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ARCHITECTURE & HERITAGE



QUINQUENNIAL INSPECTION REPORT

CHURCH OF ST. LUKE
TUNSTALL AVENUE, HARTLEPOOL, TS26 8NF

APRIL 2023



Diocese of Durham



prepared by

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With thanks to the PCC at Church of St. Luke, Tunstall Avenue, Hartlepool for their assistance and support in the preparation of this Quinquennial Inspection Report.

REVISION HISTORY

ISSUE	DATE	BY	NOTES
v.1	05/04/2023	MA	DRAFT ISSUE

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RECOMMENDATIONS**47**

Where work is recommended within the main body of the Quinquennial Inspection Report a code is used to highlight the relevant text and indicate the priority as follows:

R0	Urgent works requiring immediate attention.
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R1	Work recommended to be carried out during the next 12 months.
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R2	Work recommended to be carried out within 18 – 24 months.
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R3	Work recommended to be carried out within 5 years.
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R4	A desirable improvement with no timescale.
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M	Routine items of maintenance.
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APPENDICES

A	Practical Path to Net Zero Carbon (PPNZC)
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B	Maintenance Plan
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C	National Pipe Organ Register – Bishop & Son, London and Ipswich 1936
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D	Explanatory Notes
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A. THE INSPECTING ARCHITECT

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B. BACKGROUND AND GENERAL

- B.1 Church: **Church of St. Luke**
Tunstall Avenue
Hartlepool
TS26 8NF

Parish of St. Luke Hartlepool
Deanery of Hartlepool
Archdeaconry of Auckland

- B.2 The Church of St. Luke is situated west of the town centre of Hartlepool at the junction of Hart Lane to the north and Tunstall Avenue to the west in what is predominately an urban residential setting.
- B.3 Regular services of worship at the church include Holy Communion every first, third, fourth and fifth Sunday at 9.15am. Every second Sunday there is an All-Age Communion at 9.15am. During the week there is a quiet Prayer Book Service of Holy Communion on Wednesday at 9:30am.

The Priest in Charge is the Revd John G Bell.

- B.4 Ordnance Survey Map reference – NZ 49603 33089.

GENERAL DESCRIPTION OF THE CHURCH

- B.5 Parish church dating from 1916, designed by Lofting and Cooper (pupil of Temple Moore) in a Romanesque style. Replacing a temporary 'tin chapel' erected while the 1916 church of St. Luke was being built. Originally suggested to be kept as the parish hall but instead a brick structure in Weldeck Road/Suggitt Street was built in 1932. The 1916 church is constructed from sandstone blocks with a hammer dressed finish and pitched slate roofs over, a mix of Westmorland and Welsh with mortared verges at gable ends.

Accommodation consists of nave (mix of fixed pews and some moveable seating for 180 congregation members), north aisle, south aisle, altar under tower crossing and modest sanctuary beyond, north former porch (now store and south prayer room. Design aspirations for a large chancel and central tower/spire were abandoned after WWI.

THE BUILDING NEWS, MAY 31, 1912.



ST. LUKE'S CHURCH, WEST HARTLEPOOL: SELECTED DESIGN.
Messrs. LOFTING and COOPER, Architects.

The sanctuary was reordered in 1990 to designs by HLB Architects.

The church is planned on a traditional East-West liturgical axis.

- B.6 Between 1961 and 1963 a single storey extension at the southeast corner was constructed, designed by Cordingley and McIntyre. Constructed from sandstone block walling and pitched Westmorland slate roofs over.

Accommodation consists of choir and clergy vestries.

- B.7 In 1993 a high single storey extension was constructed at the northeast corner, designed by John Taylor Architects in a C20 modern style. Constructed from cast stone block walling and pitched Welsh slate and felt sheet flat roofs over.

Accommodation consists of church/community hall, parish office and WC's.

- B.8 Within the 1916 church there exists a pipe organ dating from 1936 and was built by Bishop & Son of London and Ipswich for Monkton Coombe School, Bath. Relocated to St. Luke Hartlepool in 1952. It is located on a balcony within the south transept and currently not in use.

A Church Makin organ is located at the east end of the north aisle.

- B.9 The 1916 church is heated via a gas fired low pressure hot water installation, located in the boiler house (beneath the 1963 extension), circulating to large pipework and radiators throughout the church. The boiler is a Harrier GTS by Ideal Boilers and was installed in 2013.

The 1993 parish centre is heated via a gas fired low pressure hot water installation, located in a cupboard at the north end of the church/community hall, circulating to wall mounted radiators. The boiler is an Ideal Mexico 2 by Caradon Ideal and is 30 years old.

The main electrical incoming supply is via an underground supply at the north end of the 1916 church. Distribution boards exist within the former north porch/warden's vestry and the parish office within a void to the west wall. Artificial lighting within the church is via energy efficient lighting within the chancel and elsewhere low energy bulbs to the remaining areas. Lighting in ancillary accommodation consists of surface mounted fluorescents and semi-recessed spotlights.

- B.10 To the north of the church there is grassed section of church grounds which contain a large number of fully grown mature trees which are all protected under Tree Preservation Orders.

To the south of the church there is a section of black tarmac hardstanding that allows parking for vehicles off the Tunstall Avenue.

To the east there is a narrow strip of grassed planting between the parish centre and adjoining residential properties not freely accessible for the public.

To the west the church borders with the public footpath.

B.11 The church does not merit protection under heritage legislation therefore is unlisted.

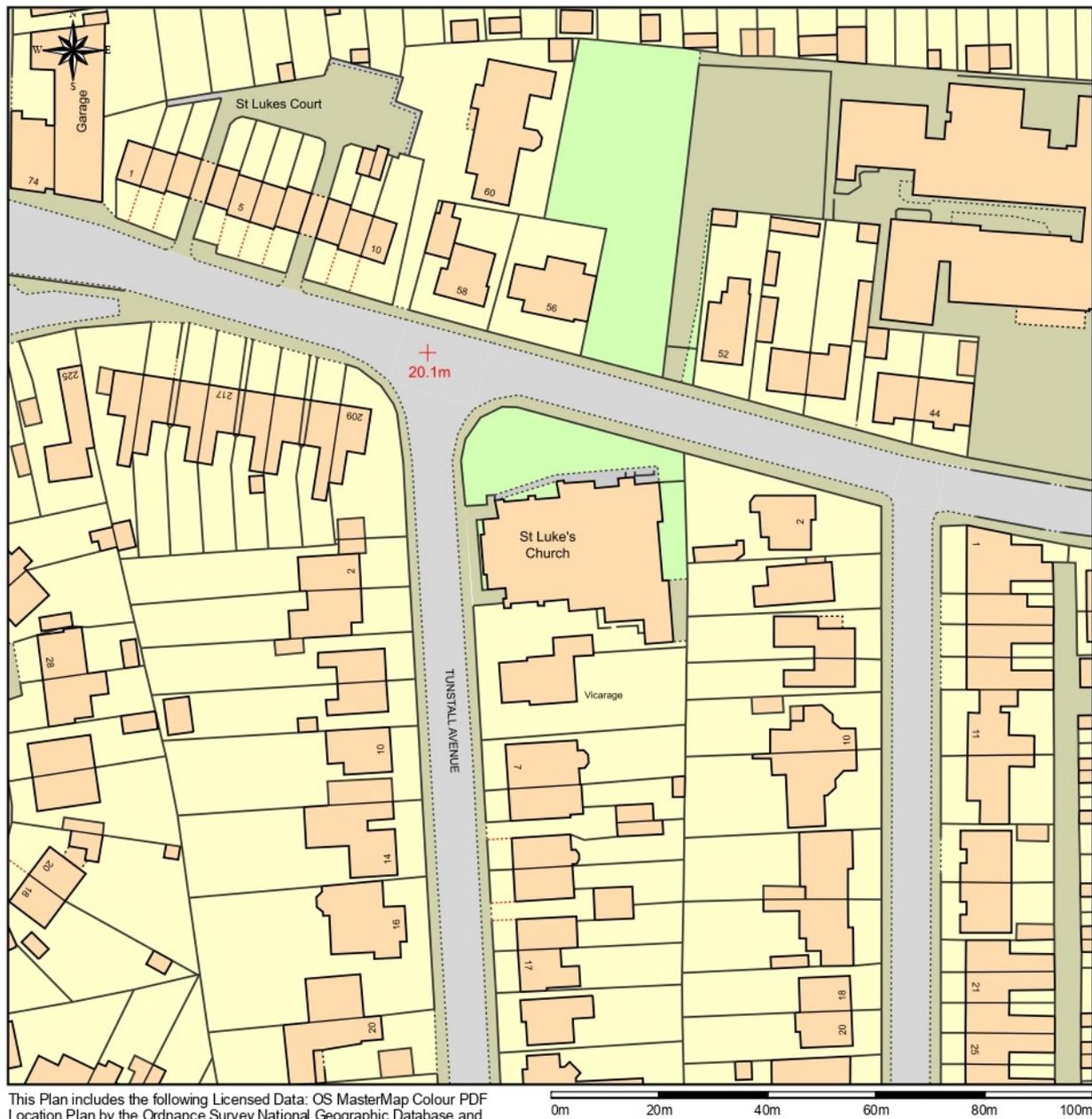
The church is not located in a Conservation Area.

B.12 Date of Inspection: the church was visited and inspected on Monday 14th November 2022.

Weather: dry, cool and cloudy.



