

Church of the Good Shepherd
Bishopwearmouth

Diocese of Durham
Archdeaconry of Sunderland
Deanery of Wearmouth

Quinquennial Inspection Report
September 2018



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Church

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December 2017/August 2018 Bright sunshine

Professional Advisor

Date of Inspection

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A Brief Description of the Building	
A1	<p><i>Background:</i></p> <p>The building dates from 1937-1938 and, although outwardly a simple brick masonry church, it was designed by a prolific English architect, Nugent Francis Cachemaille-Day (1896-1976), who is described by Nikolaus Pevsner as having designed some of the most revolutionary 20th century churches in the country. He was one of the leading English architects to embrace the Liturgical movement and from 1931-1963 he designed more than 61 churches.</p>
A2	<p><i>Location:</i></p> <p>The church is located in what was a very large interwar Local Authority estate (Ford Estate), which is currently undergoing large levels of urban regeneration, with private housing now located in place of Council stock. There are roads on three sides and a vicarage building to the north.</p> <p>At the time of writing, buildings works are ongoing in the vicinity.</p> <p>The site is surrounded by a low wall and railings and a high metal palisade fence protects the north entrance area.</p>
General Description of Church	
A3	<p>The church is constructed in plain brick with semicircular arch forms, which recur in Cachemaille-Day's work. Orientation is conventional east-west. The brickwork is laid in English bond (alternative header and stretcher courses). The nave is square with side aisles and a chancel arch, opening in the chancel and apse.</p> <p>Roofs are pitched, the nave in concrete tile and the chancel pyramidal roof is clay tiled. The apse roof is slated behind a brick parapet. Ancillary rooms (meeting room, kitchen, WC and vestry) lie to the north and are flat roofed.</p>
A3	The church stands in its own grounds but with no graveyard/burial grounds.
A4	The building is not currently Listed nor within a Conservation Area.

B Scope of Report	
B1	This report, the first undertaken on this Church by the writer, is based on findings of a number of visits, finalised in 2018. The weather was generally good with a dry summer and autumn. Viewing was made from ground level and tower with the aid of binoculars.
B2	A photographic record was made internally and externally of representative views.
B3	<p>The following inaccessible parts were not included in the inspection:</p> <ul style="list-style-type: none"> i) Voids below floors ii) Void above south Aisle ceiling, and any other hidden roof voids iii) Interior of the Organ
B4	Roofs were examined internally from floor levels and externally from ground levels.
B5	See Appendix 'A' in this report for a full description of limitations of the inspection.

1.0	Previous Inspections
1.1	<p>This is the first time the writer has reported on this church.</p> <p>Previous reports form a valuable record of the condition of the building and of the work carried out over the past 40 years and all surviving copies should be kept.</p> <p>Previous reports are dated: 2013 (Michael Drage) 2004 (John S. Burns) 1999 (John S. Burns) 1993 (Anthony W.R. Heath)</p>
2.0	General Condition of the Church and Recent Repairs
2.1	<p>This is the first quinquennial inspection undertaken by the writer. Michael Drage made inspection in 2013 and John Burns in 2004. Michael Drage noted recent work as follows:</p> <ul style="list-style-type: none"> • Some roof and parapet repairs • Kitchen refurbishment • Meeting room refurbishment
2.2	<p>The following remarks inevitably concentrate on the defects noted during the inspection, but it must be emphasized at the outset that the church has a very distinctive character, particularly internally, and is a singular example of this architect's work.</p> <p>This report is intended to help direct the efforts of those responsible towards an orderly programme of works needed in the foreseeable future.</p>
EXTERNAL INSPECTION	
3.0	General Structure
3.1	<p>The building is fundamentally stable however the principal issue appears to be the breakdown of brick faces, particularly at the east (sea facing) end, coupled with missing concrete capping pieces.</p> <p>Moisture is penetrating the wall head and affecting both internal and external surfaces dramatically. The previous inspector suggested that the mortar mix strength being greater than the brickwork is likely to have accelerated the degradation of brick faces. My own contention is that without a competent capping, a double weather parapet wall is prone to freeze/thaw brick face degradation.</p>
4.0	External Wall Surfaces
	<p>Where brickwork has had adequate waterproofing above i.e. pitched roof/gutter arrangement, there is little if any sign of deterioration after 80 years.</p> <p>Where, however, waterproofing has been inadequate or has failed, resulting brick face loss and moisture migrating into the structure is very evident. The worst areas are as follows:</p>
4.1	<p><i>Apsidal east end (sanctuary):</i></p> <p>It appears the capping course of brickwork has been replaced at some point, however there is significant loss of brick faces to the east end and north parts for at least 3 courses below the capping course, and cracking at around 7 down, suggesting the depth of the upstand wall. The short armed cross feature formed with headers is barely distinguishable.</p>

