

Diocese of Durham

**St CHAD STOCKTON on TEES**  
**ROSEWORTH**  
(291)

Care of Churches and Ecclesiastical Jurisdiction Measure 1991

**QUINQUENNIAL REPORT**  
on the architect's inspection on

**9 May 2018**

Auckland Archdeaconry

Stockton Deanery

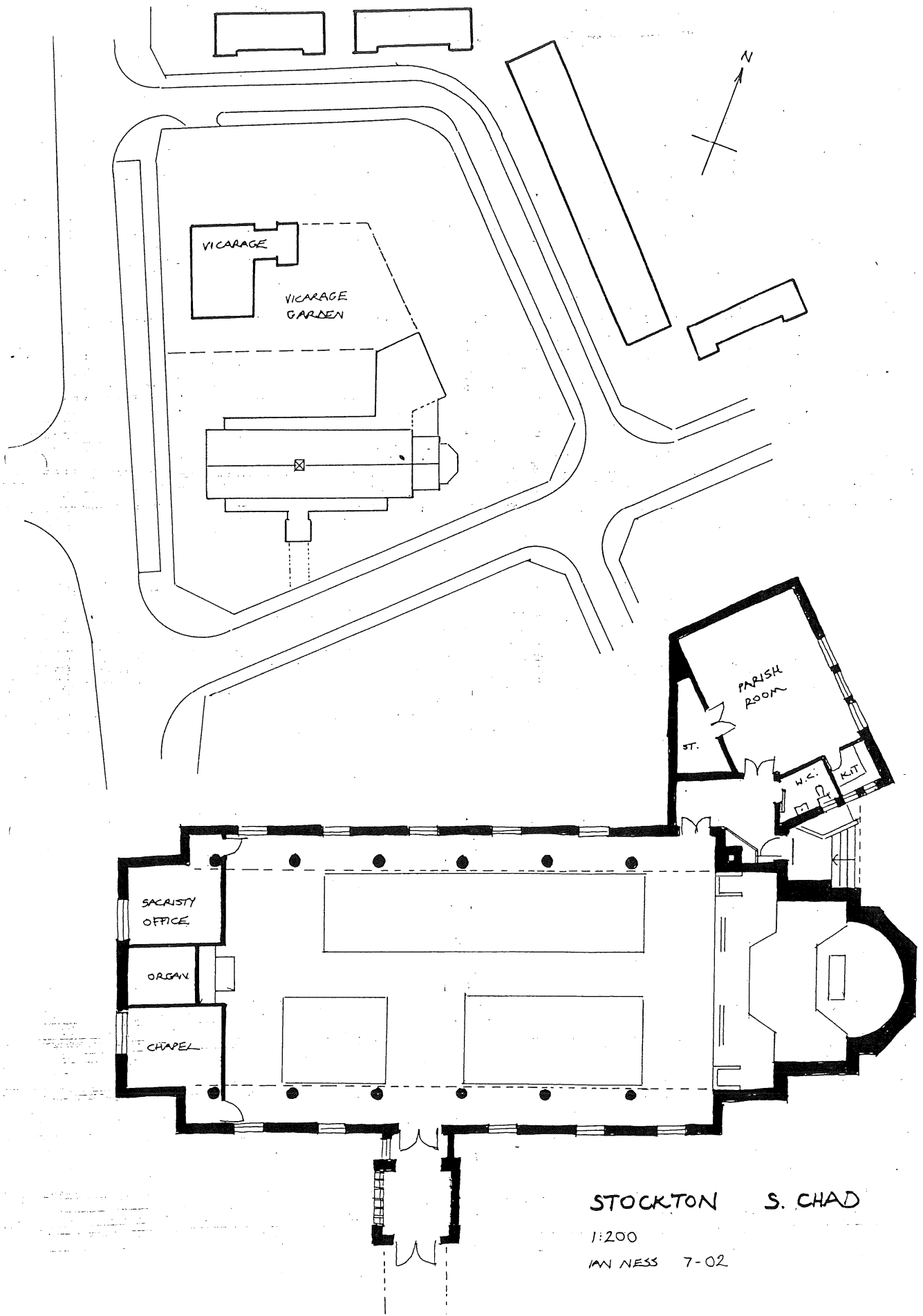
an unlisted building  
not in a conservation area

