

Diocese of Durham

**DENESIDE ALL SAINTS
SEAHAM**
(94)

Care of Churches and Ecclesiastical Jurisdiction Measure 1991

QUINQUENNIAL REPORT
on the architect's inspection on

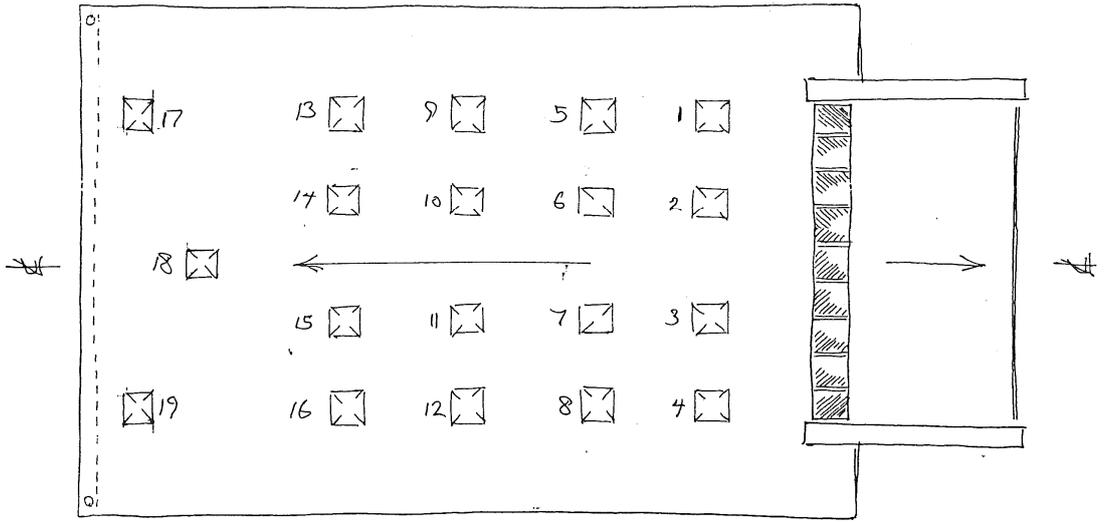
14 June 2017

Durham Archdeaconry
Easington Deanery
an unlisted building
not in a conservation area
Vicar Fr Paul Kennedy

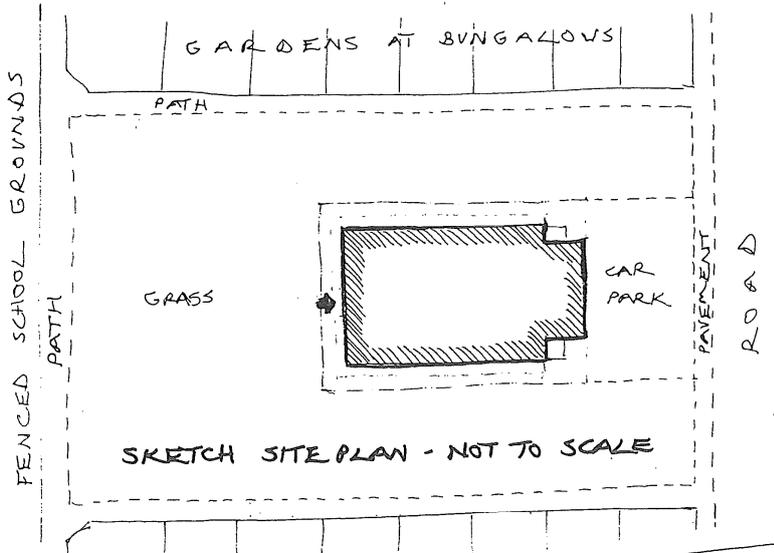
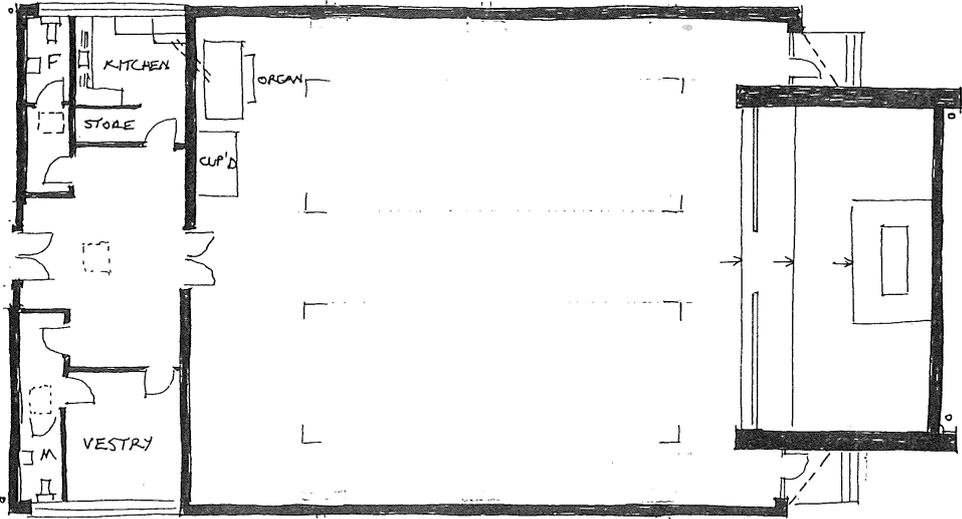