The 'tin chapel' – painting c.1907 by sister of the then Priest in Charge Sidney Smith



This Plan includes the following Licensed Data: OS MasterMap Colour PDF Location Plan by the Ordnance Survey National Geographic Database and incorporating surveyed revision available at the date of production. Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey. The representation of a road, track or path is no evidence of a right of way. The representation of features, as lines is no evidence of a property boundary. © Crown copyright and database rights, 2023. Ordnance Survey 0100031673

Scale: 1:1250, paper size: A4

Fig. 1 | Church Location Plan (not to scale)

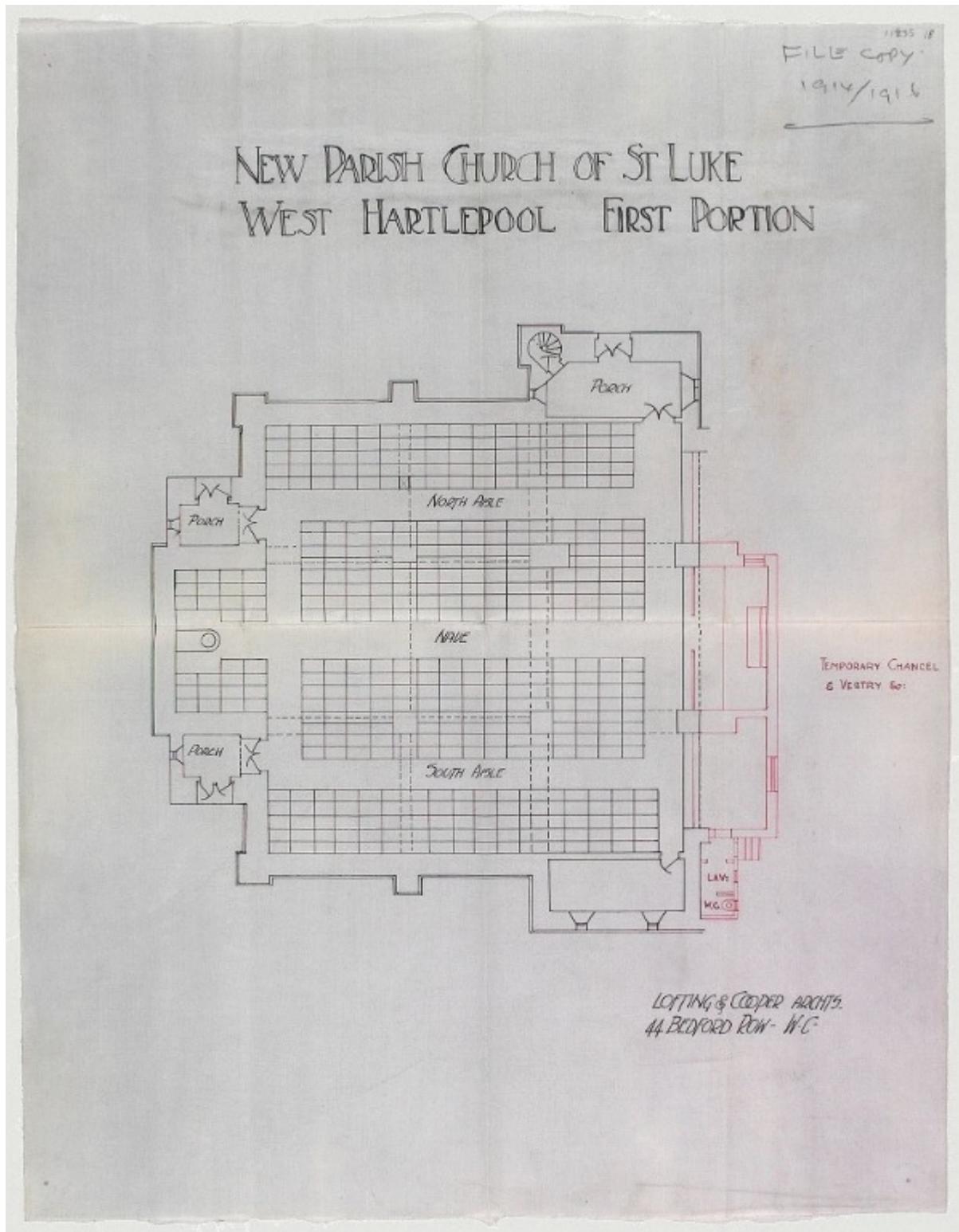


Fig. 2.1 | Church Floor Plan (Architect – Lofting and Cooper, 1914-16)

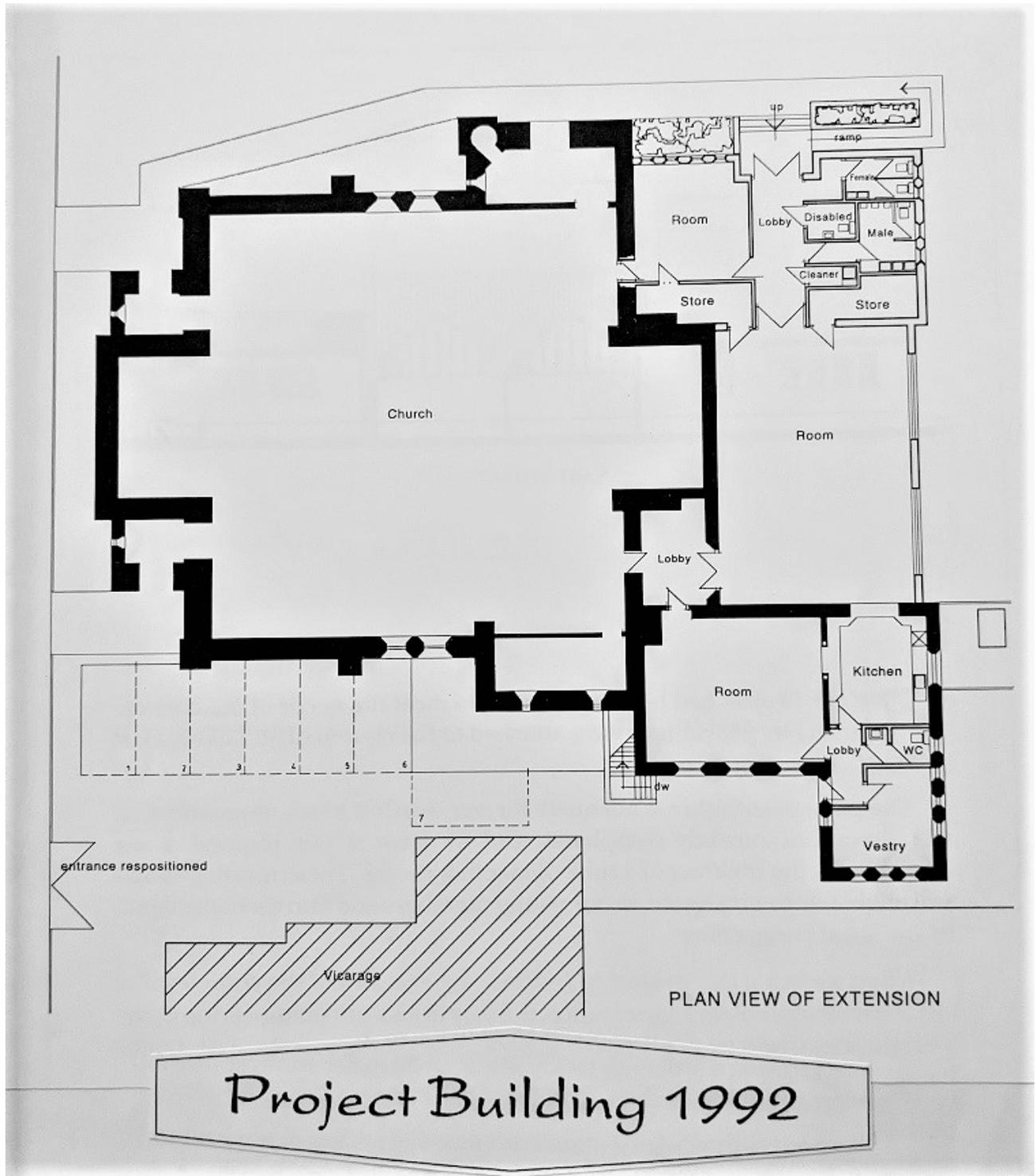


Fig. 2.2 | Church Floor Plan (Architect – John Taylor Architects, 1992)





Fig. 3 | Church Photographs (4.1 - 4.4 Exterior)



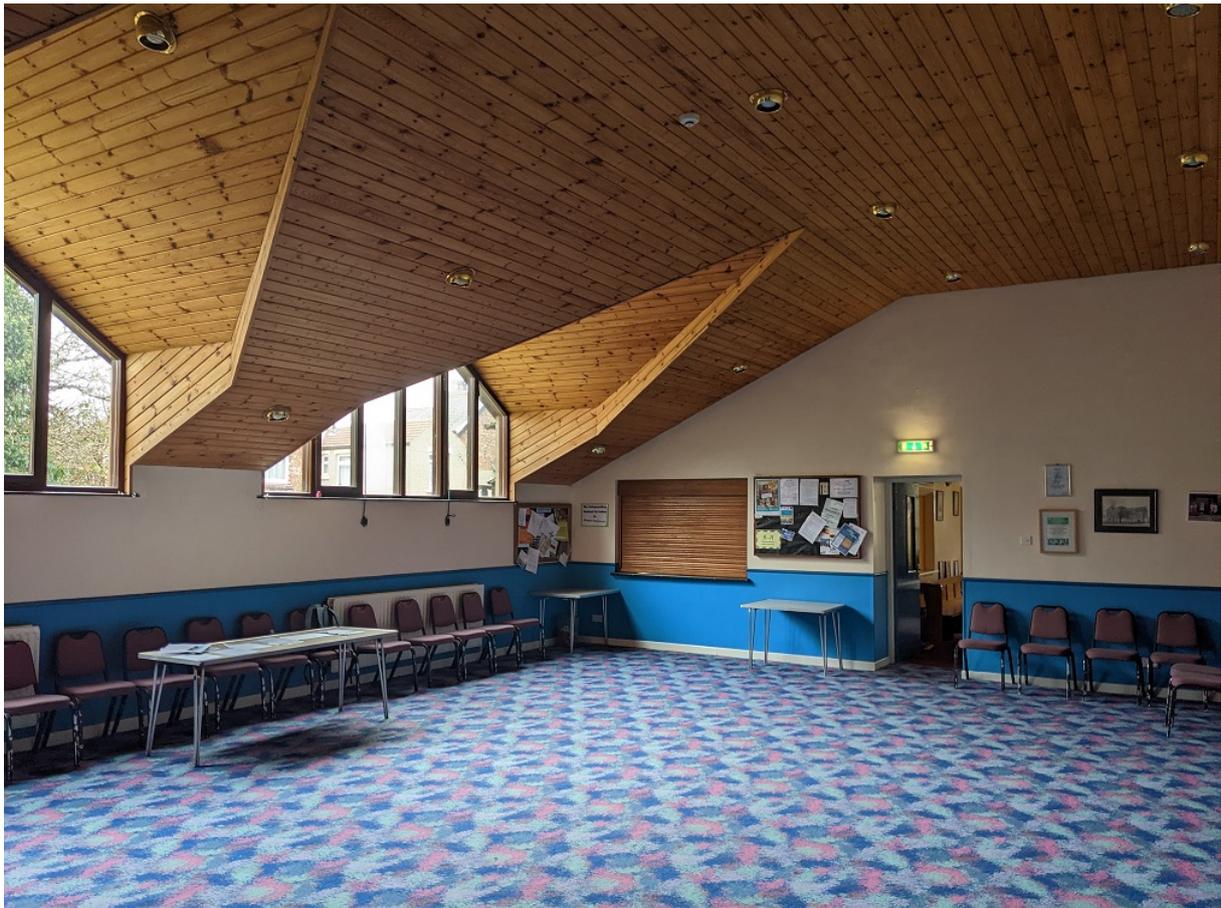


Fig. 4 | Church Photographs (5.1 - 5.4 Interior)

