

3rd July 2022
SPM-QIR-2022



Figure 1: Front (south) façade of St. Peter's Roman Catholic Church

QUINQUENNIAL INSPECTION REPORT

St. Peter's Roman Catholic Church
Middlesbrough Road
South Bank
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Survey date: 28th June 2022

Diocese of Middlesbrough

Statutory Designation: Grade II

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1.0 INTRODUCTION

- 1.1 This Quinquennial Inspection (QI) Report, following survey by Gerry Rogerson (of Rogerson Limited) of St. Peter's Church, South Bank, has been prepared on the instruction of Fr. Michael Sellers of St. Andrew's Parish, Teesville (incorporation St. Andrew's Church, St. Anne's Church, Eston and St. Peter's Church, Southbank.
- 1.2 This is a summary report only and is not a Specification for the execution of the recommended work and therefore, must not be used as such.
- 1.3 A thorough general survey of the church has been made and those parts of the perimeter churchyard for which the Parish is responsible. The inspection was visual, and generally made from ground level, and by use of binoculars. No part of the building was opened up for inspection, and the report therefore, does not include any part of the church which was covered up, unexposed, or inaccessible. Consequently, no guarantee can be given of the absence of rot or beetle or of any other defect.
- 1.4 No previous QI Report were made available to Rogerson Limited.
- 1.5 The Inspection was carried out on a very dry and sunny day, with reasonable wind speed, which prevented opportunity for safe drone survey.

2.0 LIMITATIONS OF THE SURVEY

- 2.1 The inspection carried out was of the church building only and those parts of the perimeter churchyard for which the Parish is responsible.
- 2.2 Roof inspections were generally made from ground level, using binoculars.
- 2.3 No access was made available to the internal facing slopes of the roof or hidden, valley gutters. Some of these areas have clearly failed, as noted further within this report, and more comprehensive access is advised so that a more detailed assessment of condition can be made.
- 2.4 Inspection of the rain water gutters was made from ground level.
- 2.5 No drains, heating or electrics were tested other than lights.
- 2.6 No Fire Risk Assessment (FRA) is included as part of this Report. Paragraph 5.2 below references a recent FRA, to which the Parish should refer. Observations, where appropriate, are included within this QI Report.
- 2.7 No specific survey work was undertaken by Rogerson Limited with regards to presence of possible Asbestos Containing Materials (ACMs). Paragraph 5.2 below references a 2006 Asbestos Report, to which the Parish should refer. Observations, where appropriate, are included within this QI Report.

3.0 DESCRIPTION

- 3.1 St. Peter's Church was built in the early 20th Century, in the Gothic Revival style, designed by Arthur Randall Lowther, of Hull based Architects Smith, Broderick and Lowther, who also designed St. Peters Church in Bridlington (of a very similar style) and St. John of Beverley Church, as well as undertaking the remodelling of St. Chalres Borromeo in Hull in 1894. The church is orientated north-south, with the sanctuary and altar at the north end.
- 3.2 The church is predominantly brick built, with dressed stone detailing. The roof is clad with red clay plain tiles, with angled ridge. To the south-west corner, a French Gothic style, three stage tower with angled buttresses, houses a vented belfry, with clock face to all sides, under a steeply pitched, sproketed hipped tower roof, clad with timber shingles and capped with a pair of timber, ball and spike finials.
- 3.3 The church is set within a single block, comprising the church, a perimeter church yard set within a low level, brick boundary wall, rising from the back edge of the pavement. To the north-west the yard is closed off by a projected, single storey sacristy wing, beyond which is a two storey, former presbytery, which is now lettable property and not used in connection with the church.
- 3.4 The church is bordered to the south by Middlesbrough Road, to the east by Millbank Street and to the west by Napier Street. These latter two roads connect to the north side.
- 3.5 On the opposite side of Millbank Street stands the former church and presbytery, which both predate St. Peter's Church. These are both handsome, brick built properties that are unoccupied, vandalised and falling into a state of dereliction.
- 3.6 The church is entered at the back of the nave, at the south end, with the nave running towards a semi-octagonal apse at the north end. Additional, smaller entrance porches are located to the south-east and south-west. The nave is flanked on each side by aisles, with east and west side chapels at mid length of the nave, and short, pent transepts to east and west. Both aisles terminate at their north ends with canted chapels. To the west of the chancel, a door leads to a single storey, adjoined sacristy, which has been extended to the south. Beyond the sacristy a lobby leads to a single WC, and to an external door to Napier Street.
- 3.7 To the rear of the church, at the south end, there is an organ gallery across the full width of the nave, accessed via a small, timber spiral staircase set with a hexagonal stairwell. The organ console sits on the gallery, with pipe casements to east and west sides of the gallery. A passage way leads through the western casing to the bell ringing room and stairs to the belfry.
- 3.8 It is understood that St. Peter's Church closed down at the start of the Coronavirus pandemic and has not since reopened. While some of the parishioners have admirably kept the church clean inside, all surfaces have inevitably become dusty and there is minimal opportunity for air circulation. Externally, again there is a clear effort to maintain a tidy appearance but sadly the immediate surrounding of the churchyard is littered with rubbish, evidence of drug abuse and large quantities of human excrement.