Incumbent Vacancy



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





STOCKTON S. CHAD

1:200

W. NESS 7-02



## **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. None of the services were tested. Damp meters were not used.
2. No material seen is likely to contain asbestos. The basement pipe lagging was previously analysed (para 69) and found free of asbestos.  
If a management or demolition Survey is required and not previously done, a specialist surveyor should be approached.  
The Log Book says such Survey has been done but it was not in the Log Book nor available. To avoid repeated expense in the event of work being planned it would be advisable for all survey reports to be kept in the Log Book for future reference.

### **Brief description**

3. A brick and tile hall church built in 1956 by Cordingley and McIntyre, for the new development of Roseworth. In 1960 the original 4 bay Nave was extended W to make 7 bays. Timber trusses on clerestory walls on round concrete columns. Narrow passage Aisles with flat roofs. Short Chancel and apsidal Sanctuary. S Porch. Bell fleche at middle of ridge. Attached flat roofed Parish Room at N with lobby, small kitchen and wc. Disused boiler room under. Grounds grassed with hedges at pavement.
4. In the W Nave bay light partitions form a Chapel and Vestry/Sacristy with organ between.
5. The sides of the outer Porch were enclosed in 1970 with large softwood glazed screens which in turn have been replaced in upvc one side and bricked up the other.
6. A flat mineral tile suspended ceiling fitted in the Nave about 1980 with downlighting added in 1997.

### **Recent structural history**

7. A Log Book kept since 1994 shows main work:

2001	reroofed in brown interlocking concrete tiles glazing at E side of Porch removed and bricked up with cupboards inside
2005/7	part flat roofs refelted
2007	some glass replaced with 6mm Lexan polycarbonate
2007	S Aisle roof patched, lead flashing replaced, new double skin rooflight, fleche lead replaced
2010	rot in timber truss end over pulpit repaired with steel due to leakage around former chimney
2010, 11	Vestry and Apse roofs refelted, rainwater goods repainted
2011	heating pump replaced, new wall boiler and flue at ground floor
2012	signs and notice board replaced
2012	glazed screen at W of Porch replaced in upvc
2013	cedar fin at fleche replaced Parish Room glass replaced and ceiling repainted flashings between Sanctuary and Nave replaced
2014	new heating timer
2016	new sign roof repairs Chapel redecorated and new carpet tiles benches removed, chairs brought in
2017	electric installation test report smoke alarms fitted

### **Summary of structural condition**

8. The building appears stable. Overall the mainly well built church remains in good condition.
9. The flat roofs have short life felt and there is little effective insulation in any part.
10. Plaster damage appears caused by poor maintenance of downpipes soaking the walls.

## PART TWO

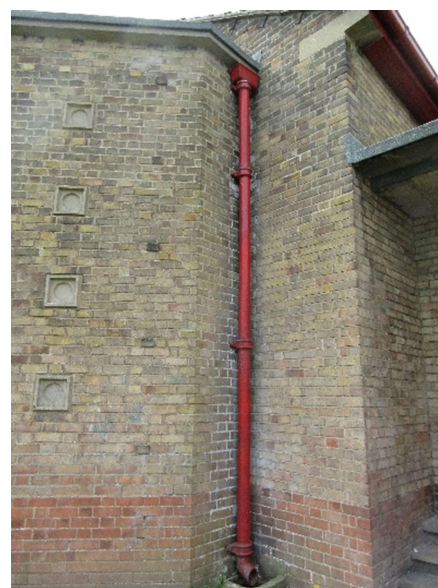
### DETAILED DESCRIPTION OF THE EXTERIOR

#### Roofs

11. The continuous **Choir and Nave** have interlocking concrete double roll tiles nailed to battens on felt, overlapping the gables with mortared verges on slate undercloaks. Good condition. Old lead flashings at the fleche were redressed over the replacement tiles. The former chimney has been demolished to below roof level and tiled over.
12. The lower **Sanctuary** has the same sound tiles. A stepped flashing against the Nave wall has been improved to a substitute for lead (two colours) well dressed into the brick joints.



