Diocese of Durham

St Mary and St Peter’s Church, Springwell Road, Sunderland, SR3 4DY

Quinquennial Inspection

1. INSPECTOR

1.1 Clinton Mysleyko BA Architecture (Oxford Brookes), BSc (Hons) Arch Tech (Northumbria)

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Weather: Extremely wet, storm conditions. Inspection date 24.10.2023.

2. BACKGROUND AND GENERAL

2.1 Church: St Mary and St Peter's Church, Springwell Road, Sunderland, SR3 4DY

Wearmouth Deanery

Rev. Katherine Bagnall

GENERAL DESCRIPTION OF THE CHURCH

2.2 The church is located on the edge of Springwell, a residential housing estate in the south of Sunderland. It is situated on the corner of Springwell Road (B1405) and Sunningdale Road. The car park entrance is through a gated opening off Sunningdale Road.

The landscaped grounds to the south and east are heavily planted with shrubs and several trees.

It is estimated the church was constructed in 1965, one of several by Peter Tong of Durham.

The church is laid out on a diagonal square plan. Church, chapel, vestry, Narthex and vestibule/link to hall.

The footprint of the church is approx. 400 sqm.

The church is not Listed and isn't in a conservation area.

Site identified above in red

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Externally the church walls are constructed from red facing brick, door and window surrounds. Cavity wall construction, the nave and isle area is also a facing brickwork finish internally.

The external doors and windows are a mix of white UPVC and timber.

The roofs are flat and covered with a grey single ply membrane covering. The nave roof was recently re-covered. The lantern may still be felt but it was too difficult to confirm due to the heights without a drone or ladders.

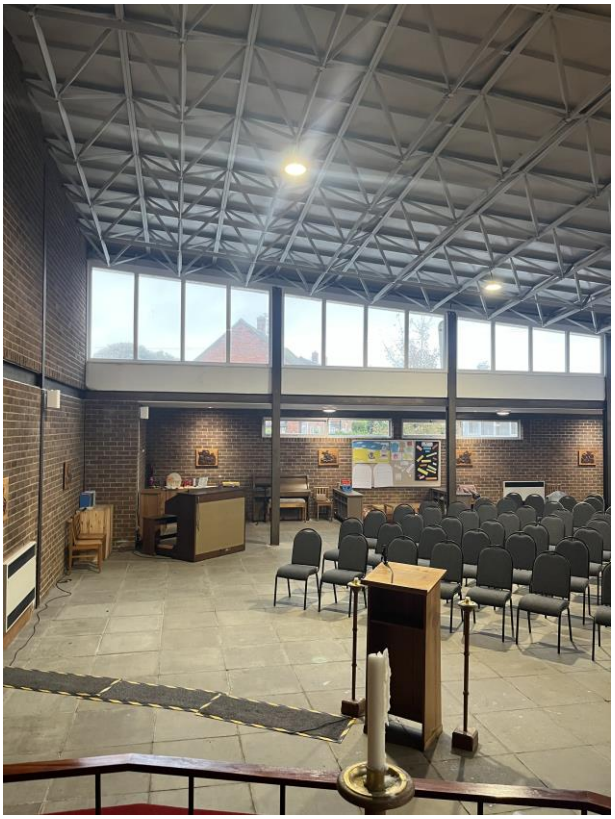
Internally walls are generally plastered to the vestry, chapel and narthex painted with exposed facing brick to the nave and isle's.

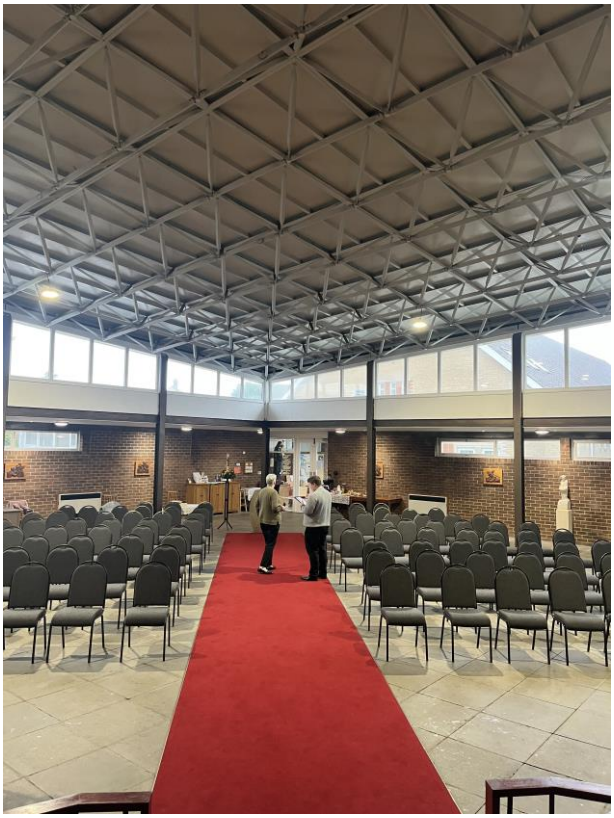
There is an open structure to the nave. Steel posts at approx. 4/5m centres support a steel space frame roof.