4.2	<p><i>Apsidal east end (side elements):</i> These elements extend beyond the north and south external walls of the chancel, stepping up in 3 stages to the parapet of the chancel roof. The eastern faces of these buttresses have suffered similar brick face loss as 4.1.</p> <p>There is evidence of water ingress from the second left plastic downpipe to the north side of the apsidal end, and a similar situation to the south side.</p> <p>On the south side buttress there are signs of salts liberated by internal moisture at a number of perpend. To the rear of this buttress there is substantial salt liberation due to structural moisture.</p>
4.3	A similar condition exists to the west of the west buttress to the south side of the chancel.
4.4	The external wall to the west face of the chancel arch has similar lost faces to brickwork, with indications of repair below the top edge.
4.5	The parapet wall to the flat roofed northern rooms has some localised rebuilding (brick inserts, replacement coping brickwork and repointing in a cement-rich mortar).
4.6	Tile slip sills are complete to the northern rooms but on the west and south sides have suffered what would appear to be mechanical damage.
4.7	Brickwork window openings at lower level, to windows and doorways, are generally flat arches, whereas window heads to the apsidal end and at higher chancel level are semi-circular.
4.8	There are two externally expressed piers to the southern elevation, which may correspond to main roof structure, and a decorative simple brick surround to the double entry doors.
5.0	Roof Coverings
5.1	<p><i>Nave roof:</i> Double roll concrete tiles (sand-faced) suggest a roof replacement within the last 40 years. Some replacements have a poor colour match.</p>
5.2	<p><i>Pyramidal roof to chancel:</i> Small clay tiles, with lead flashing to simple metal cross; high parapet walling.</p>
5.3	<p><i>Apsidal roof:</i> Slate with high parapet walling.</p>
5.4	Asphalt with built-up mineral felt to flat roofs, which has also been used to provide flashings.
5.5	A primary element of continuing care must be the exclusion of water ingress from brickwork, whether from failing downpipes, gullies, valleys, parapet internal faces or cappings.
6.0	Rainwater Disposal System
6.1	The original installation comprised cast iron downpipes and guttering. There is recent ogee pattern uPVC guttering and cast-iron downpipes to the southern elevation of the nave and south aisle Lady chapel.
6.2	Gullies are typically blocked and should be checked and cleared, along with guttering/downpipes twice a year at least.

7.0	External Windows and Doors
7.1	Windows are all metal-framed and single-glazed, with side hung opening lights in the meeting room. The kitchen window is a fixed light, Georgian, wired glass, with extract fan fitted. Other windows have obscured glass or obscured Georgian wired. Sacristy has bottom hung units. Western gable windows have three operable, bottom hung lights with obscured square patterned glass. Windows to the south side of the nave are also bottom hung, top latched, with side restrictors.
7.2	All windows are rusty and have suffered particularly in contact with damp walls.
7.3	Upper level windows to the chancel are protected with rectangular expanded metal grilles.
7.4	External doors are in fair condition but metal-faced.
8.0	Tower, Spire, Bells and Frames
8.1	Issues concerning the chancel upper storey are covered elsewhere in this report.
8.2	Fixity of the cross to the chancel roof should be checked.
8.3	There is a small bellcote on the south side of the chancel, but there appears to be no bell. The structure, though probably part of the original design, is in poor condition, with metal grillage. Restoration should be considered.
INTERNAL INSPECTION	
9.0	Roof Structure
9.1	<i>Church and aisles roofs:</i> Void not inspected as trap door access should only be attempted from scaffold. Inspection with appropriate equipment recommended.
9.2	<i>Ancillary roofs:</i> Construction unknown.
10.0	Internal Partitions
10.1	Constructed of solid, smooth-faced brickwork where exposed; elsewhere lined with plasterboard.
10.2	Substantial, consistent water penetration has produced significant damage to plaster surfaces, some of which are spalling, particularly large areas at the eastern chancel end.
10.3	The main body of the church (nave), originally described as the "Hall, mainly used for religious worship" (<i>Fifty Modern Churches, Incorporated Church Building Society, London, p. 138-129</i>) has not suffered from the same damp ingress.
10.4	Vestry walls are dry lined with wood effect plywood.
11.0	Internal Ceilings
11.1	<i>Nave and aisles:</i> Ceilings appear to be painted fibreboard, which is susceptible to damp, and is evident particularly at the ends of the aisles.