13. **Apse** flat felt with upstand drip edge and single felt outlet at N corner. A felt upstand is dressed into a brick joint and all appears sound but no close access. The small outlet (and hopper) need to be kept clear (plaster inside damaged by damp, paras 40, 46). Refelting sometimes leaves internal outlets like this too small to drain heavy rain. To be checked at next hopper clearance.



14. **Porch and S Aisle** flat roofs mineral felt some 15 years old on concrete with very shallow falls. The Porch roof offshot falls inward to the middle of the long Aisle roof. The felt seems sound apart from minor ponding of the Aisle and some blistering near the W end, unchanged.



15. Under the S Clerestorey windows the felt upstands have cover flashings of mixed alloy, flashband and a little lead. They seem complete though roughly pointed into the joints and materials not most durable.



16. N Aisle and Lobby similar. Refelted since last inspection with good upstands but no insulation. A small pond just W of the former chimney.



17. The lobby is lit by a pyramid polycarbonate rooflight with square kerb fitted over the round opening in the concrete. Appears sound.
18. **Parish room, kitchen, wc and store** covered by an irregular shaped concrete roof level with the Aisle roof. Its felt is higher because insulation was included to make a warm roof slab. Unshaded felt on insulation may have shorter life due to summer heating by the sun.
19. The renewed felt will last some time. At future reroofings more durable modern membranes on insulation should be considered for all flat roofs.

### Rainwater System, Drainage

20. All roofs have level parabolic cast iron gutters and 4" round pipes. The Nave has pipes at each end and at mid-point (the former W end). Level gutters part clean, part ponded by poor levels. Plants in the Choir S gutter.

21. Most sound but painting needed after derusting of most joints.

The S mid pipe bottom shoe remains missing and water may blow into the brickwork from the open end.

The N mid pipe turns across the Aisle in plastic on a timber block, now loose and damaging the recent felt.

Perhaps the plastic would be better removed and an iron shoe fitted over the felt.

The Choir N pipe discharges onto the lobby roof.

The Apse hopper and pipe fall over a gully. Salts all down the bricks behind the pipe and plaster damage inside suggests the hopper or pipe is or has been blocked and need regular checking (para 13).



22. The W end of the S Aisle gutter was replaced but the cracked top of its downpipe remains bandaged. The N Aisle gutter is patched with flashband over the W window.



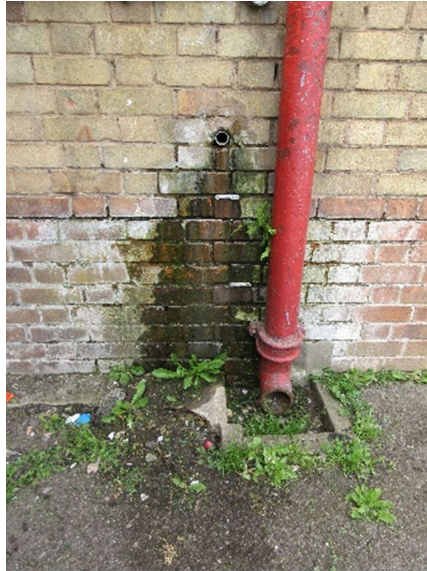
23. A plastic gutter N of the Parish Room is butt joined to the iron gutter on the E side. Both are blocked by leaves and twigs. All rainwater goods should be kept clean.

