

Diocese of Durham

**St JOHN the Baptist
STOCKTON on Tees**

(266)

Care of Churches and Ecclesiastical Jurisdiction Measure 1991

QUINQUENNIAL REPORT
on the architect's inspection on

25 July 2019

Auckland Archdeaconry

Stockton Deanery

an unlisted building
not in a conservation area

Incumbent the Revd Jennie Sharpe



IAN NESS
ARCHITECT

26 GROSVENOR PLACE NEWCASTLE upon TYNE NE2 2RE

tel & fax

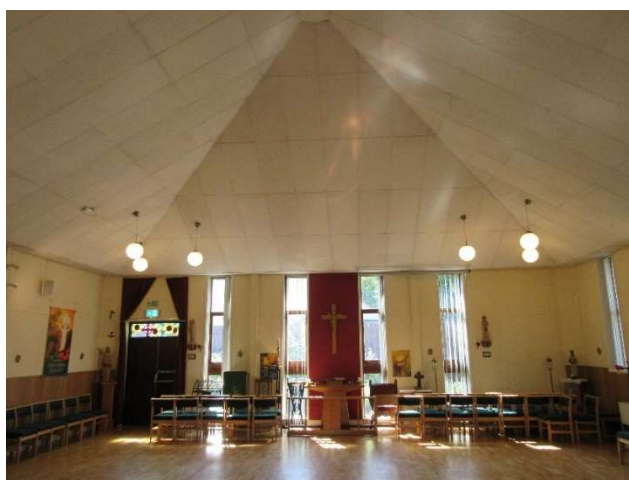
0191 281 2559

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 flues were not inspected and none of the services were tested. Damp meters were not used.
2. No material seen is likely to contain asbestos and the history of the church is such that asbestos is unlikely to be present.
In the Log Book an Asbestos Assessment (made by the parish after taking expert advice) under the Control of Asbestos at Work Regulations 2012 concludes there is no asbestos.

Brief description

3. A multipurpose building of 1982 on a large open corner site. A standard Stocks Brothers light steel frame forming a pyramid roof over the Church/Hall with lean-to rooms on two sides, mostly accessed through the Church/Hall. A Chapel, Kitchen, Meeting room, Office/Vestry, store/meter room and accessible unisex wc. This report takes the side opposite the church doors as South.



4. Concrete raft floor, cavity walls of brick outside precast inner panels with inner lining. Concrete roof tiles with a small fleche.
5. An almost flat site mainly grassed with car parking and some small trees. A walled garden at the SE corner.

Recent structural history

6. The partitions between some side rooms have been altered twice, most recently in 2004 following flood damage when the Kitchen, lighting, flooring and windows were improved with new doors to the Garden. Flood caused by high level pipe burst in frost.
7. Since the last inspection
 - 2014 Dead horse chestnut tree removed and replaced
Gutters cleaned and drain cleared
 - 2015 Fire door panic bolt part replaced
Electrical repairs, installation of emergency lighting, satisfactory installation retest report
Lamps in main room replaced with LEDs
 - 2016 Water heater in toilet repaired
Kerb dropped for wheelchair access, entry mat raised
Boiler repaired
Railings repainted
Broken window repaired
 - 2017 Gas boiler repaired
Ventilation added at gas meter in store
 - 2019 Joinery stained
Church lamp replacements, security light added at entrance
Double socket added in Church

Summary of structural condition

8. The building remains stable and in sound condition.

PART TWO

DETAILED DESCRIPTION OF THE EXTERIOR

Roofs

9. Interlocking concrete tiles at low pitch, sound. Minor loss of pointing at parts of the hips and verges.



10. Eave fascias and soffits are brown stained softwood, mainly sound
The ply soffit facing Durham Road is part drooped, needing to be refixed or replaced and restained.
The side facing the Garden needs complete preparation and restaining.



Rainwater System, Drainage

11. Round grey plastic gutters seem sound. Minor breaks have been patched with flashband.

12. Plastic pipes protected by full height galvanised guards.

13. The surface and foul drainage is to main sewer in Durham Road by a connection across the church grounds shared with the former vicarage 168 Durham Road.

Walls, Window and Door Openings

14. Cavity brick and pointing in good condition. Plain rectangular openings with combined lintels, no cills.
15. At W a former flue hole has been plated over in metal.

