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ARCHITECTURE & HERITAGE



QUINQUENNIAL INSPECTION REPORT

HOLY TRINITY with St. MARK

UPSALL GROVE, FAIRFIELD, STOCKTON-ON-TEES, TS19 7QU

JULY 2022



Diocese of Durham



prepared by

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REVISION HISTORY

ISSUE	DATE	BY	NOTES
v.1	28/07/2022	MA	DRAFT ISSUE

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Where work is recommended within the main body of the Quinquennial Inspection Report a code is used to highlight the relevant text and indicate the priority as follows:

- R0** Urgent works requiring immediate attention.
- R1** Work recommended to be carried out during the next 12 months.
- R2** Work recommended to be carried out within 18 – 24 months.
- R3** Work recommended to be carried out within the Quinquennial period.
- R4** A desirable improvement with no timescale.
- M** Routine items of maintenance.

APPENDICES

- A** Practical Path to Net Zero Carbon (PPNZC)
- B** Maintenance Plan
- C** Entrance Foyer + WC Refurbishment – Record Drawings
- D** Explanatory Notes

A. THE INSPECTING ARCHITECT

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B. BACKGROUND AND GENERAL

- B.1 Church: **Holy Trinity with St. Mark**

Upsall Grove

Stockton-on-Tees

County Durham

TS19 7QU

Parish of Stockton on Tees Holy Trinity with St Mark

Deanery of Stockton

Archdeaconry of Auckland

- B.2 Holy Trinity with St. Mark is situated within Fairfield a suburb of Stockton-on-Tees approximately two miles west of the town centre. It is sited on the west side of Upsall Grove and attached to Holy Trinity Rosehill C E Primary School. To the east and south of the church are substantial green spaces, elsewhere there is residential development.

Parking is available along Upsall Grove which also serves as a regular bus service route.

Ordnance Survey Map reference – NZ 41613 18467.

- B.3 Regular services of worship at the church include Sunday Eucharist at 10.00am. The acting Priest in Charge is the Revd Paul Neville.

GENERAL DESCRIPTION OF THE CHURCH

- B.4 An Anglican church, in a C20 style; built in 1991 and designed by the Silvester Ashton Partnership of Middlesbrough. The church consists of a six-bay worship space with at the north end, vestry and kitchen accommodation. Extending from the west is a rectangular block containing cellular accommodation in the form of a church office and WC facilities.
- B.5 The church was originally planned on a non-traditional north – south axis. However, since the last quinquennial inspection a more permanent arrangement on a traditional east – west liturgical axis has been adopted.

- B.6 The exterior to the worship space is constructed from wirecut bricks with a dragged face finish, light brown in colour all formed in panels that act as infill between a steel frame structure beyond. Walls are of cavity construction with a blockwork inner leaf. The rectangular accommodation to the west is constructed in load-bearing masonry.

The worship space is covered by a large mono-pitch with a perimeter copper clad mansard and deep fascia. The rectangular accommodation to the west is covered by a felted flat roof and a pitched roof construction clad in copper over the entrance foyer.

The main entrance to the worship space is from the entrance foyer to the west. The external entrance doors are set within a glazed wall incorporating the whole of the north elevation to the entrance foyer.

Internal walls within the worship space are of exposed facing brickwork and the soffit of the mono-pitch roof is faced in hardwood boarding.

- B.7 Heating within the church is a mix of floor mounted gas fired convector heaters within the worship space and elsewhere wall mounted electric panel heaters.

Lighting within the worship space is a mix of LED square panels integrated within the roof profile and wall mounted LED up/down lighting.

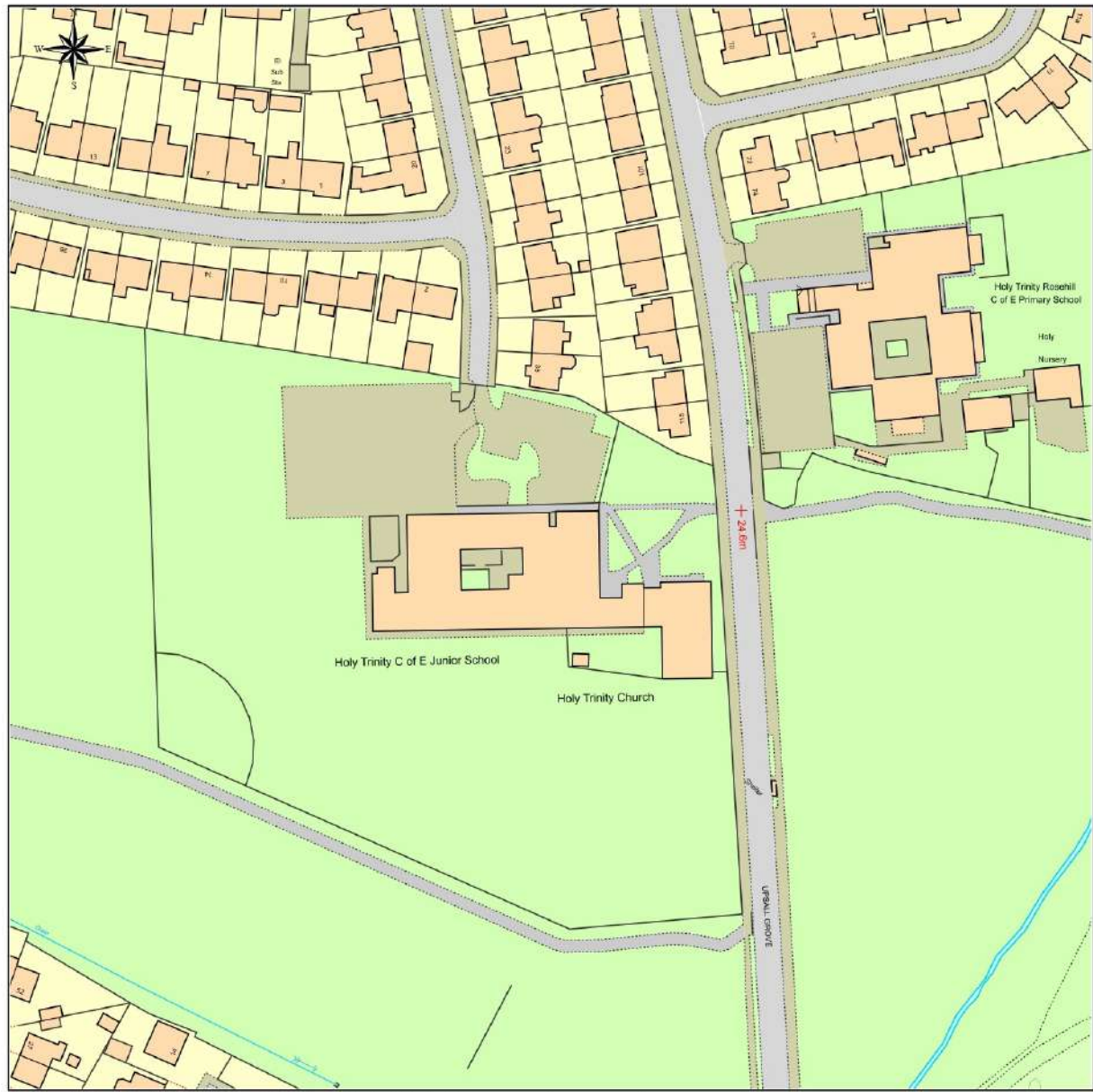
- B.8 The church sits within the boundary of Stockton-on-Tees Council.

The church does not merit protection under heritage legislation therefore is not a listed building nor is it located within a designated conservation area.

No tree preservation orders exist to trees sited within the church grounds.

- B.9 Date of Inspection: the church was visited and inspected on the morning of Wednesday 2nd March 2022.

- B.10 Weather: cool and cloudy.



This Plan includes the following Licensed Data: OS MasterMap Colour PDF Location Plan by the Ordnance Survey National Geographic Database and incorporating surveyed revision available at the date of production. Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey. The representation of a road, track or path is no evidence of a right of way. The representation of features, as lines is no evidence of a property boundary. © Crown copyright and database rights, 2022. Ordnance Survey 010003167/3

0m 25m 50m 75m 100m 125m

Scale: 1:1250, paper size: A3

Fig. 1 | Church Location Plan (1:1250 @A3)

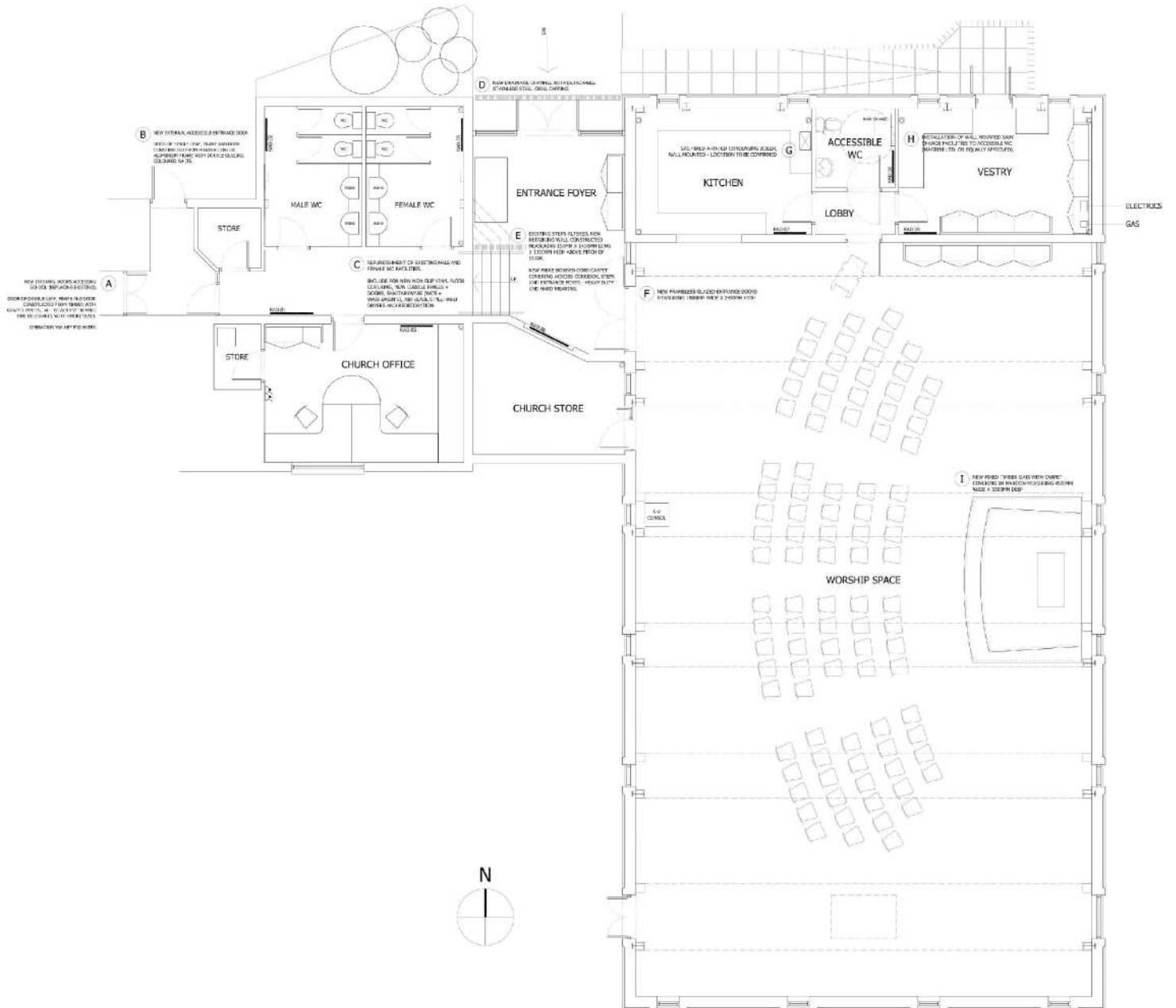


Fig. 2 | Church Floor Plan (not to scale)