24. Some blocked gullies need clearance. Surface and foul drainage to sewer by drains with cast iron manhole covers. A sample cover lifted (by the Porch) and manhole found fair.



## Walls

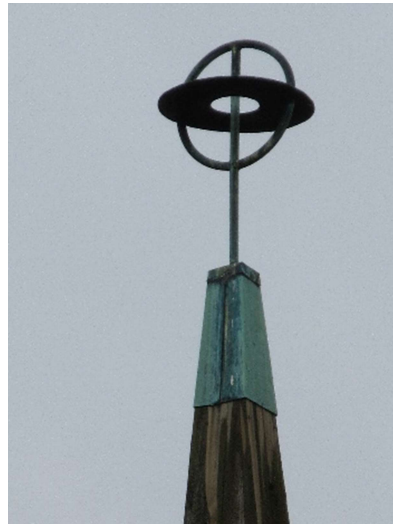
25. Yellow facing brick on red brick below floor level, flemish bond with some decorative projecting headers. Either brick and a half solid or thick leaf cavity. 'Bucket handle' pointing. Some projecting patterning at W end and openings. At the W end a large brick relief of St Chad in red brick with neat lead cloaks on the exposed top surfaces. Contrasting blue black brick in panels in the Porch and infilling its former E window.
26. The brickwork is in good condition except at the N Aisle junction of original to extension where the wall is very slightly diagonally cracked. No action is required.  
Under the missing Kitchen waste pipe the brickwork is saturated with growing plants.



27. Small areas of pointing remain poor  
under the N Aisle W window where water has splashed up from a gutter leak.  
at the SW Aisle corner behind the downpipe where the gutter used to leak  
at the Choir NE top corner  
Very minor open vertical joints  
at the former chimney  
at W side of the Parish Room  
at W end of N Aisle  
at W side of Porch  
at E side of Apse

## Bellcote, Bell

28. The main external feature is the graceful copper finial on the fleche on the middle of the ridge, housing a bell. Its metal angle frame is clad in cedar boards and corner vanes above former louvres, now boarded over. A bell pull hanging at one side of the Nave works the clapper which may be muffled.





### Window and Door Openings

29. The windows are framed in cast stone with cast stone relief panelling under the windows. Sound but slight loss of pointing at top of the W gable N window and down its S side.



### External Iron and Wood

30. A painted metal cross on the E end of the Nave ridge seems sound.

31. The eaves fascias and soffits are flaking and could usefully be painted with the gutters.

32. The galvanised steel windows appear in good condition. Some opening hoppers are sealed shut. Paint beginning to fail at some S windows.

33. Upvc framed glazing at Porch W side sound.



34. Stained hardwood Porch doors have simple incised decoration and projecting mouldings, which have been repaired. If there is need to display notices at the doors a change to toughened glass may be better than pins.

35. Grills over the cellar steps are now covered in galvanised sheet for better security. The back door, railings and vent pipe are all well painted but being an obscure sheltered place to sit they risk damage. The single painted back door needs new paint soon

## DETAILED DESCRIPTION OF THE INTERIOR

### Roof timbers

36. In the Nave painted timber queen post trusses with steel straps, purlins and the original softboard ceiling at rafter level were designed to be seen. Now hidden above the added suspended ceiling



2013 pictures

37. The NE truss end (over the pulpit) was spliced with bolted steel angles and jacked up when its end softened and dropped where the wall was saturated by roof damage at the former chimney, now roofed over and dry.

38. For the record, other trusses without damp damage show gaps of about 15mm where their tops enter the walls, caused by normal shrinkage.

39. All other roofs are flat concrete with projecting eaves. When the ceiling was down in the wc the roof was seen to be precast concrete planks with inset battens as fixings for the ceiling battens, all now concealed.

### Ceilings

40. In the Sanctuary **apse** painted softboard with taped joints, some water marks and cracks at the curved E edge and board joints.



41. In the **Chancel** a coffered ceiling of moulded oak ribs and painted timber boards. One bay near N end is a hatch to the void containing the heating header tank.