External Iron and Wood

16. Original and later stained softwood double glazed windows and two pairs glazed hardwood external doors installed 2004 are generally sound. Restained since last inspection. The more exposed parts (cills, transoms and bottom glazing beads) especially at S and W may need restaining in next 5 years.

DETAILED DESCRIPTION OF THE INTERIOR

Roof timbers

17. Softwood purlins and rafters supported on the outside walls, partitions and steel frame. Concealed by suspended ceilings and insulation. The timbers seen at the 2004 alterations were sound.

Ceilings

18. In Church a pyramid shaped suspended ceiling of mineral tiles in a metal grid with insulation quilt over. Fair white paint.
19. In other parts flat suspended ceilings. The older tiles are painted. Water marks in Narthex, Kitchen and wc would be easily hidden by paint. Tiles in store broken and water marked (perhaps before being moved from other parts).

Partitions, Doors, Panelling, Screen

20. Painted mineral board on stud partitions and as upper wall linings at church. Printed ply lower panelling except where the S wall is painted lining to make it different. Sound.
21. Flush hardwood veneered doors including wired glass vision panels at the Church entry and Kitchen, aluminium hardware. Glazed hardwood doors at Meeting room, stainless hardware. A general change to good stainless handles would be an improvement.
22. A roller projection screen is neatly bracketed.

Decoration

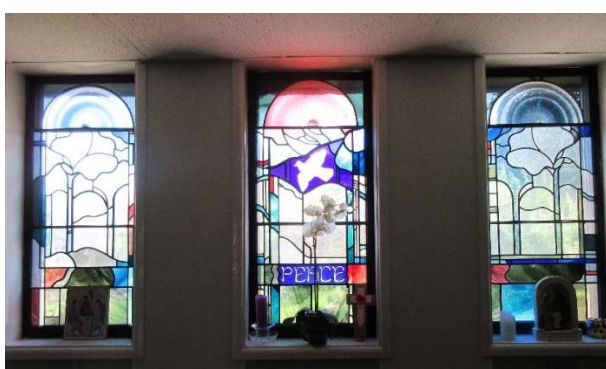
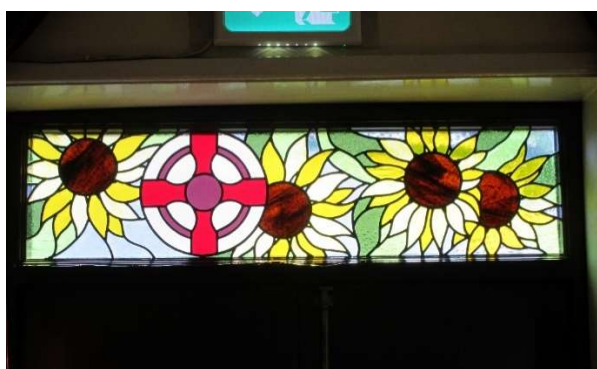
23. Walls, frames and skirts are well decorated but there is paint damage at skirtings on two sides of the Church. At the wc basin part of the tile splashback is loose.

Ventilation

24. Main rooms have sufficient openable windows but none in Chapel.
In Kitchen a working ceiling extract fan with wall switch and overrun timer. Its isolator found turned off at inspection.
Wc ceiling fan must be controlled by light pull but not working even when external isolator turned on at inspection. One opening window.

Glazing, Protection

25. All windows and doors are plain double glazed except at the Chapel and escape door fanlight where leaded coloured glass is covered outside with single laminated glass.



Floors, Rails

26. Flotex carpet in Meeting room. Safety vinyl in Kitchen and wc. Both in good condition, on solid floor so slightly lower than the Church.
27. The rest of the solid floor was originally covered with small hardwood blocks in most rooms. They remain in the Chapel but elsewhere changed after the 2004 flood to oak strip clipped over resilient underlay. Oak in fair condition.
28. In Lobby clean-off matting in a large mat well.

Furnishings, Organ

29. A carved hardwood Christ in Majesty on a wall panel painted darker than the remainder, behind the usual altar position.



30. A portable altar can be used in Church or Chapel. A brass bowl font, in a light steel stand, paschal candle, credence table, lectern and communion rail kneeler all usable in different parts of the Church.
31. A small table at the Chapel end wall holds an icon against a painted wall panel. A metal aumbry fixed to a corner shelf.
32. Tables and loose chairs for multi-purpose use and an electronic organ in occasional use. Otherwise CDs are used with the sound system.

