

Diocese of Durham

HARLOW GREEN St NINIAN
(296)

Care of Churches and Ecclesiastical Jurisdiction Measure 1991

QUINQUENNIAL REPORT
on the architect's inspection on

21 June 2017

Sunderland Archdeaconry

Gateshead Deanery

an unlisted building

not in a conservation area

Incumbent Revd Mark Worthington



IAN NESS
ARCHITECT
26 GROSVENOR PLACE NEWCASTLE upon TYNE NE2 2RE
tel & fax
0191 281 2559



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. The history of the church is such that asbestos might be present. The only material seen which might contain asbestos is the vinyl floor tiles in the Hall, Store and Kitchen. If asbestos is present it is bound securely into tiles so is inherently safe unless the tiles are broken up.
However this report is an Assessment rather than a Management 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.
It is understood no asbestos survey has been done. If a Management or Demolition survey is required a specialist surveyor should be approached.

Brief description

3. Built 1967 to serve an area of new development and now 50 years old. Like others in the diocese designed by Peter Tong the church is a brick square entered at one corner with a shallow Sanctuary opening off the opposite corner. The Nave roof is a single plane on a 'space frame' sloping down from a raised lantern over the Sanctuary. High level ribbon windows around two sides of the Church.
4. A linked Hall is a simple flat roofed brick square. The lower flat roofed link contains Vestibule, Office, Vestry, wcs, Boiler room and a former kitchen now a Store. Between Hall and N boundary a later extension for large Kitchen and Store. Interior plastered except exposed brick at Vestibule and Church.
5. The church is near the E edge of a large rectangular slightly sloping site open to Ivy Lane and next to the Bishop of Jarrow's house. A car park, drive and lawns fill the lower side. Fenced or walled gardens of other houses at N and W.

Recent structural history

6. Significant work since last report shown in the good Log Book :
 - 2012 Laminated glass in Hall replaced
 - 2013 Hall and Kitchen windows double glazed
New lighting in Entry and Hall
Roof felt patched at Kitchen and part of the Vestibule front integral gutter
New carpet in Vestry and Office
Four new smoke detectors
 - 2014 Heating pump replaced
New Kitchen cupboards and worktops
 - 2015 Roof and fascia repairs
Repairs in disabled toilet
New multimedia projection
 - 2016 Kitchen, Office, Hall, Vestibule repainted
Heaters rewired
Hall tube lights replaced

Summary of structural condition

7. The building is stable, well maintained and cleaned with many recent improvements. Double glazing has reduced heat loss and there is further opportunity to improve the building.
8. The large flat or shallow sloped roofs are covered in mineral felt which has been replaced or patched as need arises and will continue to need periodic replacement. Future reroofing should incorporate thick insulation OVER the existing felt.

PART TWO

DETAILED DESCRIPTION OF THE EXTERIOR

Roofs

9. Five separate low pitched roofs at different heights, covered in green mineral felt with integral gutters and outlets. Insulation was formerly visible at the later Kitchen roof but it is likely the other earlier roofs have no or minimal insulation.

10. **Nave** and **Lantern** refelted 1990. Ivy at S close to the roof might begin to damage the felt unless cut.

11. **Lantern** felt aged but appears sound, well laid to good fall to integral gutter and outlet at NE with a wire cage. Moss at some joints may mean they are opening.



Lantern roof

12. **Nave** slightly cambered and tilted up from entrance corner to Lantern, where the upstand under the Lantern windows was refelted in the window replacement work. Integral gutters on two sides of the Nave which concentrate all water at the bottom corner where a single outlet cut through the felt drops by short pipe onto the link roof. There must be strong flow in heavy rain. Parts of the Nave edge upstand and outlet have been patched. Now sound overall but part of the S side upstand is coming loose.

13. The **Hall** roof is structurally flat with slight fall to a deep box gutter and deep external fascia. Well refelted in 2003 and seems sound though slightly ponded. Some silt in the gutter which has very little fall to a single end outlet. Part cleaned at inspection.

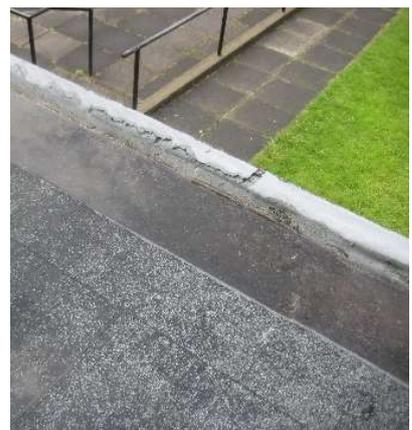


Hall roof

14. The older **Kitchen and Store** roofs have well laid felt neatly patched over the former rooflight and painted over with a sealant which may protect against leaks at its ponded bottom edge. Slight peeling of the felt over the W side fascia.