11.2	<i>Chancel:</i> Pyramidal ceiling with exposed beams and timber central star feature.
11.3	<i>Sanctuary:</i> Hemispherical plastered ceiling, suffering from water ingress.
11.4	<i>Ancillary rooms:</i> Plastered soffits.
12.0	Internal Walls
12.1	Issues as per item 10.2
13.0	Internal Doors
13.1	Painted/varnished timber doors from rear entrance, part glazed with cross shaped window and radiused head.
13.2	Main entrance doors have radiused heads.
14.0	Internal Decoration
14.1	Damp ingress is significant and hence decoration is compromised.
15.0	Floors and Balconies
15.1	Solid throughout. Timber herringbone parquet flooring to nave and aisles; carpet over clay tiles to chancel/sanctuary. Ancillary rooms carpeted; kitchen is non-slip vinyl sheeting.
15.2	The meeting room has timber herringbone parquet flooring with a line of loose elements, suggestive of slight slab movement and consequent de-adhesion.
16.0	Fixtures and Fittings
16.1	<i>Seating:</i> Nave seating consists of loose timber seating with upholstered pads, presumably contemporary with the building, all in reasonable condition. The chancel has simple oak pews. There is a sanctuary chair that follows the radiused head motif of the entrance doors.
16.2	<i>Altars:</i> The high altar is a plain concrete slab on facing bricks, with a further timber chancel altar of oak.
16.3	<i>Font:</i> The font is marble with a wooden cover.
16.4	<i>Organ:</i> The instrument is by H.S. Vincent and Co., Sunderland (Henry Sherborne Vincent, 1862-1938), although the firm continued for much longer as Vincent Electric Organ Company and Vincent Organs Ltd. The organ was not examined in detail, tested or played as part of this inspection. The pipes are located in a horizontal position in the fairly inaccessible loft space over the nave, with sound box over the chancel arch.
16.5	From original plans, the chancel and sanctuary were capable of being divided off from the 'hall'/nave, which reflects the apparent 'community' use focus, being able to be segregated from the worship focused space.

17.0	Heating Installation
17.1	Relatively recent gas-fired combi-boiler (Potterton Titanium) with small bore copper pipework and panel convector radiators with TRV's.
17.2	Boilers should be serviced annually.
17.3	Redundant boiler and vertical flue (asbestos?) should be safely removed.
18.0	Electrical and Lighting Installation
18.1	Brass effect chandeliers in nave, uplighters and concealed lighting in chancel/sanctuary, fluorescent strip lighting to ancillary rooms.
18.2	Meters and consumer unit are positioned adjacent to the organ in the chancel.
18.3	<i>Lightning Conductor:</i> Lightning protection, originally to the pinnacle cross, is now missing. Risk assessment for renewal should be considered (cross also not vertical).
18.4	There is an induction loop system fitted, though not tested on this occasion.
19.0	Fire Precautions
19.1	There is a foam multipurpose extinguisher in the chancel corridor and the kitchen has a small powder extinguisher. A fire blanket should be provided.
19.2	There is no fire alarm system fitted.
20.0	Security
20.1	Steel doors are fitted to external doors.
21.0	Sanitary Facilities
21.1	There is a single WC adjacent to the kitchen, in basic condition, but not meeting accessibility standards.
22.0	Disabled Provision and Access
22.1	There is ramped access to all doors, with handrails.
22.2	The south door, though prominent, is not used as the main entrance - signage could clarify this.
22.3	There are 2 steps from nave to chancel, and 3 more to the sanctuary.
23.0	Bats
23.1	No evidence of bat activity, nor any surveys undertaken.