42. In the **Nave** and **W rooms** an added mineral tile ceiling in a suspended metal grid and pierced for downlights. Minor water or dirt stains and some minor holes. One new tile over the pulpit. Six tiles missing over Sacristy. No insulation.

43. The original softboard Nave ceiling, now hidden, looks sound except perished at the former chimney.



44. In the **Aisles, N lobby** and **Parish Room** plasterboard on battens on the concrete. All is fair except a rough patch in the Parish Room SW corner.  
The upstand at the round rooflight opening needs to be washed and painted.  
E end of N Aisle paint flaked

45. Under the other concrete roofs the ceilings vary.  
At the **outer Porch** painted concrete, slight mould. At **inner Porch** softboard lining, slightly cracked.  
In the **Kitchen** painted softboard, fair. In the **wc** textured finish on plasterboard after a repair.  
In the **store** off the Parish Room slightly insulating expanded polystyrene tiles fair but small parts missing.

### Arch, Plaster, Decoration

46. The interior is plain painted solid plaster with a distinctive parabolic sanctuary arch. No insulation. Plaster mainly good.  
At the arch N side (close to the rainwater pipe) plaster and paint damage with rusty angle bead especially at top and bottom.

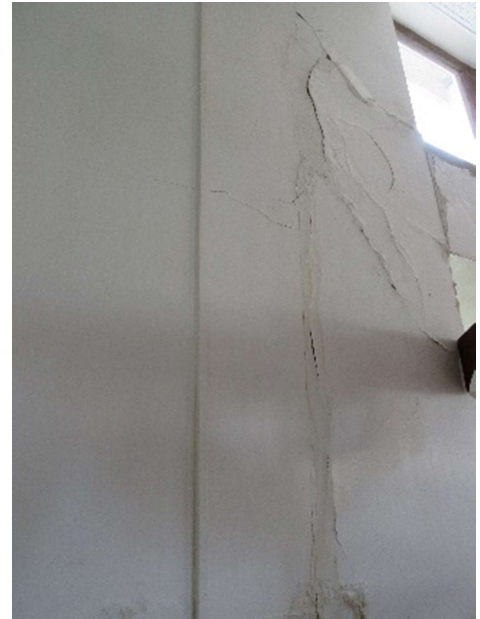


47. Other plaster good except

Flaking at N Aisle E end and at the NE door



Minor damage at E wall of Choir close to the damaged arch  
Damage full height of the S wall of the Choir (especially at the concealed wiring ducts now visible) and the adjacent E end of the S Aisle (hopper and downpipe outside)



Vestry N wall very minor cracks  
Flaking over N Aisle window 2<sup>nd</sup> from E (no obvious cause)

48. A crack in the Chapel S wall opposite the altar could be cut out and replastered on bridging mesh if preferred.
49. A good 'Creation' mural on the Apse wall by Chris Kent 1992. Otherwise emulsion except hard wearing flecked gloss paint in the Parish Room.  
Thin expanded polystyrene paper on walls of store off Parish Room.



## Partitions, Doors

50. Doors generally sound hardwood veneered flush ply with bronzed handles.  
Painted flush doors at the Parish Room store.  
A working overhead closer at one of the inner porch rebated doors.  
Floor springs with stand opens and flush bolts at the double acting NE pair.  
The sliding wc door is not sound resistant.  
The varnish on the later W doors is not sanded.

