. Pair of turned oak plant stands in good condition.
10. Oak clergy stalls and Bishop's chair in good condition.
11. Loose oak lattice Altar rail with lift-out bar in good condition.
12. Small oak Altar table and rail in Lady Chapel in good condition.
13. Loose oak chair in Lady Chapel in good condition.

**4.10 Vestry/Undercroft**

1. Large steel Chatwood safe in good condition.
2. Small steel Crusader safe, corroding otherwise in reasonable condition
3. Medium steel safe in Store.
4. Carved leather and hardwood chair: in reasonable condition
5. Desk: veneered composite board in reasonable condition.
6. Table, timber with writing top; in reasonable condition.
7. Seven-drawer linen chest in good condition.
8. Separate WC & basin with cold tap and hot water spray; in poor condition with standing water on tiles (Photo 21) indicating leaking plumbing corroding steel switch and several loose and missing white tiles over plasterboard lining.
9. Undercroft accessed via Vestry down 8No. steps; in reasonable condition, though door threshold constitutes trip hazard. Generally dry though efflorescence visible in several locations. Asbestos cement panels visible on soffit below Chancel floor (Photo 23).

**4.11 Organs and other instruments**

1. Organ by Norman and Beard, with casing to match Nave wall panelling. Last serviced 02.21, and said to be working well.
2. Bechstein piano, casing in reasonable condition; said to be working well. Castors are causing timber floor to lift beneath.

**4.12 Monuments, tombs, plaques, etc.**

1. Large painted timber war memorial plaque dominates the west wall of the Nave upto window cill level. Reasonable condition though many water marks from leaking window above and dirty, especially around beading.
2. Eric Gill inscription on curved stone plaque on the north porch pier dated 19<sup>th</sup> July 1907; in excellent condition.



## **5.0 Services**

### **5.01 Service installations generally**

Brief visual inspection only. No services have been tested.

### **5.02 Heating installation**

1. 2No. large gas boilers in link building with Hall to west, serving 8No. fan convectors in Nave and 2No. in Chancel. Informed that these were installed in 1980. Casings corroded, inefficient and noisy and are at the end of their lives. Proposals for replacement boilers are being sought.
2. Single infra-red heater in Lady Chapel is said to function well.
3. 2No. free-standing electric heaters in Vestry
4. Pipe insulation is intermittent.
5. Building fabric appears to have no thermal insulation.

### **5.03 Gas installation**

1. Located in the link building with Hall to west, with meters housed in flat roofed masonry enclosure to south.

### **5.04 Electrical installation**

1. Electric main enters below ground from east. Main distribution board is in Undercroft and dates from 1980s
2. Last inspection 2012.
3. Power outlets comprise grey metal surface-mounted boxes.
4. Lighting comprises large black floodlights mounted high on east side of each arch and west side of north and south Chancel windows, small round lights on the underside of ridge beam in Nave, glass and black iron pendant in lady chapel and opal glass 'sun' above Chancel.
5. Portable Appliance test carried out 2020

### **5.05 Water installation**

1. Enters Undercroft from north side of Tower, recently repaired externally following scaffold damage (2019).

### **5.07 Sound system**

1. The system comprises 4 fixed microphones, 2 radio microphones and 6No. wall-mounted speakers with induction loop. Updated 07.13 with graphic equaliser and playback facility, and said to function well.

### **5.08 Lightning Conductor**

1. Last tested 2019
2. Tape detached from Nave ridge adjacent Tower.
3. Terminal on northeast Tower turret loose and sways in wind. This will damage asphalt roof covering.

**5.09 Fire precautions**

Fire extinguishers were last inspected 09.20 and comprise:

6L foam extinguisher in Vestry.

2kg carbon dioxide in Organ Loft

2kg carbon dioxide in Undercroft adjacent electric board.

6L foam extinguishers at northwest, southeast and southwest exits.

**5.10 Asbestos**

1. Inspection by Trident Surveying Ltd in 2014 identified Amosite and Chrysotile asbestos insulating boards in Undercroft and in Tower staircase. Recommendations to remove material and environmentally clean areas not yet carried out.

## **6.0 Curtilage**

### **6.01 Churchyard**

1. The churchyard is laid to grass with moderately sized deciduous trees to the north, east and south boundaries.
2. Lychgate to southeast is a WWI memorial and is separately listed Grade II. It comprises a substantial pegged oak frame, hipped and gabled stone slate roof on 2No. large stone plinth piers. Roof slates are moss covered, delaminating and have disintegrated in places allowing water to rot lower tilt lath. Lower plates algae covered and beginning to deteriorate on top face, oak gates have severely corroded steel straps, corroded and missing steel spikes, otherwise in reasonable condition.
3. Combined entrance to Church and Hall on south side between a pair of buttressed stone piers. Pair of steel replacement gates in reasonable condition though they do not close owing to tree movement on the boundary wall.
4. Vehicular access on east elevation with narrow opening through pair of buttressed stone piers and pair of stained pine gates. Upper part of south pier has been dislodged and the ironmongery is unpainted, otherwise in excellent condition.
5. Pedestrian entrance to northeast through pair of buttressed stone piers and iron gate. Catch broken and gate binding otherwise in reasonable condition.