CURTAILAGE	
24.0	Churchyard
24.1	There are mown grass areas to the east, west and south sides of the church, and an area of block paving to the north. There is galvanized palisade fencing to the north side.
24.2	Pavement boundaries have recent, low brick walls topped with painted steel railings, requiring redecoration. Some copings/brickwork are missing.
25.0	Log Book
25.1	Continue to maintain Log Book.

RECOMMENDATIONS	Price (£)
URGENT WORKS REQUIRING IMMEDIATE ATTENTION - Category 1	
WORK RECOMMENDED TO BE CARRIED OUT DURING NEXT 12 MONTHS - Category 2	
WORK RECOMMENDED TO BE CARRIED OUT DURING NEXT 5 YEARS - Category 3	
WORK TO BE CONSIDERED BEYOND 5 YEARS - Category 4	
ITEMS FOR FURTHER INVESTIGATION	

APPENDICES

Appendix A - General Information:

This report is not a specification for the execution of works and must not be used as such. It is a general report only as required by the Inspection of Churches Measure 1955.

The Architect has indicated in it such maintenance items, if any, which may safely be carried out without professional supervision.

Conservation and repair of Churches is a highly specialised subject if work is to be carried out both aesthetically and technically in the best manner, without being wasteful in expenditure. It is, therefore, essential that every care is taken to ensure that no harm is done to the fabric or fittings and when the Parochial Church Council is ready to proceed it should instruct the Architect accordingly, when he will prepare specifications and schedules and arrange for the work to be carried out by an approved Contractor under his direction.

Costs on much of the work or repairing Churches cannot be accurately estimated because the full extent of damage is only revealed as work proceeds, but when the Architect has been instructed to prepare specifications he can obtain either firm prices or considered approximate estimates, whichever may be appropriate.

The Architect will be glad to help the Parochial Church Council complete an appeal application to a charitable body if necessary, or to assist in applying for the essential Faculty or Archdeacon's Certificate.

Scope of Report:

The Report is based on the findings of an Inspection made from the ground and from other easily accessible points, or from ladders provided by the Parochial Church Council, to comply with the Diocesan Scheme under the Inspection of Churches Measure 1955.

It is emphasised that the inspection has been purely visual and that no enclosed spaces or inaccessible parts, such as boarded floors, roof spaces, or hidden timbers at wall heads have been opened up for inspection. Any part which may require further investigation is referred to in the appropriate section of this Report.

Cleaning of Gutters etc.

The Parochial Church Council is strongly advised to enter into an annual contract with a local builder for cleaning out the gutters and downpipes twice a year.

Pointing and Masonry:

Wherever pointing is recommended it is absolutely essential that the procedure in item (a) of this appendix be adhered to as without proper supervision much harm can be done to the fabric by incorrect use of materials and techniques.

Heating Installation:

Subject to any comments to the contrary in Section 19.0 of this Report, the remarks in this Report are based only upon a superficial examination of the general condition of the heating installation, particularly in relation to fire hazards and sightliness. The installation and maintenance of any oil-fired equipment should be in accordance with current editions of the British Standards Code of Practice CD 3002 and British Standards BS799.

NB: A proper examination and test should be made of the heating apparatus by a qualified engineer each summer, prior to the start of the heating season and the report of such examination should be kept in the Church Log Book.

The Parochial Church Council is strongly advised to consider arranging a regular inspection contract.

Wherever practicable, subject to finances, it is recommended that the installation be run at a low setting throughout the week, as distinct from being 'ON' during services only, as constant warmth has a beneficial effect on the fabric, fittings and decorations.