4.0 HISTORICAL SUMMARY

4.1 St. Peter's Church was built between 1903 and 1905 and designed by Architect Arthur Randall Lowther of Hull.

4.2 St. Peter's Church was first included on the Statutory List on 29th April 1988 as List Entry 1139622, designated Grade II and given the following description:

Roman Catholic Church, 1903/05 by Lowther (Hull). Brick with stone dressings; plain clay tile roofs. Disoriented, terms used are ritual. Continuous aisled nave and chancel with half-octagonal apse, south porch, short pent transepts, and north-west tower. Decorated style with curvilinear tracery and French Gothic style tower. 3-stage tower has angle buttresses rising to short pyramid-capped turrets. Lower stages have lancets under hoodmoulds; canted porch in north face. Paired lancet bell openings with louvres and cusped heads. Clock faces below eaves of steeply-pitched, sprocketed, hipped roof, with ball-and-spike finials. West end of nave has similar angle buttresses, flanking boarded double doors, with scrolled strap hinges, under shouldered heads, in paired pointed surrounds of 3 moulded orders on nook shafts and foliate capitals. Enriched hoodmoulds, gargoyles in spandrels and richly-carved tympana. Tall paired windows with nook shafts, flanking figure of St. Peter in niche with enriched corbel and hood. Rood in gable. 4-bay north aisle and 5-bay south aisle; each has hip-roofed canted projecting chapel. Gabled porch has similar doors and surround. Transepts canted at east ends. Tapered timber and metal ridge vent, on nave, has cusped-headed openings, ogee-domed roof and weather vane; louvres missing. INTERIOR: 6-bay arcades have compound granite shafts and foliate capitals. Round wall shafts, with carved capitals, between apse windows. Foundation stone dated 1903 on north side of apse. West gallery, holding organ, over glazed timber screen. Ceiled hammerbeam roof has cusped curved braces with enriched pendants. Pointed cross-vaulting in aisles. Stucco stations of cross on aisle walls. Wrought iron screens in easternmost bays of arcades. Similar communion rails. Later house and offices, adjoining north side of chancel, are not of special interest.

4.3 Figure 2 shows South Bank in 1892, with the former St. Peter's Church on the corner of Milbank Street and Middlesbrough Road. This previous church had a seating capacity of 400. Figure 3 shows Bank Side in 1913, with significant expansion to the residential population, which in turn had led to the development of the new and much larger St. Peter's Church, built to accommodate the growing Catholic community, expanded by immigrant work force, largely from Ireland. Figure 4 shows a Google Map extract of South Bank as it is today, with a marked reduction in residential density.

5.0 SUMMARY OF RECENT WORK, INSPECTIONS AND REPORTS

5.1 Rogerson Limited has not been made aware of any previous Quinquennial Inspections, or previous works carried out. It was, however, noted during the survey that recent emergency repairs had been carried out following a break in.