### **6.02 Ruins**

There are no headstones or ruins in the churchyard

### **6.04 Boundary walls, gates, fencing and hedges.**

1. Boundaries to north, south and east are battered limestone rubble walls approximately 1600mm high with rough triangular copings. Wall to south retains upto 900mm height of churchyard. Some open mortar joints especially at low level, patch repointed in cement above, vegetation growth, otherwise plumb and in reasonable condition.
2. Domestic close boarded timber fence to 1800mm height on northwest : in good condition.
3. Churchyard opens to Hall grounds to west.

### **6.05 Trees and shrubs**

Unhealthy trees were removed, dead branches removed and 3No. replacement trees planted (2013).4No. ash now exhibiting symptoms of die-back, removal being arranged.

### **6.06 Hardstanding areas**

1. Concrete flagged paths except for the inclined main entrance in grooved, cast-insitu concrete panels; all in good condition after several flags re-set (2019).

**6.08 Notice Boards**

1. Metal notice board to southwest of church is algae-covered, otherwise in good condition.
2. Large oak and polycarbonate noticeboard to southeast of church has loose timber bead to north, otherwise in fair condition.

**6.09 Disabled Access**

1. Level access is available through the lychgate and southeast porch into Nave. 4No. steps upto Choir and 7No. steps upto the main altar in Chancel. Secondary altar installed at east end of Nave has level access upto dais.
2. No wheelchair accessible WC. Male and female WCs in the Hall are cramped with narrow doors. Chair lift installed up 4No. steps in the northwest corner in order to gain access.
3. Induction loop present
4. Lighting levels during the day are normally satisfactory owing to the large expanse of fenestration. Artificial lighting levels not ascertained.
5. Guides and printed material available, but not in audio, large print or Braille formats.

## Appendix 1: Explanatory Notes for PCCs

- a) The need for a Faculty      The inclusion of an item of work in a Quinquennial Report does not remove the need to seek permission before it is carried out. A Faculty or Archdeacon's consent will normally be required (with the exception of some minor maintenance items).
- b) General limitations of the Quinquennial Report      The Quinquennial Report is a *summary report only* as required by the Inspection of Churches Measure. It is restricted to the condition of the building and its defects and is not a specification for the execution of any necessary repair work and should not be used as such. The Professional Adviser is normally willing to advise the PCC on implementing the recommendations and will, if so requested, prepare a specification, seek tenders and oversee the repairs.
- Woodwork or other parts of the building that are covered, unexposed or inaccessible will not normally be inspected in a Quinquennial Inspection. The Adviser cannot therefore report that any such part is free from defect. The report may include the recommendation that certain areas are opened up for inspection.
- Further specific limitations on access etc. may be noted in the Report text.
- c) Annual Inspections by the Church Wardens      Although the Inspection of Churches Measure requires the Church to be inspected every five years, it should be realised that serious trouble may develop in between surveys if minor defects are left unattended. Churchwardens are required by the Care of Churches Measure 1991 to make an annual inspection of the fabric and furnishings of the Church and to prepare a report for consideration by the meeting of the PCC before the Annual Parochial Church Meeting. Guidance on these inspections and statutory responsibilities can be found on the Churchcare website.
- d) Rainwater gutters and downpipes      One of the most common causes of damage in Churches is the blockage of the rainwater gutters and downpipes. The PCC are strongly advised to either clean out gutters and downpipes at least once a year, or enter into a contract with a local builder for the cleaning.
- e) Insurance cover      The PCC are reminded that insurance cover should be index linked so that adequate cover is maintained against inflation of building costs. Contact should be made with the insurance company to ensure that insurance cover is adequate.
- f) Electrical installation      Any electrical equipment should be tested at least once every quinquennium in accordance with IEE Regulations, and a resistance and earth continuity test should be obtained on all circuits. The engineer's test report should be kept with the Church Log Book. Inspections carried out by the Professional Adviser will normally be based on a visual inspection of the main switchboard and certain sections of the wiring selected at random, without the use of instruments.
- g) Lightning conductor      Any lightning conductor should be tested every quinquennium in accordance with the current British Standard by a competent engineer and the record of the test results and condition should be kept with the Church Log Book.
- h) Heating installation      A proper examination and test should be made of the heating installation by a qualified engineer each summer before the heating season begins, and the report should be kept in the Church Log Book.

