

Diocese of Durham

**CLEADON PARK**  
**St MARK and St CUTHBERT**  
(4)

Care of Churches and Ecclesiastical Jurisdiction Measure 1991

**QUINQUENNIAL REPORT**  
on the architect's inspection on

**20 November 2017**

Sunderland Archdeaconry

Jarrow Deanery

an unlisted building

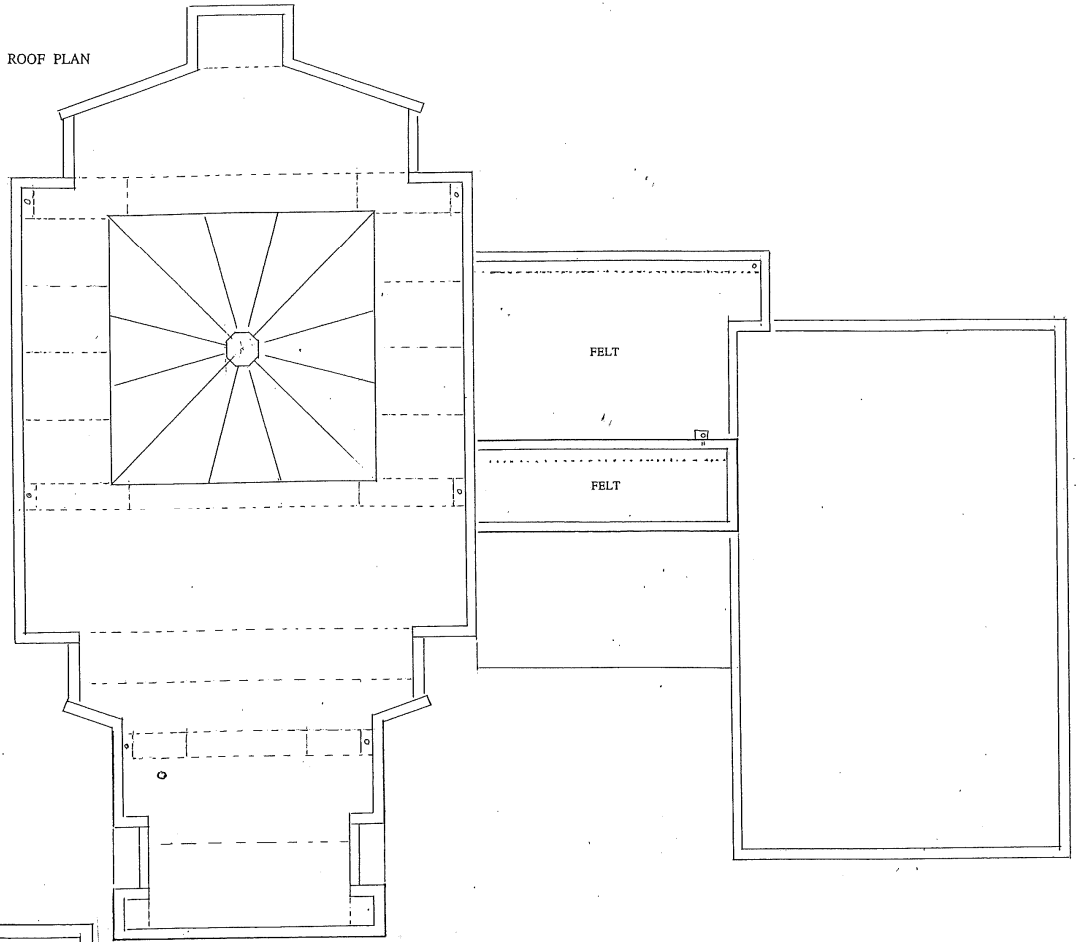