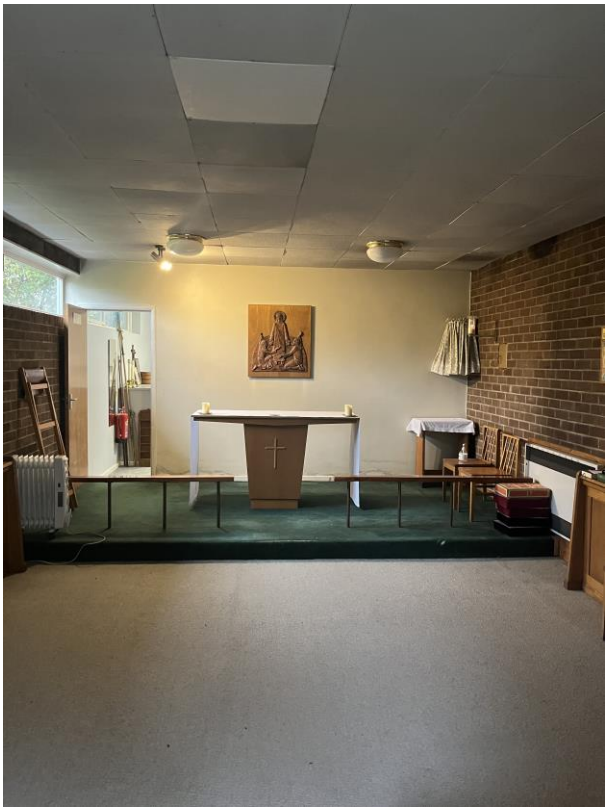
Floors through the link and narthex are solid concrete paving slabs presumably on a solid concrete slab floor construction and these continue into the nave.

The chapel and vestry have a carpet finish to the floors.

GENERAL PHOTOGRAPHS







3. SCOPE OF THE REPORT

3.1 A visual inspection of the church was carried out but only undertaken from ground-level. Binoculars were used for roof inspections externally. No loft spaces or areas that were inaccessible, enclosed or covered were not opened or any floor coverings lifted.

3.2 The inspection did not involve a structural survey of the Church. If it is apparent that specialist structural advice should be sought; this is identified in the report.

3.3 The following inaccessible parts were not included in this inspection:

a. Any voids below floor.
b. All roofs coverings at height.
c. Roof structures.
d. Drains
e. Gutters, flashings etc that couldn't be seen from the ground.

3.4 No manhole covers were lifted, or drains checked.

3.6 This report describes defects noticed. It is not a written specification or programme of works and should not be used for obtaining quotations from builders / contractors. 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.

4. PREVIOUS REPORT, RECENT REPAIR AND MAINTENANCE WORKS

4.1 The previous report was prepared by Ian Ness Architects on the 15th March 2016.

4.2 The log book was available on-site with works from 2016. Recent quotes / invoices were inside.

4.3 Since the last report major roof works have taken place following a storm in 2022. The works consisted of stripping the existing felt roof to the main church roof area and replacing with 18mm plywood, 120mm insulation and a new Bauder roof covering. The contractor should have registered the project with the roofing manufacturer and received a 15 year guarantee. The inspector could not see the guarantee in the log book. Building Control were consulted and a certificate for the works is available by Assent Building Control, whom are a private inspector. Their project reference is FN276254.

4.4 Annual checking of service installations and maintenance tasks carried out:

a. Boiler servicing
b. Fire extinguisher serviced
c. Roof inspection
d. Clearing leaves and debris out of rainwater goods

5. GENERAL CONDITION

ROOF COVERINGS

5.1 The overall roof area is set at three different levels and made up of three separate flat roofs. The lantern being the highest point and smallest roof area and we understand this is covered in felt, due to it's height it wasn't possible to inspect this element.

Below this and covering most of the church and nave area is a flat roof with a low pitch falling westwards. This is the roof area that was recently renewed with a new single ply Bauder roof system.

The lowest flat roof which is another grey single ply membrane product covers the Chapel, vestry and Narthex.