C. SCOPE OF THE REPORT

- C.1 A visual inspection of the church has been carried out such as could be undertaken from ground-level and any accessible roofs, galleries and stagings. Binoculars were used for roof inspections externally. Parts of the structure which were inaccessible, enclosed or covered were not opened up or any loose floor coverings lifted.
- C.2 The inspection does not comprise of a structural survey of the Church. Where, in the opinion of the Inspecting Architect, it is apparent that specialist structural engineering advice should be sought; this is recorded in the report.
- C.3 The following inaccessible parts were not included in this inspection:
- a. Any hidden floor spaces.
 - b. The underside of roofs and roof structure were examined from floor level through binoculars and via a drone survey.
 - c. Any hidden roof voids across the Church and Parish centre.
- C.4 The boundary and extent of the churchyard is shown on the location plan (Fig. 2, p. 9).
- C.5 No manhole covers were lifted or drains checked.
- C.6 This report describes defects observed. It is not a specification for execution of any work and must not be used for obtaining builders' estimates. An indication of likely repairs costs is included, but it must be understood that the scope of repair work is undefined and no measurements have been taken, so the figures are no more than 'educated guesses' and should not be relied upon beyond the purpose of indicating the likely spending commitment to maintain the property to a high standard.
- C.7 The Parochial Church Council is reminded that it must notify the Diocesan Advisory Committee and/or obtain a faculty before putting any repair work in hand. In most cases specifications, schedules and descriptions of the proposed repairs will be required. This report is not a substitute for such documents but it may be cited in support as identifying the need for repairs.
- C.8 Completion of this Quinquennial Inspection Report has referred to the 2017 Quinquennial Inspection Report completed by David Beaumont of Beaumont : Brown Architects of Castle Eden, County Durham.

D. SUSTAINABILITY AND NET ZERO CARBON

On 12 February 2020 General Synod recognised that we are in a climate emergency and committed to an ambitious carbon reduction target of Net Zero by 2030. The culture is changing fast, both outside and within the Church; questions of sustainability should inform all our buildings-related decisions from now on, and this report highlights opportunities for action.

<https://www.churchofengland.org/resources/churchcare/net-zero-carbon-church>

See also the Practical Path to Net Zero Carbon (PPNZC) document in the appendix.

The Church of England Research and Statistics Team has created an Energy Footprint Tool. This will tell your church what your 'carbon footprint' is, based on the energy you use to heat and light your buildings, and is part of the Online Parish Returns System. You will need to input the data from the most recent year's electricity and gas/oil etc. bills, and the tool will then tell you the amount of carbon produced annually by heating and lighting your church building; it will also offer some helpful tips to reduce your carbon emissions. As you use the tool each year, you will be able to see how your church improves, as you take steps to cut your carbon footprint.

<https://www.churchofengland.org/about/policy-and-thinking/our-views/environment-and-climate-change/about-our-environment/energy-footprint-tool>

Most dioceses now have a Diocesan Environmental Officer in post, who may be able to offer support, including on questions of ecology and biodiversity, and signpost you to further resources.

<https://www.churchofengland.org/about/environment-and-climate-change/diocesan-environmental-officers-map>

1. SCHEDULE OF WORKS COMPLETED SINCE THE PREVIOUS QUINQUENNIAL INSPECTION REPORT

1.1 *Repair and Maintenance Work*

- Removal of bell
- Recovering of entrance canopy to parish centre in Welsh slate in lieu of copper cladding.
- Replacement fire door to boiler house.

Annual checking of service installations and maintenance tasks carried out include:

- Organ tuning and repair (Makin organ)
- Electrical installation tested and inspected.
- Heating installation serviced.
- Fire extinguisher serviced.
- Clearing leaves and debris out of rainwater goods
- Maintaining grass cutting across church grounds

1.2 *Terrier and Log Book*

The Terrier and Log Book were examined as part of the inspection.

M	It is recommended that as a routine item of maintenance the Log Book is regularly updated and made available for review at every subsequent QI.
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2. GENERAL CONDITION OF THE CHURCH

The Church continues to be maintained in a sound, good condition. The continuing hard work of the PCC and churchwardens is to be acknowledged and encouraged.

There are three pressing items to be addressed early in the forthcoming quinquennium period. Initially, address roofing repairs to fix slipped, cracked and/or missing slates along with re-bedding of ridge tiles. Secondly, address the condition of the church windows, particularly repair to the ferramenta which is causing spalling and cracking of the masonry jambs. Finally, to control the growth and spread of trees near the church fabric.

Structurally there are signs noted within the QIR that the fabric has been affected by the influence of ground movement and tree root systems to the north side of the church. The continuing good news is that none of this movement is of concern, and it appears not to have got any worse since the last QI. The PCC should focus on addressing the need to action tree work as an effective measure in controlling any future movement. There remains a concern over the safety of the tower access gallery and use of this should be limited to inspection only. Although the PCC has received structural advice in the past that concentrated on the trees, a structural assessment of this gallery would be greatly beneficial.

Despite the highlighted defects to roof coverings, masonry and windows the external fabric is generally in a sound satisfactory condition. The stonework to the 1916 church is one of the key features of the church building therefore it is vitally important that future phases of repair are consistent in material specification, application and workmanship to avoid, for example the unsightly effects of cementitious mortar.

The church interior is an attractive, light filled environment with floor, walling and ceiling condition all found to be in a sound good condition. There are isolated areas of the fabric that will need some attention in time, but it is advised only after external defects have been corrected. The church possesses fine internal fittings of a very high value including chancel furniture by Robert Thompson of Kilburn and WWII memorial in the form of a reredos and wall tablet.

The issue of living sustainably and the CofE's commitment to an ambitious carbon reduction target of Net Zero by 2030 is an important consideration for the PCC. To assist within the appendices is the Practical Path to Net Zero Carbon document which it is hoped to be of some assistance. The CofE have also produced an energy footprint tool to calculate the carbon footprint of your church, details are included within the report.

The on-going life of the church and its buildings depends greatly on the efforts and enthusiasm of its members. Regular maintenance is a key aspect and included with my report is a Maintenance Plan that I hope will assist all over the course of the next quinquennium.

EXTERNAL**3. ROOF COVERINGS****3.1 1916 CHURCH**

The main roof form consists of a series of steeply pitched roof slopes, externally they clearly demarcate and are read as how the church accommodation is subdivided up underneath. The roof slopes are covered in Westmorland slate to diminishing courses, the exception being the pyramidal tower roof which is covered in Welsh slates to even courses. The ridge tile is generally terracotta with a half round profile, blue clay angled ridge to the tower all mortar bedded. Abutments at gable ends are mortared verges, slightly projecting away for the walling face.

- 3.1.1 The height of the church and roof configuration is such that a full visual inspection from ground level is problematical hence why commissioning a drone survey is so invaluable. Prior to 2017, previous QIR's have cited 'nail rot' as reasons for slate failure, the 2017 QIR cites general wear and tear as the reason. I am inclined to support the comments of 2017 based on what has been observed.

The roof coverings are found to be in a fair condition although there are increasing incidents of defects that understandably at the 2017 QI were not sufficient in scale to warrant prompt attention but now feel that repairs are more urgently recommended.

The ridge tiles appear satisfactory although there is increasing indications of missing and/or loose sections of mortar pointing and bedding. To the gable end of the south transept there is a cracked ridge tile and a missing metal apex cross. To the northwest corner of the tower roof there is a fractured hip tile at eaves level.

The slate covering is in a satisfactory condition however the drone survey has identified areas where defects in the form of missing, slipped and/or cracked slates are noted; most predominantly, but not solely focused on the north side of the church.

- | | | |
|-------------------|-------------|----------------|
| 1. North Transept | east slope | 12 no. slates. |
| 2. Nave | north slope | 8 no. slates. |
| 3. Tower | north slope | 3 no. slates. |
| | east slope | 3 no. slates. |
| 4. South Transept | east slope | 3 no. slates. |

The mortared verge is also in a satisfactory condition although as noted in the 2017 QIR there are signs of slight cracking and missing mortar. This is noted particularly to the nave – west gable and north transept – north gable.

R1

It is recommended to carry out roof covering repairs by a competent and experienced roofing contractor.

R3	3.1.2	It is recommended that a drone survey of the roof covering is carried out every subsequent quinquennium period.
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M	3.1.3	It is recommended that as a routine item of maintenance the roof should be examined, and repairs undertaken on a twice-yearly basis.
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3.2 1963 SOUTHEAST EXTENSION

The main roof form consists of a series of pitched roof slopes terminating at eaves level into cast iron rainwater goods. The roof slopes are covered in Westmorland slate to diminishing courses. The ridge tile is generally terracotta with a half round profile and mortar bedded. Abutments at gable ends are mortared verges, slightly projecting away for the walling face.