not in a conservation area

Priest in Charge the Revd Kate Boardman

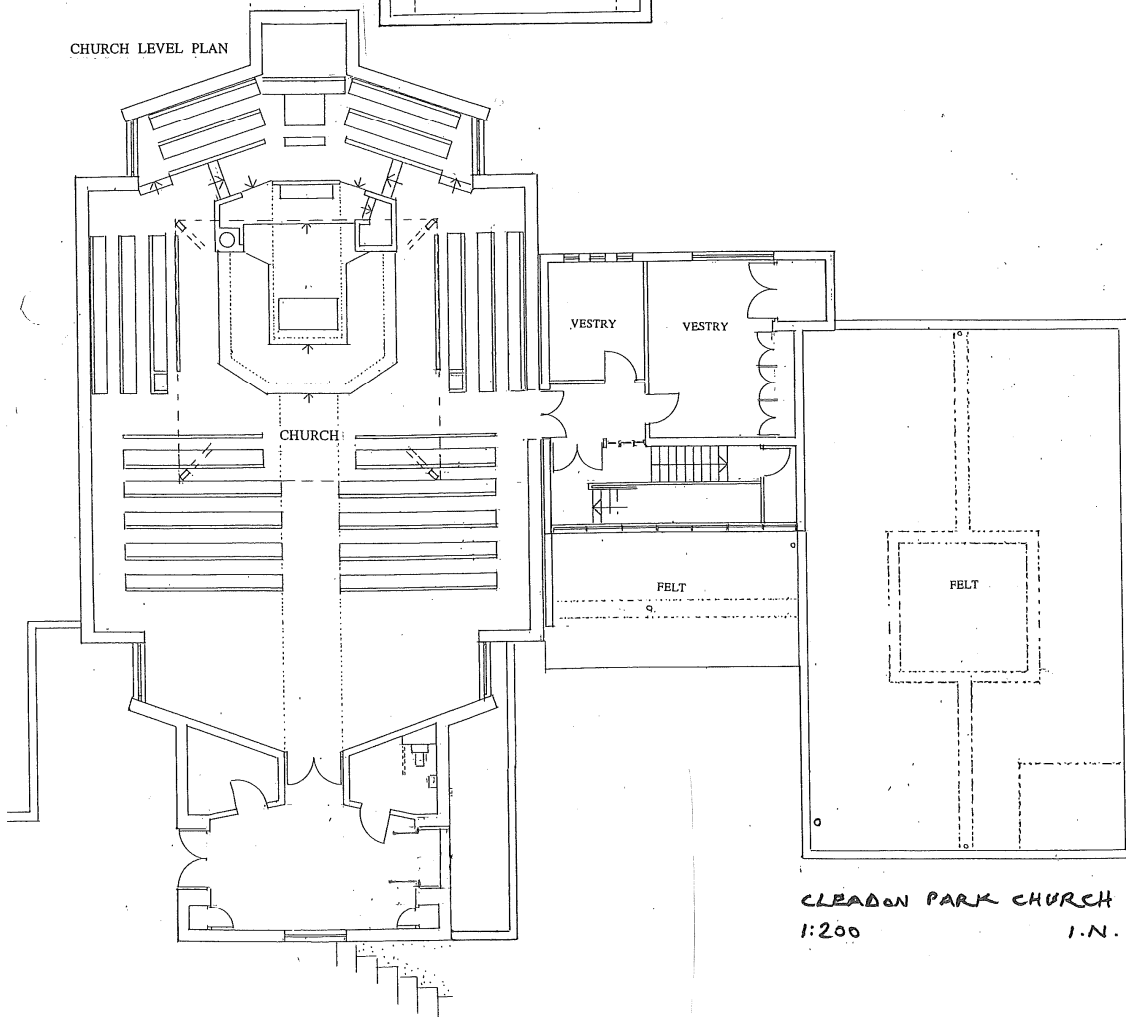


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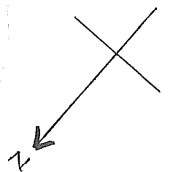
ROOF PLAN

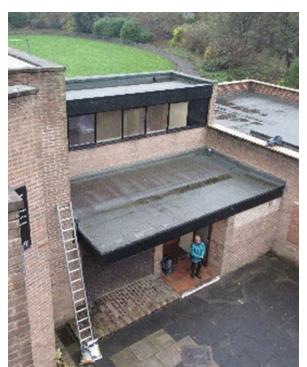


CHURCH LEVEL PLAN



CLEADON PARK CHURCH  
1:200 I.N.