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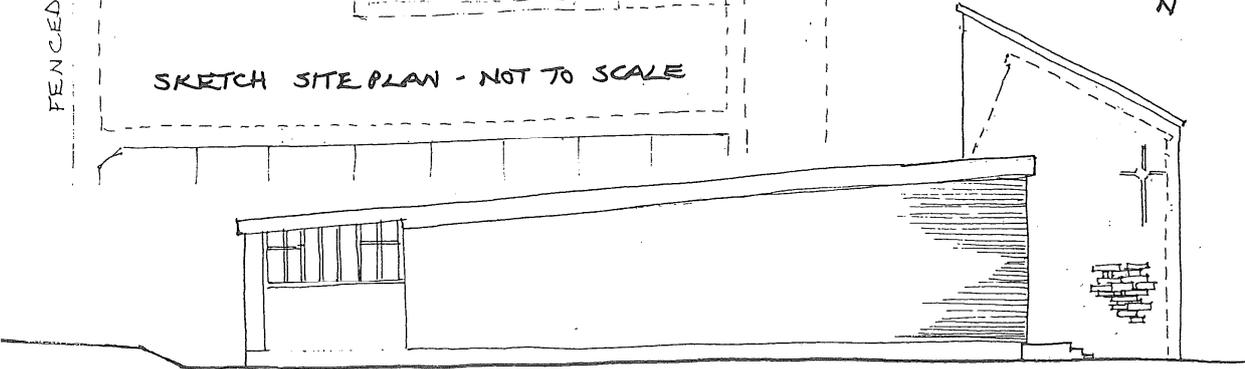
ROOF PLAN



ALL SAINTS DENESIDE
SEAHAM

1:200 APPROX

IAN NESS 2006



PART ONE

1. I have made a thorough general survey of the condition of the church and grounds. The inspection was such as could readily be made from ground level and ladders. I have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and I am therefore unable to report that any such part is free from defect. The chimney flue was not inspected and none of the services were tested. Damp meters were not used.
2. This report is an Assessment rather than a Survey under the Control of Asbestos at Work Regulations 2012. The PCC may wish to see the guidance on the Church Buildings Council ('ChurchCare') website. The history of the church is such that asbestos might be present. If a survey is required and not previously done, a specialist surveyor should be approached. Material seen which might contain asbestos is:
 - Thermoplastic floor tiles in the wcs. Note any asbestos in the tiles would be so bound in that risk would be negligible while the tiles are unbroken.
 - Not seen but a common place where asbestos is found is the lining of the organ blower box.