3.2.1 The roof coverings are found to be in a fair condition.

The ridge tiles appear satisfactory although there is increasing indications of missing and/or loose sections of mortar pointing and bedding. In addition, fractures to occasional ridge tiles are evident.

The slate covering is in a satisfactory condition with the occasional split slate.

The mortared verge is also in a satisfactory condition.

Tree growth from the adjoining vicarage is encroaching over the roof covering at the southernmost edge.

R1		In conjunction with item 3.1.1 it is recommended to carry out roof covering repairs by a competent and experienced roofing contractor.
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R1	3.2.2	It is recommended that the tree growth from the vicarage garden is pruned back away from the south roof covering.
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R3	3.2.3	It is recommended that a drone survey of the roof covering is carried out every subsequent quinquennium period.
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M	3.2.4	It is recommended that as a routine item of maintenance the roof should be examined, and repairs undertaken on a twice-yearly basis.
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3.3 1993 NORTHEAST EXTENSION

The main roof form consists of a series of pitched roof slopes terminating at eaves level into cast iron rainwater goods. The roof slopes are covered in Welsh slate to even courses. The ridge tile is generally terracotta with a half round profile and mortar bedded. At the abutment with the 1916 church there is a long wide strip of flat roof covered in bituminous felt. There is a projecting canopy to the entrance at the north covered in Welsh slate. Abutments at gable ends are mortared verges, slightly projecting away for the walling face.

3.3.1 The roof coverings are found to be in a satisfactory condition.

The mortared verge is cracking in places.

The long wide strip of mineral felt looks to have water ponding in places and there is debris sitting on the roof covering. To the north end a metal cross lies on the surface suggesting that this has been removed from the south transept (item 3.1.1) through an act of vandalism. Slate capings to buttresses that project through this roof covering are damaged also. Sections of the lead cover flashing to the mineral felt appear to have been removed, again through vandalism.

R0		It is recommended that a visual inspection of the long wide strip of mineral felt is carried out in conjunction with an experienced roofing contractor.
R1	3.3.2	In conjunction with item 3.1.1 it is recommended to carry out roof covering repairs by a competent and experienced roofing contractor.
R3	3.3.3	It is recommended that a drone survey of the roof covering is carried out every subsequent quinquennium period.
M	3.3.4	It is recommended that as a routine item of maintenance the roof should be examined, and repairs undertaken on a twice-yearly basis.

4. RAINWATER GOODS AND DISPOSAL SYSTEMS

4.1 1916 CHURCH

Black half round eaves gutter on either timber fascias or rafter brackets discharging into round plain cast iron downpipes screw fixed to wall via ear brackets on bobbins. Lead lined stepped valley gutters. Open gulleys exist at ground level.

- 4.1.1 All gutters and downpipes appear to be in a sound, satisfactory working condition. Gullies at ground level are generally clear of leaf debris.

From the drone survey the lead valleys all appear to be in fair condition albeit evidence of slight debris build-up was noted.

R1		It is recommended that the valley gutters are cleared by an experienced roofing contractor in conjunction with item 3.1.1.
M	4.1.2	It is recommended that as a routine item of maintenance the gutters and downpipes should be checked and cleared on a twice-yearly basis.

4.2 1963 SOUTHEAST EXTENSION

Black half round eaves gutters on timber fascias discharging into round plain cast iron downpipes screw fixed to wall via ear brackets on bobbins. Open gulleys exist at ground level.

- 4.2.1 All gutters and downpipes appear to be in a sound, satisfactory working condition. Gullies at ground level are generally clear of leaf debris.

M	It is recommended that as a routine item of maintenance the gutters and downpipes should be checked and cleared on a twice-yearly basis.
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4.3 1993 NORTHEAST EXTENSION

Black half round eaves gutters on timber fascias discharging into round plain cast iron downpipes screw fixed to wall via ear brackets on bobbins. Open gulleys exist at ground level.

4.3.1 All gutters and downpipes appear to be in a sound, satisfactory working condition. Gullies at ground level are generally clear of leaf debris.

At the north side there are two reported issues with the rainwater goods.

Initially, there is a hidden and inaccessible valley gutter hard up against the east elevation of the 1916 church. This area has historically blocked and caused issues with water ingress, particularly in and around electrical distribution equipment wall mounted within the parish office below. The outlet at the north elevation is highly inadequate and would benefit from enlargement.

Secondly, drainage from the west side of the entrance porch canopy is also susceptible from blockage which is causing excessive staining of the walling fabric locally. Again, would benefit from further investigation and possible revision to improve drainage.

RO	It is recommended to carry out investigation of the problematical areas of rainwater goods in conjunction with an experienced roofing contractor.
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R1	4.3.2 In conjunction with item 3.1.1 it is recommended to carry out rainwater goods repairs by a competent and experienced roofing contractor.
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M	4.3.3 It is recommended that as a routine item of maintenance the gutters and downpipes should be checked and cleared on a twice-yearly basis.
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5. BELOW GROUND DRAINAGE

5.1 *It is assumed that surface water discharges into the ground via mains sewer located in either Hart Lane or Tunstall Avenue.*

See 'Limitations of the Inspection' note.

5.1.1 The below ground drainage was not tested as part of the inspection, albeit understood to be in a satisfactory condition.

M	It is recommended that as a routine item of maintenance the below ground drainage system is checked as a minimum twice yearly.
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6. PARAPETS AND UPSTAND WALLS

6.1 1916 CHURCH

6.1.1 No parapets or upstand walls exist, refer to section 7. Walling.

6.2 1963 SOUTHEAST EXTENSION

6.2.1 No parapets or upstand walls exist, refer to section 7. Walling.

6.3 1993 NORTHEAST EXTENSION

6.3.1 No parapets or upstand walls exist, refer to section 7. Walling.

7. WALLING

7.1 1916 CHURCH

The walling fabric of the 1916 Church is constructed from sandstone blocks with a hammer dressed finish.

7.1.1 The condition and quality of the stonework is good and contributes greatly to the character of the church, it is a significant feature of the overall fabric. There are pockets of eroded stonework, open joints due to missing pointing and pointing which has been carried out using a cementitious mortar which is detrimental to not only the overall appearance but also the longer-term condition of the stonework. Alongside the issue of incorrect repointing there are two other principal defects which are affecting the masonry fabric.

Initially, ground movement to the north side of the church due to the root system of existing trees has caused cracking to the walling masonry, most predominantly noted to the north gable end of the north transept.

Secondly the external iron ferramenta to windows has rusted, 'burst' and caused stress fractures of the masonry resulting in cracking and/or spalling of sections of the masonry.

A more detailed schedule of defects is recorded as follows:

North Transept

1. Bottom stage
 - Open joints due to worn/missing pointing.
 - Vertical cracking at high level below string course, splitting stone blocks.
 - Open joints to arch over door opening.
2. Middle stage
 - Open joints due to worn/missing pointing
 - Splitting and cracking to window jamb stones due to rusting ferramenta.
3. Upper stage
 - Open joints surrounding kneeler stones.
 - Slight cracking surrounding stair tower.
 - Open joints above central lancet running vertically to air brick.
 - Cracking to stair tower.

North Aisle

- Open joints due to worn/missing pointing, particularly over west end lancets.
- Occasional slight splitting and cracking to window jamb stones due to rusting ferramenta.
- Some erosion to face of individual stones.

North Entrance Porch

- Damp evident at low level.
- Open joints due to worn/missing pointing.
- Some erosion to face of individual stones.

Nave

- Open joints due to worn/missing pointing.
- Splitting and cracking to window jamb stones due to rusting ferramenta.
- Some erosion to face of individual stones.
- Vertical cracking at low level underneath string course.
- Some use of cementitious pointing at low level.

South Entrance Porch

- Damp evident at low level.
- Open joints due to worn/missing pointing.
- Some erosion to face of individual stones.

South Aisle

- Open joints due to worn/missing pointing.
- Some erosion to face of individual stones.
- Use of cementitious pointing at low level covering historic cracking.
- Cracking to window jamb stones due to rusting ferramenta patch repaired.

South Transept

- Open joints due to worn/missing pointing.
- Some erosion to face of individual stones.
- Slight cracking below string course to west side and centrally.
- Use of cementitious pointing at high level underneath circular window.

R1	It is recommended to develop a repair strategy and specification to correct the walling masonry defects.
R2	7.1.2 Pending completion of tree work to the north side, carry out masonry repairs by an experienced masonry contractor.
M	7.1.3 It is recommended that as a routine item of maintenance the cracking movement observed is visually inspected for any change twice yearly.

Any change in appearance to be reported to the church architect.

7.2 1963 SOUTHEAST EXTENSION

The walling fabric of the 1963 Southeast Extension is constructed from sandstone blocks with a hammer dressed finish.

- 7.2.1 The condition and quality of the stonework is good and contributes greatly to the character of the church, it is a significant feature of the overall fabric. There are pockets of eroded stonework, open joints due to missing pointing and pointing which has been carried out using a cementitious mortar which is detriment to not only the overall appearance but also the longer-term condition of the stonework.

The east elevation has 'ghosting' of previous graffiti and movement cracking (pointed up) at the north end. Issues of rusting ferramenta seen more widespread to the church is less so here although there are indications of the beginnings of rust.

R1 It is recommended to develop a repair strategy and specification to correct the walling masonry defects.

R2 7.2.2 Carry out masonry repairs by an experienced masonry contractor.

7.3 1993 NORTHEAST EXTENSION

The walling fabric of the 1993 Northeast Extension is constructed from cast stone blocks with a honed finish.

- 7.3.1 Stonework and Pointing is generally in a satisfactory condition albeit signs of cement staining and darkening of surface finish due to weathering runoff. Excessive water staining of walling at north entrance immediately below canopy due to rainwater goods blockages as noted in item 4.3.1.

R4 It is desirable to carry out a clean of the walling surfaces.

8. TIMBER PORCHES, DOORS AND CANOPIES

8.1 1916 CHURCH

8.1.1 *North Entrance*

Single panelled timber double doors with flat head but frame slightly arched, framed and ledged with dark stain finish, brass ironmongery.

Door, door frame and ironmongery all in a sound, satisfactory condition.