5.2 Rogerson Limited was provided with copies of the following recently carried out inspections and associated reports:

- Building Health and Safety Inspection – 12th October 2021
- Fire Risk Assessment – 11th August 2020
- Asbestos Survey – 30th August 2006

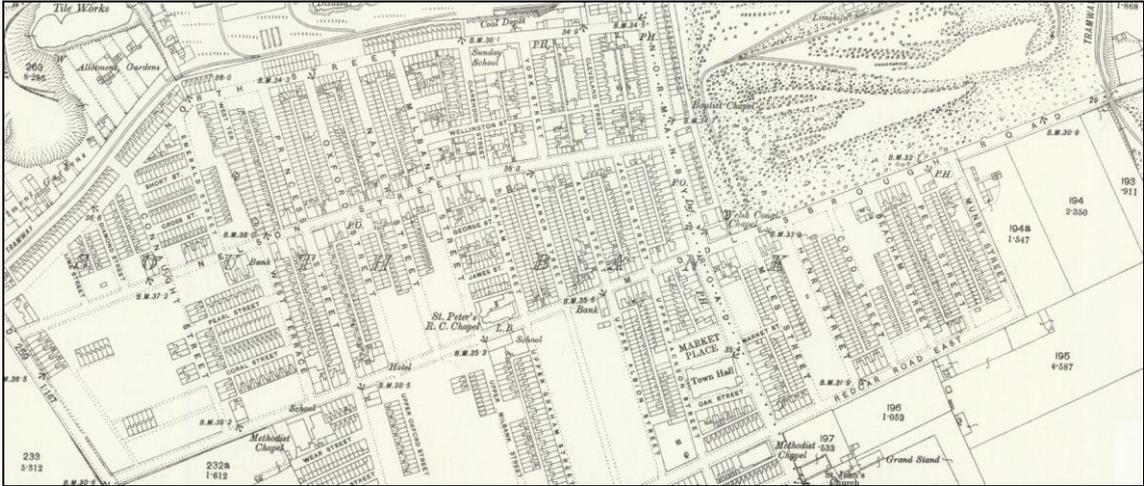


Figure 2: Ordnance Survey Map of South Bank, surveyed 1892, showing former St. Peter's Church to east side of Millbank Street, with vacant plot opposite to the west

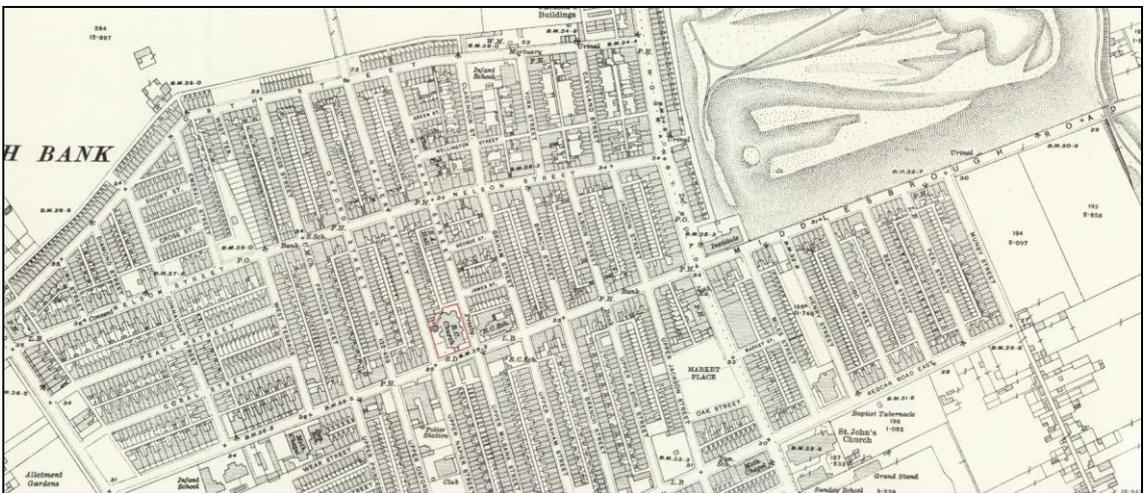


Figure 3: Ordnance Survey Map of South Bank, surveyed 1913, showing newly developed site of St. Peter's Church, between Napier Street and Millbank Street (outlined in red) and expanded residential streets to South Bank



Figure 4: Google Maps extract, photographed 2022, St. Peter's Church, between Napier Street and Millbank Street (outlined in red) and greatly diminished residential streets to South Bank

6.0 SURVEY OF THE CHURCH AND DEMISE

6.1 A full and thorough survey has been carried out of the church, externally and internally, as well as the demise of the perimeter churchyard. The findings of the survey are documented in **APPENDIX B – SURVEY SCHEDULE**, with reference to a brief survey plan, measured as part of the works and included in **APPENDIX A – GROUND FLOOR PLAN**, as well as photographs taken during the survey and included in **APPENDIX C - PHOTOGRAPHS**.