## **PART ONE**

1. I have made a thorough general survey of the condition of the church and grounds. The inspection was such as could readily be made from ground level and ladders. I have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and I am therefore unable to report that any such part is free from defect. The chimney flues were not inspected and none of the services were tested. Damp meters were not used.
2. Since the last report an asbestos survey gave the following results :
  - Work recommended in asbestos survey and done –
    - Ply covers over exposed asbestos at the Hall entrance
    - Removal of heat resisting pad at tea point
    - Church boiler flue insulation encapsulated
  - Other materials identified, not necessarily needing more than management:
    - Boiler room packers, insulation board debris on floors, insulation board ceilings, infill panel at entry, cement flues, wc cisterns, vinyl flooring, bitumen adhesive at floors (Hall, store, boiler room)

## **Brief description**

3. A Church and attached Hall built 1967 in the corner of Cleadon Park near the south edge of South Shields by W.B.Edwards of Newcastle. Built into a slope with Hall half a storey below Church and Vestry level. The Hall was two storey until arson in 1973 when the upper floor was demolished, leaving the stair upper flight leading only to a small store.
4. Little distinction outside between Church and Hall but the taller Church is marked by its lantern and position higher up the slope. No demarcation between Church land and the park.
5. Parapeted flat roofs apart from the lantern which is a folded plate with small bell turret above a ribbon of glazing. Brick cavity walls, plastered except facing brick in the Church. Solid floors said to be concrete rafts in case of mining subsidence. Church separated from the remainder by a wide movement joint.
6. The Church's character is formed by a partially centralised plan with altar in strong daylight enfolded by four laminated portals under the floating square lantern roof.
7. The Church is orientated with its main axis NW-SE. This report uses true compass points.

## **Recent structural history**

8. Largely as built except the reduction of the Hall from two to one storey. Other significant work:
  - Full height Church windows reduced to high glazing over brick infills.
  - Windows at lobby and N wall of Hall bricked up.
  - Bell electric mechanism and its control box stripped out.
  - Church roofs changed from copper to Sarnafil membrane after several metal thefts
  - Hall flat roof patched then refelted.

9. The Log Book shows since last report:
- New Hall lighting, temporary repairs to Hall ceiling
  - Outside part redecorated
  - Stair from Church entrance to car park removed and W Church door bricked up with cupboard inside
  - Car park retarmaced
  - Sarnafil roof on Church patched with Flashband after slit with knife by intruder
  - Hall kitchen refitted in the E corner of the Hall itself
  - Carbon Monoxide detectors fitted outside both boiler rooms
  - Sections of Church copings smashed by intruders. Exposed parapets protected with felt infill
  - Anti-vandal spikes fitted over low Hall entry
  - Copings at Hall roof mostly replaced
  - Smartwater applied at copper of Church roof lantern and bell
  - Remains of lightning conductor removed
  - Gents ceiling and light replaced
  - Church lighting wiring retested. New Church distribution boards for temporary wiring in the roof void, satisfactory retest.
  - Interior redecorated

### Summary of structural condition

10. The structure is stable and most of the brickwork and interior are in good condition.
11. Most Hall copings have been replaced but more work is needed at the Church copings and Hall parapets.

## PART TWO

### DETAILED DESCRIPTION OF THE EXTERIOR

#### Roofs

12. The square **lantern** is a shallow pyramid of folded timber boarding with many valleys. The boards are covered with green Sarnafil pvc membrane of similar appearance to the lost copper. All appears sound though one mock 'joint' upstand is coming loose. No spouts or gutters so the water discharges onto the Church roof below or onto the lantern glazing.



13. The lantern sides are mainly glass in painted metal frames in good condition. Some paint flakes. Below cill level a deep upstand is clad in the same green Sarnafil in good condition.
14. The **Church** roof is a square around the lantern, extended SE and especially NW by shaped bays inside a low parapet. The flat roof is divided into bays falling to three wide internal cross gutters to internal sumps against the N and S walls.

15. The roof and gutters are covered in light grey Sarnafil on foam insulation slabs on felt vapour barrier added over the original and repaired decking, replacing stolen copper. The falls are minimal especially at the gutters.

Collars at a soil vent pipe and asbestos cement flue pipe which pierce the roof.

Several professionally fixed Sarnafil patches on the roof where intrusion caused tears.

Since the last report a knife cut was repaired with Flashband which seems sound at present but is not best practice.



Sarnafil roof carried over designed gaps in coping



Flashband patch on Sarnafil

16. The Sarnafil is carried up inside low parapets and under cast stone copings or over the whole wallhead over windows where the copings were not designed to be continuous. Many open coping joints.

Some copings have been vandalised and the wallheads protected temporarily with damp proof course.



Felt patch where copings missing



17. The wide gutters end in six deep sumps with bottom outlets to internal pipes. Small overflow pipes through the parapets. All sumps were cleared at the inspection but **MUST BE KEPT CLEAR** by cleaning every late autumn and spring. Ladder access is not difficult.