M It is recommended that the door is refurbished as a routine item of maintenance every 2 ½ years.

8.1.2 *South Entrance*

Single panelled timber double doors with flat head but frame slightly arched, framed and ledged with dark stain finish, brass ironmongery.

Door, door frame and ironmongery all in a sound, satisfactory condition.

M It is recommended that the door is refurbished as a routine item of maintenance every 2 ½ years.

8.1.3 *North Transept*

Single panelled timber double doors with flat head but frame slightly arched, framed and ledged with dark stain finish, brass ironmongery. No longer in use.

Door, door frame and ironmongery all in a sound, satisfactory condition.

M	It is recommended that the door is refurbished as a routine item of maintenance every 2 ½ years.
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8.2 1963 SOUTHEAST EXTENSION

8.2.1 Single raised panel and moulded timber door with flat head but frame slightly arched, framed and ledged with dark stain finish, modern ironmongery.

Door, door frame and ironmongery all in a sound, satisfactory condition.

M	It is recommended that the door is refurbished as a routine item of maintenance every 2 ½ years.
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8.3 1993 NORTHEAST EXTENSION

8.3.1 Single panelled timber double doors with flat head but frame slightly arched, framed and ledged with dark stain finish, modern ironmongery.

Door, door frame and ironmongery all in a sound, satisfactory condition.

M	It is recommended that the door is refurbished as a routine item of maintenance every 2 ½ years.
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9. WINDOWS9.1 1916 CHURCH

Windows are predominantly clear diamond shaped quarries set within leaded lights, tall lancets incorporating iron hoppers. Externally iron ferramenta embedded into masonry jambs.

A single stained-glass window exists within the south entrance lobby depicting Matthew 19:14 – ‘Let the little children come to Me, and do not forbid them; for of such is the kingdom of heaven.’

9.1.1 Although found to be in a fair condition there are developing issues with the ongoing maintenance of the church windows. The glazing itself is showing signs of buckling, this is most prevalent to the high-level windows within the transepts where deterioration of the saddlebars along with failure of connection ties are leading to movement within the window. There are also reports of distinct ‘rattling’ during high winds which suggests that the leaded lights are loose within their stonework surrounds.

Iron hopper vents are rusting, inoperable and would benefit from removal.

These defect issues combined with deterioration of the external iron ferramenta, and masonry jambs discussed in item 7.1.1 all suggest that action is needed in the short term to start arresting further deterioration across the forthcoming quinquennial period.

R0 It is recommended that an assessment is made of the current glazing condition alongside an experienced and competent glazier.

R1 9.1.2 It is recommended to carry out glazing repairs informed by the glazier's report.

9.1.3 The stained-glass window within the south entrance porch is in a good condition. Protection externally is provided by a polycarbonate sheet puttied into the masonry jambs. This type of installation will create issues for the stained glass by increasing the likelihood of condensation within the void.

R2 It is recommended to install polycarbonate protection leaving an air gap between the stained glass and protection.

9.2 1963 SOUTHEAST EXTENSION

Windows are predominantly casement windows set in white painted metal frames with openable hoppers, using textured glass. Externally iron ferramenta embedded into masonry jambs.

9.2.1 Windows found to be in a sound, satisfactory condition albeit the external ferramenta is badly rusting.

R2 It is recommended to rub down, prepare and protect the external ferramenta using a high-quality external metal paint.

9.3 1993 NORTHEAST EXTENSION

Windows are a mix of fixed and opening casement windows set in dark brown stained timber frames, using clear double glazing. Externally to the WC's iron ferramenta is installed.

9.3.1 Windows are found to be in a fair condition albeit the following defects noted:

- Single unit failure to double glazing at south side of hall.
- Stain finish to framework deteriorating, particularly to hall windows around cill and mullions.
- Iron ferramenta is badly rusting.

R0 It is recommended to replace the failed glazing unit to the hall.

R1 9.3.2 Carry out refurbishment of window frames to the hall and ferramenta to the WC's by a competent and experienced building contractor.

INTERNAL**10. TOWERS, SPIRES**

10.1 Refer to items 13.1.1, 16.1.1 and 17.1.1.

11. CLOCKS AND THEIR ENCLOSURES

11.1 There are no clocks and associated enclosures existing within the church.

12. ROOF AND CEILING VOIDS

12.1 Hidden roof voids across the church and parish centre were not examined as part of this inspection.

See note made within Section C – Scope of the Report.

13. ROOF STRUCTURES, CEILINGS, CEILURES**13.1 1916 CHURCH****13.1.1 TOWER**

The pyramidal roof structure of the tower consists of a large single king post truss supporting a single purlin between eaves and ridge, which in turn are supporting a series of rafter at reasonably close centres and horizontal t&g sarking boards beyond.

The roof structure and boarding are generally in a sound, good condition.

M It is recommended as a routine item of maintenance that visual checks are undertaken twice annually for signs of water staining and or ingress.

13.1.2 NAVE

The roof structure of the nave consists of two raised collar timber trusses with longitudinal bracing, the base ends of each truss resting on wall corbels. There is a single purlin to each slope between eaves and ridge, which in turn are supporting a series of rafters all at close centres. These rafters are overboarded with tongue and groove boards running horizontally the length of the nave. All stained black.

The roof structure and boarding are generally in a sound, good condition.

M It is recommended as a routine item of maintenance that visual checks are undertaken twice annually for signs of water staining and or ingress.

13.1.3 TOWER CROSSING

The roof structure consists of two chunky timber beams running east-west, which in turn are supporting a series of rafters all at close centres. These rafters are overboarded with tongue and groove boards running horizontally. Underside of stair up to tower on west side. All stained black.

The roof structure and boarding are generally in a sound, good condition.

M It is recommended as a routine item of maintenance that visual checks are undertaken twice annually for signs of water staining and or ingress.

13.1.4 CHANCEL

Raking ceiling of painted plaster with single purlin running north-south.

The elements of the roof structure exposed, and ceiling is generally in a sound, satisfactory condition. Slight hairline cracking to the south edge.

M It is recommended that as a routine item of maintenance the movement cracking it visually checked for any worsening of condition.

Any change in appearance to be reported to the church architect.

13.1.5 NORTH AISLE

Barrel vaulted ceiling (2 no.) finish of pale blue painted timber boards between aisle bays.

The ceiling structure and boarding are generally in a sound, good condition.

M It is recommended as a routine item of maintenance that visual checks are undertaken twice annually for signs of water staining and or ingress.

13.1.6 SOUTH AISLE

Barrel vaulted ceiling (2 no.) finish of pale blue painted timber boards between aisle bays.

The ceiling structure and boarding are generally in a sound, good condition.

M It is recommended as a routine item of maintenance that visual checks are undertaken twice annually for signs of water staining and or ingress.

13.1.7 NORTH TRANSEPT

Curved vaulted ceiling finish of pale blue painted timber boards with two horizontal trusses with posts supporting ridge. Tower gallery access platform along west edge.

The ceiling structure and boarding are generally in a sound, satisfactory condition.

M It is recommended as a routine item of maintenance that visual checks are undertaken twice annually for signs of water staining and or ingress.

13.1.8 The tower gallery access is currently out of operational use other than for inspection purposes only. The reason being is that the ground movement within the north part of the church grounds affecting the masonry fabric has also influenced the gallery structure. The gallery is suspended from the two roof trusses existing in this space and it has dropped. Connections between timber elements are dowelled and there is clear 'gapping' of approximately 15mm to one truss and 25mm to the other. In addition, the whole gallery appears to have pulled away from the wall in the order of 10mm.

R1

It is recommended that a structural assessment is sought and any action for additional support or strengthening of existing connections carried out.

13.1.9 SOUTH TRANSEPT

Curved vaulted ceiling finish of pale blue painted timber boards with two horizontal trusses with posts supporting ridge. Tower gallery access platform along west edge.

The ceiling structure and boarding are generally in a sound, satisfactory condition.

M

It is recommended as a routine item of maintenance that visual checks are undertaken twice annually for signs of water staining and or ingress.

13.2 1963 SOUTHEAST EXTENSION

Ceiling finishes of flat painted plaster.

13.2.1 The ceiling finish is generally in a sound, satisfactory condition throughout.

There is hairline cracking to the southeast corner of the choir vestry, no repair action required.

13.3 1993 NORTHEAST EXTENSION

Generally ceiling finishes of flat painted plaster. Parish centre entrance corridor and parish hall consists of stained timber boarding.

13.3.1 The ceiling finish is generally in a sound, satisfactory condition throughout.

There is hairline cracking to the perimeter of ceiling within the WC facilities, no repair action required.

14. UPPER FLOORS, BALCONIES, ACCESS STAIRWAYS**14.1 1916 CHURCH**

There is an upper balcony within the south transept that contains the former pipe organ.

A similar upper balcony exists in the north transept that is used for storage.

Refer to item 13.1.8 regarding the tower access gallery.

14.2 1963 SOUTHEAST EXTENSION

There are no upper floor, balconies or access stairways.

14.3 1993 NORTHEAST EXTENSION

There are no upper floor, balconies or access stairways.

15. PARTITIONS, SCREENS, PANELLING, DOORS AND DOOR FURNITURE15.1 CHANCEL REREDOS

Oak panelled reredos with traceried top, measuring 1.2m high and 1.6m wide. Constructed as WWII memorial 1939-45. No inscription. The centre five panels are painted and depicting (l to r): St. Cuthbert, Virgin Mary, Christ in majesty, St. Luke and St. Hilda.

Dedicated 18th October 1948 by the Lord Bishop of Jarrow.

15.1.1 Reredos is in a sound, satisfactory condition.

M	Although there are no signs at present of any insect or beetle infestation it is sensible to be mindful and regularly check for any signs of activity in this area.
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16. GROUND FLOOR STRUCTURE, TIMBER PLATFORMS16.1 1916 CHURCH

16.1.1 TOWER

Timber boarded floor, slight dishing down into the centre of the floor.

The floor covering is in a fair condition.

M	Although there are no signs at present of any insect or beetle infestation it is sensible to be mindful and regularly check for any signs of activity in this area.
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16.1.2 NAVE

Large format quarry tiles with flush pew platforms in pine.