Fig. 3 | Church Photographs (3.1 – 3.4 Exterior)





Fig. 4 | Church Photographs (4.1 – 4.4 Interior)





Fig. 5 | Church Photographs (5.1 – 5.4 Church Grounds)

C. SCOPE OF THE REPORT

- C.1 A visual inspection of the church has been carried out such as could be undertaken from ground-level and any accessible roofs, galleries and stagings. Binoculars were used for roof inspections externally. Parts of the structure which were inaccessible, enclosed or covered were not opened up or any loose floor coverings lifted.
- C.2 The inspection does not comprise of a structural survey of the Church. Where, in the opinion of the Inspecting Architect, it is apparent that specialist structural engineering advice should be sought; this is recorded in the report.
- C.3 The following inaccessible parts were not included in this inspection:
- a. Below ground drainage.
 - b. Any hidden floor spaces.
 - c. Enclosed ceiling spaces behind suspended tiled grids.
- C.4 The boundary and extent of the churchyard is shown on the location plan (Fig. 2, p. 9).
- C.5 No manhole covers were lifted or drains checked.
- C.6 This report describes defects observed. It is not a specification for execution of any work and must not be used for obtaining builders' estimates. An indication of likely repairs costs is included, but it must be understood that the scope of repair work is undefined and no measurements have been taken, so the figures are no more than 'educated guesses' and should not be relied upon beyond the purpose of indicating the likely spending commitment to maintain the property to a high standard.
- C.7 The Parochial Church Council is reminded that it must notify the Diocesan Advisory Committee and/or obtain a faculty before putting any repair work in hand. In most cases specifications, schedules and descriptions of the proposed repairs will be required. This report is not a substitute for such documents but it may be cited in support as identifying the need for repairs.
- C.8 One copy of this Report should be kept with the Church Logbook and Records, for future reference. The Architect will send the requisite number of copies direct to the Diocesan Office.

D. SUSTAINABILITY AND NET ZERO CARBON

On 12 February 2020 General Synod recognised that we are in a climate emergency and committed to an ambitious carbon reduction target of Net Zero by 2030. The culture is changing fast, both outside and within the Church; questions of sustainability should inform all our buildings-related decisions from now on, and this report highlights opportunities for action.

<https://www.churchofengland.org/resources/churchcare/net-zero-carbon-church>

See also the Practical Path to Net Zero Carbon (PPNZC) document in the appendix.

The Church of England Research and Statistics Team has created an Energy Footprint Tool. This will tell your church what your 'carbon footprint' is, based on the energy you use to heat and light your buildings, and is part of the Online Parish Returns System. You will need to input the data from the most recent year's electricity and gas/oil etc. bills, and the tool will then tell you the amount of carbon produced annually by heating and lighting your church building; it will also offer some helpful tips to reduce your carbon emissions. As you use the tool each year, you will be able to see how your church improves, as you take steps to cut your carbon footprint.

<https://www.churchofengland.org/about/policy-and-thinking/our-views/environment-and-climate-change/about-our-environment/energy-footprint-tool>

Most dioceses now have a Diocesan Environmental Officer in post, who may be able to offer support, including on questions of ecology and biodiversity, and signpost you to further resources.

<https://www.churchofengland.org/about/environment-and-climate-change/diocesan-environmental-officers-map>

1. SCHEDULE OF WORKS COMPLETED SINCE THE PREVIOUS QI REPORT

1.1 *Repair and Maintenance Work*

- Refurbishment of entrance foyer, corridor and WC's
- Installation of new frameless glass double door to worship space
- Recovering of entrance foyer roof in high performance felt sheet
- New fixed altar dais to east end of worship space
- Electrical installation tested and inspected
- Heating installation serviced
- Fire extinguisher serviced
- Clearing leaves and debris out of rainwater goods
- Local Authority grass cutting across church grounds

1.2 The Terrier and Logbook were not examined as part of the inspection.

M It is recommended that as a routine item of maintenance the Logbook is updated and made available for review at every subsequent QI.

2. GENERAL CONDITION OF THE CHURCH

The inspection finds the church in an excellent structural condition, only a single incident of movement is noted to the walling fabric of the church office. The worship space benefits from retention of all its original sanctuary furniture and numerous fabric banners adorn the walls which provide an ideal setting for worship and prayer. The continuing hard work of the PCC and churchwardens is to be acknowledged and encouraged.

Excellent repair and alteration work has been carried out over the course of the preceding quinquennium by creating a more modern, welcome to the church by comprehensive refurbishment of the entrance foyer and WC's, lifting a tired and dated former entrance space. The installation of a frameless glass double door to the worship space has increased visibility of church and community activities. The new doors are much higher than the original which now allows arrangements for entry and exiting for funerals etc. greatly improved. The church worships on a liturgical east-west axis and a new fix altar dais and new seating compliment the existing architecture of the worship space. Much positive work therefore has been completed.

The issue of living sustainably and the CofE's commitment to an ambitious carbon reduction target of Net Zero by 2030 is an important consideration for the PCC. To assist within the appendices is the Practical Path to Net Zero Carbon document which it is hoped to be of some assistance. The CofE have also produced an energy footprint tool to calculate the carbon footprint of your church, details are included within the report.

Of course, the on-going life of the church and its buildings depends greatly on the efforts and enthusiasm of its members. Regular maintenance is a key aspect and included with my report is a Maintenance Plan that I hope will assist the church over the course of the next quinquennium.

EXTERNAL**3. ROOF COVERINGS****3.1 WORSHIP SPACE**

The main roof form consists of a large mono-pitched surface supported on a series of structural steelwork frames all falling to a parapet gutter at the north end of the roof. The roof covering is a plastisol coated profiled steel roof sheeting; powder coated white.

The transition between this roof covering and the eaves fascia is achieved by a mansard roofing profile. This surface is covered in a thin copper faced high tensile or elastomeric bituminous membrane, formed into vertical welt joints at each individual sheet junctions giving the overall appearance of copper sheeting.

3.1.1 The roof condition is generally in a sound, good condition.

As reported at the last QI there are areas of coating loss at the discharge point into the north parapet gutter, this deterioration is still restricted to the exposed edge albeit a little worse since the last inspection. There is also increasing pitting of the coated finish towards the north side of the roof. All of which merits regular visual checks to ensure that the condition doesn't worsen considerably.

M	It is recommended that as a routine item of maintenance a visual check of main roof covering is carried out twice annually by a roofing contractor who specialises in metal roof sheet coverings.
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3.1.2 The last QIR reported that the junction between the main roof covering and mansard profile at the south end is beginning to come away in places albeit it is understood that no issues of water ingress are reported at this junction. It looks as if a section is slightly raised just to the west end of the lantern roof light which would warrant closer inspection by a roofing contractor.

R1	It is recommended to carry out an inspection of the junction between main roof covering and mansard profile by a roofing contractor.
-----------	--

3.1.3 The surface of the mansard covering is generally in a satisfactory condition. There is evidence of patch repairs most prominently along the west edge where several incidents of theft and vandalism have led to the loss of the thin copper cladding. Replacement has been carried out in an elastomeric bituminous membrane coloured dark brown to match the copper cladding elsewhere.

The quality in workmanship of this repair could have been executed better; albeit tricky to execute due to the location and geometrics of the roof shape involved. The good news is that it is understood to be maintaining a watertight covering. Even better news is that there have been no further recent reported incidents of metal theft.





M	As a routine item of maintenance, the roof covering to the mansard is checked twice yearly by a contractor who specialises in thin copper faced high tensile or elastomeric bituminous membrane.
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3.2 ENTRANCE FOYER + CHURCH OFFICE/WC

The roof structure over the entrance porch consists of a pitched timber frame with ridge running north – south. The roof is covered in its entirety with a high-performance roofing felt, possible over a former elastomeric bituminous membrane covering.

The roof structure over the church office and WC consists of flat timber roofing joists. The roof is covered in its entirety with a conventional built-up bituminous covering in sheets, the surface finish covered in small gravel particles. There is a short parapet to the roof perimeter.

- 3.2.1 There is the beginning of a build-up of moss and standing water at the southeast corner of the flat roof over the church office due primarily to the sheltered nature of this location from changing weather cycles.

The occasional patch repair to the felt is noted and a larger repair to the north parapet above the WC's is evident, presumed necessary following introduction of a vent pipe through the roofing structure.

All seems to be in a sound, satisfactory condition.

M	As a routine item of maintenance, the roof covering is checked twice yearly by a contractor who specialises in flat roof, bituminous felt coverings.
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- 3.2.2 The previous QIR made replacement of the roof covering over the entrance foyer a high priority due to a deterioration in condition and persisting leaks to the ceiling below. This has since been carried out and a new high-performance roofing felt covering is now installed. An improved overflow chute between the west slope and adjoining flat roof covering has also been introduced to aid drainage.

It is understood that this roofing work has halted any water ingress into the entrance foyer below and as such is in a sound, good condition.

It is recommended that checks of the roof covering are carried out in conjunction with item 3.2.1.

4. RAINWATER GOODS AND DISPOSAL SYSTEMS

4.1 WORSHIP SPACE

The roof consists of two distinct gutter arrangements. A single parapet box gutter covered in a single ply membrane and running the whole width of the roof at its north end. A shallow parapet gutter running along east, south and west elevations at the junction between mansard and fascia profiles covered in conventional bituminous felt.

All downpipes are located internally and encased, assumed to be circular section in UPVC.





- 4.1.1 At the time of the QI the parapet box gutter to the north end contained leaves at both its east and west ends, covering the downpipe gulleys in both locations.

Previous QIR's made comment that the tendency for leaves to collect has probably been due to a combination of factors; inadequate cross section size of the gutter in relation to the quantity and intensity of rainfall, inadequate height of the upstand to the base of the gutter and close proximity to trees allowing regular catching of cyclical leaf falls.

The good news is that there are no reported incidents of water ingress beneath this gutter. The gutter lining therefore appears to remain in a sound, satisfactory condition.

The shallow parapet gutter running along east, south and west elevations appear also to be in a satisfactory condition, albeit there are considerable levels of standing water along its length.

M It is recommended that as a routine item of maintenance the rainwater goods (gutters, downpipes and gullies) should be checked and cleared on a twice-yearly basis.

The internal downpipes have not been examined as part of this inspection.

4.2 ENTRANCE FOYER + CHURCH OFFICE/WC

The abutment gutters to the east and west sides of the pitched roof over the entrance porch are lined with a conventional built-up bituminous felt covering. The gutter linings to the flat roof are lined with a conventional built-up bituminous felt covering.

- 4.2.1 The problematic rainwater outlet to the west side of the pitched roof over the entrance foyer, as mentioned in the previous QIR has been bypassed by the introduction of an overflow as mentioned in 3.2.2. This has the effect of directing rainwater onto the adjoining flat roof and not into the downpipe. It is noted that there are signs of dampness in and around the entry of the overflow chute suggesting that in periods of heavy and/or sustained rainfall there is standing water locally.

The rainwater outlet to the east side of the pitched roof remains and similar comments can be made regarding its adequacy; it is narrow and not properly dressed into the downpipe. Nevertheless, all appears in a sound and satisfactory condition.

R4 It is desirable that the east side outlet is properly formed that allows a wider draining point into the downpipe.

- 4.2.2 Gutter linings and gulleys across the flat roof section over the church office and WC's all appear to be in a sound, satisfactory condition. At the junction with internal downpipes there is a properly formed junction between the felt and downpipe.