GUTTERS AND RAINWATER PIPES

5.2 The lantern roof has a black upvc gutter with one black upvc rainwater pipe that takes the water onto the flat roof below it and above the vestry and chapel areas.

The main roof over the nave has a fall to the north. This has integral gutters and hidden rainwater pipes that disperse onto the flat roof below. The rainwater pipe protrudes through the soffit. The soffit board (north-west side) is partially missing and should be suitably repaired. A soffit board to the (north-east) high-level wall is loose and flapping. The soffit boards are timber and in poor condition, the fascia boards are UPVC and look in reasonably good condition from the low-level inspection.

The black upvc gutters are in poor condition with cracks and chips to them and they are also not aligned correctly to the low-level flat roof chapel / nave area facing north which is creating a build-up of water. Plantage has also started to form further adding to the

blocked gutters. On the day of the survey due to heavy rain these were over-flowing considerably. The gutters and rainwater pipes require replacing.

There is a lack of rainwater pipes on the north and east face taking the water from the lowest roof, it would be prudent to install deep-flow guttering.

The fascia boards and soffits to the lowest roof covering are also in poor condition and require either replacing with new timber fascia and soffit boards to receive a suitable external paint finish or sand off the flaky paint and cover with UPVC fascia and soffit boards. The latter option probably being the most cost effective and quickest solution.

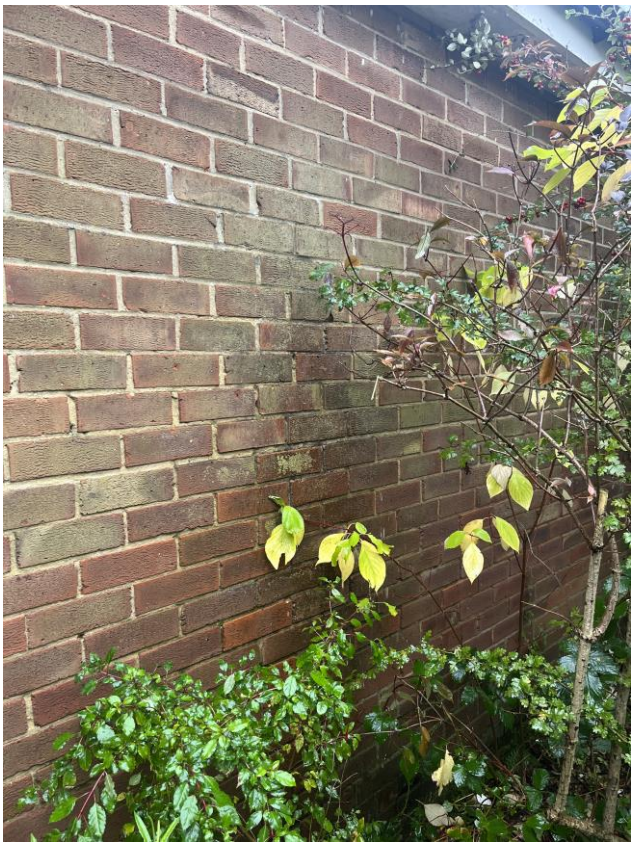
Cast iron manhole covers were not lifted.

EXTERNAL WALLS

5.3 The facing brickwork to the north chapel and aisle wall is single storey with recessed pointing, the walls are weathered and in fair condition. The low-level pointing is deeply weathered and has visible damp patches.

The facing brickwork wall to the east chapel and vestry is single storey with small high-level window openings, it has ivy growing up it and onto the windows. This elevation has penetrating damp to the brickwork. This is most likely to be from the blocked gutters.

This wall also has poor deteriorated pointing, which may be due to raised ground levels and water splashing above DPC level. Heavy damp patches are visible.



The facing brickwork to the south nave wall is also single storey and recessed pointed, the walls are weathered and in fair to poor condition.

At various sections of the wall the pointing has deteriorated significantly. The missing pointing will make the wall vulnerable to damp penetration.

The missing pointing is prominent in the lower areas of the wall where the efflorescence has appeared.

The DPC is only around 25-30mm above the external ground level, this can create potential damp issues as the ground water levels can rise above this. Generally good practice is to have the DPC installed 150mm above external ground level.

WINDOW AND DOOR OPENINGS

5.4 The external windows and doors are a mix of timber and UPVC. They are brick openings with the aisle windows having concrete lintels above.

Most of the timber windows and external doors need new external decoration. Bare timber is visible on most windows. Flaky paint is quite prominent and requires attention.

The door jamb and window cill to the north-east link entrance has timberwork that is rotting and in poor condition.