7.0 EXAMINATION OF SERVICES

7.1 Electrical Installation:

- 7.1.1 The church is serviced with mains electricity, with the main 3 phase supply running up the outside of the west wall to the tower and crudely entering the building through an opening formed in the head of a lancet window at an upper floor level (see Photograph 165 in Appendix C). The mains head, meter and distribution board are mounted on the west wall in the bell ringing room, at first floor level in the tower.
- 7.1.2 A secondary distribution board is located in the sacristy, against the north wall of the west transept.
- 7.1.3 Small power electrical distribution in the main body of the church appears to be largely run at floor level around the perimeter, and contained in a bespoke, timber skirting “trunking”.
- 7.1.4 Electrical supply and control to lighting is largely chased into walls, with some surface mounted trunking installed where subsequent alterations have occurred.
- 7.1.5 Finish plates (sockets, switches, spurs and the like) appeared mostly to be modern, relatively new white plastic, in generally good condition.
- 7.1.6 All light circuits throughout the church were found to be operable and provided ample levels of lighting. Where sampled, socket outlets were also found to be operable.
- 7.1.7 There was no visible sign of emergency lighting or protection systems (the Fire Risk Assessment referenced as Paragraph 5.2 above, notes in its own Paragraph 10.1 that records of emergency escape lighting tests and other fire protection systems are “not applicable”).
- 7.1.8 A general and significant observation in regards to the electrical installation relates to the extreme degree of water penetration damage that is occurring to the church. Walls in multiple areas within the church are saturated, with moisture meter readings reaching 100%, and in some cases these walls include life and active electrical installations, including distribution boards (see Photo 196 in Appendix C), light switches (see Photos 197 to 200), power outlets (see Photo 201). Low level skirting board trunking system is almost entirely located in areas where moisture meter readings range from 80% to 100%. **This is a severe situation, with extreme risk of injury or death to users of the building**, and presents a considerable **fire risk** through electrical fault.

- 7.1.9 A bare cable from a wall light fitting was noted to the west side of the sanctuary (see Photo 202 in Appendix C). It was not known by Rogerson Limited if this fitting / cable was live; **this needs to be investigated and made safe urgently.**

7.2 Heating Installation:

- 7.2.1 Space heating is provided within the church by electrical storage convection heaters. At the time of survey these were not running and their operational status is not confirmed.
- 7.2.2 Thermostats were noted in several locations, but with the heating not running, their operational status is not confirmed.
- 7.2.3 Hot water is provided to the sink in the sacristy via an instantaneous water heater, wall mounted above the sink. It was noted that the electrical spur connection for this water heater was located in "Zone 2", i.e. within 600mm of the sink, and did not appear to meet the necessary IP rating for the location. This connection needs to be relocated outside of "Zone 2" as soon as possible, to prevent risk of injury or death to users of the building.

7.3 Data, Comms and Audio System Installation:

- 7.3.1 No assessment has been made in respect of data, comms or audio system.
- 7.3.2 It is not known to Rogerson Limited if there is an induction loop installed; no assessment has been made in this respect.

7.4 Water Supply:

- 7.4.1 A water mains appears to rise in the back, left hand corner of the WC, to a possibly water tank location in a bulkhead above the WC. There is a small loft hatch adjacent to the bulkhead, but access was not available at the time of survey. If there is a water tank above, it should be checked for condition and contamination.
- 7.4.2 The location of the mains incoming water stop cock was not made known to Rogerson Limited and was therefore not inspected or assessed.
- 7.4.3 It is not known if the water service to the sink in the sacristy is mains fed, or tank fed. It was noted that water is drawn from this tap for tea making and so it is important that the status of water supply is confirmed and checked, to ensure the supply is not contaminated.