- j) Fire extinguishers                      A minimum of two water type fire extinguishers (sited adjacent to each exit) should be provided and in addition special extinguishers for the organ and boiler house. Large Churches will require more extinguishers and, as a general rule, one water extinguisher should be provided for every 250 square metres of floor area. All extinguishers should be inspected annually by a competent engineer to ensure that they are in good working order. Further advice can be obtained from the fire prevention officer of the local fire brigade and from insurers. A summary of the recommendations is as follows:

<u>Location</u>	<u>Type of extinguisher</u>
General areas	Water (one per 250m <sup>2</sup> )
Organ	CO <sub>2</sub>
Boiler House	
Solid fuel boiler	Water
Gas fired boiler	Dry powder
Oil boiler	Foam (or dry powder if electricity on)

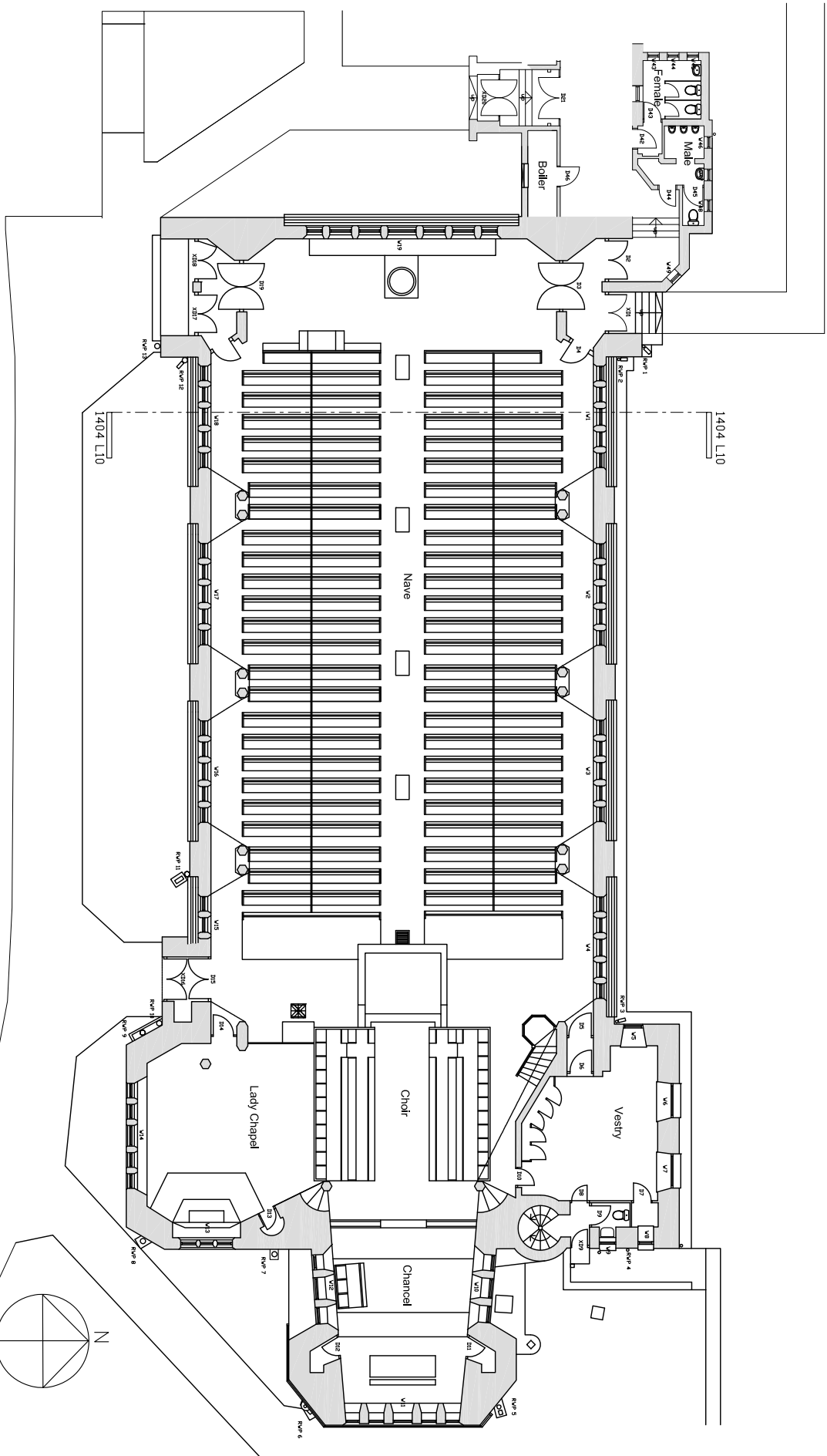
Further advice is available on the Churchcare website.

- k) Asbestos                                      It is a duty of the PCC to ensure that an assessment is made of the church to establish whether asbestos is, or is liable to be present. Further advice is available on the Churchcare website.

- l) Equality Act                                  The PCC should understand their responsibilities under the Equality Act 2010. Further advice is available on the Churchcare website.