18. The concrete flat roofs over the **high stair**, lower **Vestry and Meeting** room have green bitumen felt in fair condition carried over the parapets and copings. Ponds over the landing and at the gutter. Larger ponds in Vestry corner next to Church. Blisters in the wide gutter. No known leaks at present. Felt badly damaged where it carries over the decayed copings at both roofs facing the Hall.



19. The **Hall** roof is the former concrete first floor, with raised timber decks filling a former stair opening in the W corner and an open centre well. Since last inspection new concrete copings have been fitted at all except the short NW side where earlier replacements are serviceable. Lack of overhangs at the N ends of the new copings may cause damp in the bricks.



Roof enclosed by seven course brick parapet (rendered at NW). The NW render and some inner bricks are decayed. If not covered in a roof renewal soon the render should be repaired.





20. The Hall roof falls inwards to a centre gutter passing around the raised centre table to internal outlets at each end. The felt appears waterproof despite ponding at W and SE, at the former stair and the gutter NW of the centre table. Upstands mastic pointed to the brick walls. A short length of upstand at the S corner is loose from the wall and open to weather.



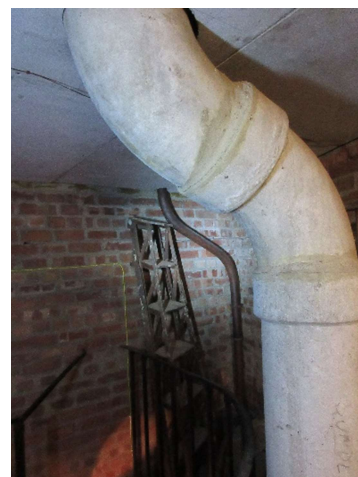
21. The lowest flat roof over the **Lobby** and **WCs** has green felt on timber deck with a centre gutter and outlet. Good condition but gutter ponded because the outlet now higher than the gutter. Aluminium trim along the open edge, now with discrete anti-intruder spikes.



22. A movement joint through the whole structure appears at the lower roofs as low felted upstands against the Church walls.
23. Small felt roofs in the recesses over the Church doors (and former doors) appear sound. Internal outlets to be cleared when needed.

### Rainwater System, Drainage

24. All pipes are internal and appear to run freely. Some visible as bent copper pipes in the store over the church entrance. Other parts may be horizontals in false ceilings. A cast iron foul drain vent pipe in the same store.
25. The drainage appears to be earthenware combined foul and surface. Brick manholes with cast iron covers. In 2011 the branch from the wc at back of Church was relined in two 1m lengths between manholes with 10 year guarantee.





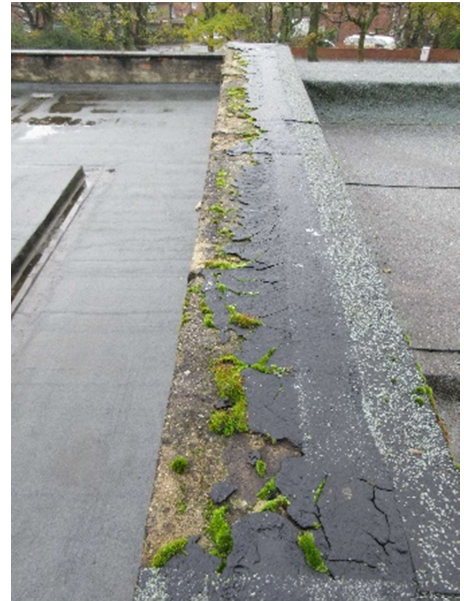
## Walls

26. Cavity facing brick, flush pointed and in good condition except under the Hall copings (where previously galvanised twist wall ties and no cavity insulation were seen). Two full height vertical joints in both leaves of the Church NE wall were formed in preparation for an intended 'transept' extension.
27. Patches of poor pointing
- at two panels R of the former W Church door
  - at N corner of the Church lobby
  - at Church high level at E side, NE corner and N end
  - around large diameter NE overflow pipe through parapet
  - at N end of Hall high level under open coping joints
  - at S end of Hall
  - at the S and E end of the Church (where accessible joints seem to have been picked out)



28. At the Meeting room window a movement crack in joints and bricks at the W end of the long lintel.

29. Cast stone copings in fair condition, now felt over with some coping decay at the mid-level roofs.





## Bell

30. A single fixed bell remains in the drum on the lantern, not usable since the electric clapper was removed.

## Window and Door Openings

31. Brick openings with concrete lintels, in good condition.  
Painted slate cills at Church lobby, Vestries and Hall, some cracked.