Double doors to the same entrance link are timber and binding / catching the door frame so won't close correctly.

The windows to the south-west entrance area (which we understand are outside of the client's legal ownership boundary) are in extremely poor condition, with many requiring new timberwork.

CEILINGS

5.5 The nave / isle roof is a space frame with steel posts at approx. 4/5m centres. The space frame is supported at the edge above the windows and centrally supported on castellated beams. The steel structure is open and painted. From a low-level inspection this looks to be in good condition.

The lantern roof is probably timber joists (not visible) supported on the masonry and a steel beam. The ceiling is covered with what look to be wood fibre ceiling tiles. These are in reasonably sound condition.

The Chapel, Vestry, aisles and link have concealed timber joists. Internally they are finished with a mix of plasterboard and wood fibre ceiling tiles.

The flush plasterboard is in very good condition. The wood fibre tiles are in poor condition to the entrance link, Chapel lobby and Chapel where several are warped, stained and large gaps have opened up in the joints. These should be removed and replaced.

INTERNAL PARTITION DOORS

5.6 The nave to entrance link is separated by a set of double timber doors and a glass screen, both Georgian wired glass, presumably for fire resistance and separation of the escape link. These are in good condition.

At the lobby between the Church and Chapel the timber doors are both single leaf with glazed panel, no Georgian wire glass has been used on both. It's not clear if the glass is also toughened or laminated safety glass. The doors and frames had no fire or smoke seals.

The door from the Church to the Vestry and also the door from Vestry to Chapel are timber flush type. The doors and frames had no fire or smoke seals.

5.7 PLASTER / DECORATION

Internally walls are generally plastered to the vestry, chapel and narthex with a paint finish.

The plasterwork is in poor condition to the Chapel. Historic rising damp damage was evident although it is dry now.

Exposed facing brick to the nave and isle's in mainly good condition but a crack was evident to the left-hand side of one of the high-level windows. This will require an urgent survey and advice from a structural engineer.

5.8 FLOORS

The floors in the link and narthex are solid concrete paving slabs with a non-slip textured finish and these continue into the nave and are all in generally good condition, the joints have degraded and become open in several areas but it hasn't yet affected the stability of the slabs.

The floors in the Chapel and Vestry are carpeted. The green carpet to the rear of the Chapel is worn and has damp marks.

The Vestry carpet is in good condition.

5.9 HEATING

A relatively new Ideal Evomax 2 commercial gas boiler is in the store cupboard off the link. Commissioned 15/12/2022.

Heat is distributed through a series of wall fan convectors. All in good condition.

The boiler is serviced every year and a service is due in December 2023.

5.10 ELECTRICAL

An underground single-phase supply. The previous Quinquennial report advised the Church was re-wired in 1996.

The last full electrical inspection and test is not known, as such checks should be made to see if the periodic 5 yearly inspection is now overdue.

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.

5.11 LIGHTNING CONDUCTOR

None.

5.12 FIRE

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 PCC's insurers. Under the Fire Regulatory Reform Act the 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.churchcare.co.uk/churches and www.ecclesiastical.com/churchmatters/churchguidance/fireguidance

Fire extinguishers are inspected annually and are in good working order.

Advice from the insurer should also be taken.

5.13 ACCESSIBLE PROVISION

The Equality Act 2010 makes it unlawful to discriminate against disabled persons relating to 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.

There is good level access to the church entrance at the west and east entrances. A ramped approach leads direct from Springwell Road to the east.

5.14 INSURANCE

Insurance cover should be index-linked, so that adequate cover is maintained against inflation of building costs. Contact should be made with the PCC's 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.

5.15 HEALTH AND SAFETY

Overall responsibility for the health and safety at the church, church hall and any grounds lie with the 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 is reminded that construction and maintenance works undertaken may require the appointment of a competent Principal Designer 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.

5.16 MANAGEMENT OF ASBESTOS IN THE BUILDING

The Control of Asbestos at Work Regulations contain duties for the 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. 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/churches When construction works are being planned at an initial stage an appraisal and investigation into the presence of asbestos should be carried out.

5.17 PROTECTED WILDLIFE

The flat roofs won't offer roosting locations for bats and the building could be classed as low risk.

5.18 MAINTENANCE

The repairs recommended in the report (except for some minor maintenance items) will be subject to Diocesan Faculty Approval. 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.

5.19 BOUNDARY WALLS AND FENCING

The southern entrance retaining walls are red facing brick and bound both sides of the entrance drive. The drive is tarmacadam in good condition.

At the head of the drive is a pair of large galvanised metal gates. The gates are fixed to masonry walls. The gates are painted green with much of the paintwork in poor condition.