Electrical Installation:

Any electrical installation should be tested every quinquennium and immediately if not done within the last five years (except as may be otherwise recommended in this Report) by a competent electrical engineer or by the Supply Authority and an insulation resistance and earth continuity test should be obtained on all circuits. The engineer's test report should be kept with the Church Log Book.

Where no recent report or certificate of inspection from a competent electrical engineer (one who is on the Roll of Approved Contractors issued by the National Inspection Council for Electrical Installation Contracting) is available, the comments in this Report are based upon a visual inspection made without instruments of the main switchboard and of sections of wiring selected at random. Electrical installation for lighting and heating, and other electrical circuits, should be installed and maintained in accordance with the current editions of the Institution of Electrical Engineers Rules and the more specific recommendations of the Council for the Care of Churches, contained in the publication "The Lighting of Churches".

Lightning Conductors:

As a defective conductor may attract lightning, the lightning conductor should be tested every quinquennium in accordance with the British Standard Code of Practice (current edition) by a competent electrical engineer and the record of the test results, conditions and recommendations should be kept with the Church Log Book.

Conductors on lofty spires and other not readily accessible positions should be closely examined every ten years, particularly the contact between the tape and the vane rod or finial. If the conductor tape is without a test clamp, one should be provided above ground level.

Maintenance between Inspections:

Although the Measure requires the Church to be inspected by an Architect every five years it should be realised that serious trouble may develop between surveys if minor defects such as displaced slates and leaking pipes are left unattended.

Fire Insurance:

The Parochial Church Council is advised that the fire insurance cover should be periodically reviewed to keep pace with the rising cost of repairs.

At least one fire extinguisher should be kept in an easily accessible position in the Church, together with an additional extinguisher of the foam or CO₂ type where heating apparatus is oil fired.

Appendix B – Photographic Survey:

View from northern access route,
showing high level brick spalling



Detail of brick spalling,
north east corner



South elevation, chancel area
Redundant bellcote



Southeast corner,
damage from downpipe leakage



South elevation, main hall (Nave)



South elevation, damaged plain tile sills; corroded steel windows



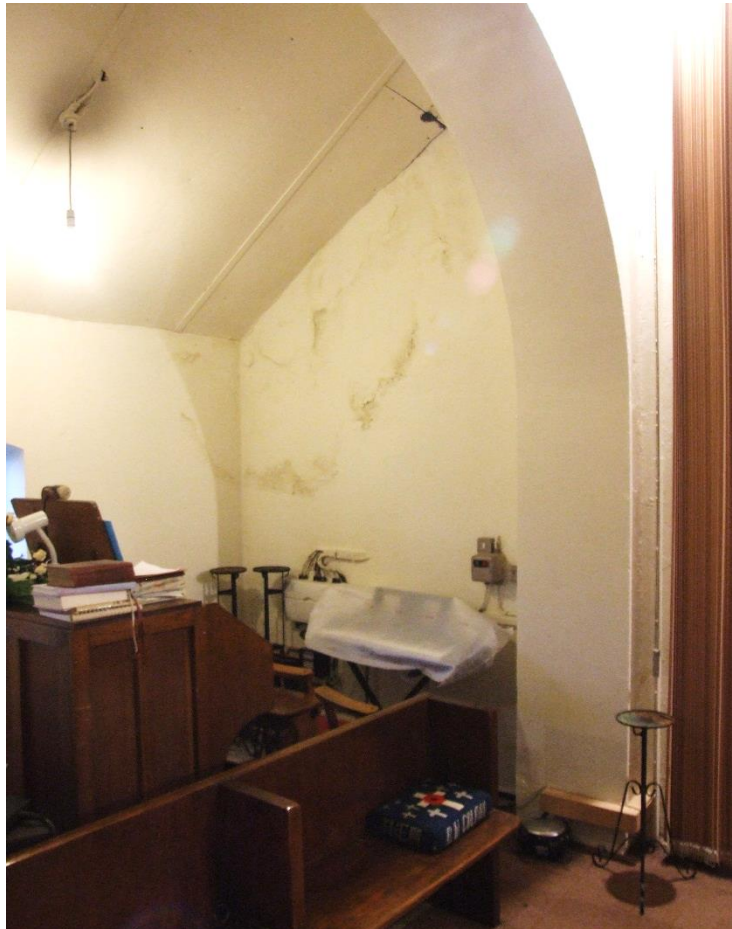
West elevation, main hall (Nave)