M It is recommended that as a routine item of maintenance the rainwater goods (gutters, downpipes and gullies) should be checked and cleared on a twice-yearly basis.

None of the internal downpipes have been examined as part of this QI.

5. BELOW GROUND DRAINAGE

5.1 WORSHIP SPACE

Assumed surface and foul water drainage to public sewer located in Upsall Grove.

5.1.1 See note made within Scope of the Inspection C3.

5.2 ENTRANCE FOYER + CHURCH OFFICE/WC

Assumed surface and foul water drainage to public sewer located in Upsall Grove.

5.2.1 See note made within Scope of the Inspection C3.

6. PARAPETS AND UPSTAND WALLS

6.1 WORSHIP SPACE

The parapet walling is covered in a thin copper faced high tensile or elastomeric bituminous membrane, formed into vertical welt joints at each individual sheet junctions giving the overall appearance of copper sheet.

6.1.1 The surface of the parapet covering is generally in a satisfactory condition.

M It is recommended that as a routine item of maintenance inspection of the parapet to be carried out in conjunction with the roof covering (3.1.1).

6.2 ENTRANCE FOYER + CHURCH OFFICE/WC

There is a short parapet to the roof perimeter clad and integral with the conventional bituminous felt covering of the roof.

6.2.1 The surface of the parapet covering is generally in a satisfactory condition.

M It is recommended that as a routine item of maintenance inspection of the parapet to be carried out in conjunction with the roof covering (3.2.1).

6.2.2 A boarded deep white fascia exists along both north and south elevations. To the north this fascia has been over boarded in a thin timber sheet and painted dark red. Recent storms have stripped sections away, particularly to the WC and deterioration is noted elsewhere to this new boarding. The nature of the damage has caused an untidy appearance adjacent to the main entrance of the church.

R0 It is recommended to carry out replacement of the damaged fascia.

R3 6.2.3 Carry out replacement of the dark red fascia in full using a robust material that will resist prolonged period of weathering.



7. WALLING

7.1 WORSHIP SPACE

Wall panels of light orange/brown brick faced cavity wall construction separated by tall thin vertical aluminium framed windows, all set on blue/grey foundation plinth brickwork. The bricks are wirecut and have a dragged face finish. Panels have pronounced border feature in matching brick on all four edges with canted brickwork detail.

7.1.1 The brickwork and pointing are in a good, sound condition with no signs of cracking due to ground movement. The detailing to the brick panel edges is such that moss is able to develop on the horizontal bottom edge due to general water run-off from the elevation.

M As a routine item of maintenance, it is recommended that the moss and algae growth is carefully removed and cleaned using an anti-fungal solution.

7.1.2 There are fixing holes to brickwork on the second panel from the north on the east elevation where previous signage has been removed. Also, across this elevation evidence of mortar repairs carried out to redundant service holes that have executed in a dark grey mortar that stand out against the light orange/brown brickwork.

The occasional abrasive mark against the face of the brickwork is noted.

R1 It is recommended to carry out minor brickwork repairs to the east elevation in a colour matching mortar by an experienced mason.

7.1.3 There is staining to the brickwork on the third panel from the north on the east elevation as a result of impact from an object thrown at the church walling.

R1 It is advised to carry out a brickwork clean to remove the staining mark.

7.1.4 Illuminated signage has been installed at high level to brickwork of the east elevation (north end) reading 'THE PARISH CHURCH OF Holy Trinity WITH St. Mark'. This signage compliments a large cross fixed to the east elevation (south end) and south elevation of similar material albeit not illuminated. Occasional streaking across the polished surface of all objects is noted.

The signage and crosses are in a sound, good condition.

M It is recommended that the signage and cross are cleaned on an annual basis as a routine item of maintenance.

PCC to seek advice from installer regarding appropriate cleaning method.

7.1.5 Much of the plants and shrubs along the east elevation have been stripped back allowing clear inspection of the building fabric. There are shrubs and plants across two thirds of the south elevation, which impedes on the fabric.

M It is recommended that as a routine item of maintenance regular care and upkeep of the soft landscaping along these elevations are carried out.







7.2 ENTRANCE FOYER + CHURCH OFFICE/WC

Walling of light brown brick faced cavity wall construction. The bricks are wirecut and have a dragged face finish.

7.2.1 The brickwork and pointing are generally in a good, sound condition.

There is vertical hairline cracking to the west edge of the church office window (on the south elevation) running from ground level up to eaves level suggesting that there has been some slight disturbance and movement in the ground conditions. The extent of this cracking is such that no structural intervention is warranted at this moment.

M	It is recommended that as a routine item of maintenance a visual check of the crack is carried out to establish any further signs of movement.
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7.2.2 On the north elevation there is a build-up of earth against the brickwork due to the topography of the land in the immediate vicinity. There is evidence of moisture penetration above to the walling.

A French drain has been installed along this section of walling which has improved the degree of moisture penetrating the brickwork wall.

Black staining evident, possibly due to water run-off from the parapet above and creating black mould against the brickwork.

R2	It is recommended to clean the WC brickwork.
-----------	--

8. **TIMBER PORCHES, DOORS AND CANOPIES**

8.1 WORSHIP SPACE

There are two single leaf doors, one a fire exit door located on the west elevation at the south end and another on the north elevation giving access to the vestry. Both are constructed from white powder coated aluminium frames with double glazing.

8.1.1 Door frame, door and glazing all appear to be in a working, satisfactory condition.

R3	It is recommended to check and refurbish the draught brushes to both doors to maintain a reasonably airtight seal between door and frame.
-----------	---

8.1.2 A door barrier has been installed adjacent to the north entrance to the vestry, it is in the form of a cross and constructed from painted metalwork with a brick plinth. Its purpose is to create a safe space for the door to be opened without the potential risk for unpredicted contact with the public, helping prevent accidents.

All generally in a sound, satisfactory condition, although the brickwork base is cracked due to possible differential movement with the metalwork.

R1	Carry out repair to brickwork base of door barrier.
-----------	---



8.2 ENTRANCE FOYER + CHURCH OFFICE/WC

The entire north elevation of the entrance foyer consists of a glazed screen in maroon powder coated aluminium squared sections to doors and screen frames with double glazing. Located centrally is a set of double doors opening inwards.

There is a single fire exit door located on the North elevation. White powder coated aluminium framed door with glazing.

- 8.2.1 Screen frame, door and glazing to the entrance porch all appears in a sound, good condition. The set of entrance doors have been installed prior to the preceding QI; they are powder coated white. A transfer logo has been applied to the top middle glazed section and reads 'Welcome to – THE PARISH CHURCH OF Holy Trinity WITH St. Mark – Following Jesus – Serving the Community – A parish of the Church of England in the Diocese of Durham'.

Screen frame, door and glazing all appear to be in a sound, good condition.

- 8.2.2 The single fire exit door to the north elevation has been replaced over the preceding quinquennial period replacing a fire exit door that the last QIR reported to be not fit for purpose.

Door frame, door and glazing all appear to be in a sound, good condition.

9. WINDOWS

9.1 WORSHIP SPACE

There is vertical white powder coated aluminium framed windows at either end of each brickwork panel. Glazing is both clear and coloured glass with a textured finish. Clerestorey glazing in small squared white powder coated aluminium running the full length and width of each elevation. A single circular window exists at high level within the store.

- 9.1.1 Window frames and glazing all appear to be in sound, satisfactory condition.

There has been replacement of glazing units that were either cracked or defective over the preceding quinquennial period. There are individual units of textured and coloured glass existing in certain locations, all part of the originating architect's design intent. It is important to note that replacement glazing is carried out on a like-for-like basis to maintain the aesthetic and architectural significance of the church building.

Two rectangular clear glazing units above the west fire exit door are suspected to have 'blown' and failed as condensation is noted between the individual panes of glass.

R0	It is recommended to install replacement glazing units to affected units.
R1	9.1.2 It is advised that a condition survey is carried out of all glazing units by a competent glazier to ensure ongoing thermal performance of the window.

This is essential in connection with living sustainably and the CofE's commitment to an ambitious carbon reduction target of Net Zero by 2030. Maintaining a sound, thermal performance of the building fabric is important towards this aim.

9.2 ENTRANCE FOYER + CHURCH OFFICE/WC

Single UPVC double glazed window to church office.

9.2.1 Window frames and glazing all appear to be in good condition.

INTERNAL**10. TOWERS, SPIRES**

10.1 There are no towers, spires existing within the Church.

11. CLOCKS AND THEIR ENCLOSURES

11.1 A single wall mounted clock exists above the door to the kitchen and vestry lobby. It is in good working condition.

12. ROOF AND CEILING VOIDS**12.1 WORSHIP SPACE**

The roof structure is open and exposed into the body of the worship space.

Kitchen, accessible WC and vestry accommodation have a suspended ceiling grid over. Access to the voids beyond was not possible during the QI.

12.2 ENTRANCE FOYER + CHURCH OFFICE/WC

The roof structure comprises of timber roofing joists underdrawn with either painted plasterboard or timber cladding.

As such no enclosed roof or ceiling voids exist.

13. ROOF STRUCTURES AND CEILINGS**13.1 WORSHIP SPACE**

The ceilings are lined with maple boarding between roof beams throughout. The profile follows that of the mono-pitch and mansard roofs. Structural posts and beams are arranged in pairs with the soffit in between filled with squared white ceiling tiles and lights. The junction between the ceiling and walls is expressed by a chamfered cornice profile of maple boarding.

13.1.1 The ceiling condition is generally in a sound, satisfactory condition. Although there is the occasional sign of water damage from the roof covering above it is understood that these are historic and no longer causing an ongoing issue.

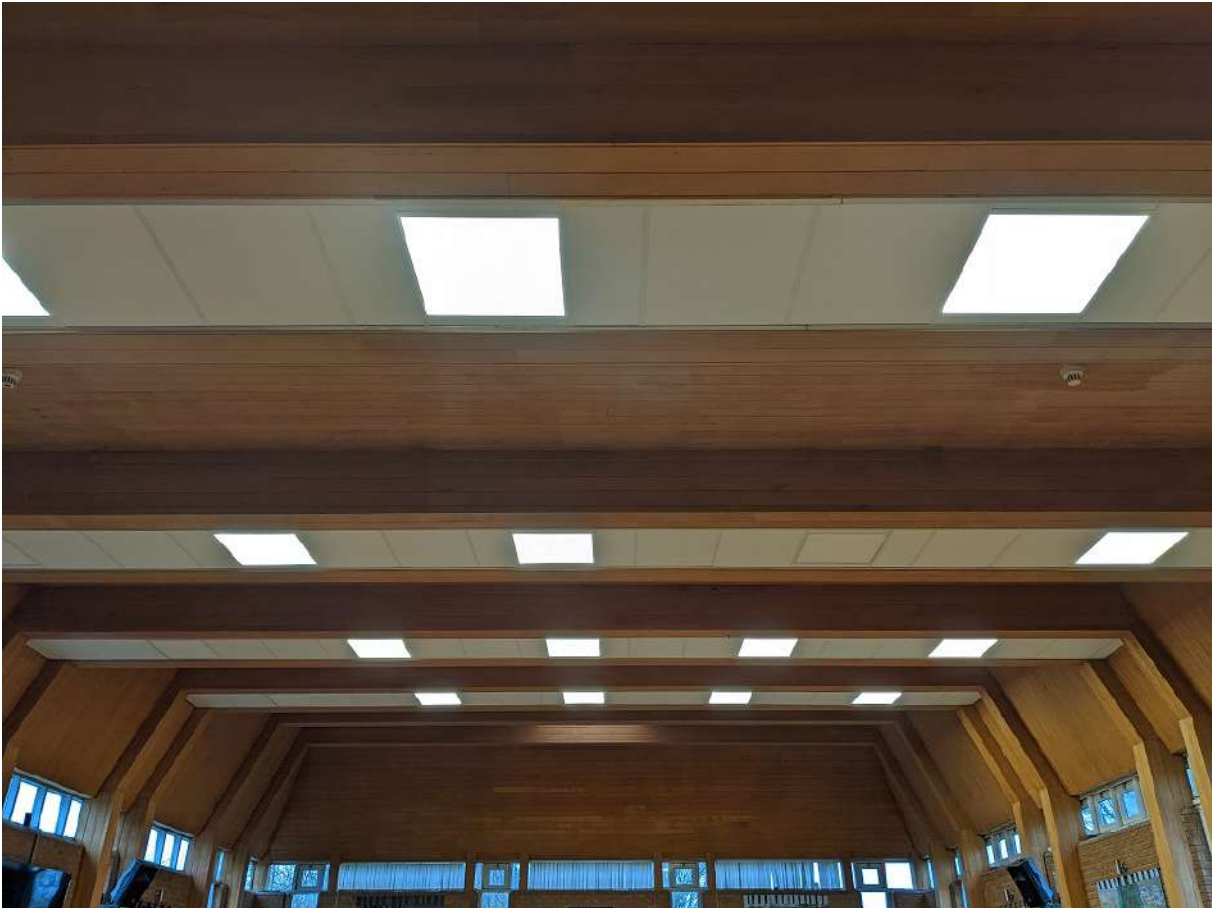
Unusually the entire surface finish of the second structural bay from the north is coated in a white bloom. The source and reason for this discolouration is presently not known, perhaps incorrect workmanship in the original application of varnish/staining of the timbers. Although this is aesthetically unpleasing there is no apparent defect to warrant any immediate action.