Brief description

3. Opened in 1965, said to be designed by Harry Dobson. In the centre of a sloping rectangle of land bounded by a junior school, paths fronting terraced bungalows N and S and one of the Deneside gridiron streets to E. Land given by the Marquis of Londonderry.
4. A simple hall church with generous Sanctuary in a top lit recess at E. The church is a brick rectangle with a monopitch felt roof on concealed deep plywood trusses spanning between the side walls. No side windows but numerous rooflights in the ceiling which slopes up to the higher Sanctuary whose steep monopitch roof is flanked by natural stone parapet walls, unplastered inside. At W a large Lobby, Vestry, Kitchen and wcs all under the main sloping roof.

Recent structural history

5. No Log Book was seen but the main work in the last ten years has been new central heating, improvement of the electrical intake equipment, renewal of one rooflight, patching of the Sanctuary roof, renewal of its ribbon window and lighting.

Summary of structural condition

6. The building is stable and in good general condition. The inside is well maintained and attractive.
7. One of the nineteen rooflights leaks on occasion (no. 10 on plan).

PART TWO

DETAILED DESCRIPTION OF THE EXTERIOR

Roofs

8. The single large monopitch is covered in green mineral felt with kerbs at the rooflights, low upstands at the side verges and an integral gutter at the bottom edge with two outlets.
9. Felt condition is generally good but at the top it is not well turned and pointed into the stone walls flanking the Sanctuary. Parts of the felt upstands are loose from the stone, especially at the S side facing the sun. Inside leaks show as water marks on the stone. New cover flashings or new felt turned at least 25mm into deeper joints and pointed would make the roof watertight.



10. Polycarbonate rooflights of various ages, some single skin, some double, over deep white painted light wells with fluted plastic laylights at ceiling. 16 over church, 3 over Lobby and wcs. One damaged at edge and patched with flashband. Half clouded by age are visibly darker inside.

11. Numbering rooflights from top left (see plan)

1, 14	single skin, sound except broken corners
2, 7, 8, 9, 10, 17, 18	sound but 9 lacks most of its fixings, 10 has water trapped on the kerb Recent drips are reported under 10.

3, 4, 5, 6, 11, 12, 13, 15, 16, 19	old and clouded but sound looking except 16 and 19 have cracked corners 5 and 12 have each lost two fixings 11 has lost caps from fixings 15 has lost four fixings
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typical rooflight – missing fixings

12. The integral felt gutter is mainly fair but there is a hole in the felt by the N pipe. The timber framing must be wet and the board soffit under the gutter has collapsed. A point of daylight can be seen through the felt.



13. At Sanctuary a steeply sloped strip of wired glass in hardwood mullions lights the altar from above. One mullion end weakened by decay was strengthened with stainless steel straps in 1999. It is now well protected and should not deteriorate further.
14. Protective wired cast glass with oak cover strips was added over the whole rooflight. The outer glass is cracked but continues to protect the original glass and timber. The cover strips are weathered and would last longer if treated with say several coats of stain or Danish oil.
15. The large panes of glass are held in place by stainless steel strip clips. Many clips have part opened and need to be renewed or at least bent back and held under the cover strips. One of the panes, now poorly supported, has slipped down about 1" and might slip further.
16. The steeper black mineral felt over the Sanctuary seems much older. It is very visible to the approach. It has been patched in different colour where formerly cracked down its centre. The felt each side is holed. No visible leakage yet. At least for appearance it should all be recovered soon.



Rainwater System, Drainage

17. At Nave NW and SW sound cast iron pipes drop from the integral felt gutter to gullies which also take the Kitchen and basin wastes. Patchy anti-climb paint, very poor paint with some rust and barbed wire wrapped round the pipes all look poor.
18. The Sanctuary roof has a large half round cast iron gutter with cast iron downpipes at each end, sound except the bottom of the NE pipe is missing. The gutter paint is poor. The S gutter outlet and fascia board appear green with damp. Both gullies seem blocked.



19. Rain and foul drainage appear combined into a drain to sewer in road. Drains not opened but appear to work.

Walls

20. Fair face cavity brick, pointing slightly recessed with scattered holes in mortar especially at the E end and scattered open joints at W end, especially at its N half. The holes in the joints could let in enough rain to cause the plaster damage inside (para 42).

At each side three former wall flues are bricked up and one in darker brick mortared over. Recessed plinth of purple engineering brick below damp proof course and below glazed panels in N and S walls.