## External Iron and Wood

32. Paint flaking at the bell drum uprights.
33. The remaining Church doors are good stained hardwood.  
Glass upper panels with mesh protection. Lower panels made more secure with added external ply. Fresh stain needed.
34. The Hall entrance doors are battered hardwood with ply panels, metal sheeted inside.  
The two escape doors now decorated as murals facing the park.
35. The HW infills around the Church high level windows need stain.



36. The strip of painted steel windows over the stair are sound. Three top hung vents now painted shut were opened by remote hand turn, now disconnected. Paint poor inside.



37. The Vestry and Meeting room metal windows lack paint outside. Similar W of Hall have lost paint from flexible polysulphide used to 'putty' polycarbonate into the frames.
38. High and low level ply fascias over the Hall and Church entrances, well painted.



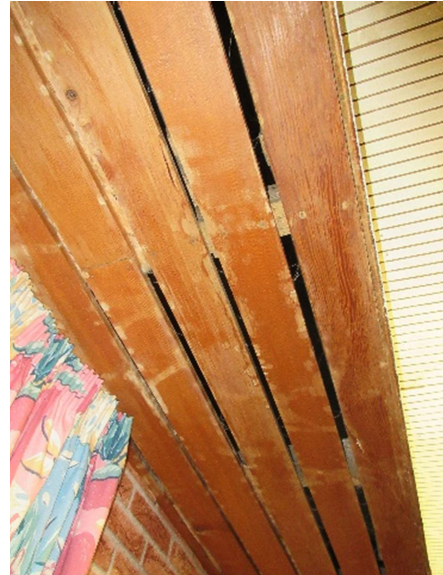
## DETAILED DESCRIPTION OF THE INTERIOR

### Roof Structures

39. The only visible structure is four converging laminated softwood portal frames supporting the Church lantern and similar laminated beams carrying the Church roof. All appear sound. The concealed remaining Church roof structure is probably steel beams with timber joists.
40. At the Hall the downstand beams around and across the centre well are ply cladding on unknown beams and both roof infills seem timber joists. Otherwise the Hall and room structures appear to be insitu reinforced concrete slabs. Deep concrete downstand beams visible above Hall ceiling.

### Ceilings

41. Hardwood boards at Church and lobby, sound. Water marks over doors to stair, now dry.
42. In the Church wc and upper and lower rooms sound painted plaster except holes where two wc lights removed. Minor plaster crack in Meeting room ceiling.
43. In Hall mainly fibre boards on suspended battens. Some sagged and broken. At three sides a downstand duct for hot air (and perhaps roof drainage) clad in Douglas fir boards. Softboard at the corner store (former stair). No insulation.



44. Mineral fibre fire board in the Hall boiler room and store over Church lobby. See paragraph 2.

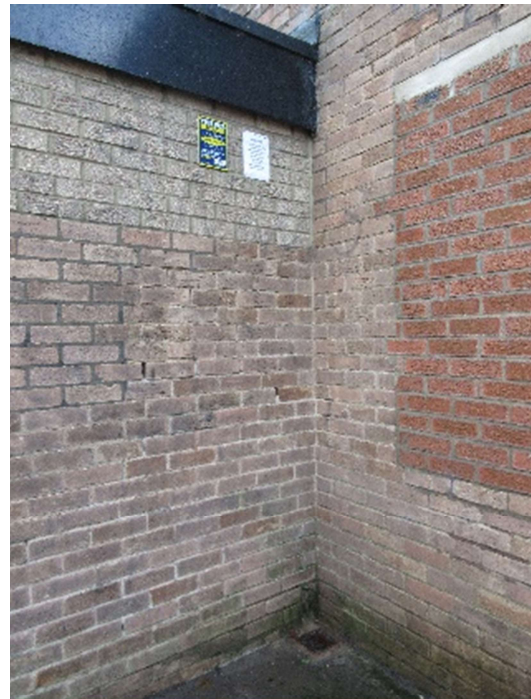
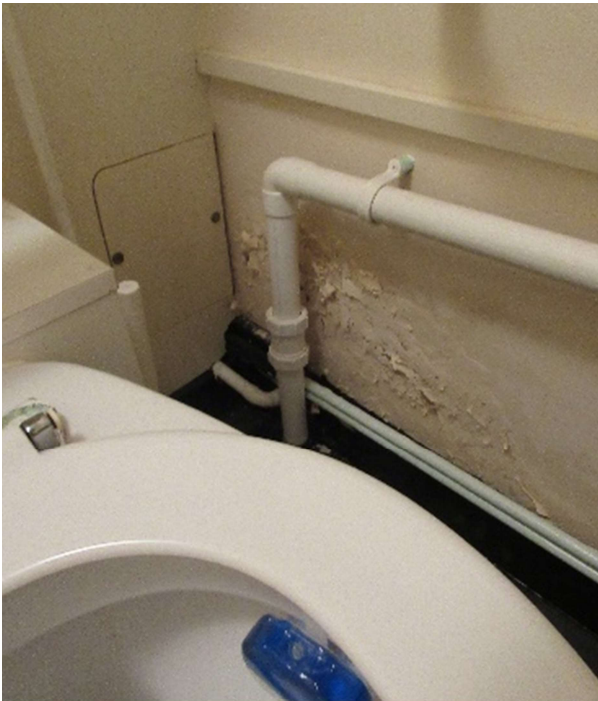


