

Diocese of Durham

HARLOW GREEN St NINIAN
(296)

Care of Churches and Ecclesiastical Jurisdiction Measure 1991

QUINQUENNIAL REPORT
on the architect's inspection on

4 November 2022

Sunderland Archdeaconry

Gateshead Deanery

an unlisted building

not in a conservation area

Incumbent – Vacant



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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. No asbestos survey has been done.
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.
If a Management or Demolition survey is required a specialist surveyor should be approached.

Brief description

3. Built 1967 to serve new development and now over 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 at the E edge of a large rectangular slightly sloping site open to Ivy Lane and next to the Bishop of Jarrow's house. The Sanctuary wall has become part of the boundary of the Bishop's garden. 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 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

since last report

2018 New fan heater in church
Refelting of parts of roof over Kitchen and patching of edge of roof over Church
2019 Church downlights changed to LEDs
Tree removed from rear garden
2020 New gas boiler and two radiators added in Church
New water heater, kitchen taps repaired
2022 Entry glass doors repaired

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 edge gutters and outlets. Some foam 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 wall again close to the roof might begin to damage the felt unless cut back.



11. **Lantern** lozenge shaped felt aged but appears sound, well laid to good fall to integral gutter and outlet at SW with a wire cage. Moss at some joints.
 Water all down the corners of the Sanctuary wall (seen from Bishop's garden) shows spillage from both ends of the integral gutter, needing close examination by a roofer.



Lantern roof from above and from the Bishop's house showing overflows and bell facing the Bishop's house

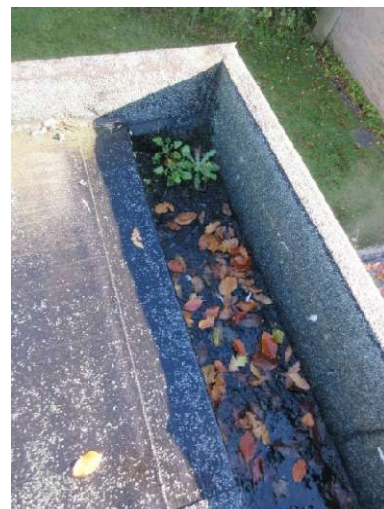
12. **Nave** a square slightly cambered and tilted up on the diagonal from entrance corner to Lantern, where the upstand under the Lantern windows was refelted in the window replacement work. Some joints in that felt are part open but may not leak.



13. Integral gutters on two sides of the Nave 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. Sound overall but part of the S side upstand is loose.



Nave integral gutters

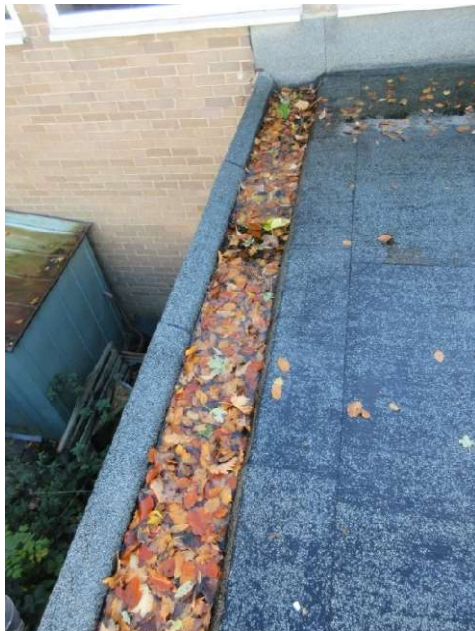


Hall roof – plant in gutter outlet

14. 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. A recent patch at one top corner. Ponded silt in the gutter which has very little fall to a single end outlet.
15. The added **Kitchen and Store** roofs have felt at low pitch. Since the last report about a third at W has been refelted, leaving older felt at E and a slightly ridged previous patch over the former Kitchen rooflight. Still slight peeling of the felt over the W side fascia.



16. Its deep box gutter against the Hall wall is not seen. It has shallow fall and turns a corner to a small single W end outlet so is easily choked by leaves and silt needing regular clearance. Choked again at inspection.
17. The **Vestibule, Vestry, wc and Boiler** link seems sound after patching of the edge upstand at the W gutter. Two bottom outlets each side. All gutters need clearance.



18. Further patching of these generally old roofs is unlikely to be good value for money. As need arises full replacement roof by roof would be recommended, incorporating good insulation to form 'warm roofs'. Either refelting or change to a longer lasting membrane such as Sarnafil on thick insulation added over the present felt (except at overhanging gutters which need to be stripped to timbers and the outlets reformed) would reduce fuel cost and greenhouse gases.