- m) Protected species                        The PCC should be aware of their responsibility where bats and other protected species are present in the church buildings. Further advice is available on the Churchcare website

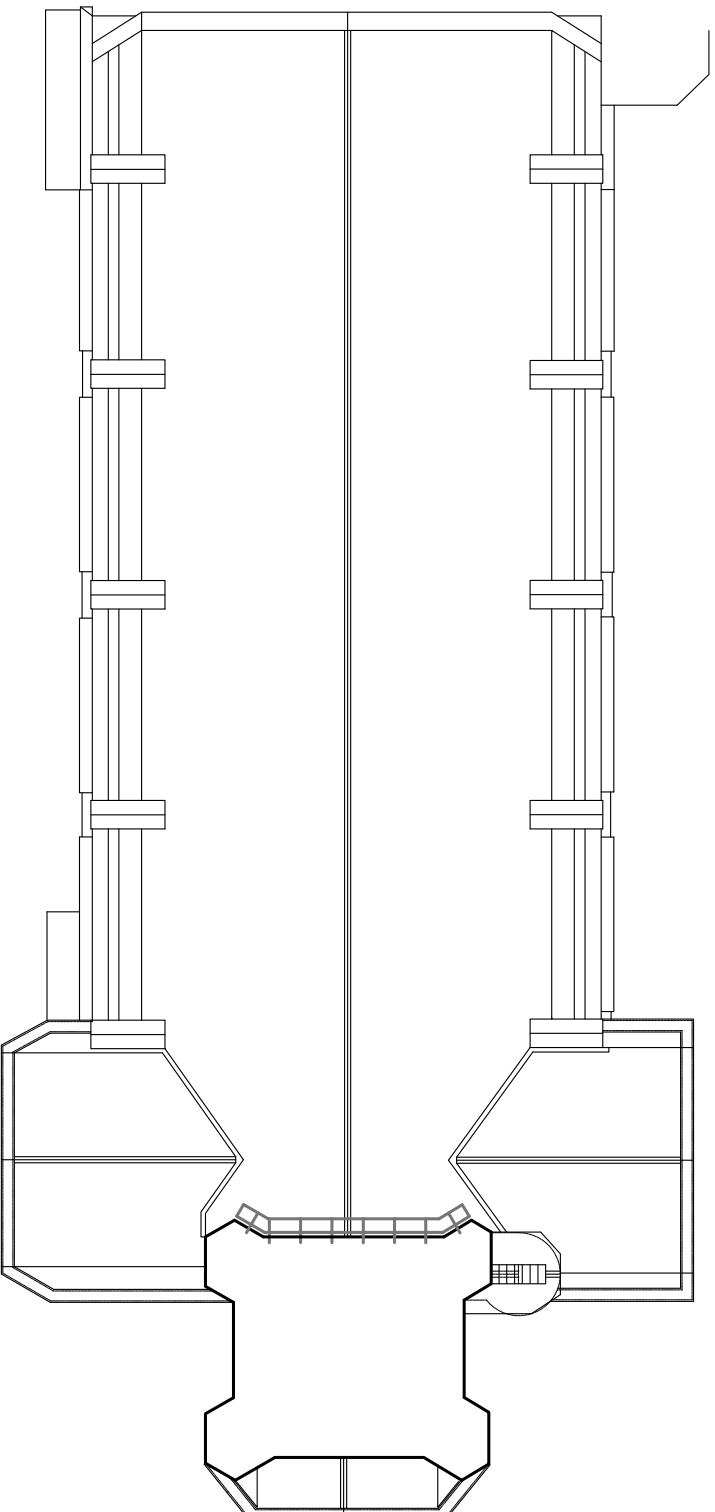




**JABA** ARCHITECT  
 CHURCH OF ST. ANDREW, ROKER  
 1404 L2 GROUND FLOOR PLAN





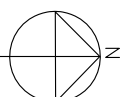


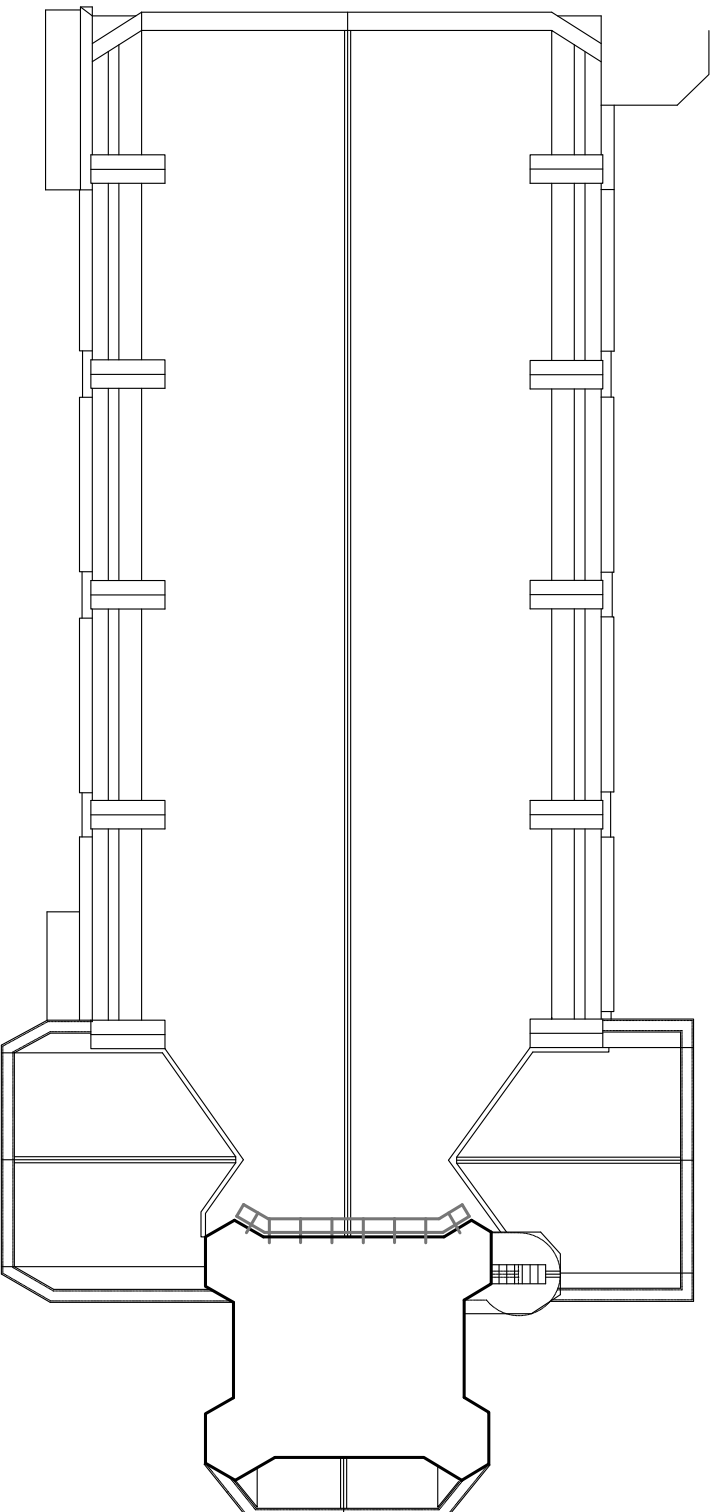
**JABA**  
ARCHITECT  
SELAH RENWICK PENRITH QUEENSLAND

CHURCH OF ST. ANDREW  
1404 L3(Rev.B) ROOF PLAN



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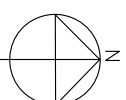