21. Open joints in the cast stone window cills and two broken cill ends on S side.

22. Very minor diagonal cracks in joints in the upper half of the walls (two at S wall, one at N half of W end) are unchanged. No cause for concern but better pointed.

23. The rock faced squared random sandstone walls flanking the Sanctuary are sound but the soft pointing is recessing on all sides, especially at high and low levels, and needs raking and repointing to match.



24. The stone walls are capped with steeply sloping boards covered with zinc or lead on diagonal roll joints. The top of the S cap has been torn and folded back by wind and needs renewal.



para 24

Bell

25. A bell bracketed from the NE wall corner has no rope and needs paint.

External Iron and Wood

26. Weathered paint at the deep fascias on all sides looks very poor. Most ply seems sound but rot has begun over the S windows. The NW corner badly damaged by gutter leak (para 12).

Maintenance of the ply would be reduced if changed to upvc or stripped and stained rather than painted.



27. Former side screens and fanlight at the W entrance doors have been removed and bricked up. Doors sound stained flush ply with brass ironmongery. The leading door drags on the floor. The galvanised external shutter box begins to rust.
28. Escape doors and side panels at SE and NE are plain painted ply with aluminium panic bars. Painted ply overpanels concealed by motorised galvanised roller shutters, slight rust.
29. The face of the SE door and its weathermould are water damaged and coming loose making it hard to close. The NE door is unpainted inside and has no weathermould.



30. The triangular spaces between the escape doors and their added protective shutters are roughly roofed with rusting steel sheet, unsupported and drooping. The S sheet was held by thick beds of silicon sealant, now loose.
31. White paint flaking from two plain metal crosses on the stone walls looks poor.

Glazing, Protection

32. Rectangular panels of glass over the Nave escape doors, with leaded random rectangular tinted glass with polycarbonate protection, clouding at SE, screwed to the timber frames.
33. At W ends of the long walls large softwood multiple frames with plain glass light the Kitchen, Vestry and wcs. A cracked pane at each of Kitchen, Vestry and Ladies. Protected by large single sheets of polycarbonate. No ventilation.

DETAILED DESCRIPTION OF THE INTERIOR

Roof timbers

34. Concealed ply box beams support timber bearers and a deck which appears to be foam insulation slabs faced with metal foil. This modern material may have been added when the roof was last refelted.

Ceilings

35. Nave sloping painted plaster on joists. Recessed lights in panels of suspended ceiling between rooflights. Dirt on the polycarbonate laylights. Slight plaster cracking along some box beams especially on the N side and near the stone walls. A centre strip of softwood boards with wide air gaps.
36. Plastered downstand box beam over the Sanctuary opening. Fair except plaster repair needed at a cobwebbed hole at the Sanctuary side of the N end.
37. Painted plaster in Sanctuary good except a small hole next to the N stone wall and a crack over the cross, perhaps caused by former roof leak. Good at small rooms except very slight cracks at Ladies and cracked under Gents rooflight.

Partitions, Doors

38. Sound plastered masonry partitions except two fair faced brick walls in the lobby.
39. Varnished flush ply doors at all rooms except a pair of glazed hardwood doors to Nave with overhead closers and one old draught strip at meeting edges only, not filling the gap and part broken.

Plaster, Decoration

40. Lobby and Nave brick and painted plaster in good condition.
41. Sanctuary differentiated by exposed stone sides and painted plastered E wall. Plaster textured except middle third smooth and was different colour, now painted to match. Paint needed at beam where lighting conduit removed.
42. Vestry, Kitchen and wcs good painted plaster except plaster patching at heating pipes not yet filled and painted. At Ladies some low level plaster damage on N and W walls may be due to the poor pointing (para 20) or previous damage to wastes now metal protected outside

Ventilation

43. A permanent slot at the foot of the glass over Altar. Otherwise usage too low to make ventilation necessary. In Kitchen without openable window vapour from kettles etc should be minimised to prevent mould.