The floor covering is generally in a sound, satisfactory condition.

Sections of missing mortar between the quarry ties which could benefit from patch repointing.

R2	Carry out repointing of quarry tiles.
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16.1.3 TOWER CROSSING

Refer to item 16.1.2.

16.1.4 CHANCEL

Stepped platform covered in a blue patterned carpet.

The floor covering is in a sound, good condition.

16.1.5 NORTH AISLE

Refer to item 16.1.2.

16.1.6 SOUTH AISLE

Refer to item 16.1.2.

16.1.7 NORTH TRANSEPT

Refer to item 16.1.2.

Carpet finish to prayer room underneath is in a satisfactory condition.

16.1.8 SOUTH TRANSEPT

Refer to item 16.1.2.

Small terracotta tiles and stone flags all in a satisfactory condition.

16.2 1963 SOUTH EAST EXTENSION

16.2.1 *Generally solid construction with carpet finish to choir and vicar vestries, non-slip vinyl to kitchen and WC's.*

Floor finishes generally in a serviceable and satisfactory condition. Within the choir vestry there are signs of wearing at the carpet joints. The WC floor finish is marked.

16.3 1993 NORTHEAST EXTENSION

16.3.1 *Generally suspended construction with carpet finish, non-slip vinyl to WC's.*

Floor finishes generally in a serviceable and satisfactory condition.

Within the male WC's there is marking to the floor finish surrounding the radiator, the same is seen within the parish hall store. The entrance corridor carpet is slightly crumpled.

17. WALLING FINISHES

17.1 1916 CHURCH

17.1.1 TOWER

Painted brickwork with concrete ring beam.

There is some loss of the painted decoration and brickwork surface adjacent to the access doorway.

To the east elevation there is a vertical crack to the ring beam at approximately 5mm wide.

To the south elevation there is a vertical hairline crack to the ring beam at approximately 1mm wide.

To the west elevation there is a vertical crack to the ring beam at approximately 4-5mm wide.

None of these movement cracks appear to have worsened since the last QIR.

17.1.2 NAVE

To the north and south there are a pair of barrel arches making up the arcading. Exposed stonework to piers and external junction of arcading, elsewhere painted plaster. To the east is the chancel arch with pointed head but of similar construction to the arcading.

The walling finishes are generally in a sound, good condition.

To the north arcading there is slight movement in the form of a 2mm crack to the keystone of the westernmost arch. Above the chancel arch there is hairline cracking in the order of 2mm.

None of these movement cracks appear to have worsened since the last QIR.

M	It is recommended that as a routine item of maintenance the cracking movement observed is visually inspected for any change twice yearly.
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Any change in appearance to be reported to the church architect.

17.1.3 TOWER CROSSING

Of similar construction and finish as observed within the nave.

The walling finishes are generally in a sound, good condition.

To the north arch there is movement cracking in the order of 5mm.

None of these movement cracks appear to have worsened since the last QIR.

M	It is recommended that as a routine item of maintenance the cracking movement observed is visually inspected for any change twice yearly.
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Any change in appearance to be reported to the church architect.

17.1.4 CHANCEL

Walling of painted plaster finish.

The walling finishes are generally in a sound, good condition.

17.1.5 NORTH AISLE

Painted plaster with exposed stonework dressings.

North elevation – Hairline cracking at the lower section of the walling at reveals and greater amount of damp penetration at high level to the west reveal of the easternmost pair of lancets.

East Elevation – Minor cracking to the arch closets to the nave, water staining to the arch and pier.

South Elevation – Both arches to the arcading have open joints at the apex by 1-2mm.

None of these movement cracks appear to have worsened since the last QIR.

M It is recommended that as a routine item of maintenance the cracking movement observed is visually inspected for any change twice yearly.

Any change in appearance to be reported to the church architect.

17.1.6 SOUTH AISLE

Painted plaster with exposed stonework dressings.

North elevation – West arch has approximately 2mm crack at centre.

East elevation – hairline cracking close to the apex of the arch.

M It is recommended that as a routine item of maintenance the cracking movement observed is visually inspected for any change twice yearly.

Any change in appearance to be reported to the church architect.

17.1.7 NORTH TRANSEPT

Painted plaster with exposed stonework dressings.

To the east elevation there is slight hairline vertical cracking at approximately 2mm, tracking down from the centre truss onto the blind arch where there is a 1mm wide crack to the stone dressing.

None of these movement cracks appear to have worsened since the last QIR.

M It is recommended that as a routine item of maintenance the cracking movement observed is visually inspected for any change twice yearly.

Any change in appearance to be reported to the church architect.

17.1.8 SOUTH TRANSEPT

Painted plaster with exposed stonework dressings.

East elevation – the south window has cracking identical to its opposite, but this cracking runs down the bottom of the window masonry and onto the arch at approximately 3-4mm, running round the edge of the arch at the wall infill.

West elevation – approximately 3mm wide crack to the apex of the south window, running down the bottom of the window masonry. Efflorescence evident to the jamb of the north window and at top corner of walling.

None of these movement cracks appear to have worsened since the last QIR.

M It is recommended that as a routine item of maintenance the cracking movement observed is visually inspected for any change twice yearly.

Any change in appearance to be reported to the church architect.

17.2 1963 SOUTH EAST EXTENSION

17.2.1 *Generally painted plaster walling.*

Walling finishes generally in a sound, satisfactory condition.

17.3 1993 NORTHEAST EXTENSION

17.3.1 *Generally painted plaster walling, brickwork with recessed joints to entrance corridor.*

Walling finishes generally in a sound, satisfactory condition.

18. **FIXTURES, FITTINGS, FURNITURE AND MOVABLE ARTICLES**

18.1 FONT

Located to the west end of the nave adjacent to the north and south entrance porches is a stone bowl font with a carved base consisting of 4 no. circular column shafts set around a large circular pedestal. Octagonal shaped timber lid with panelled sides.

18.1.1 The font is in a sound, good condition.

18.2 PULPIT

Located to the north side of the chancel immediately in front of the north transept is an octagonal decorative pulpit. Constructed from timber frame with traceried carved panels and shields. Built off a stone octagonal pedestal with step access to the south side.

18.2.1 Generally all in a sound, good condition.

M

Although there are no signs at present of any insect or beetle infestation it is sensible to be mindful and regularly check for any signs of activity in this area.

18.3 NAVE PEWS

Nave fixed pews are constructed from timber and stained, of simple design with back moulded panels and spiral/flower motifs carved into pew ends.

18.3.1 Generally all in a sound, good condition.

M

Although there are no signs at present of any insect or beetle infestation it is sensible to be mindful and regularly check for any signs of activity in this area.

18.4 CHANCEL FURNITURE

Collection of chancel furniture in English Oak by Robert Thompson of Kilburn.

18.4.1 Generally all in a sound, good condition.

M Although there are no signs at present of any insect or beetle infestation it is sensible to be mindful and regularly check for any signs of activity in this area.

18.5 MOTHERS UNION BANNER

Textile banner housed in timber case with glass front, wall mounted on north wall of the north aisle.

18.5.1 Generally all in a sound, satisfactory condition.

18.6 BELL

Single bell dated c.1927 and sized 20.25 inches in diameter, foundry unknown.

Formally hung from simple timber bell frame on east wall of south transept. Now removed due to safety reasons, in 2016 the Diocesan Bell Advisor has confirmed that if reinstated a new headstock would be required alongside masonry repairs.

18.6.1 The bell is currently located within the vicar's vestry.

19. TOILETS, KITCHENS, VESTRIES ETC.

19.1 TOILETS

There are toilet facilities existing within the parish centre and adjacent to the vicar's vestry.

19.1.1 The facilities are found to be in a sound good condition.

19.2 KITCHEN

There are kitchen facilities located within the 1963 southeast extension.

19.2.1 The facilities are found to be in a sound good condition.

19.3 BOILER HOUSE

The boiler house is located underneath the choir vestry. Its ceiling is constructed from shuttered concrete, walling of painted brickwork and floor is solid concrete.

19.3.1 Despite being subterranean the boiler house remains a dry space.

The finish to the boiler house handrail is badly deteriorated and could do with refurbishment.

The boiler house door is in a poor condition, Georgian wired glass is fractured, and rot is evident at the base.

R1 Carry out boiler house repairs.

20. ORGANS AND OTHER MUSICAL INSTRUMENTS

20.1 *Within the 1916 church there exists a pipe organ dating from 1936 and was built by Bishop & Son of London and Ipswich for Monkton Coombe School, Bath. Relocated to St. Luke Hartlepool in 1952. It is located on a balcony within the south transept and currently not in use.*

The entry on the National Pipe Organ Register can be found here:

<https://www.npor.org.uk/survey/N15130>

A Church Makin organ is located at the east end of the north aisle.

20.1.1 It is understood the Church Makin organ is regularly maintained and is in a satisfactory working condition.

M	Although no testing of the musical instrument was made as part of the inspection it is recommended that it is checked and inspected regularly.
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All maintenance and repair works associated with the organ to be undertaken by a competent and experienced organ tuner.

21. MONUMENTS, TOMBS, PLAQUES, ETC.

21.1 WWII MEMORIAL PLAQUE 1939-45

Memorial plaque made from wood divided into two full length horizontal panels at top and bottom which bear the dedication, and three vertical panes which bear the names (66 names). Around the edge are affixed regimental cap badges.

At the top left and right are shields carrying (left) the red cross on white background or England and (right) a floriated cross on a red background.

The names are listed in a single column on each panel. All lettering is incised and gilded using Roman capitals throughout.

The inscription reads:

*REMEMBER THOSE OF THIS PARISH WHO GAVE
THEIR LIVES FOR THEIR COUNTRY 1939-1945.*

*THE REREDOS IS DEDICATED TO THE GLORY OF GOD AND IN
REMEMBRANCE OF THOSE WHOSE NAMES ARE HERE ENSHRINED.*

21.1.1 All in a sound, good condition.

21.2 WWI MEMORIAL PLAQUE 1914-1918

The plaque has a domed top and measures 685mm x 455mm. The marble pattress is 100mm wider all round, echoing the shape of the plaque. There is a wide border of geometric design and a cross at the centre top.