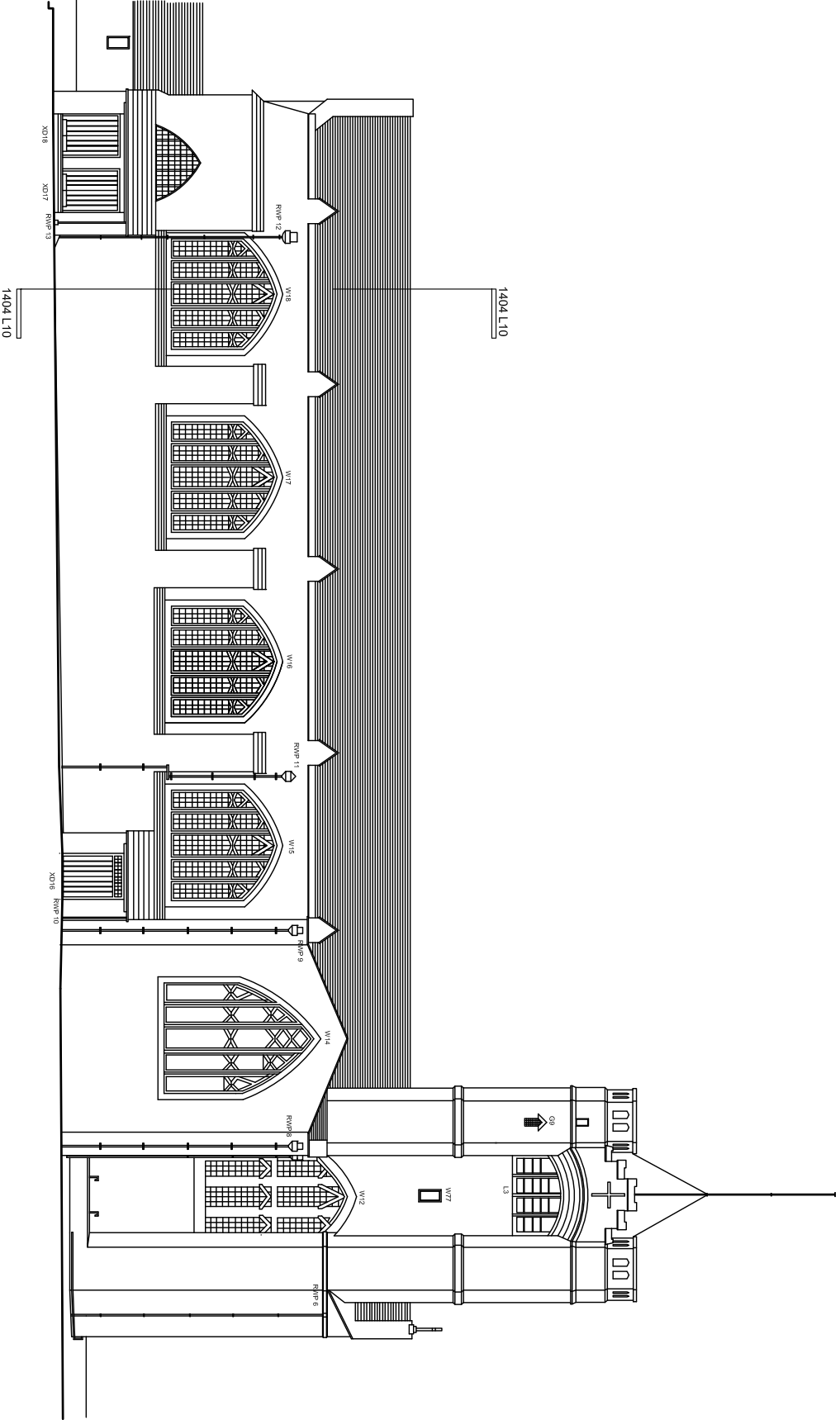
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