## Partitions, Doors

45. Partitions are sound exposed facing brick or plastered masonry.  
The Hall store partition is lacquered softwood framing with plasterboard infills.
46. In Church pairs of solid maple doors with hold open floor springs. Church and Hall doors lack draught strips which would help heating. Wired vision panels at entry doors.
47. Doors generally good framed and glazed or hardwood veneered flush (beech faced at later parts) with sound stainless steel hardware and intumescent strips for fire resistance.
48. At the Landing sound hardwood wired glass fire doors and screen with aluminium glazing beads.  
At former kitchen a split stable door and painted glazed door. Hall store door lacks lock and levers.
49. Hall boiler room door binds on frame.

## Plaster, Decoration

50. None at Church and part of the Hall lobby. Elsewhere good painted plaster. Half tiled behind Gents basins. Slight low level damp behind Ladies soil pipe and R of the lower accessible wc bowl seem associated with a rainwater gully outside which gets blocked, perhaps wetting the bricks enough to fill the cavity.



51. In Hall store a narrow diagonal crack in plaster from bottom W corner to ceiling at the partition has been roughly filled and reopened. No visible crack in outside brickwork.

## Glazing, Protection, Ventilation

52. Church lobby and lantern clear single glazed with galvanised mesh protection. Sound but appears defensive. Church upper infills are polycarbonate sheet in hardwood frames. Some dirt.
53. Landing glazing polycarbonate puttied into metal frames. Polycarbonate is dirty, paint splashed and clouding (as this material does in sunlight before modern light resisting type). The 'pane' next to the Store is clouded and cracked, letting heat out. The Store window is filled with painted ply.
54. Hall windows clear single clouding polycarbonate with internal mesh except two at NW small panes of clear polycarbonate in painted timber frames.
55. Vestry and Meeting room aged clouded Meshlite (metal mesh cast into glass reinforced plastic) with internal mesh for double security. Looks poor outside.
56. No visible room ventilation and no subfloor ventilation (solid floors).





### Floors, Rails, Landing, Stairs

57. **Church and lobby** are mainly quarry tiled. Small areas have been renewed. A few sound hollow close to Church SE corner. A small patch of tiles by the Organ seat are suspended (over a duct?) and slightly pitched up. Wide expansion gaps at all edges of the quarry tiles with loose infill material. Stout brass floor warm air grills. A carpeted centre walkway.
58. Sandstone steps and sawn slabs form a centre dais and raised E end at three levels for altar, choir and organ. Dais largely carpeted and seems sound.
59. Landing, Vestry, Meeting room, stairs and lower lobby all have lino in good condition. In the wcs vinyl tiles on solid floors with painted softwood skirts. Tiles sound except some damage in Gents.
60. In the Hall good small hardwood blocks except mixed finishes around kitchen. At kitchen some bare screed and recent sheet laid over earlier lino with a loose taped edge which will get damaged. Better to finish all in one material with permanent edging.