Ceiling detail (chancel), with evidence of damp penetration



Damp penetration,
south aisle, west end of chancel



Damp penetration,
south aisle, east end of chancel



View from chancel to sanctuary
showing damp penetration



Damp penetration,
north aisle, east end





Damp penetration,
sanctuary arch, north side detail



Damp penetration and plaster loss,
sanctuary south aisle

High level, west end of chancel:
Organ pipework location, also
showing folding screen replacing
original slide away doors



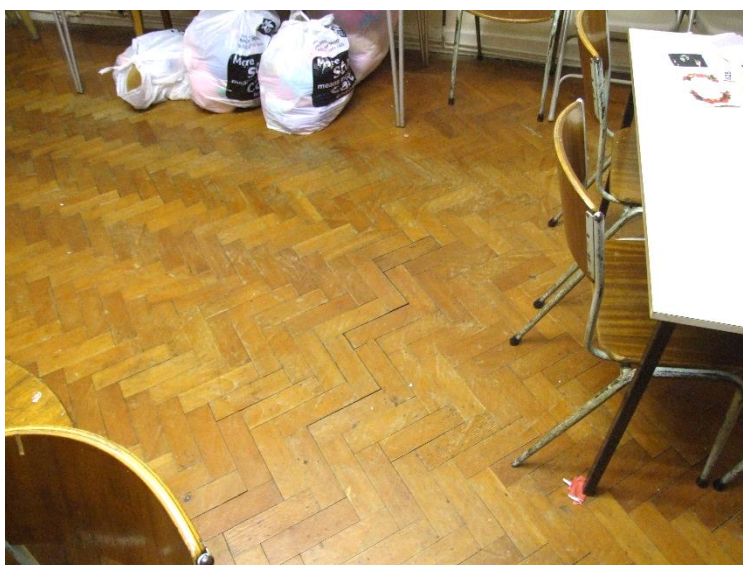
Alcove, south aisle showing
high level damp penetration



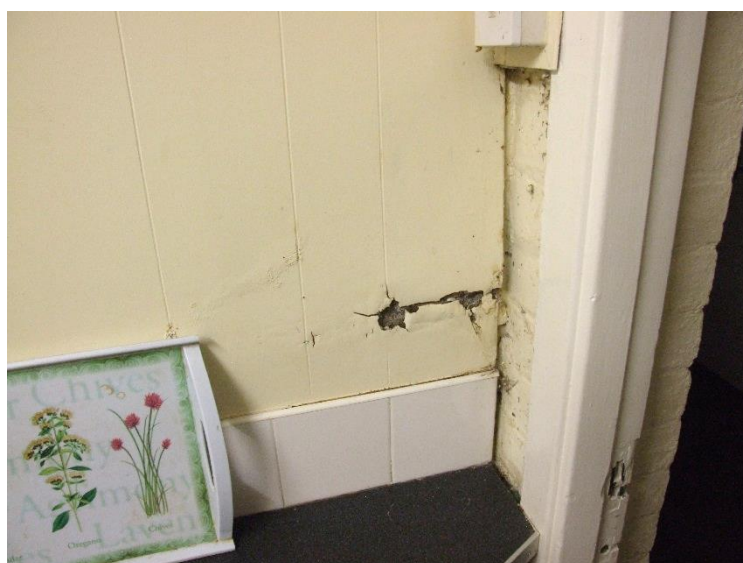
Rusting steel windows
in meeting room



Meeting room, loose parquet blocks



Kitchen damp penetration causing
timber lining breakdown



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Bentley Park Pavilion, Doncaster:

Winner, Best Restoration and Conversion, LABC Building Excellence Awards 2015

West Park, Goole:

Finalist, East Riding of Yorkshire Council, Chairman's Awards 2015

Wesleyan Reform Church, Ashington:

Finalist, LABC Building Excellence Awards 2017