Rainwater System, Drainage

19. The felt gutters drain by white plastic pipes to gullies and drains which seem in good order but most gullies need clearance. The Hall and Lantern gullies are too overgrown to see.
20. The pipe from the Lantern falls in the Bishop's garden. There is water all down the Lantern brickwork suggesting the pipe or gully or both are blocked and overflowing or the pipe has come loose at the top. To investigate and clear or repair and to clean the integral gutter a handyman with long ladder must get access in the Bishop's garden.



Walls

21. 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.

22. 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 no longer visible due to shrub size. The shrinkage can be seen at SW where it opened several brick joints. No action needed.



23. A cross (probably painted cast stone) is inset high in the SE wall of the Sanctuary, part hidden by the Bishop's high hedge.
24. Minor breakages of clay tile cills under the Office and Vestry windows.
25. A small slate foundation stone from 1967 low in the Vestry wall.

Bell

26. A single bell bracketed high on the church E wall faces the Bishop's house. Perhaps it should now be moved.

External Windows, Door, Fascias

27. Entrance screen and most windows double glazed upvc appearing sound. White plastic fascias with vented soffits at all roofs.
28. The recent double glazed ribbon **Lantern** windows appear sound but the external connections at both 45° corners have failed. Slight shrinkage has pulled open the sealants above and the cover strips between the windows and the cover strips over their cills. Loss of the cover strips between the windows exposes expanded foam which may keep the weather out at present but it is not durable so new cover strips must be fitted. If repeated seasonal expansion and contraction of the long ribbon windows is expected the cover strips must accommodate that movement.





29. The same ribbon windows have a little algae in the bottom mitre joints of the glazing beads which may be slightly open. The algae might eventually damage the seals of the double glazing so it is better cleaned out in dry weather and the joints sealed with silicon rubber to prevent regrowth.



30. The former kitchen and wc windows remain painted timber, single glazed in fair condition.
Paint or stain poor at
- the Hall timber garden doors
- the boiler house louvres and
- especially at a large infill panel at the S end of the Vestry where some decay may need repair before painting. Alternatively the panel may be better replaced in durable material such as upvc.



DETAILED DESCRIPTION OF THE INTERIOR

Roof Structure and Ceilings

31. The various flat roof structures are concealed above flat or slightly sloping ceilings.
32. At **Sanctuary** painted softboard, one at NW corner stained 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 five near the W edge. Tiles replaced at the new downlights.
33. 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.
34. 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.
In large Store minor loss of plaster surface left of the doors.

Partitions, Doors, Screens

35. The few partitions are good plastered masonry except exposed brick at Vestibule and Church.
36. 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 Vestry door is damaged.inside.
37. 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.
38. Similar but single acting Hall doors without screen. Less well fitting, no draught strips. One Hall overhead door closer bangs and its cover remains missing. Adjustment or replacement is needed.
39. Recorded that in 2007 all Church and Hall internal entry doors were reglazed in toughened glass

Plaster, Decoration

40. None in Church. In the Sanctuary the two corners behind the altar may be slightly damp, corresponding to the saturated brick outside.
An embroidered hanging in the Sanctuary, a banner and six other colourful hangings enliven the exposed brick interior.
41. Brick walls in the Vestibule, otherwise painted wall plaster in good condition. In Vestry very minor crack under the S cill. Minor damage in accessible wc. Blackened in boiler room. Plaster worn in Store off Hall.
42. Hall good but many cobwebs on upper walls.
43. Kitchen ceiling plaster slightly uneven and cracked at filled former rooflight. Decoration awaited at new wall boiler flue. Otherwise paint fair but some flaking. Usually a sign of heavy condensation.

Glazing, Protection

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

Ventilation

45. 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.
46. Working top vents in the Vestry and Office. Six in the Hall. Two in the Kitchen opened with a pole.
47. In the main Store trickle ventilation by two airbricks with internal hit and miss shutters.
In Boiler Room large wall louvres (formerly needed for combustion air).
48. The Kitchen wall extract fan with cord control might be more useful if it could be left running a short time on an overrun timer to be sure vapour is cleared.
In wcs extract fans (some dirt) with overrun timers, controlled with lights.
49. Roof voids ventilated by grills under the fascias.

Floors, Rails

50. 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.
51. 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

52. 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.
53. Two manual Domus DK520 electronic organ dated 1989 is serviced and said to be in good condition but used only on special occasions.
54. In Hall tables, stacking chairs and upright piano.