### Furnishings, Organ

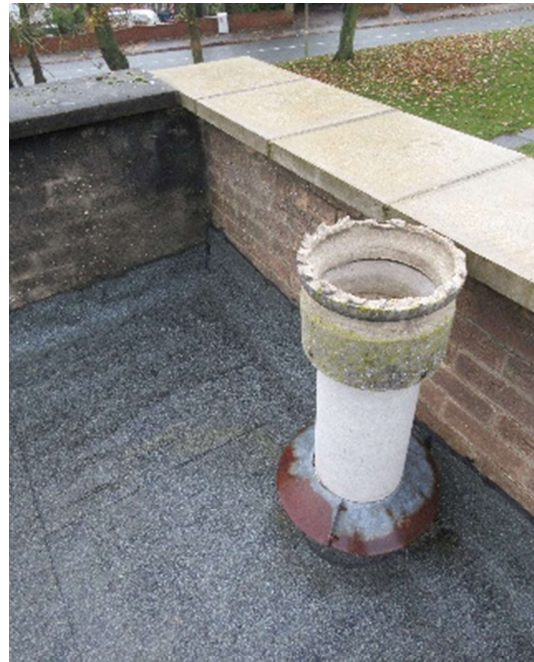
61. Altar a solid sandstone block, fully covered. A suite of well designed and made maple pulpit, tabernacle and stand, rails and benches for clergy, choir and people. The communion rails include tall steel candle sticks.



62. Plain stone font, wooden cover with robust small brass cross similar to the tabernacle. Stations fixed to the brick walls.
63. Organ in E alcove by Vincent of Sunderland, silvered pipes and maple console. A large narrow black steel cross with painted detail in front of the organ. Sound but no organist at present.
64. A large plain timber cross on the Church N wall, formerly outside.
65. In Church entry an added 'reception' top and shelves (clever reuse of former servery).

## Heating

66. Warm air heating by separate gas furnaces off Church lobby (two) and in chamber at Hall, each with intake louvres through walls and asbestos cement flue pipes through the flat roofs. The Church flue pipe has again lost its rain cap. The Hall pipe remains open to the rain.



67. At Church the asbestos containing heat resisting rope seal between a metal manifold and the flue pipe now has painted encapsulation. The hot air duct in the Church boiler room has fibrous lagging. Similar at Hall not lagged.



68. Underfloor ducts in Church, its lobby and wc, overhead ducts in Hall, its access wc and lobby. Both work and appear effective but less so in Church where the warm air must first fill the lantern. Thermostat by organ.

69. Church and Hall heating working but aged, parts not available and being kept going until a planned replacement.

70. Loose electric panel heaters in Meeting room and Vestry where gas fires removed leaving disused concrete flue terminals on roof. No heating in Ladies and Gents wcs



## Electrical

71. Earthed supply cable. At Church two single phase distribution boards. Three meters and main fuses under the stair with two three phase DBs and a separate DB in the Hall entrance. The DBs have stickers saying system last tested September 2015. The DBs have been replaced with modern RCD circuit breakers.
72. Most wiring concealed so cable type or types not known. Visible MICC cables from Church DB (said to continue into Church roof void) and pvc/pvc from DB under stair.



73. MICC wiring in the Church ceilings has been damp and not providing proper earth so the Church is lit with temporarily wired LED down floods around the lantern and each side of the entry doors.
74. Former lighting in Church (none now working) was:  
Recessed downlights in Church, Church lobby landing and outside the Church doors. Some small spots  
Around the lantern base a continuous strip of fluorescent lights.  
Special lighting:  
- in the Church lobby a small corona of up and downlight tungsten lamps  
- in church switches behind the president's bench controlled 4 floods around the lantern base, and groups of lights in two metal pendants with random bracketed glass shades one over the tabernacle with 3 white, the other central over the altar with 7 red.



75. In Vestry, Lobby, Landing and wcs round ceiling or wall lights, some missing diffusers or lamps. Strip lights in Meeting room, Hall and former kitchen. Awkward switching of some wc lights from the lower lobby.
76. Metal faced recessed 13A sockets in Lobby, Church, Vestry, Meeting room, Hall, Store, Hall lobby and former kitchen. Hand dryers in access wcs.

## **Lightning Conductor**

77. None. A former conductor has been removed and the church is not so prominent that need is clear.

## **Fire Precautions**

78. Adequate escape doors and fire separation. Fire alarm with break glass at Hall lobby.

79. Extinguishers serviced June 2017:

each Hall escape door	6 litre foam
kitchen	2 kg foam and fire blanket
boiler room	2 kg CO <sub>2</sub>
lower lobby	2 kg CO <sub>2</sub>
landing	6 litre foam
Church lobby	6 litre foam

## **Water and Sanitary facilities**

80. Stainless sink and wash hand basin in Kitchen with cold and hot by earlier wall gas instantaneous heater.  
At Vestry stainless sink with cold only.