In addition, there are signs of water ingress understood to be historic surrounding the east side downstand within the same structural bay. This is seen as streaking to the timber which has stained black through time.

R1

It is recommended that further detailed inspection is carried out of this section of the ceiling lining via the use of an aluminium tower scaffold.

Inspection to be carried out alongside specialist in wood finishing.





R2 13.1.2 Implement remedial repair work to the defective surface finish of the ceiling lining informed by investigation and detailed inspection.

13.1.3 The base of the chamfered maple cornice profile above the clerestory windows is in places looking worn, warped and deteriorating due to historic water ingress. Certain sections have become loose and are detached from their position. Again, it is understood that these are historic and no longer causing an ongoing issue.

R2 It is recommended that joinery repairs are carried out to the affected areas of ceiling maple boarding on a like-for-like basis.

13.1.4 Alternative repairs are somewhat tricky due to the narrow strip of maple immediately above the clerestory windows. The PCC are considering the possibility of boarding over certain sections of the ceiling lining, increasing the thermal performance in the process to break-up the massive extent of maple boarding that is currently on-show. The proposed boarding over would be painted white to create a dynamic contrast between the stained timbers.

R1 It is recommended that a series of photographic mock-ups are produced that show the effect of boarding over the ceiling which would assist future PCC consideration and DAC advice.

13.1.5 There is a single polycarbonate rooflight at the south end of the worship space located centrally, positioned over what was the original position of the high altar. Cobwebs are noted internally and the external face of the rooflight could benefit from a clean. Otherwise, the rooflight remains in a sound, satisfactory condition.

M It is recommended that as a routine item of maintenance the rooflight is cleaned on a twice-yearly basis.

13.1.6 The suspended ceiling grid tiles above kitchen, accessible WC and vestry are all in a good condition.

13.2 ENTRANCE FOYER + CHURCH OFFICE/WC

The ceilings above the entrance foyer have been boarded over with plasterboard and painted white throughout and follow the pitched profile of the roof structure. Ceiling linings to the church office, link corridor and WC's are plastered and painted.

13.2.1 The ceiling condition above the entrance foyer has been renewed over the course of the preceding quinquennial period alongside side comprehensive refurbishment of the foyer itself. As such it is in a sound, good condition.

13.2.2 Ceiling finishes to the church office, link corridor and WC are all in a good condition. The exception being a hairline crack developing within the ceiling to the WC's. Suspected due to flexing within the timber roof structure has caused this cracking along the edge of a board.

R1 It is recommended to refix the plasterboard and fill the ceiling crack.



14. UPPER FLOORS, BALCONIES, ACCESS STAIRWAYS

14.1 WORSHIP SPACE

14.1.1 There are no upper floors, balconies, access stairways existing within the worship space.

14.2 ENTRANCE FOYER + CHURCH OFFICE/WC

14.2.1 There are no upper floors, balconies, access stairways existing within the entrance foyer and church office/WC.

15. INTERNAL DOORS & PANELLING

15.1 WORSHIP SPACE

Internal doors are generally in a sound, satisfactory condition.

15.1.1 *Worship Space Entrance Doors*

Former pair of double doors, solid and finished in a timber veneer with small glazing panels have been replaced during the preceding quinquennial period. All as part of the entrance foyer refurbishment.

In their place are a set of frameless toughened glass doors with etched manifestation depicting *the triquetra* – the trinity symbol. Two arcing brushed stainless steel pull handles compliment the manifestation effortlessly. The new doors are much higher than the original which now allows arrangements for entry and exiting for funerals etc. greatly improved.

The set of doors and frame are in a sound, good condition.

15.1.2 *Kitchen/Accessible WC/Vestry Entrance Door*

A single door, solid and finished in a timber veneer with long glazing panels. It is located to the north end of the worship space giving access to the kitchen, accessible WC and vestry beyond.

The door and frame are in a sound, good condition.

15.2 ENTRANCE FOYER + CHURCH OFFICE/WC

Internal doors are generally in a sound, satisfactory condition.

16. GROUND FLOOR STRUCTURE, TIMBER PLATFORMS

16.1 WORSHIP SPACE

The floor is solid, constructed from insitu poured reinforced concrete. Finished throughout in hardwood strip and laid staggered across the space.

16.1.1 The floor finish is generally in a serviceable and satisfactory condition.

Due to the impact of church closures over the covid pandemic it has been some time since the floor was last refurbished and there are signs of wearing to the surface finish due to the high level of use that the space receives.



R1

It is recommended therefore that the floor finish is sanded back to bare timber, and a water-based polyurethane is applied by an experienced specialist flooring contractor.

Although not as hard wearing as an oil-based polyurethane a water-based alternative will provide lower odour and toxicity therefore a much lesser impact on the environment.

16.1.2 The condition of the kitchen, accessible WC and vestry floor coverings are also in a sound, satisfactory condition.

16.2 ENTRANCE FOYER + CHURCH OFFICE/WC

The floor is solid, constructed from insitu poured reinforced concrete and finished throughout in a commercial grade carpet (laid over quarry tiles).

There is a section of inset matting running full width at approximately 600mm depth immediately behind the entrance screen glazing.

The entrance area is a transition between the worship space and church office/WC's involving a change in level. This is accommodated by a short flight of steps up to a link corridor. The steps are finished in a grey streaked vinyl with black contrasting nosings, set in a stainless-steel framework.

The church office has a carpet finish.

16.2.1 The flooring has been drastically overhauled during the preceding quinquennial period as part of the entrance foyer refurbishment.

As such it is in a sound, good condition.

M

It is recommended that the carpet is professionally cleaned every two years as a routine item of maintenance.

16.2.2 The previous QIR raised concern over the design of the stepped access between the entrance foyer and office/WC's. The design of which was clearly not compliant with current building regulations and health and safety legislation.

The introduction of a low wall to the leading edge of the staircase has created a degree of enclosure and allowed handrails to be fitted on either side of the short flight of steps, massively improving the safety and design of the access. It is a highly positive alteration.

As such it is in a sound, good condition.

16.2.3 The carpet finish in the church office is in a good condition.

Allow for professional cleaning alongside item 16.2.1.



17. INTERNAL FINISHES

17.1 WORSHIP SPACE

Dominated by light orange/brown faced brickwork to full height interspersed with paired maple boarded encased columns supporting roof beams and tall rectangular window openings set between brick panels aligning with strip of clerestorey windows at high level.

Kitchen, accessible WC and vestry walls are all generally of painted plaster.

17.1.1 Facing brickwork is generally all in a good condition, no cracking is evident.

The PCC are considering, like the ceiling finish, the possibility of boarding over certain sections of the walling to the worship space. The focus is in two areas; the north wall which consists of a large swathe of brickwork and the east wall sections of brickwork either side of the fixed altar dais. Again, the emphasis is break up the dominant effect of the brickwork with painted panels to create a dynamic contrast between the brickwork.

R1

It is recommended that a series of photographic mock-ups are produced that show the effect of boarding over the walling which would assist future PCC consideration and DAC advice.

17.1.2 Paint finish to kitchen, accessible WC and vestry all in a sound, serviceable condition.

17.2 ENTRANCE FOYER + CHURCH OFFICE/WC

The entrance foyer consists of light/orange-brown faced brickwork to full height with a plasterboard panel, painted maroon to the west elevation.

The plasterboard panel has an inscription painted in white:

*'Welcome to ...
Holy Trinity with St. Mark*

Jesus said ... "For where two or three are gathered in my name, there I am among them". Matthew 18:20'

The link corridor, church office and WC's are all of painted plaster.

17.2.1 Facing brickwork and the plasterboard panel are generally all in a sound, good condition, no cracking is evident.

The plasterboard panel has been introduced as part of the entrance foyer refurbishment during the preceding quinquennial period.

17.2.2 Paint finish to link corridor, church office and WC's all in a sound, good condition.

Again, redecoration has been carried out as part of the entrance foyer refurbishment during the preceding quinquennial period.





18. FIXTURES, FITTINGS, FURNITURE AND MOVABLE ARTICLES

There are several items of fittings, fixtures and furniture of note.

18.1 CHURCH BANNERS

The main worship space is adorned with a large selection of liturgical themed fabric banners that sit well within the context of the church space.

All are in an excellent order.

18.2 ALTAR DAIS

A new fixed timber altar dais exists to the east end of the worship space, two steps and covered in a carpet coloured in a purple to complement existing soft furnishings such as seat covers.

Altar dais is in an excellent condition.

18.3 SANCTUARY FURNITURE

The Church still utilise the selection of sanctuary furniture (lectern, altar table, celebrant & clergy chairs and candle holders) made specially to coincide with the new Church building in 1991.

All continue to be in a good condition.

18.4 VOTIVE STAND

A black metal circular votive stand.

Metalwork is in an excellent condition.

18.5 CRUCIFIX

There are two crucifixes of worth noting.

Simply formed maple crucifix wall mounted on east side of worship space, in good condition.

Simply formed timber crucifix wall mounted on south wall of entrance porch has sculpted painted figure of Christ attached. Crucifix relocated from former St. Mark's Church. It is in a good condition.

18.6 THE 'WENDY CHAPEL'

In 2010 the Church PCC completed the installation of crèche facility as a 'temporary structure' at the north end of the worship space.

It is in a satisfactory condition.

18.7 SEATING

New church seating in the form of metal frames with fabric backs and seat in purple. Seating is stackable to provide flexibility across worship space for alternative church and community uses.

The seats are in an excellent condition.





18.8 FIXED STORAGE UNITS

Tall, fixed modern storage units exist in the following locations:

1. North wall of the worship space
2. East wall of the entrance foyer
3. East and south wall of the vestry

The units to the north wall of the worship space are particularly tall and the upper sections of the storage units are hardly used, access is difficult and warehouse ladders are needed to reach safely. The right-hand side door to the upper section of storage is missing.

R1 Consider removal of upper section of storage and integrate walling proposals as indicated in item 17.1.1.

18.9 STORAGE ROOM (OFF WORSHIP SPACE)

A well-used storage room is located off the worship space (west side). It is full of items used by the various users of the worship space, mainly community use. A mezzanine level has been installed to increase storage space.