15. Its deep box gutter against the Hall wall has shallow fall and turns a corner to a small single end outlet so gets choked and needs regular clearance. Plants removed at the inspection.



16. The **Vestibule, Vestry, wc and Boiler** link seems sound though increasing splits at parts of the edge upstand at the W gutter, part now with sealant painted over and split again. The time comes for this roof to be refelted. At refelting insulation added over the present felt would reduce fuel cost (except at gutters which need to be stripped to timbers and the outlets reformed).

17. Two bottom outlets each side. One blocked E outlet cleared at inspection.

Rainwater System, Drainage

18. The felt gutters drain by white plastic pipes to gullies and drains which seem in good order. The pipe from the Lantern falls in the Bishop's garden.

Walls

19. Stretcher bond cavity facing brick. The Church E wall and the Kitchen/Store N wall are inaccessible. Other parts not visible due to growth including the Bishop's garden hedge. Visible parts are in good condition apart from scattered minor holes in the pointing.
20. At the Nave NE and SW corners minor cracking at the ends of continuous concrete window lintels under the roof suggests original shrinkage without significance. Old tell tales at the NE corner seem unchanged.
21. A cross (probably cast stone) is inset high in the rather hidden SE wall of the Sanctuary.
22. Very minor breakages of clay tile cills under the Office and Vestry windows.
23. A small slate foundation stone from 1967 low in the vestry wall.

Bell

24. A former single bell high bracketed from the church E wall facing the Bishop's house has been removed, leaving the bracket.

External Windows, Door, Fascias

25. Entrance screen and most windows double glazed upvc appearing sound. White plastic fascias with vented soffits at all roofs.
26. Store and wc windows remain painted timber, single glazed in good condition. Paint poor at the Hall timber doors.

DETAILED DESCRIPTION OF THE INTERIOR

Roof Structure and Ceilings

27. The various flat roof structures are concealed above flat or slightly sloping ceilings.
28. At **Sanctuary** painted softboard, stained at NW corner as last inspection.
At **Nave** modern square white mineral tiles in a metal grid under the space deck and canted up at the ribbon windows at N and W sides and at the boxed castellated steel beam across the Sanctuary opening.
Two small water marks near the beam and two near the W edge.
29. In **Vestry** and **Office** good painted softboard tiles. The **Vestibule** and **Entry** recess in the Nave have painted matchboards in good condition, butted to the brick walls.
30. Remainder has painted plaster ceilings in fair condition, concealing joists and propriety timber beams in the Hall where bowed plaster and some lipped edges suggest not enough fixings. The Hall ceiling could be changed to add insulation and sound absorption.

Partitions, Doors, Screens

31. The few partitions are good plastered masonry except exposed brick at Vestibule and Church.
32. The internal doors and small Kitchen hatch are painted flush ply (with wired glass vision panels at the Kitchen) though the insides of the Store doors remain unpainted. Lacquered hardwood ply doors at Vestry and Office, good except the inner face of the ply Vestry door is damaged.
33. The entry screen to the Nave is glazed painted timber with double swing glazed doors with stand open floor springs. No draught stripping but reasonably well fitting.
34. Similar but single acting Hall doors without screen. Less well fitting, no draught strips. One Hall overhead door closer bangs and its cover is missing. Adjustment or replacement is needed.
35. Recorded that in 2007 all Church and Hall internal entry doors were reglazed in toughened glass

Plaster, Decoration

36. None in Church. An embroidered hanging in the Sanctuary, a banner and seven other colourful hangings enliven the brick interior.
37. Brick walls in the Vestibule, otherwise painted wall plaster in good condition. In Vestry very minor plaster damage and a crack under the cill. Blackened in boiler room. Plaster worn in Store off Hall.

Glazing, Protection

38. Plain clear glass throughout without protection. Obscure glass in the external entry screen with crosses etched in the door glass. Wired glass in the Hall/Kitchen screen and escape doors from the Hall.

Ventilation

39. Vertical strips of upvc glazing each side of the Sanctuary have top hung vents at high and low level with remote hand winders in good order.
40. Working single top vents in the Vestry and Office. Six in the Hall. Two in the Kitchen opened with a pole.
41. In the main Store trickle ventilation by two airbricks with internal hit and miss shutters. In Boiler Room large wall louvres.
42. No sign of condensation in Kitchen but the wall extract fan with cord control might be more useful if it could be left running a short time on an overrun timer. In wcs extract fans (some dirt) in the window glass with overrun timers, controlled with lights.
43. Roof voids ventilated by grills under the fascias.