Names (27 names) are listed in two columns divided by a vertical line. Lettering is in Gothic and sans serif capitals.

The inscription reads as follows:

+
ST LUKE'S, WEST HARTLEPOOL
IN BLESSED MEMORY OF
THE MEN WHO DIED
IN THE SERVICE OF THEIR KING AND COUNTRY
DURING THE EUROPEAN WAR
1914-1918
MAY THEY REST IN PEACE

21.2.1 All in a sound, good condition.

22. SERVICE INSTALLATIONS GENERALLY

22.1 The comments made in the Quinquennial report regarding service installations are based on a visual examination only and that no tests or services have been undertaken.

Recommendations for the interval of inspections and tests to be carried out are indicated below as part of the continued maintenance of the Church building.

23. HEATING INSTALLATION

23.1 *The 1916 church is heated via a gas fired low pressure hot water installation, located in the boiler house (beneath the 1963 extension), circulating to large pipework and radiators throughout the church. The boiler is a Harrier GTS by Ideal Boilers and was installed in 2013.*

The 1993 parish centre is heated via a gas fired low pressure hot water installation, located in a cupboard at the north end of the church/community hall, circulating to wall mounted radiators. The boiler is an Ideal Mexico 2 by Caradon Ideal and is 30 years old.

23.1.1 Both boiler installations are understood to be in a sound, satisfactory working condition. Regular testing and inspection is carried out.

M It is recommended that the system be checked annually each summer by a suitably qualified and competent Gas Safe engineer.

23.1.2 The issue of climate change and global warming is very much on the world agenda. At the Church of England's General Synod in Feb 2020 new targets were set for all parts of the church to become carbon 'net zero' by 2030.

R1 It would be recommended that a feasibility report is commissioned by an independent M&E consultant to investigate the most appropriate way to continue heating the church into the future.

24. ELECTRICAL INSTALLATION

24.1 *The main electrical incoming supply is via an underground supply at the north end of the 1916 church. Distribution boards exist within the former north porch/warden's vestry and the parish office within a void to the west wall. Artificial lighting within the church is via energy efficient lighting within the chancel and elsewhere low energy bulbs to the remaining areas. Lighting in ancillary accommodation consists of surface mounted fluorescents and semi-recessed spotlights.*

The electrical installation should have a Fixed Wiring and Inspection Testing (FWIT) at least every five years by a registered National Inspection Council for Electrical Installation Contracting (NICEIC) or NAPIT full scope or ECA full competence accredited registered electrician. A resistance and earth continuity test should be obtained on all circuits. The inspection and testing should be carried out in accordance with part 6 of the IEE Regulations, (BS 7671:2008) guidance note no. 3. The engineer's test report should be kept with this report.

24.1.1 The electrical installation is understood to be in a satisfactory condition. Regular inspection and testing is carried out.

M	It is recommended that the electrical installation is inspected every five years by a competent, experienced and accredited electrician.
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25. SOUND SYSTEM

25.1 The Church operates a sound reinforcement system that includes an induction loop for hearing aid users.

The operation of the system is understood to be in a good working condition.

M	It is recommended to carry out sound system testing annually.
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26. LIGHTNING CONDUCTOR

26.1 There is no lightning protection installation at the church.

R3	It is recommended that the PCC approach a suitably qualified and competent engineer to determine the requirement for lightning protection under BS 6651 and BS EN 62305.
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27. FIRE PRECAUTIONS

27.1 Fire safety rules affecting all non-domestic premises came into effect on 01 October 2006 (The Fire Safety Order 2005). Further advice can be obtained from the fire prevention officer and from the PCC's insurers. Under the Fire Regulatory Reform Act the PCC need to appoint a 'responsible person' to carry out a Fire Risk Assessment, which includes clear plans in case of fire (identification of risk, evacuation strategies, the safe removal of valuables etc).

The PCC should ensure that there is a suitable and sufficient risk assessment in place. Further guidance is available at www.firesafetylaw.communities.gov.uk and www.churchcare.co.uk/building

M All fire extinguishers should be inspected annually by a competent engineer to ensure they are in good working order with the inspection recorded in the chapel log book and on the individual extinguishers.

A water type fire extinguisher (sited adjacent to the entrance/exit) should be provided. As a general rule of thumb, one water extinguisher should be provided for every 250m² of floor area. A service of portable extinguishers report should be kept with this report.

The extinguishers are serviced annually and are all in good working order.

28. ACCESSIBLE PROVISION AND ACCESS

28.1 The Equality Act 2010 makes it unlawful to discriminate against disabled persons relating to the provision of goods, facilities and services or the management of premises. The Act covers all forms of disability such as sensory, mobility, manual dexterity, hearing, sight and speech impairments and learning difficulties.

28.1.1 There is good access into the church via the north and south entrance porches, where there is ramped approaches. The parish centre also has a ramped entrance. Throughout the nave, aisles and transepts there is level and free access. The chancel has stepped access points. There is a stepped transition between the church and parish centre, a temporary portable ramp is used to overcome this impedance.

The sound system includes an induction loop for hearing aid users.

The pew arrangement is such that there is no allowance for a wheelchair space within the main body of the church, this is a loss of independence.

R2 It is recommended to consider adaption of the nave pews to create space for wheelchair users.

28.1.2 It is not known whether an access audit has been carried out in connection with the church and church grounds.

R1 It is recommended that an access audit report is carried out to assess current needs and facilities provided are compatible with current guidance of The Equality Act.

29. INSURANCE

29.1 Insurance cover should be index-linked, so that adequate cover is maintained against inflation of building costs. Contact should be made with the PCC's insurance company to ensure that insurance cover is adequate. When construction works are being planned, it is recommended that the PCC's insurers are notified.

30. HEALTH AND SAFETY

- 30.1 Overall responsibility for the health and safety at the church, church hall and any grounds lie with the PCC. This report may identify areas of risk as part of the inspection, but this does not equate to a thorough and complete risk assessment by the PCC of the building and any attached grounds.

The Construction (Design and Management) Regulations 2015

The PCC is reminded that construction and maintenance works undertaken may require the appointment of a competent Principal Designer to discharge their legal responsibilities.

The role of the Principal Designer is to advise the PCC on their duties in respect of the health and safety aspects of the construction works to include ensuring that a Health and Safety Plan is prepared, impartially advise on the health and safety aspects of the design, advise on the satisfactory resources for health and safety and assist with coordination of the Health and Safety file on completion of the works.

31. MANAGEMENT OF ASBESTOS IN THE BUILDING

- 31.1 The Control of Asbestos at Work Regulations contain duties for the PCC. The Regulations came into force in May 2004. They require an assessment of the building by the PCC. If the presence of asbestos that has not been encapsulated is suspected a survey by a competent specialist should be carried out, including testing where necessary. The location and condition of asbestos containing materials should be recorded in an asbestos register. Where recommended by the survey report, the asbestos should be removed.

An assessment has not been covered by this report.

An asbestos register should be available for any Contractors working on the building. Further information is included in the HSE code of practice The Management of Asbestos in Non-Domestic Premises L127 and guidance is available at www.churchcare.co.uk/churches

When construction works are being planned at an initial stage an appraisal and investigation into the presence of asbestos should be carried out.

R2 31.1.1 If not already carried out it is recommended that an asbestos management survey is commissioned.

32. PROTECTED WILDLIFE

- 32.1 The siting of the church may well give rise to the presence of bat roosts or other ecology noted of special interest, presumed to be of low risk. Several wildlife species typically found in chapels and chapel burial grounds are protected by legislation under the Wildlife and Countryside Act 1981, under which it is an offence to kill, injure, handle or disturb bats or bat roosts and prosecutable with heavy fines. Approval of Natural England will be required for works in the protected species habitat.

This may affect the timing of any proposed repairs. For general repairs, the presence of bats is most likely to have implications for the timing of works. Natural England may carry out an initial inspection of the building and churchyard free of charge. It is a serious criminal offence to be in breach of parts of this legislation.

This is particularly pertinent where roofing works are concerned.

33. MAINTENANCE

- 33.1 The repairs recommended in the report (except for some minor maintenance items) will be subject to Diocesan Faculty Approval. Inspection every 5 years is recommended, and it should be recognised that serious defects may develop between these surveys if minor defects and maintenance are left unattended. The PCC are strongly advised to enter into a contract with a local competent and experienced builder for the cleaning-out of gutters, valleys, hoppers and downpipes twice a year; towards the end of Autumn (November) and beginning of Spring (April).

Cement based mortars, renders, plasters and products, modern polymer-based emulsion and proprietary sealant systems which prevent breathability of the historic fabric should be avoided. All these systems are now known to have a steady deleterious effect on the materials, environmental conditions and character of historic buildings.

CURTILAGE

34. CHURCHYARD

34.1 The church sits on a corner plot, relatively tight to the boundary.

To the north of the church there is a large, grassed section which contains several fully grown mature trees. To the south of the church there is a small section of black tarmacadam hardstanding that allows parking for vehicles off Tunstall Avenue. To the east there is a narrow strip of grassed planting between the parish centre and adjoining residential properties not freely accessible for the public. To the west the church borders with the public footpath.

The boundary and extent of the churchyard is shown on the location plan (Fig. 1, p. 9).

35. RUINS

35.1 There are no ruins existing within the church grounds.

36. MONUMENTS, TOMBS AND VAULTS

36.1 There are no monuments, tombs and/or vaults existing within the church grounds.

37. BOUNDARY WALLS, LYCHGATES AND FENCING

37.1 To the north boundary exists a timber paling fence consisting of triangular pickets fixed back to timber rails all held in position by a series of round headed reinforced concrete posts.

37.1.1 The boundary fencing is in a fair condition. The timber is badly affected by algae growth and is badly weathered. There are signs of multiple 'ad hoc' repairs keeping the fence in a serviceable condition.

R3

It is recommended that the boundary fencing is replaced over the course of the following quinquennium period.

M

37.1.2 It is recommended that as a routine item of maintenance the fence line is visually checked on a twice-yearly basis for stability and condition.