Heating

55. Gas central heating throughout except the Store. Ideal Evomax wall balanced flue boiler installed 2020. Meter, pressure vessel and frostat in the Boiler room. Thermostat in Vestibule.
56. The Boiler Room no longer needs combustion air because the boiler has a balanced flue through the wall. In fact it is now excessively ventilated by both original louvres through the wall and the parting above roof level of the redundant metal twin wall flue through the flat roof (photo below). This damaged flue now opens the room to the sky so wind and rain get in. The whole flue should be removed and the roof sealed over, perhaps as part of a reroofing of the whole link roof (para 18).



disused flue



outside and inside

57. Mainly fan convectors with panel radiators in Church, 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.
58. 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 and two radiators. In Kitchen a plinth convector, separately switched.
59. 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.
60. Heating said to be effective most of the time though heat is lost due to lack of roof and wall insulation (improved by recent double glazing).
In the Church the surface copper pipe circuits have been concealed in ply boxings with minor gaps for air movement, reducing their heating effect.
61. Energy is wasted by the large unlagged pipes in the over-ventilated Boiler room, in the meter cupboard and in the former kitchen also served by a radiator with Thermostatic Radiator Valve.

Electrical

62. 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 Sept 2017 in Log Book says 'satisfactory' overall. New test report now due. See Addendum.
63. In Church five spots at the altar (one not working), four wall lights and recent LED recessed downlights switched in four groups. Good.
64. In Vestibule three low energy ceiling lights and three wall lights.
In Hall, Store and Kitchen strip lights (one not working in Kitchen).
Ceiling lights in former kitchen, Nave entry, Office, Vestry and wcs.
Three external bulkhead lights and one LED flood with PIR by turning circle.
65. Speakers in Vestibule.

Lightning Conductor

66. None appears needed.

Fire Precautions

67. Fire blanket in Kitchen and extinguishers, all serviced July 2022:

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

68. Smoke and carbon monoxide detectors.

Water and Sanitary facilities

69. One unisex and one accessible wc with folding baby change shelf. Instantaneous hot water in each. One hand dryer blows cold.
Vestry basin with cold only.
70. Two sit-on stainless sinks and drainers in the Kitchen, not sealed to each other nor to splashbacks.
Working instantaneous wall gas water heater.

Access and use by people with disabilities

71. Access good. The paths from Ivy Lane and the car parking have slight slopes and a handrail at the ramped path to the raised entrance. Nosings at the landing and concrete steps could be repainted in durable paving paint for visibility
72. Floors level apart from the communion step. One fully accessible wc with audible and visible alarm.

Security

73. The building is moderately well overlooked. The multipoint mortice lock on the upvc front doors and the Hall's escape door bolts give reasonable security.
There is a floor safe in the Vestry and intruder alarm with PIR detectors.

Grounds, boundaries, signs, paths, trees

74. The grounds are open to Ivy Lane and enclosed by fences and mature trees in the adjoining gardens. The site is grassed with small planting beds at the building and a small oak. At the enclosed E side a seat and garden has been laid out with tarmac path now blocked by the Bishop's garden fence.
75. The fence enclosing the recess at the wcs is sound but would be better restrained for appearance from the garden.



76. A sound flagged path and ramp lead to the door from a large car park which has a single road gully in one corner. Painted galvanised handrails.
77. A good painted aluminium sign.
At concrete posts some spalling exposing steel reinforcement. Special repair mortar could prolong life.



Archaeology

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

General comments

79. The parish is to be commended for its care of this interesting building. There is some scope for further improvement.

PART THREE

RECOMMENDATIONS in order of priority

For immediate action

Cut back ivy from S wall of Church	10
Check Lantern roof over corner facing Bishop's garden	11
Clean out all gutters, downpipes and gullies at Lantern, Link, Hall and Kitchen	14, 16, 17, 19, 20, 40
Clean paint at Hall upper walls	42
Obtain new Periodic Electrical Installation test	62 and Addendum

For completion within 18 months

Remake cover strips at corners of the Lantern ribbon window	28
Clean and seal bottom corners of all Lantern glazing beads	29
Repaint the Boiler room louvres	30
Remove redundant and disconnected flue above Boiler room roof (with or without reroofing of whole Link)	56
Restain the fence at the garden recess and the Hall garden doors	75

For completion within five years

Repair concrete post at sign	77
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Desirable improvements

Insulate roofs (as each part is reroofed)	8, 9, 18, 56, 60
Adjust or replace closer at one Hall door	38
Add overrun timer at Kitchen extract fan	48
Lag the heating pipes in Boiler room, meter cupboard and former kitchen	61

Recommendations on Maintenance and Care

Clean roof gutters and outlets every six months	14, 16, 17, 19, 20, 40
Improve rest of lighting to low energy lamps	63, 64

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.