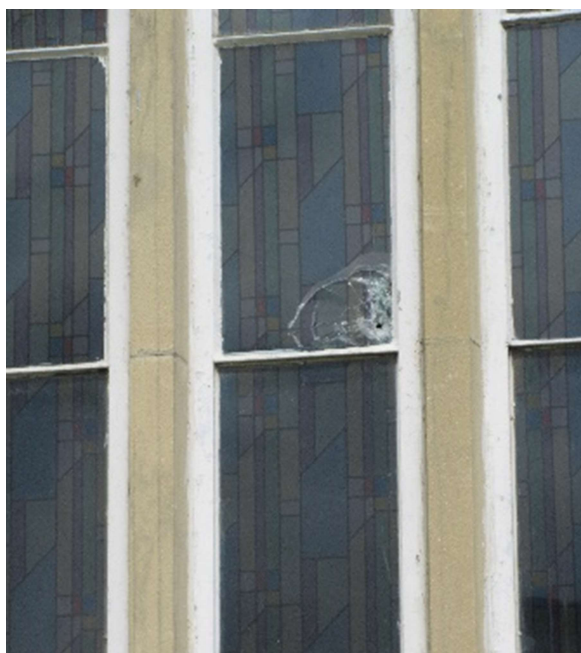
51. The partitioning facing the Nave each side of the organ is painted taper edge plasterboard whose joints are taped but not filled. Filling the joints before the next decoration would improve the appearance.

## Ventilation, Glazing, Protection

52. The steel framed windows have ample hoppers, many sealed shut. Others not fully closable so draughty.  
Permanent plaster vents between store and Parish Room at high and low level.

53. In **Kitchen** a slightly open hopper is a trickle vent. No fan.  
In **wc** no extract or other ventilation. Hopper stuck shut.

54. The pleasantly light church is single clear glazed in putty throughout.  
Added coloured film in the Sanctuary and W windows. Broken panes at the Choir and Chapel are hard to see inside due to the film but look poor outside.



55. Obscure glass in the lower W lights and cast wired glass in the upper Parish Room windows, one of which is holed and clear taped over, looking poor.

56. No protection but some glass replaced with polycarbonate sheet riveted and silicon sealed to the frames.

## Floors, Rails

57. All floors are solid with finishes mainly in good condition. The Sanctuary platforms, Vestry and Chapel are carpeted. The Nave, Parish Room and its store have hardwood blocks. Taped down cord carpet in middle of Parish Room.

58. Parts of the Nave wood blocks are over heating ducts with access covers. Some S Aisle blocks are loose but serviceable.

59. Non-slip vinyl sheet in Kitchen.

Vinyl sheet in wc (not complete at pan) and N lobby which also has some carpet tiles.

60. Clean off carpet over painted concrete at the Outer Porch with hard wood blocks and a mat well in the Inner Porch.

## Monuments, Furnishings, Organ

61. The Chancel and Chapel have simply designed oak furniture with some salmon pink paint, well suited to the church.
62. Comfortable upholstered beech chairs in the Nave suit the church well.



63. An ancient pedestal stone font in the centre of the Nave brought from the medieval St Mary's church Norton, with modern cover. Half of the bowl has been renewed. No monuments or brasses.



64. A stylish portable font is a simple triangular beaten silver bowl on a hardwood tripod.
65. Two manual Harrison & Harrison pipe organ in a softwood case at the W end which looks well. Serviced for occasional use.