At the time of inspection, it is lacking organisation and the space could do with being reordered so that there is systematic and ordered storage in place.

R1 It is recommended to reorder the storage room.

19. **TOILETS, KITCHENS ETC.**

19.1 TOILETS

19.1.1 The main toilet facilities exist to the west of the entrance porch accessed via a transitional set of steps. Here provision is made for both male and female facilities each with 2 no. WC cubicles and 2 no. inset washbasins.

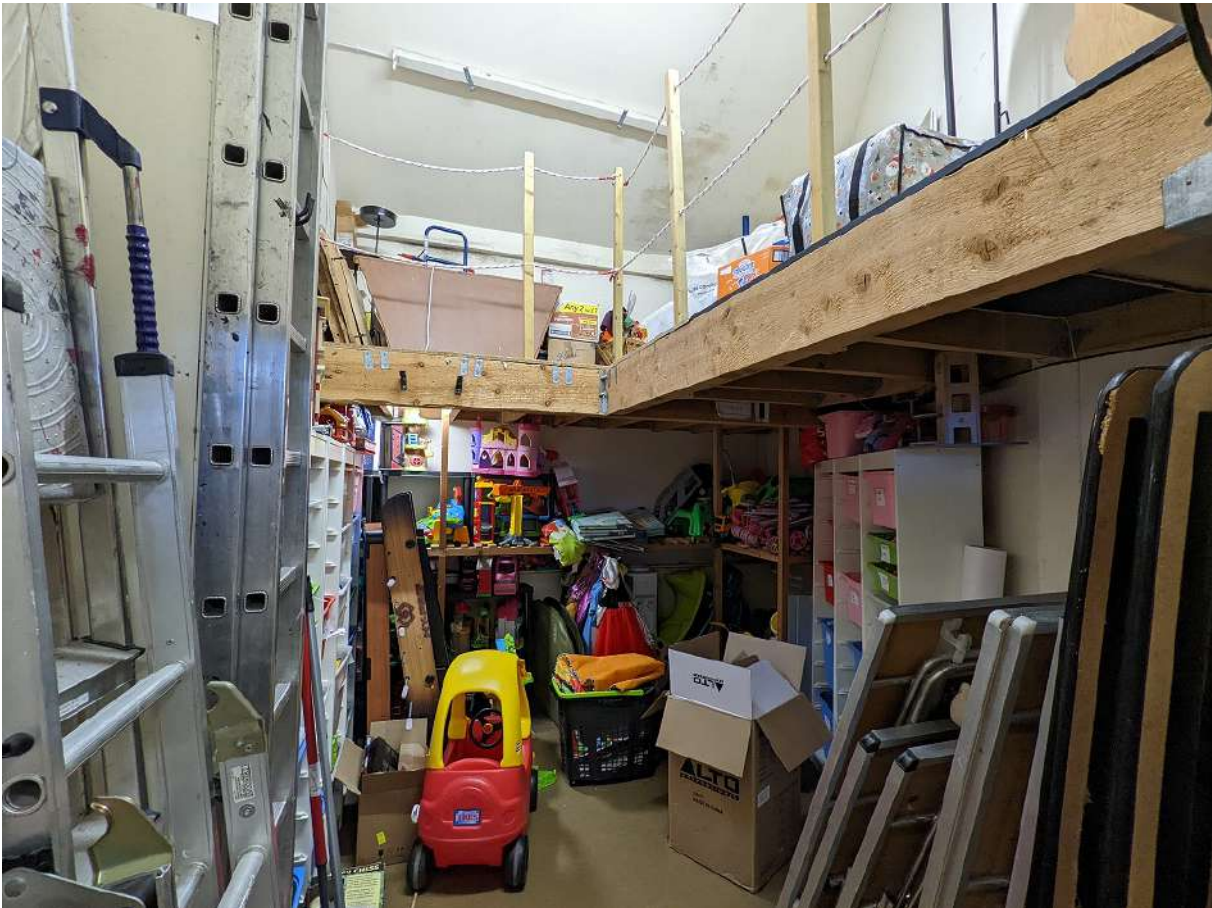
The facilities have been refurbished during the preceding quinquennial period; as such they are in a sound, good condition.

19.1.2 An accessible WC exists accessed off the lobby also serving the kitchen and vestry. It is in a good condition.

15.1 KITCHEN

A large kitchen exists in the northwest corner of the worship space, serving facilities include a wide shuttered opening giving direct access to the congregation. It was fully refurbished in 2010.

The facilities are comprehensive and adequately serve the current users of the worship space across both church and community. As such the existing fittings, bench tops, cupboards and units are in a serviceable, good condition.



20. ORGANS AND OTHER MUSICAL INSTRUMENTS

- 20.1 The Church Organ is a digital electronic model and in excellent order. It was acquired in 2015 from J G Windows of Newcastle upon Tyne.

M Although no testing of the musical instrument was made as part of the inspection it is recommended that the electrics are checked regularly.

21. MONUMENTS, TOMBS, PLAQUES, ETC.

- 21.1 *Dedication Plaque*
Wall mounted within the worship space on the west wall is a brass dedication plaque to Holy Trinity Greenvale. Inscription reads as follows:

HOLY TRINITY GREENVALE
THIS CHURCH WAS DEDICATED
TO THE SERVICE OF GOD
BY
ALAN
BISHOP OF JARROW
4TH DECEMBER 1991

It is in excellent condition.

- 21.2 *Consecration Plaque*
Wall mounted within the worship space west wall is a brass consecration plaque to the parish church of Holy Trinity. Inscription reads as follows:

HOLY TRINITY PARISH CHURCH
CONSECRATED BY
MICHAEL, LORD BISHOP OF DURHAM
SUNDAY 12 OCTOBER 1997

It is in excellent condition.

- 21.3 *Commemoration Plaque*
Wall mounted within the worship space west wall is a timber plaque commemorating the opening of the former St. Mark's Church, Stockton. Inscription Reads as follows:

OPENED BY
THE LORD BISHOP
OF DURHAM
22ND OCTOBER 1963
REV. J . G . BATES, PRIEST IN CHARGE
W. L. DRIVER & A. CHILTON, CHURCHWARDENS

It is in excellent condition.

22. SERVICE INSTALLATIONS GENERALLY

22.1 The comments made in the Quinquennial Inspection Report regarding service installations are based on a visual examination only and no tests or services have been undertaken.

Recommendations for the interval of inspections and tests to be carried out are indicated below as part of the continued maintenance of the Church and ancillary accommodation.

23. HEATING INSTALLATION

23.1.1 The heating installation at the Church consists of a series of floor mounted gas fired convector heaters (Temcana Kestrel 55) to the main Worship Space. Elsewhere space heating is achieved by wall mounted panel heaters. The original heating installation within the main Worship Space was replaced in 2003 with the present installation. The last servicing date is not known.

The incoming gas supply is located at low level within a cupboard to the southeast corner of the vestry. The gas supply pipe to each separate convector heater runs externally at plinth level around the church.

The effectiveness of the heating within the worship space is currently acceptable and in a good working condition, the use of panel heaters elsewhere much less so.

A new boiler has been installed, located within the kitchen to serve heating of the entrance foyer, church office and WC's. Its next service is due Jan 2023.

M It is recommended that the system be checked annually each summer by a suitably qualified and competent Gas Safe engineer.

The gas supply to the heaters is external, run round the perimeter of the church at low level. There is rusting evident across the whole length of the supply pipe, the condition of which should be included in regular annual testing and inspection.

23.1.2 The issue of climate change and global warming is very much on the world agenda. At the Church of England's General Synod in Feb 2020 new targets were set for all parts of the church to become carbon 'net zero' by 2030.

R1 It would be recommended that a feasibility report is commissioned by an independent M&E consultant to investigate the most appropriate way to continue heating the church into the future.

24. ELECTRICAL INSTALLATION

24.1 The existing distribution boards 1 and 2 are located within a wall mounted cupboard on the East wall of the vestry. These are linked via underground cabling to the existing main switchgear room within the adjoining school.



The last testing and inspection of the installation was understood to be carried out in 2018, the next cycle of testing is therefore due in 2023.

The electrical installation should have a Fixed Wiring and Inspection Testing (FWIT) at least every five years by a registered National Inspection Council for Electrical Installation Contracting (NICEIC) or NAPIT full scope or ECA full competence accredited registered electrician.

A resistance and earth continuity test should be obtained on all circuits. The inspection and testing should be carried out in accordance with part 6 of the IEE Regulations, (BS 7671:2008) guidance note no. 3. The engineer's test report should be kept with this report.

M	Carry out 5 yearly testing and inspection of existing electrical installation.
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It is understood that the testing and inspection of all portable electrical appliances is regularly carried out.

25. SOUND SYSTEM

- 25.1 The Church operates a sound reinforcement system that includes an induction loop for hearing aid users.

The operation of the system is understood to be in a good working condition.

M	It is recommended to carry out sound system testing annually.
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26. LIGHTNING CONDUCTOR

- 26.1 There is no lightning protection system located on the church.

Previous QIR's have raised the question as to whether a lightning protection system is necessary for a building of this nature.

R1	If not already carried out, it is suggested that checks are made with the PCC's church insurers regarding the need to install lightning protection.
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27. FIRE PRECAUTIONS

- 27.1 Fire safety rules affecting all non-domestic premises came into effect on 01 October 2006 (The Fire Safety Order 2005). Further advice can be obtained from the fire prevention officer and from the church's insurers.

Under the Fire Regulatory Reform Act Holy Trinity with St. Mark PCC need to appoint a 'responsible person' to carry out a Fire Risk Assessment, which includes clear plans in case of fire (identification of risk, evacuation strategies, safe removal of valuables etc).

The PCC should ensure that there is a suitable and sufficient risk assessment in place. Further guidance is available at www.firesafetylaw.communities.gov.uk and www.churchcare.co.uk/building

The extinguishers are serviced annually and are all in good working order.

M All fire extinguishers should be inspected annually by a competent engineer to ensure they are in good working order with the inspection recorded in the church logbook and on the individual extinguishers.

A minimum of two water type fire extinguishers (sited adjacent to each exit) should be provided plus additional special extinguishers for the organ and

boiler house, as detailed below. As a general rule of thumb, one water extinguisher should be provided for every 250m² of floor area. A service of portable extinguishers report should be kept with this report.

28. ACCESSIBLE PROVISION AND ACCESS

28.1 The Equality Act 2010 makes it unlawful to discriminate against disabled persons in connection with the provision of goods, facilities and services or the management of premises. The Act covers all forms of disability such as sensory, mobility, manual dexterity, hearing, sight and speech impairments and learning difficulties.

28.1.1 The nature of the approach to and access throughout the worship space, entrance foyer and vestry is suited to those who are wheelchair bound. There is generally level access throughout. The only exception is the stepped access from entrance foyer up to the link corridor which is now designed for use of those who are ambulant disabled and/or the elderly.

An accessible WC is provided to the north side of the worship space.

28.1.2 It is not known whether an access audit has been carried out in connection with the church and church grounds.

R1 It is recommended that an access audit report is carried out to assess current needs and facilities provided are compatible with current guidance of The Equality Act.

29. INSURANCE

29.1 Insurance cover should be index-linked, so that adequate cover is maintained against inflation of building costs. Contact should be made with Holy Trinity with St. Mark's PCC insurance company to ensure that insurance cover is adequate. When construction works are being planned, it is recommended that the PCC's insurers are notified.

30. HEALTH AND SAFETY

30.1 Overall responsibility for the health and safety at the church and any grounds lies with Holy Trinity with St. Mark PCC. This report may identify areas of risk as part of the inspection, but this does not equate to a thorough and complete risk assessment by the PCC of the building and any attached grounds.