Floors, Rails

44. An oak communion rail with carved bosses over a steel core, 1996 memorial to Revd Barrie Moss. Church floor carpeted over concrete paving flags, good.
45. Ribbed clean-off carpet at Vestibule, fitted carpet at Vestry and Office. Carpet tiles in former kitchen. Non-slip vinyl in the wcs. Vinyl tiles in the Kitchen, Hall and Store. Some are damaged especially by the doors to the Hall Store, Boiler room and meter cupboard (see para 2). Bare concrete at Boiler and meter cupboard.

Monuments, Furnishings, Organ

46. Sound cast stone and brick altar and font. Oak chair, credence table, stools and candle sticks. A 1994 wooden lectern similar to the rail. No monuments. Comfortable linked chairs.
47. Two manual Domus DK520 electronic organ dated 1989 is serviced and said to be in good condition but used only on special occasions.
48. In Hall tables, stacking chairs and upright piano.

Heating

49. Gas central heating throughout except the Store. Potterton Commercial GA boiler installed 2001. A short twin wall stainless steel flue rises through the low flat roof to a metal terminal. Meter, pressure vessel and frostat in the Boiler room where storage accumulates. Thermostat in Vestibule.
50. Mainly fan convectors with panel radiators in Hall, Vestibule, wcs, Vestries and former kitchen all served by a single pipe circuit. Original heating pipes buried in the floor have been abandoned and new uninsulated surface copper pipes fitted.
51. In the Church four fan convectors in recesses and two on a beam over the entry forming a heat curtain (pipes a little intrusive). In Hall two fan convectors supplemented by radiators. In Kitchen a plinth convector, separately switched.
52. Control by separate thermostats and three 7 day 2 period timers. One controls the circuit pump. The others control the fans in the Church and Hall convectors separately. A local time control for the heat curtain fans.
53. Heating said to be effective most of the time though there is high heat loss due to lack of roof and wall insulation (reduced by recent double glazing). It is thought the Church has too few emitters and is underheated. In the Church the surface copper pipe circuits have been concealed in ply boxings with minor gaps for air movement, reducing their heating effect.

Energy must be wasted by the large unlagged pipes in the well ventilated Boiler room, in the meter cupboard and in the former kitchen also served by a radiator with Thermostatic Radiator Valve.

Electrical

54. Three meters and four distribution boards (3 in meter cupboard, 1 in Store for the kitchen) with mainly concealed wiring of unknown age. Test report April 2012 in Log Book says 'satisfactory' overall. New test report now due. See Addendum.
55. All lights except Church and Kitchen found tripped during the inspection. They worked after reset.
56. In Church five spots at the altar (one not working), wall lights (one not working) and low energy lamps (one missing, four not working) in the recessed downlights switched in four groups. The missing light lamp said to be due to the lamp holder falling out, a sign of aging. Other downlights fail frequently. General renewal and change to cooler type such as LEDs needed soon.
57. In Vestibule low energy ceiling lights and wall lights.
In Hall, Store and Kitchen strip lights (very slow to strike in Kitchen).
Ceiling lights in former kitchen, Nave entry, Office, Vestry and wcs.
Three external bulkhead lights by turning circle.
58. Speakers in Vestibule.

Lightning Conductor

59. None appears needed.

Fire Precautions

60. Fire blanket in Kitchen and extinguishers, all serviced July 2016:

Nave entry	2 kg CO ₂
' '	3 litre water
Vestibule	3 litre water
Hall doors	3 litre water
Hall escape doors	3 litre water
Kitchen	2 kg CO ₂

61. Smoke and carbon monoxide detectors.

PART THREE

RECOMMENDATIONS in order of priority

For immediate action

Cut back ivy from S wall of Church	10
Obtain Periodic Electrical Installation test	54, 55 and Addendum
Renew failed lamps	56, 57

For completion within 18 months

Refelt the low link roof with added insulation	8, 16
Repaint or replace Hall external doors and frame	26
Lag the heating pipes in Boiler room, meter cupboard and former kitchen	53
Renew downlight fittings and lamps in Church	56
Refurbish sign by road	69

For completion within five years

Seal around kitchen sinks	63
---------------------------	----

Desirable improvements

Take advice and add sound absorbing material at Hall ceiling	30
Repair the Vestry door	32
Adjust or replace closer at one Hall door	34
Improve draught proofing of Hall doors	34
Check action of hand dryers	62

Recommendations on Maintenance and Care

Clean roof gutters and outlets every six months	13, 15, 17
Repaint nosings and handrails at external landing and steps	64, 68

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.