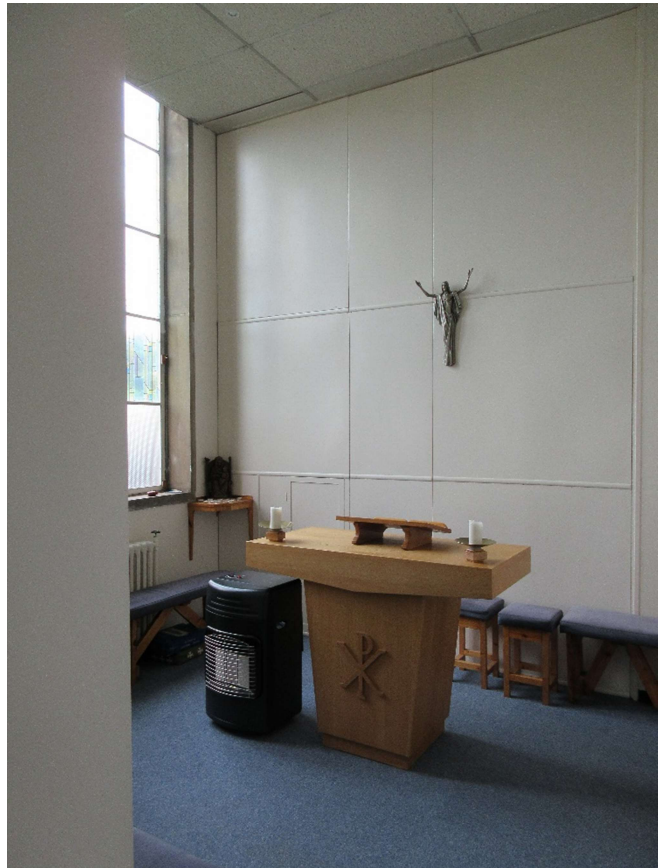
## Heating

66. Central heating by 2010 gas boiler in wc and original cast iron column radiators. Header tank over the Choir with an overflow pipe over the Apse roof.
67. A replacement gas supply pipe was laid to a new meter in the Kitchen about 2006. A room thermostat and 7 day timer. The system is said to be serviced each year. Expensive to run at about £300/month in winter.
68. The boiler is connected down to the existing steel circulation pipes through the basement to shallow brick ducts across and along the church.
69. The disused basement boiler room is reached by a galvanised ladder with locked cover grill. No access at this inspection. The following from 2013 is repeated for information.  
*The brick chamber is sound and dry. The stepped concrete floor has a grill over a sump and working electric pump.*  
*In the boiler room and floor ducts the pipes are lagged with loose fibre cased in textile sleeves. Parts are missing. In places it spills out of the sleeves. I had the fibres analysed in 1997. They are glass fibres with a little cellulose. Removal of this form of insulation is not controlled in the way asbestos is but it would be prudent to treat it with care both in its loose state in the boiler room and when removing it. The long pipe runs in the ducts have been insulated with tight butted sectional foam and the accessible pipes in the boiler room would be better lagged in the same way.*



70. A separate modern balanced flue gas wall heater in the Parish Room. Both W rooms have column radiators and supplementary: Electric tube and loose electric heaters in the Vestry  
Loose electric and gas bottle heater in the Chapel. Use of bottled gas should be limited because it emits a lot of water vapour which can condense on cold walls and roofs.

71. A building of this era would have no original insulation (apart from the gesture of the softboard original Nave ceilings) and there is no sign of added insulation except on the Parish Room roof. None on the church suspended ceiling. Some draughts at doors and windows. Heating reported ineffective and so expensive to run that the parish might decide to stop using the building in winter.  
The best use of limited money to avoid that would be thick quilt on the Nave ceiling (best with new ceiling tiles) and perhaps draught proofing.  
A larger fund might be best spent on modern radiators and pipes for more and faster heat output.



### Electrical

72. Most of the church was rewired in 1997, using concealed pvc/pvc cables, transformers and new low voltage downlights in the Nave, four low energy 2D fittings in the Parish Room (needing to be cleaned) and reconditioned existing ceiling fittings elsewhere including tungsten lights and surface conduits under the outer lobby concrete roof. Three PAR spots at the Choir, four coloured tungsten lamps in holders at the Sanctuary. Plastic and metal recessed switches. Metal recessed 13A sockets.

73. In the boiler room surface metal sockets, switch and conduited cables for pumps and light.

74. An induction loop and speakers. A small projection screen has been added. No fixed projector.

75. A 'Satisfactory' periodic system test report November 2017 was seen. Three minor improvements were recommended including addition of emergency lighting which is not normally needed in a church unless large regular social events are planned.