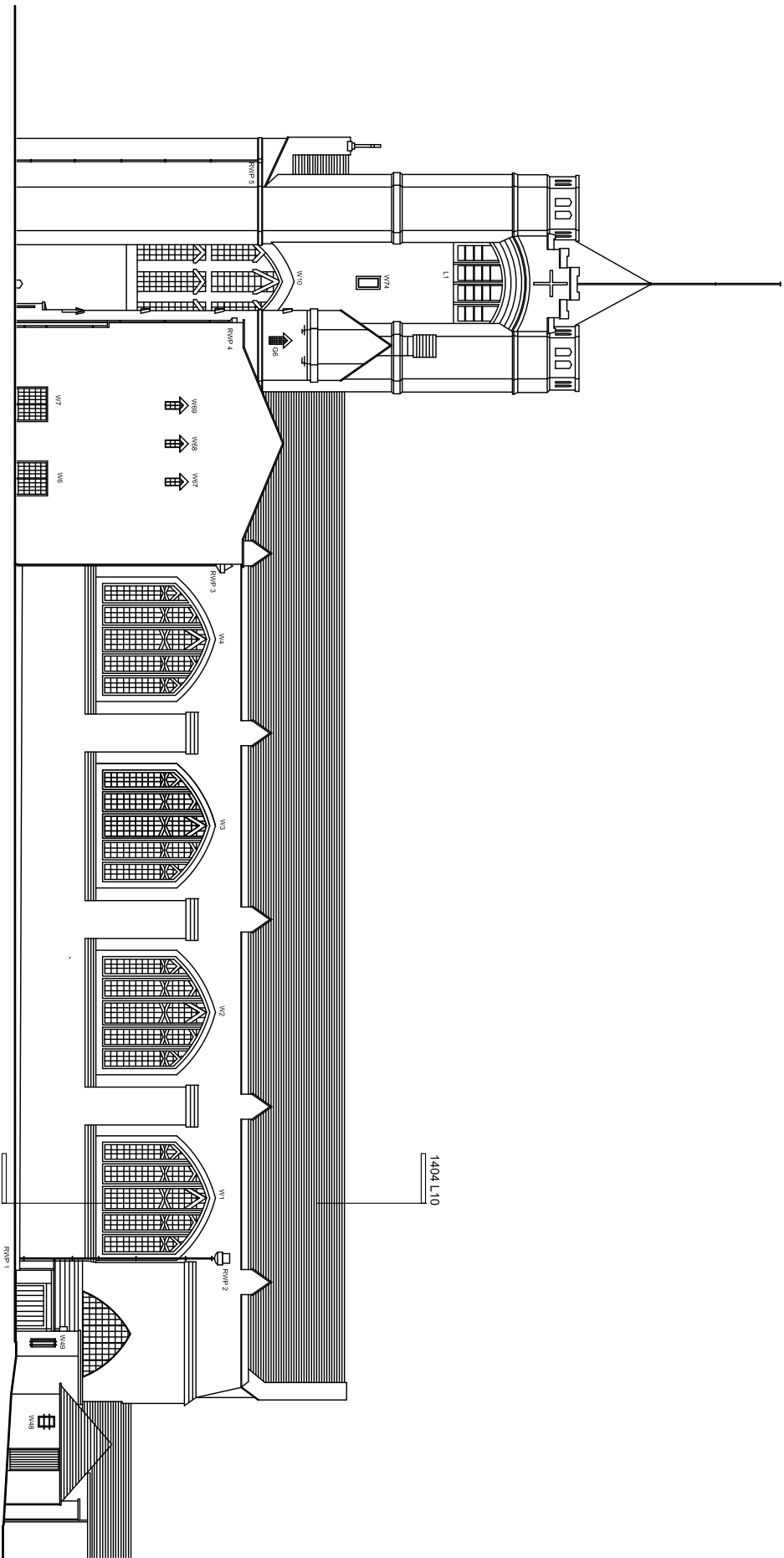