81. The basin at the modern accessible wc at the Church lobby has instantaneous hot and cold.

82. At Ladies and the lower accessible wc the wcs and basins are sound but the hot taps run cold. The wall electric water heater seems a storage type not switched on but without an indicating switch it is not clear if live. Storage heaters must be switched on well before need.

83. Gents wc, two urinals and three basins all work but cold only. The hot taps and wall water heater all seem disconnected (indicator switch does not light).

## **Access and use by people with disabilities**

84. The sloping site and split level building make difficulties. From pavement nearly level access into Church by a short steep ramp with handrails to the E door.  
From the car park 'level' access is now by pavement to the same E door.

85. Access to the Hall is by step up to the outside doors then two down from Lobby to Hall with handrail.  
Access between Church and Hall is by a long flight of steps with rails both sides.

86. The building is well equipped with accessible wcs at both Church and Hall lobbies. The wc at Church lobby is large and well fitted but neither includes an alarm as current practice.

87. Baby changing provided on a loose table.

88. Stout mortice deadlocks, padlocks and mesh on doors. The Hall escape doors have panic push pad locks and two shoot bolts each which must be pulled back when the Hall is busy.



### Grounds, boundaries, signs, paths, trees

89. Open grounds maintained by the local authority, at corner of park and vulnerable to misuse but in fair condition. Lawns all sides. Mature trees at N and E. Flag path from E to Church.



90. Tarmac parking renewed and good.



91. Good external banners and signs.

### Archaeology

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

### General comments

93. The parish has reroofed the Church and made other improvements and should be commended. The Church interior has special quality and remains well cared for.

94. Further work is needed at the Hall parapet and some parts of the exterior and interior. A redesign of the Hall roof would be the ideal.

95. A feasibility report dated September 2008 for improvement and development of the church was written by North of England Civic Trust and Ian Ness to support a bid by South Tyneside Council for funds to improve the park. While that bid was unsuccessful the study remains and might inform future planning.

## **PART THREE**

### RECOMMENDATIONS in order of priority

#### **For immediate action**

Point Church coping joints	16
At Hall NW replace parapet render and point coping joints	19
Free Hall boiler room door	49
Fix rain caps at both flues	66

#### **For completion within 18 months**

Repaint Lantern windows and Bell drum	13, 32
At Church roof change Flashband patch to Sarnafil	15
Add matching Church copings where missing and felt patched	16
Seal or flash Hall roof to parapet at S corner	20
Complete the flooring at new kitchen	60

#### **For completion within five years**

Repoint open brick joints at Church and Hall	27
Replace polycarbonate 'glazing' over stair with UV resistant type	53
Consider same at Vestry and Meeting Room	55
Obtain new Periodic Electric Installation Test in 2020	71 and Addendum

#### **Desirable improvements**

Replace decayed copings at Stair, Vestry, Meeting room	18, 29
Restain Church doors and windows	33, 35
Repaint windows at Hall and rooms	36, 37
Repair and paint ceiling at Church wc	42
Renew Hall ceiling, insulated unless in renewed roof	43
Add draught strips at Church and Hall doors	46
Renew Gents floor	2, 59
Change to permanent relighting of Church when possible	73, 74
Provide hot water in all lower wcs	82, 83

#### **Recommendations on Maintenance and Care**

Note need for continued management of Asbestos	2
Clear roof gutters, sumps and gullies at least twice a year	17, 20, 21, 23, 50
Plan to renew heating	69



## **ADDENDUM to the SURVEY REPORT**

### **Required under the Care of Churches and Ecclesiastical Jurisdiction Measure 1991**

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

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

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

maintenance under contract by a local builder or handyman or

maintenance by church working party

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

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

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

To check registration with NICEIC and ECA see [www.electricalsafetyregister.com](http://www.electricalsafetyregister.com)

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

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

**PEOPLE WITH DISABILITIES** 'One of the striking characteristics of the Gospel narratives is Jesus' concern for people with disabilities but sadly the Church has, in the past, given little attention to their needs. The design of our buildings has often proved a barrier to those who attend church services' (Chairman of the Church Buildings Council). The PCC are reminded that the Disability Discrimination Act 1995 places a duty on churches to review all practices and facilities and to take all reasonable steps to avoid discrimination against people with disabilities caused by physical features, bearing in mind the limitations often found in historic buildings  
Useful advice and audit sheets are to be found in 'Widening the Eye of the Needle' published by the Church Buildings Council 1999 £10.95.

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