Heating

33. Ceiling insulation was added in 2004 but little or none at walls and none known at floor so overall insulation is limited. Nonetheless with double glazing and modest spaces the Church is much easier to heat than most.
34. Gas entry and meter at store off lobby. A combi boiler in Kitchen serves panel radiators and copper pipes in Lobby, Office, Meeting room, Kitchen, Chapel and wc.
35. In Church two Temcana Kestrel 400S gas convector heaters with separate controls and boxed flues to high level through the walls, renewed 2009 and said to be working well and effective. Regular maintenance is needed.

Electrical

36. In Office intake, meter and distribution board with pull out fuses and trip switch for fountain in garden. A periodic test report (see Addendum) September 2015 in Log Book called for minor improvements and investigation of wiring to the instantaneous water heater in the wc (with 2016 note of remedial work done and in good order).
37. In Church three suspended glass globes on each corner, one not working. A pair in each corner is switched together. The other four (one in each corner) are on one dimmer switch. Four adjustable spots towards the wall cross. The simple arrangement said to be flexible enough and satisfactory.



38. Low energy ceiling lights in Lobby and Meeting room. Six recessed ceiling lights and an aumbry light in the Chapel. Outside bulkhead light with PIR detector over entry.

39. Emergency lighting in Church and Lobby.

40. Plastic 13A sockets in every room.

41. Wall speakers in Church for use with the organ and amplifier.

Lightning Conductor

42. None required.

Fire Precautions

43. Extinguishers last serviced December 2015 (annual servicing normal) :

Entry lobby	3 litre water
Church	3 litre water
Office/Vestry	2kg CO ₂
Kitchen	3 kg powder and fire blanket

Water and Sanitary facilities

44. Kitchen refitted 2004 after flood, with stainless sink and wash hand basin. Hob and small oven, microwave and small fridge all in good condition.

45. At wc hot water from an instantaneous heater under the basin. Works but indicating switch off at the inspection.

Lever taps may cause waste if not fully turned off. If so might be changed to push down timed 'percussion' type.

Access and use by people with disabilities

46. Level access good by dropped kerb and ramped entrance path. A step down from the building to the garden can be bypassed by chair users going through the garden gate next to the front door.

47. The toilet compartment is big enough for wheelchair use though the door is a little narrower than recommended. To fully meet current recommendations a thermostatic mixer tap and a specific pattern of handrails would be needed at the wc and basin and a visible and audible alarm would be added.

Security

48. Appears reasonable. The doors have mortice deadlocks. An intruder alarm with panel in the Lobby. A floor safe in the Office/Vestry.

Grounds, boundaries, signs, paths, trees

49. An exposed level mainly grassed corner site enclosed on two sides by adjoining garden fences.
A tarmac drive and parking, recently renewed. Concrete flag paving. Good sign close to the road.



50. A walled garden in the SE corner for church and social use. Part is well maintained but the bank around the main tree is now overgrown. Some wooden features have decayed and may need to be removed. Like all gardens it needs upkeep. A long term maintenance plan is needed.





51. Painted galvanised railing vision panels in the walls.

52. A belt of several small trees at the Durham Road side and a mature horse chestnut in the garden. Another close to the parking has been replaced.

Archaeology

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

General comments

54. The building is well kept and remains sound. Still short of Vestry and Storage space for equipment and furniture which would make this attractive building more versatile.

55. The church is not well seen from Durham Road, being of modest size and shape, partly hidden by the belt of trees and with its entrance facing the car park not the road. The road-side sign is the main clue.



PART THREE

RECOMMENDATIONS in order of priority

For immediate action

Refix splashback tiles at basin	23
Check ceiling fan in wc	24
Change failed lamp in church	37
Restart servicing of fire extinguishers	43

For completion within 18 months

Repair soffit board facing Durham Road	10
Restain fascia and soffit facing Garden	10

For completion within five years

Restain windows	16
Obtain electrical test report in 2021	36

Desirable improvements

Paint water marked ceiling tiles	19
Paint Church skirtings	23

Recommendations on Maintenance and Care

Maintain the boiler and convectors as maker's recommendation	34, 35
Maintain the Garden, perhaps including removal of decayed wooden features	50

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

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.