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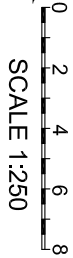
CHURCH OF ST. ANDREW, ROKER  
 1404 L7 SOUTH ELEVATION

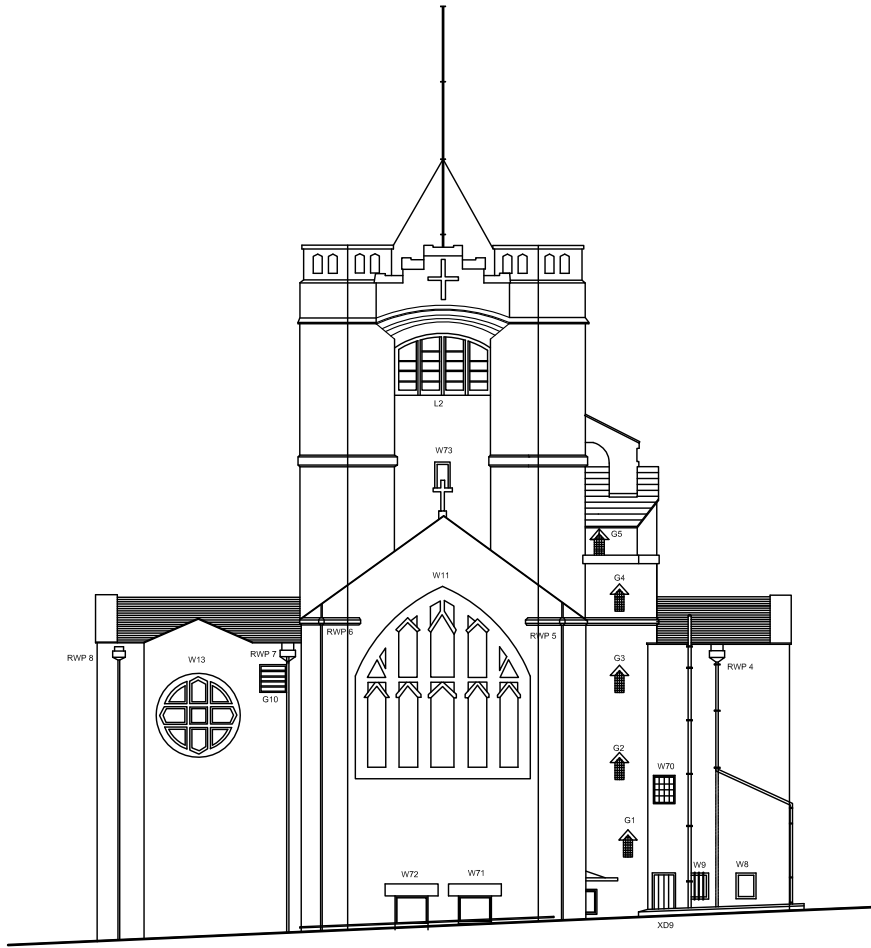




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CHURCH OF ST. ANDREW, ROKER  
 1404 L8 NORTH ELEVATION

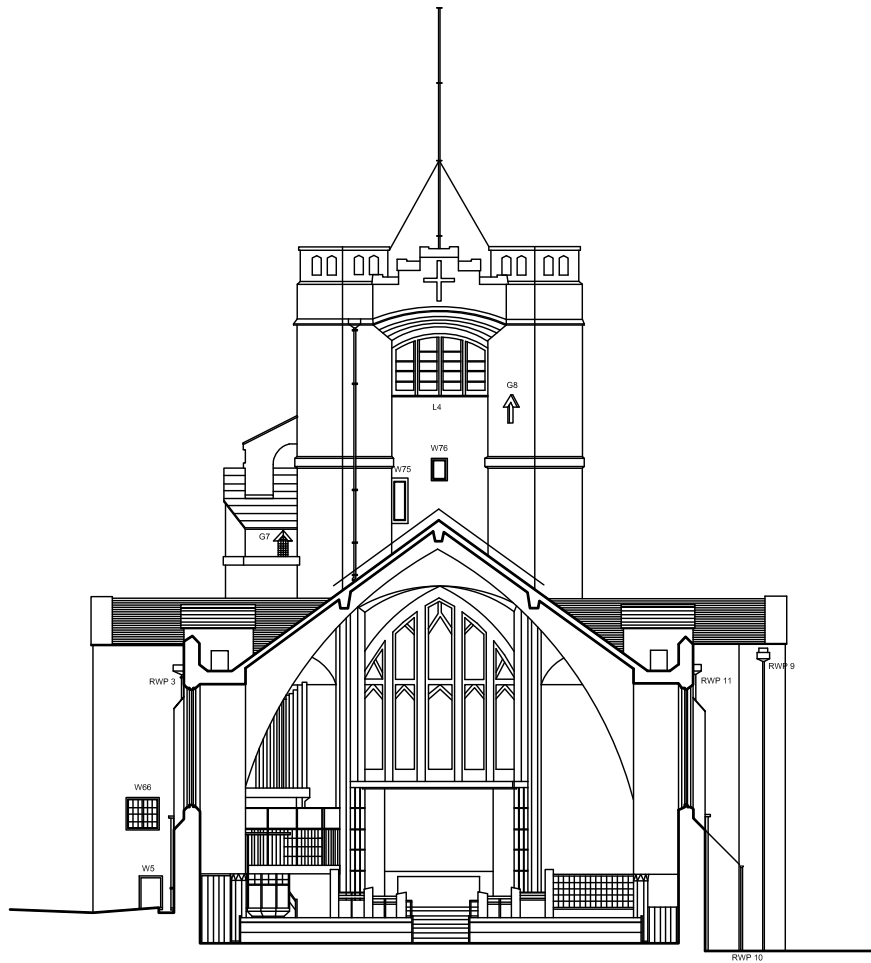




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CHURCH OF ST. ANDREW, ROKER  
 1404 L9 EAST ELEVATION

0 2 4 6 8 SCALE 1:250



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 ARCHITECT  
 SELAH RENWICK PENRITH CUMBRIA CA10 1JZ

CHURCH OF ST. ANDREW, ROKER  
 1404 L10A SECTION THROUGH NAVE LOOKING EAST

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**APPENDIX 3: Photographs**

Photo 1 – cover: view from southwest



Photo 2  
View from west.



Photo 3  
Broken slate on North Transept.



Photo 4  
Broken upper slate on South  
Transept.



Photo 5  
Loose flashings at Tower abutment.

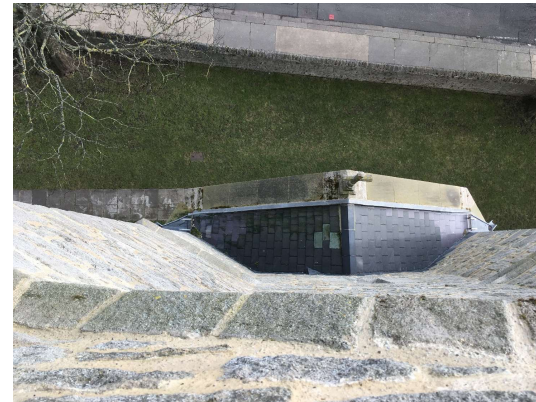


Photo 6  
Missing slate and debris build-up  
north side of Chancel.



Photo 7  
Holed nave gutters contain water  
between layers.



Photo 8  
Worn lead on buttress back gutters.