Floors, Rails

44. Nave Granwood composition tiles in two shades of grey with wide strip of red carpet at centre walkway. All sound.
45. Sanctuary carpet in good condition on timber platform with nosings. A sound plain hardwood rail on steel posts.
46. Lobby good bonded fibre carpet on solid floor with large mat well. Vestry patterned carpet becoming worn at door.
47. WCs and meter cupboard have vinyl tiles, probably original (para 2). Tiles sound but many shrunken and loose on concrete so impossible to clean. In ladies two missing, two broken. Good timber laminate in Kitchen.

Organ, Furnishings

48. Two manual pipe organ by The Vincent Electric Organ Co. Sunderland 1952. In regular use, recently tuned and said to have good sound. Blower under Kitchen worktop. Brass lamp holder.
49. Hardwood veneered and steel altar, credence table, lectern are of a piece with the late 1960's altar rails and look well. A painted crucifix. Oak chair of 1964. DLI memorial Bishop's Chair 1918.
50. In Nave a large built-in cupboard. A piano, tables, bookshelves. Loose chairs with book racks. A prie-dieu, stations of the cross, plaster Walsingham Mary and Child with votive candle stand. An altar in the SE corner. A portable wooden font.
51. In Lobby a very ornate carved chair given 1912 by Marchioness of Londonderry at consecration of 'This Church'. In Vestry cupboards and wall mirror. In Kitchen fridge, wall cupboards, cupboards under L-shaped worktop.

Heating

52. Gas meter and combi wall boiler in store. Metal flue through flat roof. Pressurised central heating system with unpainted copper circuits. Ten large double convector radiators in church. Single radiators in other rooms including lobby. Thermostat in Lobby. Reported adequate. Circuit lagging at least in the store would be a useful improvement.
53. Electric convector over Nave doors with a high indicating switch. Rather noisy. Loose electric floor heater in Vestry.

Electrical

54. Rising main to main fuse and meter in Vestry where renewed distribution board with 30mA residual current device (RCD) protection. Wiring mainly concealed. Some surface wiring in orange pyro painted out in parts. The installation is estimated 35 years old with more modern distribution board.
55. Serious defects reported in the May 2013 Periodic Inspection Reports appear to have been rectified.
56. At Nave recessed ceiling fluorescent lights. On blind side of Sanctuary beam five recent LED flood lights on conduit. Concealed fluorescent tubes over NE and SE escape doors. A domestic white wall light over Our Lady of Walsingham mounted on wall with black surface cable to socket.
57. In Lobby recessed fluorescent lights with wall lights renewed 15 years ago when the Vestry and Kitchen are reported rewired. Single pendant in kitchen. Bare pendant GLS lamps in wcs. Outside light.



58. In Vestry two pendants, plastic recessed and surface 13A sockets. In Kitchen twin 13A sockets at low level, cooker outlet and 13A socket used for organ blower. Disused fused spurs for former water heaters in Kitchen and wcs.

Lightning Conductor

59. None appears needed.

Water and Sanitary facilities

60. Stainless steel double drainer sink in Kitchen with hot and cold. Loose water boiler. Single Gents and Ladies wcs with hot and cold at basins. Gents accessed from both lobby and Vestry. All hot water from the combi.

Access and use by people with disabilities

61. Level access throughout to the Sanctuary step but the entry mat lower than the floor is not helpful for wheelchairs or the infirm. It could be raised on blockboard to floor level.
62. WCs of generous size so usable by the infirm but not adapted for wheelchair use.