The Construction (Design and Management) Regulations 2015

The PCC are reminded that construction and maintenance works undertaken may require the appointment of a competent Principal Designer in order to discharge their legal responsibilities.

The role of the Principal Designer is to advise the PCC on their duties in respect of the health and safety aspects of the construction works to include ensuring that a Health and Safety Plan is prepared, impartially advise on the health and safety aspects of the design, advise on the satisfactory resources for health and safety and assist with coordination of the Health and Safety file on completion of the works.

31. MANAGEMENT OF ASBESTOS IN THE BUILDING

- 31.1 The Control of Asbestos at Work Regulations contain duties for Holy Trinity with St. Mark PCC. The Regulations came into force in May 2004. They require an assessment of the building by the PCC. If the presence of asbestos that has not been encapsulated is suspected a survey by a competent specialist should be carried out, including testing where necessary. The location and condition of asbestos containing materials should be recorded in an asbestos register. Where recommended by the survey report, the asbestos should be removed.

An assessment has not been covered by this report. It is understood however that an asbestos survey has been carried out on the church building, date and author unknown.

An asbestos register should be available for any Contractors working on the building. Further information is included in the HSE code of practice The Management of Asbestos in Non-Domestic Premises L127 and guidance is available at www.churchcare.co.uk/building

When construction works are being planned and at a preliminary stage, an appraisal and investigation into the presence of asbestos should be carried out.

32. PROTECTED WILDLIFE

- 32.1 There are no recorded bat roosts or other ecology noted of special interest.

A number of wildlife species typically found in church and church grounds are protected by legislation under the Wildlife and Countryside Act 1981, under which it is an offence to kill, injure, handle or disturb bats or bat roosts and prosecutable with heavy fines. Approval of Natural England will be required for works in the protected species habitat. This may affect the timing of any proposed repairs. For general repairs, the presence of bats is most likely to have implications for the timing of works.

Natural England may carry out an initial inspection of the building and churchyard free of charge. It is a serious criminal offence to be in breach of parts of this legislation.

This is particularly pertinent where roofing works are concerned.

33. MAINTENANCE

- 33.1 The repairs recommended in the report (with the exception of some minor maintenance items) will be subject to Local Authority approval. An inspection every 5 years is recommended, and it should be recognised that serious defects may develop between these surveys if minor defects and maintenance are left unattended.

The PCC are strongly advised to enter into a contract with a local competent and experienced builder for the cleaning-out of gutters, valleys, hoppers and downpipes twice a year; towards the end of Autumn (November) and beginning of Spring (April).

Cement based mortars, renders, plasters and products, modern polymer-based emulsion and proprietary sealant systems which prevent breathability of the historic fabric should be avoided. All these systems are now known to have a steady deleterious effect on the materials, environmental conditions and character of historic buildings.

CURTILAGE

33. CHURCH GROUNDS

Small areas mixed with soft and hard landscaping. To the north is the entrance area providing access off Upsall Grove and shared car parking facilities with the adjoining school. A large mature tree dominates this area with tarmacadam paths and grassed/planting areas surrounding it.

To the east side of the church is a thin area of mixed planting and shrubbery.

To the west side of the church is an enclosed area used by Boomerang which provides before and after school childcare.

34. RUINS

34.1 There are no ruins existing within the Churchyard.

35. MONUMENTS, TOMBS & VAULTS

35.1 There are no monuments, tombs & vaults existing within the Churchyard.

36. BOUNDARY WALLS, LYCHGATES AND FENCING

36.1 The east, south and west boundaries are demarcated by a high perimeter metal mesh fence, powder coated green all of which is in good condition.

The North boundary is open and provides access to both church and school.

37. TREES AND SHRUBS

37.1 The trees and shrubs existing within the curtilage of the church grounds generally appear to be in a satisfactory condition. The strip of planting and shrubbery along the east side of the church has recently been stripped back in parts, particularly at its north edge.

Encroachment and/or the close proximity of the mature tree to the north of the church is an ongoing issue with leaf fall accumulating in the parapet box gutter of the roof covering to the worship space. The tree branches should not be invading the building fabric of the church, pruning and/or rebalancing work may well be necessary in the future.

R1 37.1.1 It is recommended to seek advice from a competent and experienced arborist regarding the health of the tree and seek proposals for its ongoing care and maintenance.

Any tree works will need to be carried out in accordance with BS 3998:2010.

37.1.2 Plant and shrub growth to church building walls can be the source of water ingress and/or create signs of settlement/movement due to root growth which in turn can cause damage to the building fabric.





M It is recommended to carry out regular maintenance to plant/shrub areas.

38. HARDSTANDING AREAS

- 38.1 The hardstanding areas surrounding the Church are generally tarmacadam paths, all in excellent condition.
- 38.2 Previous QIR's made note that the approach to the west entrance door and screen had a slotted concrete drainage channel that was susceptible to blockages and problematical to access. This has now been replaced with an 'open grill' channel which has improved ease of access and drainage in this area.

M It is recommended that as a routine item of maintenance the drainage grill is cleared twice yearly.

- 38.3 The concrete paving approach to the vestry door is in a satisfactory condition, albeit several of the concrete slabs have begun to sink provide a slightly uneven surface.

39. SIGNBOARD

- 39.1 A new signboard has been erected during the preceding quinquennium that is designed a similar manner and style to that of the illuminate signage on the church. It is located at the entrance of the church grounds to the north end.

A cross emblem forms part of the overall design which has been laid over the red background in the form of a transfer. The top section of the cross looks to have been peeled off, by natural weathering of vandalism.

R1 Carry out repair to cross emblem on signage.

Otherwise, all in a sound, satisfactory condition.



RECOMMENDATIONS

RO Urgent works requiring immediate attention.

QI Ref.	Recommendation	Budget Cost (£)
6.2.2	<i>Parapets – Entrance Foyer + Church Office/WC</i>	
	It is recommended to carry out replacement of the damaged fascia.	00,500.00
9.1.1	<i>Windows</i>	
	It is recommended to install replacement glazing units to affected units.	00,750.00

R1 Work recommended to be carried out during the next 12 months.

QI Ref.	Recommendation	Budget Cost (£)
3.1.2	<i>Roof Coverings – Worship Space</i>	
	It is recommended to carry out an inspection of the junction between main roof covering and mansard profile by a roofing contractor.	00,250.00
7.1.2	<i>Walling – Worship Space</i>	
	It is recommended to carry out minor brickwork repairs to the east elevation in a colour matching mortar by an experienced mason.	02,000.00
7.1.3	<i>Walling – Worship Space</i>	
	It is advised to carry out a brickwork clean to remove the staining mark.	00,250.00
8.1.2	<i>Doors – Worship Space (Vestry)</i>	
	Carry out repair to brickwork base of door barrier.	00,500.00
9.1.2	<i>Windows – Worship Space</i>	
	It is advised that a condition survey is carried out of all glazing units by a competent glazier to ensure ongoing thermal performance of the window.	00,500.00
13.1.1	<i>Roof Structures and Ceilings – Worship Space</i>	
	It is recommended that further detailed inspection is carried out of this section of the ceiling lining via the use of an aluminium tower scaffold.	00,500.00
13.1.4	<i>Roof Structures and Ceilings – Worship Space</i>	
	It is recommended that a series of photographic mock-ups are produced that show the effect of boarding over the ceiling which would assist future PCC consideration and DAC advice.	01,500.00
13.2.2	<i>Roof Structures and Ceilings – WC's</i>	
	It is recommended to refix the plasterboard and fill the ceiling crack.	00,500.00
16.1.1	<i>Ground Floor Structure – Worship Space</i>	
	It is recommended therefore that the floor finish is sanded back to bare timber, and a water-based polyurethane is applied by an experienced specialist flooring contractor.	05,000.00
17.1.1	<i>Walling Finishes – Worship Space</i>	
	It is recommended that a series of photographic mock-ups are produced that show the effect of boarding over the walling which would assist future PCC consideration and DAC advice.	Incl. 13.1.4.
18.8	<i>Fixed Storage Units</i>	
	Consider removal of upper section of storage and integrate walling proposals as indicated in 17.1.1.	01,000.00
18.9	<i>Storage Room (off Worship Space)</i>	
	It is recommended to reorder the storage room.	02,000.00

QI Ref.	Recommendation	Budget Cost (£)
23.1.2	<i>Heating Installation</i>	
	It would be recommended that a feasibility report is commissioned by an independent M&E consultant to investigate the most appropriate way to continue heating the church into the future.	01,500.00
26.1	<i>Lightning Conductor</i>	
	If not already carried out, it is suggested that checks are made with the PCC's church insurers regarding the need to install lightning protection.	n/a
28.1.2	<i>Accessible Provision and Access</i>	
	It is recommended that an access audit report is carried out to assess current needs and facilities provided are compatible with current guidance of The Equality Act.	01,000.00
37.1.1	<i>Trees and Shrubs</i>	
	It is recommended to seek advice from a competent and experienced arborist regarding the health of the tree and seek proposals for its ongoing care and maintenance.	00,450.00
39.1	<i>Signage</i>	
	Carry out repair to cross emblem on signage.	00,750.00

R2

Work recommended to be carried out within 18 – 24 months.

QI Ref.	Recommendation	Budget Cost (£)
7.2.2	<i>Walling – Entrance Foyer + Church Office/WC</i>	
	It is recommended to clean the WC brickwork.	01,000.00
13.1.2	<i>Roof Structures + Ceilings – Worship Space</i>	
	Implement remedial repair work to the defective surface finish of the ceiling lining informed by investigation and detailed inspection.	01,500.00
13.1.3	<i>Rainwater Goods – South Entrance Porch</i>	
	It is recommended that joinery repairs are carried out to the affected areas of ceiling maple boarding on a like-for-like basis.	01,000.00

R3	Work recommended to be carried out within 5 years.
-----------	--

QI Ref.	Recommendation	Budget Cost (£)
6.2.3	<i>Parapets – Entrance Foyer + Church Office/WC</i>	
	Carry out replacement of the dark red fascia in full using a robust material that will resist prolonged period of weathering.	03,000.00
8.1.1	<i>Doors – Worship Space</i>	
	It is recommended to check and refurbish the draught brushes to both doors to maintain a reasonably airtight seal between door and frame.	01,000.00

R4	A desirable improvement with no timescale.
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QI Ref.	Recommendation	Budget Cost (£)
4.2.1	<i>Rainwater Goods – Entrance Foyer + Church Office/WC</i>	
	It is desirable that the east side outlet is properly formed that allows a wider draining point into the downpipe.	00,750.00

This concludes the Quinquennial Inspection and Report of Holy Trinity with St. Mark, Upsall Grove, Stockton-on-Tees.

A handwritten signature in black ink that reads "M Atkinson". The letters are cursive and somewhat stylized.

MICHAEL ATKINSON RIBA AABC

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A practical path to “net zero carbon” for our churches

These recommendations aim to help churches reduce their energy use and associated carbon emissions. They are based on the findings of our church energy audit programme and input from a range of professionals in the field.

NOTE: Many of the suggestions below require faculty; please seek input early on. If the church interior is of historic, artistic, architectural or artistic interest, seek professional & DAC advice first, before making changes; stabilising the environment for these interiors is important to minimise cycles of treatment, with their inherent carbon cost.

A. Where do we start?

These are actions that nearly all churches can benefit from, even low occupancy churches used only on a Sunday. They are relatively easy, with relatively fast pay back. They are a good place for churches to start, when trying to move towards ‘net zero’.

The building itself:

- A1. Maintain the roof and gutters, to prevent damp entering the building and warm air escaping.
- A2. Fix any broken window panes* and make sure opening windows shut tightly, to reduce heat loss.
- A3. Insulate around heating pipes to direct heat where you want it; this may allow other sources of heat to be reduced in this area.
- A4. If draughts from doors are problematic, draught-proof the gaps* or put up a door-curtain*.
- A5. Consider using rugs/floor-coverings (with breathable backings) and cushions on/around the pews/chairs.