37.2 The boundary to the east consists of a concrete rendered brickwork wall with flat copings, all at approximately 1.5m in height.

37.2.1 The boundary wall is in a satisfactory condition. There are isolated patch sections of render which are missing.

R2

It is recommended that render repairs are carried out.

37.3 The boundary to the south consists of a vertical boarded timber fence. A black metal gate exists between the boundary and 1963 southeast extension.

37.3.1 The fence is in a satisfactory condition albeit coated in algae due to its overshadowed position.

The black metal gate is in a good condition.

M	It is recommended that as a routine item of maintenance the fence line is visually checked on a twice-yearly basis for stability and condition.
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37.4 To the west boundary exists a black metal fence with bar bow top railings. The metal fence provides access to the north side of the church grounds, fences off a narrow strip of gravel margin to the west elevation and provides a gated entrance to the south section of tarmac hardstanding.

37.4.1 The boundary fence is found to be in a good condition with little deterioration to the black paint finish.

38. TREES AND SHRUBS

38.1 There are several fully grown mature trees existing along the north section of the church grounds, species consisting of beech, sycamore and ash. All of the trees are covered by Tree Preservation Orders and their upkeep is under the responsibility of the Local Authority.

A previously commissioned structural report by BDN of Durham concerning movement to the church fabric at the north side of the church concluded that the root system of these trees is influencing ground movement at the northern part of the church fabric. Recommendations provided are that a single beech tree be removed, and the remainder pruned significantly to reduce the impact on the fabric.

It is assumed that these recommendations have not been implemented.

38.1.1 The trees would certainly benefit from a degree of pruning back or crown reduction, certainly some more significantly than others to prevent interference with both walling and roofing fabric. The date of the last condition inspection by the local authority is not known. All tree work will require permission from the local authority due to TPO designation.

RO	It is recommended that enquiries are made with the Local Authority regarding the last known inspection date of the trees.
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R1	38.1.2 Carry out tree work based on the latest arboricultural report commissioned by the local authority.
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39. HARDSTANDING AREAS

39.1 To the south of the church there is a small section of black tarmacadam hardstanding that allows parking for vehicles off Tunstall Avenue.

39.1.1 The tarmacadam is in a good condition.

39.2 To the north side of the church there is a concrete flag path which changes into a brick path in front of the 1993 northeast extension.

39.2.1 The footpath is in a satisfactory condition.

There is a build-up of moss to the brickwork joints.

M	It is recommended that as a routine item of maintenance the footpath is cleared of moss build-up twice yearly.
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40. NOTICEBOARD

40.1 A single noticeboard is located at the northwest corner of the church grounds. It is constructed from timber, stained/painted dark brown frame with blue panels. There is capacity for changing notices with the right hand section of the noticeboard.

40.1.1 The noticeboard is in a fair condition.

There is evidence of algae growth to the timber posts and occasionally elements of the framework. The blue panels could benefit from updating as masking tape currently covers certain details which are presumed to be no longer valid and out of date.

R1	It is recommended to refurbish the noticeboard.
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49.2 Freestanding signage exists at the entrance to the north section of the church grounds from the west. It is constructed from timber, stained/painted dark brown and has a single blue panel signposting the parish centre.

49.2.1 The signage is in a good condition.

49.3 A second sign, wall mounted exists at the southwest entrance of the church. It is constructed from timber, stained/painted dark brown and has a single blue panel with a welcome to St. Luke's Church.

49.3.1 The signage is in a good condition.

RECOMMENDATIONS

RO Urgent works requiring immediate attention.

QI Ref.	Recommendation	Budget Cost (£)
3.3.1	<i>Roof Coverings – 1993 NE Extension</i>	
	It is recommended that a visual inspection of the long wide strip of mineral felt is carried out in conjunction with an experienced roofing contractor.	00,500.00
4.3.1	<i>Rainwater Goods – 1993 NE Extension</i>	
	It is recommended to carry out investigation of the problematical areas of rainwater goods in conjunction with an experienced roofing contractor.	00,500.00
9.1.1	<i>Windows – 1916 Church</i>	
	It is recommended that an assessment is made of the current glazing condition alongside an experienced and competent glazier.	00,900.00
9.3.1	<i>Windows – 1993 NE Extension</i>	
	It is recommended to replace the failed glazing unit to the hall.	03,500.00
38.1.1	<i>Trees and Shrubs</i>	
	It is recommended that enquiries are made with the Local Authority regarding the last known inspection date of the trees.	n/a

R1

Work recommended to be carried out during the next 12 months.

QI Ref.	Recommendation	Budget Cost (£)
3.1.1	<i>Roof Coverings – 1916 Church</i>	
	It is recommended to carry out roof covering repairs by a competent and experienced roofing contractor.	20,000.00
3.2.1	<i>Roof Coverings – 1963 SE Extension</i>	
	In conjunction with item 3.1.1 it is recommended to carry out roof covering repairs by a competent and experienced roofing contractor.	05,000.00
3.2.2	<i>Roof Coverings – 1963 SE Extension</i>	
	It is recommended that the tree growth from the vicarage garden is pruned back away from the south roof covering.	01,200.00
3.3.2	<i>Roof Coverings – 1993 NE Extension</i>	
	In conjunction with item 3.1.1 it is recommended to carry out roof covering repairs by a competent and experienced roofing contractor.	07,500.00
4.1.1	<i>Rainwater Goods – 1916 Church</i>	
	It is recommended that the valley gutters are cleared by an experience roofing contractor in conjunction with item 3.1.1.	03,000.00
4.3.2	<i>Rainwater Goods – 1993 NE Extension</i>	
	In conjunction with item 3.1.1 it is recommended to carry out rainwater goods repairs by a competent and experienced roofing contractor.	05,000.00
7.1.1	<i>Walling – 1916 Church</i>	
	It is recommended to develop a repair strategy and specification to correct the walling masonry defects.	3,500.00
7.2.1	<i>Walling – 1963 SE Extension</i>	
	It is recommended to develop a repair strategy and specification to correct the walling masonry defects.	Incl.
9.1.2	<i>Windows – 1916 Church</i>	
	It is recommended to carry out glazing repairs informed by the glazier's report.	30,000.00
9.3.2	<i>Windows – 1993 NE Extension</i>	
	Carry out refurbishment of window frames to the hall and ferramenta to the WC's by a competent and experienced building contractor.	07,500.00
13.1.8	<i>Roof Structures, Ceilings – 1916 Church (Tower Gallery Access)</i>	
	It is recommended that a structural assessment is sought and any action for additional support or strengthening of existing connections carried out.	01,000.00

QI Ref.	Recommendation	Budget Cost (£)
19.3.1	<i>Boiler House</i>	
	Carry out boiler house repairs.	03,000.00
23.1.2	<i>Heating Installation</i>	
	It would be recommended that a feasibility report is commissioned by an independent M&E consultant to investigate the most appropriate way to continue heating the church into the future.	03,500.00
28.1.2	<i>Accessible Provision and Access</i>	
	It is recommended that an access audit report is carried out to assess current needs and facilities provided are compatible with current guidance of The Equality Act.	01,000.00
38.1.2	<i>Trees and Shrubs</i>	
	Carry out tree work based on the latest arboricultural report commissioned by the local authority.	10,000.00
40.1.1	<i>Noticeboard</i>	
	It is recommended to refurbish the noticeboard.	01,500.00

R2

Work recommended to be carried out within 18 – 24 months.

QI Ref.	Recommendation	Budget Cost (£)
7.1.2	<i>Walling – 1916 Church</i>	
	Pending completion of tree work to the north side, carry out masonry repairs by an experienced masonry contractor.	85,000.00
7.2.2	<i>Walling – 1963 SE Extension</i>	
	Carry out masonry repairs by an experienced masonry contractor.	07,500.00
9.1.3	<i>Windows – 1916 Church (S Entrance Porch)</i>	
	It is recommended to install polycarbonate protection leaving an air gap between the stained glass and protection.	03,000.00
9.2.1	<i>Windows – 1963 SE Extension</i>	
	It is recommended to rub down, prepare and protect the external ferramenta using a high-quality external metal paint.	04,500.00
16.1.2	<i>Ground Floor Structure – 1916 Church</i>	
	Carry out repointing of quarry tiles.	10,000.00
28.1.1	<i>Accessible Provision and Access</i>	
	It is recommended to consider adaption of the nave pews to create space for wheelchair users.	01,000.00
31.1.1	<i>Management of Asbestos in the Building</i>	
	If not already carried out it is recommended that an asbestos management survey is commissioned.	01,000.00
37.2.1	<i>Boundary Walls - East</i>	
	It is recommended that render repairs are carried out.	02,500.00

R3

Work recommended to be carried out within 5 years.

QI Ref.	Recommendation	Budget Cost (£)
3.1.2	<i>Roof Coverings – 1916 Church</i>	
	It is recommended that a drone survey of the roof covering is carried out every subsequent quinquennium period.	00,450.00
3.2.3	<i>Roof Coverings – 1963 SE Extension</i>	
	It is recommended that a drone survey of the roof covering is carried out every subsequent quinquennium period.	Incl.
3.3.3	<i>Roof Coverings – 1993 NE Extension</i>	
	It is recommended that a drone survey of the roof covering is carried out every subsequent quinquennium period.	Incl.
26.1	<i>Lightning Conductor</i>	
	It is recommended that the PCC approach a suitably qualified and competent engineer to determine the requirement for lightning protection under BS 6651 and BS EN 62305.	n/a
37.1.1	<i>Boundary Walls - North</i>	
	It is recommended that the boundary fencing is replaced over the course of the following quinquennium period.	15,000.00

R4 A desirable improvement with no timescale.

QI Ref.	Recommendation	Budget Cost (£)
7.3.1	<i>Walling – 1993 NE Extension</i>	
	It is desirable to carry out a clean of the walling surfaces.	07,500.00

This concludes the Quinquennial Report of the inspection of the Church of St. Luke,
Tunstall Avenue, Hartlepool, TS26 8NF.

A handwritten signature in black ink that reads "M Atkinson." The signature is written in a cursive, slightly slanted style.

MICHAEL ATKINSON RIBA AABC

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