Fire Precautions

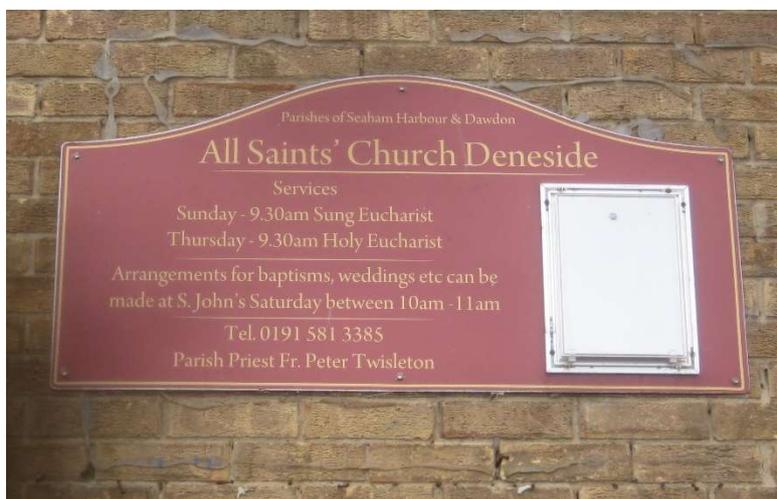
63. Normal escape by the wide entry doors would be ample except in case of a fire in Vestry or Kitchen. Alternative escape by exit doors with panic bars at SE and NE. Protective roller shutters outside are motorised with controls and at N side a trailing lead to a switched socket at the sanctuary step. Such barriers to escape should be test opened at least once a year and kept open during large gatherings. The failing SE timber door could become difficult to open in emergency.
64. Extinguishers all serviced February 2017:
- | | | |
|---------|---------------|------------------|
| Nave NE | 9 litre water | |
| Lobby | 9 litre water | |
| Kitchen | 2 kg powder | and fire blanket |
65. In case of proposal to change note the insurer EIG advises dry powder extinguishers should be confined to boiler rooms and kitchens because discharge (including accidental and malicious) in church risks serious damage to organs and delicate surfaces because the powder is corrosive.

Security

66. Key operated electric roller shutter at entrance doors which have 5 lever mortice roller deadlock and locking shoot bolts. Panic bar bolts at escape doors protected by further shutters. Inside, mortice deadlocks at the Vestry and Kitchen doors.
67. The rooflights are vulnerable to damage but are too high above floor to be a route into the building.

Grounds, boundaries, signs, paths

68. An unfenced rectangle of sloping grass without trees, surrounded by footpaths and houses. Access from E across a tarmac car park and wide paths both sides to the W entrance at the blank side. Two streetlights on site.
69. Many pedestrians use a footpath along the site's W edge, not connected to the entrance. An improvement might be diagonal paths from the W corners to the church.
70. A small neat sign on the church E wall needs updating. An opening notice case is too high for easy use.



Archaeology

71. Consultation with the local authority archaeologist indicates that the church and its site are not of archaeological importance.

General comments

72. The generous lobby leads into an attractive well lit interior drawing users to the Sanctuary.
73. In contrast the exterior turns its back so the visitor does not see the entrance. Perhaps the stark site is an opportunity for new paths, trees or new uses such as allotments.
74. Poor decoration outside, damage to the fascias and the patched roof facing E all look poor. The roller shutters look defensive. Does the parish know they are now needed?

PART THREE

RECOMMENDATIONS in order of priority

For immediate action

Remake the felt roof upstands around the stone walls	9
Renew lost fixings around four rooflights	11
Renew felt in the main roof gutte and the timbers under its N end, remove barbed wire and repaint both W pipes	12, 17
Renew the damaged part of the lead cap on the S stone wall	24

For completion within 18 months

Stain or oil the cover strips on the Sanctuary glazing	14
Reposition one slipped pane over the Sanctuary and close all stainless steel bottom clips	15
Fill with lime mortar all open joints in the brick and stone work and repoint the stone walls generally	22, 22, 23, 42
Repair and paint the ply fascias or replace them with upvc	26, 74
Replace the failing timber SE escape door	29, 63
Obtain electrical Periodic Test Report in 2018	55 & Addendum

For completion within five years

Strip Sanctuary felt roof and recover with Sarnafil or other high quality membrane and refurbish gutter and pipes	16, 18, 74
Paint the bell bracket	25

Desirable improvements

Renew cracked and broken rooflights	11
Ease the dragging entry door	27
Repaint the metal crosses	31
Replace cracked glass in the side windows	33
Improve draught stripping at doors into church	39
Change the wc floor tiles to vinyl sheet	2, 47
Raise door mat with sheet of blockboard	61
Reletter the sign board	70

Recommendations on Maintenance and Care

Renew most clouded rooflights	11
Clean laylights	35
Remove or manage the SE and NE shutters to make sure they never prevent escape	63

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

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.