Heating and lighting:

- A6. Switch to 100% renewable electricity, for example through Parish Buying’s energy basket, and “green” gas.
- A7. Match heating settings better to usage, so you only run the heating when necessary*.
- A8. If you have water-filled radiators, try turning-off the heating 15 minutes before the service ends; for most churches this allows the heating system to continue to radiate residual warmth*.
- A9. If you have radiators, add a glycol based “anti-freeze” to your radiator system and review your frost setting.
- A10. Replace lightbulbs with LEDs, where simple replacement is possible.
- A11. Replace floodlights with new LED units.
- A12. If you have internet connection, install a HIVE- or NEST-type heating controller, to better control heating.
- A13. If your current appliances fail, then replace with A+++ appliances.

People and policies:

- A14. Complete the Energy Footprint Tool each year, as part of your Parish Return, & communicate the results.
- A15. Create an Energy Champion who monitors bills and encourages people to turn things off when not needed.
- A16. Write an energy efficiency procurement policy; commit to renewable electricity & A+++ rated appliances.
- A17. Consider moving PCC meetings elsewhere during cold months, rather than running the church heating.

Offset the rest:

- A18. For most low usage “Sunday” churches, once they have taken steps like these, their remaining non-renewable energy use will be very small. For the majority, all they need to do now to be “net zero” is offset the small remaining amount of energy through [Climate Stewards](#) or other reputable schemes.
- A19. Also, think about your church grounds. Is there an area where you could let vegetation or a tree grow?

B. Where do we go next?

These are actions with a reasonably fast pay back for a church with medium energy usage, used a few times a week. Perhaps half of churches should consider them. Most actions cost more than the ones above, and/or require more time and thought. Some require some specialist advice and/or installers. They are often good next steps for those churches with the time and resources to move on further towards ‘net zero’.

The building itself:

- B1. If you have an uninsulated, easy-to-access roof void, consult with your QI about insulating the loft*.
- B2. If you have problematic draughts from your door, and a door curtain wouldn’t work, consult with your QI about installing a glazed door within your porch, or even a draught-lobby*.
- B3. Consider creating one or more smaller (separately heatable) spaces for smaller events.
- B4. Consider fabric wall-hangings or panels, with an air gap behind, as a barrier between people and cold walls.

Heating and lighting:

- B5. Learn how your building heats/cool and the link to comfort, by using data loggers (with good guidance).
- B6. Improve your heating zones and controls, so you only warm the areas you are using.
- B7. Install TRVs on radiators in meeting rooms & offices, to allow you to control them individually.

- B8. Consider under-pew electric heaters and/or infra-red radiant panel heaters*, which keep people warm without trying to heat the whole church space. Radiant panels are especially good for specific spaces like chapels and transepts, which you might want warm when you don't need the whole church to be warm.
- B9. If you have radiators, install a magnetic sediment "sludge" filter to extend the life of the system.
- B10. Consider thermal and/or motion sensors to automatically light the church when visitors come in, for security lights, and for kitchens and WCs.
- B11. Install an energy-saving device such as Savawatt on your fridge or other commercial appliances.
- B12. Get your energy supplier to install a smart meter, to better measure the energy you use.

People and policies:

- B13. Vary service times with the seasons, so in winter you meet early afternoon when the building is warmer.

C. Getting to zero

These are bigger, more complex, projects, which only busy churches with high energy use are likely to consider. They could reduce energy use significantly, but require substantial work (which itself has a carbon cost) and have a longer payback. **They all require professional advice, including input from your DAC.**

The building itself:

- C1. Draught-proof windows*.
- C2. If you have an open tower void, insulate or draught-proof the tower ceiling*.
- C3. Double-glaze or secondary-glaze suitable windows in well-used areas such offices, vestries and halls*.
- C4. Internally insulate walls in well-used areas such offices, vestries and halls*.
- C5. If you have pew platforms, consider insulating under the wooden platform with breathable materials*.
- C6. Reinstate ceilings, and insulate above*.

Heating and lighting:

- C7. Install a new LED lighting system, including all harder-to-reach lights, new fittings & controls.
- C8. Install solar PV, if you have an appropriate roof and use sufficient daytime electricity in the summer.

D. "Only if..."

These are actions you would do at specific times (such as when reordering is happening) or in very specific circumstances. **Nearly all require professional advice, including input from your DAC.**

The building itself:

- D1. If you are reroofing anyway, then insulate the roof, if appropriate for your roof*.
- D2. If you have an uninsulated wall with a cavity (typically build 1940 onwards), then insulate the cavity.
- D3. If the building is regularly used & suitable, such as a church hall, consider appropriate external insulation or render, appropriate for the age and nature of the building*.

Heating and lighting:

- D4. If there's no alternative that does not run on fossil-fuels, then replace an old gas boiler or an oil boiler with a new efficient gas boiler.
- D5. If yours is a well-used church which you want to keep warm throughout the week, then consider an air or ground source heat pump. Ground source heat pumps are more expensive and invasive to install than air source heat pumps, but run more efficiently once installed, depending on ground conditions.
- D6. If you are doing a major reordering or lifting the floor anyway, and yours is a very regularly used church, then consider under-floor heating. This can work well in combination with a heat pump (above).

Church grounds:

- D7. If you have car parking that is sufficiently used, EV charging points for electric cars can work out cost neutral or earn a small amount of income for the church. Note, they will *increase* the church's own energy use, but will support the uptake of electric cars. They could be good in combination with solar PV panels.

E. By exception

These actions are often mentioned in this context, but are generally not recommended, because of the risk of harm to the fabric, energy used, and/or the cost.

- × Standard secondary glazing on the main, historic windows (*this can be inefficient, expensive, & cause damage*).
- × Install solar thermal panels to generate hot water (*hot water use is generally not high enough to justify it*).
- × Background space heating at all times unless needed for stabilisation of historic interiors (*high energy use*).

* If interiors are of historic, architectural or artistic interest, seek professional & DAC advice first.

MAINTENANCE PLAN FOR **HOLY TRINITY WITH ST. MARK, UPSALL GROVE, STOCKTON-ON-TEES**

A. OCCASIONAL AND REGULAR TASKS

REF.	BUILDING ELEMENT	MAINTENANCE TASK	WHO WILL DO THE WORK?	HOW OFTEN?	ANNUAL COST (£)	J	F	M	A	M	J	J	A	S	O	N	D
1.1 ROOFS																	
1.1.1	Roof areas generally	Inspect roof areas from the ground and accessible high points. Report any loss or damage to the roof coverings.	Voluntary	i. After stormy weather ii. Annually	n/a			•									
1.1.2	Metal roofs	Inspect for cracked, damaged and loose sections of metal sheet profile.	Roofing Contractor	Twice a year						•							•
1.1.3	Felt roofs	Inspect for cracked, damaged and loose sections of felt covering. Pay particular attention to integrity of seam joints.	Roofing Contractor	Every year						•							
1.1.4	Flashings & weatherings	Inspect condition of flashings and weatherings. Arrange contractor to make any necessary minor repairs	Roofing Contractor	Every year						•							
1.2 RAINWATER DISPOSAL																	
1.2.1	Rainwater goods generally	Inspect rainwater goods from the ground and accessible high points and report any loss or damage.	Voluntary	i. During and after stormy weather ii. Annually	n/a			•									
1.2.2	Rainwater goods	Clear rainwater goods (gutters and downpipes) of debris and ensure overflows are clear. Rod if necessary. Check that any leaf guards are secure.	Roofing Contractor	Twice a year						•							•
1.2.3	Rainwater goods	Inspect rainwater goods (internal downpipes) for cracks and leaks. Repair or replace any cracked sections.	Roofing Contractor	Twice a year						•							•
1.2.4	Below ground drainage	Open up inspection chambers. Check that all gullies and gratings are free from silt and debris and that water discharges freely to under-ground drainage.	Contractor	Twice a year						•							•
1.3 EXTERNAL WALLS																	
1.3.1	External walls generally	Inspect external walls from the ground and accessible high points and report any damage and signs of movement.	Voluntary	i. After stormy weather ii. Annually	n/a			•									
1.3.2	External walls (high level), copings, & parapets	Remove any vegetation, ivy, etc	Contractor	Annually													•
1.3.3	External walls (low level)	Remove any vegetation, ivy, etc	Voluntary	Annually	n/a												•
1.3.4	Ventilation	Ensure that ventilation grilles, louvres, airbricks are free from obstruction.	Voluntary	Twice a year	n/a			•							•		
1.3.5	Windows	Inspect windows and make essential minor repairs to glazing.	Voluntary	Twice a year	n/a				•								•
1.3.6	Doors and windows	Check hinges, bolts and locks and lubricate as necessary. Check the security of locks.	Voluntary	Twice a year	n/a			•							•		
1.3.7	Foliage & large trees close to walls	Check trees within church grounds and report any dead branches and signs of ill health, or root damage to the building or below ground drainage.	Voluntary	Annually	n/a			•									

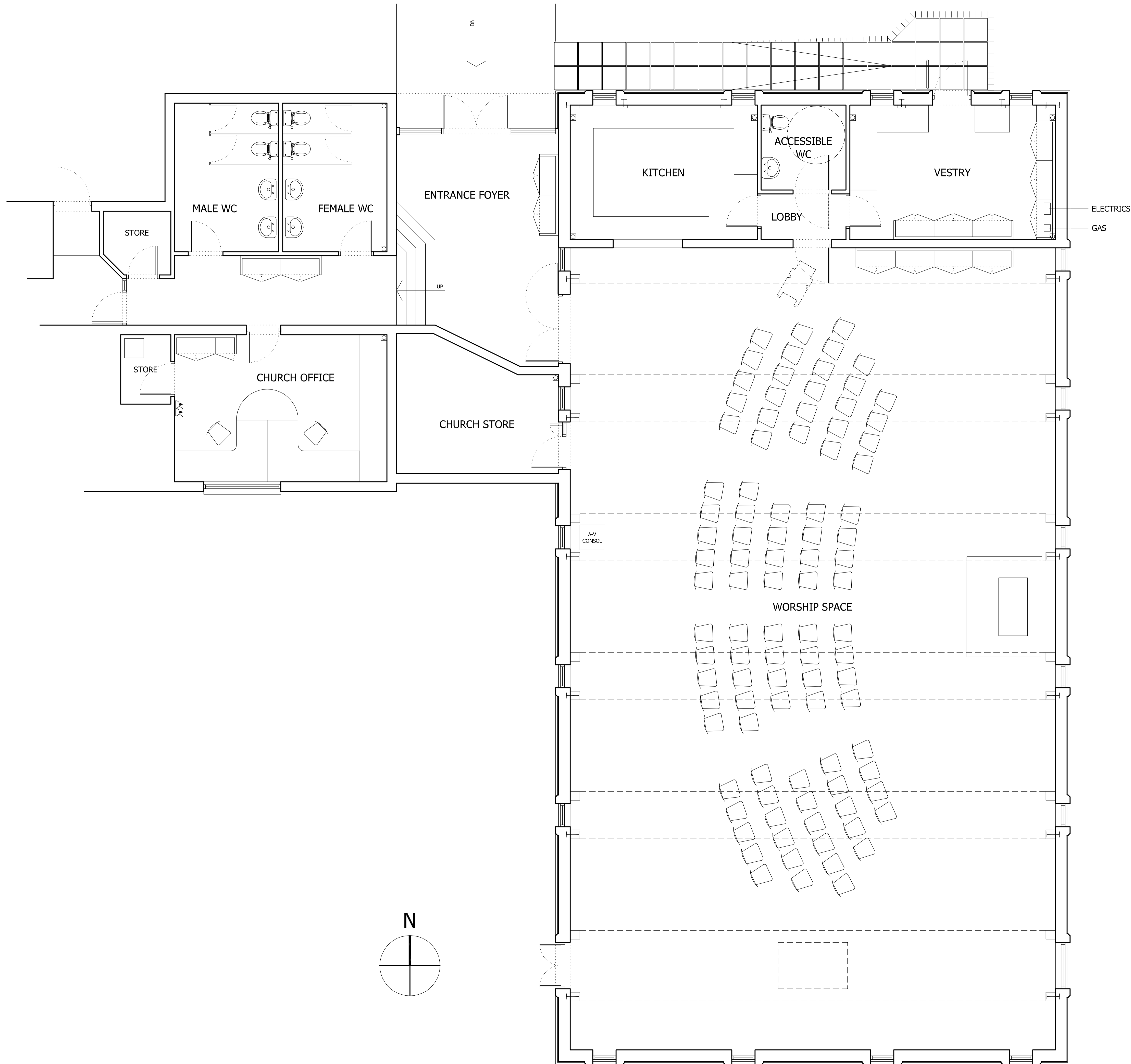
MAINTENANCE PLAN FOR **HOLY TRINITY WITH ST. MARK, UPSALL GROVE, STOCKTON-ON-TEES**