There is heavy planting and shrubs to the right-hand (as you drive in) of the retaining entrance wall. There is a medium sized tree at approx. 8-9m high in this area.
This wall has moved and slipped approx. 30mm on the DPC which requires immediate attention.

5.20 TREES AND SHRUBS

There is a substantial number of trees within the Church grounds. It's very unlikely any are covered by Tree Protection Orders, but as a precautionary check it would be worth the PCC contacted the local council to confirm.

5.21 HARDSTANDING AND PARKING AREAS

There is a tarmacadam car park to the south-west of the building accessed from Sunningdale Road. This car park is maintained in a good condition.

6.0 RECOMMENDATIONS

Urgent works requiring immediate attention

· Crack evident to the left-hand side of high-level window in rear aisle. A separate inspection and advice by a structural engineer to take place. Please contact - BDN, The Old School, Simpson Street, Sunderland, SR4 6DR. Tel; 0191 535 6189 bdnltd.com

Estimated cost - £500 for structural inspection and report.
Remedial work costs unknown until structural report available.

· The southern entrance retaining wall has moved and slipped approx. 30mm on the DPC which requires remedial advice by a structural engineer. Please contact - BDN, The Old School, Simpson Street, Sunderland, SR4 6DR. Tel; 0191 535 6189 bdnltd.com

Estimated cost - £500 for structural inspection and report.
Remedial work costs unknown until structural report available.

· Gutters need cleaning as blocked with plant growth.

Estimated cost - £300

· High level timber soffit board is loose and requires replacing / fixing back to the north-east wall.

Estimated cost - £375

· Soffit board is partially missing and should be suitably replaced / repaired to high level roof on the south-west corner.

Estimated cost - £375

· Obtain electrical test report.

Estimated cost - £250 (not including any repairs)

· Gas boiler service (December 2023).

Estimated cost - £180 (not including any repairs)

· The two single leaf doors with glazed panels at the small lobby between the Church and Chapel are not fire rated and both on an escape route. It's not clear if the glass is also toughened or laminated safety glass. Door and glass screens to be changed to Fire rated sets.

Estimated cost - £2500

· Add fire and smoke seals to the door and frame from the Church to the Vestry and also from Vestry to Chapel.

Estimated cost - £450

Work recommended to be carried out during the next 12 months

· Gutters have large cracks / chips and are leaking which should be replaced. There is a lack of rainwater pipes on the north and east face taking the water from the lowest roof, it would be prudent to install deep-flow guttering.

Estimated cost - £1500

· All timber fascia boards to north side single storey roofs be sanded and repainted or covered with new UPVC fascia.

Estimated cost - £1800

· Pointing has deteriorated significantly to south-west single storey wall and requires re-pointing.

Estimated cost - £2500

· Cut back plant / ivy / tree growth to the north-east external Chapel and Vestry area.

Estimated cost - £600

· Repair rotten timber door jamb and window cill to north link entrance prior to decoration.

Estimated cost - £250

· Timber windows and external doors need new external decoration.

Estimated cost - £650

· Double doors to link are binding / catching the door frame and require easing and then a paint touch up.

Estimated cost - £120

Work recommended to be carried out within 18 – 24 months

· The plasterwork to the Chapel wall that adjoins the Vestry is in poor condition. Historic rising damp damage evident that is now dry but requires a full damp inspection. The wall requires sanding and re-painting.

Estimated cost - £350

· The wood fibre tiles are in poor condition to the entrance link, Chapel lobby and Chapel where several are warped, stained and large gaps have opened up in the joints. These should be removed and replaced with either new tiles or probably more suitably a flush plasterboard ceiling.

Estimated cost - £2250

Work recommended to be carried out within 5 years

· Concrete paving floor slabs in the link and narthex have open joints in several areas.

Estimated cost - £1500

· The green carpet to the rear of the Chapel is worn and has damp marks. To be replaced.

Estimated cost - £1000

7.0 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, and the Sustainability Countdown to 2030 section below. 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

'With the Routemap, we see a future in 2030 where the buildings of the Church will be warm, bright and welcoming, powered by renewable energy and using low or zero carbon technologies for heat and light. Energy consumption for the Church as a whole will have fallen, on-site renewable energy generation will have increased, travel will be by low carbon means and carbon emissions will be less than 10% of those now, offset in verified schemes'.

Over recent years, many of us have become increasingly aware of the climate crisis and the urgent need to reduce our carbon footprint. It is recommended the Church become familiar with the PPNZC and the Energy Footprint Tool, both produced by CCB. These recommendations aim to help churches reduce their energy use and associated carbon emissions.