Photo 11  
North buttress slipped and missing slates.



Photo 9  
Eroded lime mortar behind cement pointing below cills on Nave.



Photo 12  
North buttress slipped slates.



Photo 10  
Slipped slate north buttress.



Photo 13  
Frost damage to lime render above lead tray on stair abutment.





Photo 14  
North Porch window with bowed and broken panes, and corroded steel frames which are damaging masonry.



Photo 17  
Water damage to mural in Chancel.



Photo 15  
Cement patch pointing on South Transept.



Photo 18  
Shrinkage on rear of repaired weathermould southeast Porch.



Photo 16  
Eroding stair soffit with corroding reinforcement.



Photo 19  
Cracking below west window.



Photo 20  
Loose tiles in Vestry WC.



Photo 23  
Asbestos cement panels on soffit  
and possible asbestos insulation to  
pipework of undercroft.

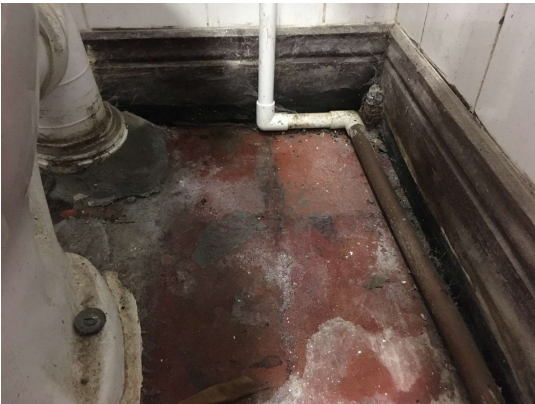


Photo 21  
Leak in Vestry WC.



Photo 24  
Loose mortar above southwest  
Porch.



Photo 22  
Water staining below ventilator north  
side of undercroft.



Photo 25  
Corroded grille to vestry WC  
window.



Photo 26  
Dilapidated (blocked) window (W8)  
to rear of safe cupboard.