### Lightning Conductor

76. None

### Fire Precautions

77. Extinguishers all last serviced May 2018:

organ	2kg CO <sub>2</sub>
porch door	9 litre water
back lobby	9 litre water

In case of proposal to change note the insurer EIG advises dry powder extinguishers should remain confined to boiler rooms and kitchens because discharge (including accidental and malicious) in church risks serious damage to organs and delicate surfaces due to the powder being corrosive.

78. Smoke detectors fitted.

## Water and Sanitary facilities

79. In the Vestry a basin with two cold taps and Creda Corvette wall mounted heater over with trailing lead to a 13A socket.
80. In Kitchen stainless steel sink and drainer with hot and cold. Hot water runs very slowly from a shared electric instantaneous heater in the wc. If better water flow is needed it appears a higher wattage type is needed.
81. A single wc fitted for disabled use. The basin hot tap is too stiff for general use and is not suitable for some disabilities. A mixer controlled by lever is recommended.

## Access and use by people with disabilities

82. The site is nearly level through the entry doors. The slight ramp in the Porch is acceptable. The pair of doors from Porch to Nave have a strong overhead closer which may be tough for an independent wheelchair user.
83. The five outside steps at the Parish Room entrance have a good handrail and cannot practically be altered. Access to the room for chairs will continue to pass through the church.
84. The wc is adequate for chair use but could be further improved with a swing door, better grab rails, a lever mixer tap and an alarm.

## Security

85. The church doors and locks are reasonably secure. Mortice deadlocks and shootbolts at the main doors. An intruder alarm with PIR detectors and panel by the back door.
86. The former safe in the Vestry is used for general storage.

## Grounds, boundaries, signs, paths

87. In the style of the 1950's the building is centred on an irregular site shared with the former vicarage and its garden.
88. The grassed church grounds are enclosed by hedges. Flag path to Porch in fair condition. Tarmac path to back door worn with weeds growing through.
89. Good sign on the building. The 'Trespassers ... prosecuted' signs are unfortunate.



## Archaeology

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



## General comments

91. St Chad's is an attractive church, especially the graceful simplicity of the Nave, the parabolic arch, the good colours and the mural. Its loose seating makes it flexible for social as well as worship use. With some investment it could be more of an asset to the district. Lettings said to be poor due to the state of the kitchen and wc.
92. The parish has made good repairs in recent years. Some basic maintenance is overdue. At least Nave ceiling insulation would now be a good investment.

## PART THREE

### RECOMMENDATIONS in order of priority

#### For immediate action

Add cast iron shoe at bottom of mid S nave pipe over Aisle	21
Clean, derust, prime and paint all gutters and pipes, eave fascias and soffits	21, 23, 24, 31
Fit a painted steel pipe at the missing Kitchen waste	26
Repair broken glass at Choir and Chapel, refit film	54

#### For completion within 18 months

Repaint back door and at least the damaged parts of the plaster ceilings	35, 44
Repair and paint ceiling at Apse	40
Derust angle beads, repair damaged wall plaster and paint	46 - 48

#### For completion within five years

Replace broken glass in Parish Room	55
Obtain periodic Electrical test report in 2022	75 and Addendum

#### Desirable improvements

Add at least 250mm insulation quilt on suspended ceilings (Nave, Chapel, Vestry), preferably with new ceiling tiles	9, 42, 71, 92
Include warm roof insulation in all future recovering of flat roofs	19
Rake and point minor areas of open brick joints and around Vestry window	27, 29
Fill and paint plasterboard partition at west end	51
Failing general insulation, improve radiators and pipes	71
Tackle general replanning and refitting of the Kitchen and wc	50, 80, 81, 84, 91

#### Recommendations on Maintenance and Care

Keep all Reports on the building in or with the Log Book	2
Clean all outlets, gutters, hoppers, pipes and gullies at least once a year	13, 20, 21, 24 and Addendum
Avoid use of a bottled gas heater	70
Review 'Trespassers.....' signs	89

## **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), a member of the Electrical Contractors Association (ECA) or of the National Association of Professional Inspectors and Testers (NAPIT) 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](http://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.