A. OCCASIONAL AND REGULAR TASKS

REF.	BUILDING ELEMENT	MAINTENANCE TASK	WHO WILL DO THE WORK?	HOW OFTEN?	ANNUAL COST (£)	J	F	M	A	M	J	J	A	S	O	N	D
1.4 INTERNAL STRUCTURE																	
1.4.1	Internal spaces generally	Inspect internal spaces, particularly below gutters. Report on any evidence of roof or gutter leaks.	Voluntary	i. After stormy weather ii. Annually	n/a					•							
1.4.2	Internal structure and fabric	Inspect the structure and fabric, report on any signs of movement, damp, fungal growth or dry rot.	Voluntary	Annually	n/a					•							
1.4.3	Exposed woodwork	Inspect exposed woodwork and surfaces below for signs of active beetle infestation. Report any beetles or fresh wood dust.	Voluntary	Annually	n/a					•							
1.4.4	Voids generally	Check voids, inspect for signs of vermin and remove. Avoid using poison when bats are roosting	Voluntary	Annually	n/a										•		
1.4.5	Generally	Ventilate the church	Voluntary	Monthly on dry days	n/a					•	•	•	•	•			
1.5 BUILDING SERVICES																	
1.5.1	Heating system	Service the heating system and update the service schedule.	Heating engineer	Annually						•							
1.5.2	Water	Ensure that all exposed water tanks, water pipes, outside taps & heating pipes are protected against frost	Voluntary	Annually	n/a											•	
1.5.3	Fire-fighting equipment	Service fire extinguishers.	Specialist	Annually										•			
1.6 CHURCH CONTENTS																	
1.6.1	Induction loop system	Inspect general condition and connections, and report any faults.	Voluntary	i. If fault detected ii. Annually	n/a						•						
1.6.2	Furniture	Check sanctuary furniture for any signs of decay due to insect attach and/or rot.	Voluntary	i. If fault detected ii. Annually	n/a						•						
1.6.3	Furniture	Clean fabric seat and backs to church seats	Voluntary	Twice a year	n/a				•								•
TOTAL COST																	

B. CYCLICAL TASKS

REF.	BUILDING ELEMENT	MAINTENANCE TASK	WHO WILL DO THE WORK?	HOW OFTEN?	COST (£)	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
2.1 ROOFS															
	None														
2.2 RAINWATER DISPOSAL															
	None														
2.3 EXTERNAL WALLS															
	None														
2.4 INTERNAL STRUCTURE															
	None														
2.5 BUILDING SERVICES															
2.5.1	Wiring and electrical installations	Inspect all wiring and electrical installations, including all portable electrical equipment, in accordance with current IEE regs.	Electrical contractor registered with the NIC or ECA	Every 5 years				•						•	
TOTAL COST															



GENERAL NOTES

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DEMOLITIONS

ALL STRIPPING OUT AND DEMOLITION WORKS ARE SUBJECT TO STRUCTURAL INVESTIGATIONS.

*	**	**
REVISION	DATE	SPECIFICATION

Michael Atkinson
ARCHITECTURE & HERITAGE

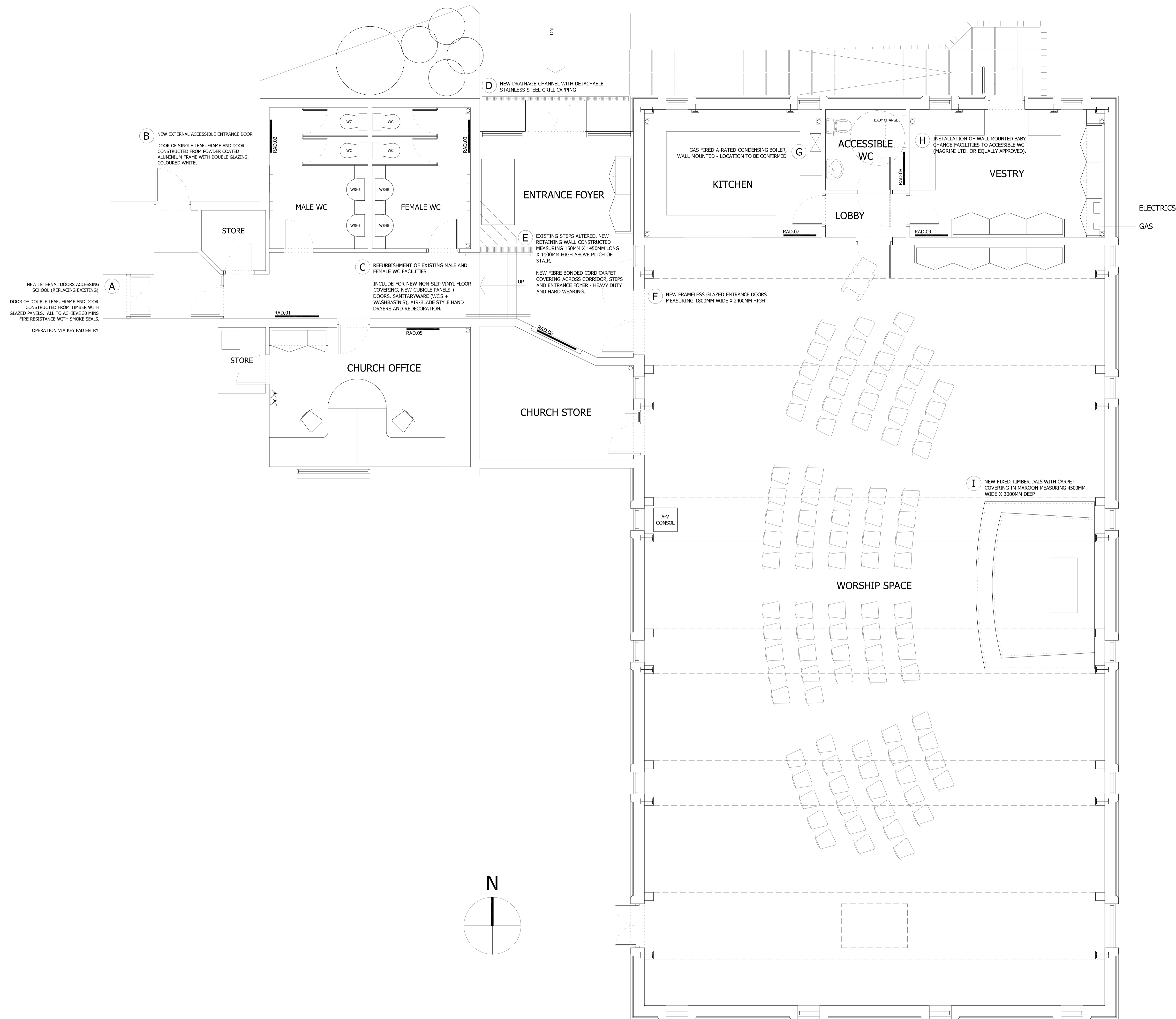
PROJECT:
HOLY TRINITY with ST. MARK, UPSALL GROVE, STOCKTON-ON-TEES
ENTRANCE FOYER + WC | ALTERATION + REFURBISHMENT

DRAWING TITLE:
CHURCH FLOOR PLAN | AS EXISTING

DRAWN	CHECKED	JOB NO.	DRAWING NO.	REV.
MA	MA	0207	S 01	•

DATE	SCALE	DRAWING STATUS
29/07/16	1:50 @ A1	FACULTY LICENSE APPLICATION

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ELECTRICS
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DEMOLITIONS

ALL STRIPPING OUT AND DEMOLITION WORKS ARE SUBJECT TO STRUCTURAL INVESTIGATIONS.

A	16/9/16	DESIGN PROPOSALS AMENDED FOLLOWING COMMENTS FROM CHURCH PROJECT GROUP
REVISION	DATE	SPECIFICATION

Michael Atkinson
ARCHITECTURE & HERITAGE

PROJECT
HOLY TRINITY with ST. MARK, UPSALL GROVE, STOCKTON-ON-TEES
ENTRANCE FOYER + WC | ALTERATION + REFURBISHMENT

DRAWING TITLE
CHURCH FLOOR PLAN | AS PROPOSED

DRAWN MA	CHECKED MA	JOB NO. 0207	DRAWING NO. P 01	REV. A
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DATE 29/07/16	SCALE 1:50 @ A1	DRAWING STATUS FACULTY LICENSE APPLICATION
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Michael Atkinson

ARCHITECTURE & HERITAGE

QUINQUENNIAL INSPECTION REPORT | EXPLANATORY NOTES

- A.** Any electrical installation should be tested at least every quinquennium by a registered NICEIC electrician, 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. This present report is based upon a visual inspection of the main switchboard and of certain sections of the wiring selected at random, without the use of instruments.
- B.** Any lighting 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 conditions should be kept with the church log book.
- C.** A proper examination and test should be made of the heating apparatus by a qualified engineer, each summer before the heating season begins.
- D.** A minimum of two water type fire extinguishers (sited adjacent to each exit) should be provided plus additional special extinguishers for the organ and boiler house, as detailed below.

Large churches will require more extinguishers. As a general rule of thumb, one water extinguisher should be provided for every 250 square metres of floor area.

Summary:

Location	Type of Extinguisher
General area	Water
Organ	CO ²
Boiler House	
Solid fuel boiler	Water
Gas fired boiler	Dry powder
Oil fired boiler	Foam (or dry powder if electricity supply to boiler room cannot easily be isolated).

All extinguishers should be inspected annually by a competent engineer to ensure they are in good working order.

Further advice can be obtained from the fire prevention officer of the local fire brigade and from your insurers.

- E.** This is a summary report only, as it is required by the Inspection of Churches Measure; it is not a specification for the execution of the work and must not be used as such.

The professional adviser is willing to advise the PCC on implementing the recommendations, and will if so requested prepare a specification, seek tenders and oversee the repairs.

- F.** Although the Measure requires the church to be inspected every five years, it should be realised that serious trouble may develop in between these surveys if minor defects are left unattended. Churchwardens are required by the Care of Churches and Ecclesiastical Jurisdiction 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. This then must be presented with any amendments made by the PCC, to the Annual Parochial Church Meeting.

- G.** 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.

- H.** The repairs recommended in the report will (with the exception of some minor maintenance items) be subject to the faculty jurisdiction.

- I.** Woodwork or other parts of the building that are covered, unexposed or inaccessible have not been inspected. The adviser cannot therefore report that any such part of the building is free from defect.