7.5 Gas Supply:

7.5.1 An incoming gas supply pipe was noted at the front, south-west corner (see Photo 209 in Appendix C). Rogerson Limited have not been made aware of any life gas appliances on the premises. Historic gas pipes to gas lamps were noted in the stairwell leading to the organ loft.

7.6 Lightning Protection:

7.6.1 Rogerson Limited did not find obvious sign of a lightning protection system to the building, though it is noted that the Fire Risk Assessment notes at its Paragraph 16 that the church does have a lightning protection system, fitted in accordance with BS EN 62305 and at Paragraph 9.10 that the system installed is annually inspected.

7.7 Security:

7.7.1 The church is currently closed and kept locked. Doors were checked and locks all found to be in place and intact.

7.7.2 An alarm control panel was noted adjacent to the south-east entrance lobby, at the back of the east aisle. It is not known if this panel is operational or the extent / nature of the system it serves.

7.7.3 All windows are overclad with acrylic sheet protection.

7.7.4 External doors to the sacristy are overclad with metal plate.

7.7.5 It is understood that the church was recently broken into, via window W.31. This window has been overboarded as a temporary measure. It was noted that significant damage has occurred to the stone mullions of the window, by screw fixings to the acrylic sheet, which had been increased in number to this particular window, with new galvanised screw fixings visible and shored fragments of stone mullion seen behind the acrylic. Externally, shards of green stained glass are lying on the floor beneath the window. The internal door to the sacristy was also noted to have been kicked in, with boot damaged panel.

7.7.6 A secure "safe" is located in the sacristy. Essentially this appears to be a store cupboard with a metal clad door fitted. Access was not available to inspect this facility at the time of the survey.

7.7.7 At the time of survey, the door to the organ gallery was unlocked. This may have been the case to ensure access was available for the survey. The door is fitted with a lock and includes a clear sign, stated "access to authorised personal only". It is important that this door is kept locked when the building is in use, to prevent access to high risk areas, specifically the organ gallery itself and the tower.

7.8 Sanitary Facilities:

- 7.8.1 A single, unisex WC facility is available, accessed via the sacristy. The WC comprises a close coupled cistern toilet, which was in full working order. There is, however, no wash hand basin in the WC. There is a single sink in the sacristy, which is used for hand washing as well as filling the kettle.

7.9 External Water Tap

- 7.9.1 No external water supply tap was observed.

8.0 DISABILITY DISCRIMINATION

- 8.1 The Equality Act came into effect on the 1st October 2010 replacing most of the Disability Discrimination Act. It combines a number of pieces of legislation relating to discrimination such as age, race, sexuality, gender, disability, etc. and makes it unlawful to discriminate against disabled persons in connection with employment, the provision of goods, facilities and services, or the management of premises. The Equality Act 2010 states that, 'service providers' have to take reasonable steps to change practice, policy, or procedure which makes it impossible or unreasonably difficult for a disabled person to make use of its services. Use of premises by a disabled person must be anticipated and not left until the situation arises. It is important that all people are included in the provision of the service.
- 8.2 Rogerson Limited have not been made aware of an Access Audit having been carried out. If this is the case, then an Audit should be commissioned to assess the church and its compliance or otherwise with the requirements of the Act.
- 8.3 There is no dedicated disabled parking, though it should be noted that there would appear to be ample car parking to the north of the old presbytery on Millbank Street. There are dropped kerbs to footpaths, with ramped access to the south-east entrance lobby. The main south entrance doors and south-west entrance lobby have stepped access.
- 8.4 The south east entrance lobby doors are paired (two sets), with the inner doors on self closers, and outward opening into the restricted lobby, making them difficult to negotiate independently for unassisted, wheelchair users.
- 8.5 The nave seating comprises pews on raised floors, all fairly tightly packed, although the rearmost line of pews is set further back to provide improved space for ambulant disabled, albeit they are still raised up by one step. Side aisles have passage widths compromised by the storage convector heaters, but ample width is available down the centre aisle, leading to a generous space between the foremost pew and the communion rails of the sanctuary.
- 8.6 Steps into the chancel and all four chapels limit access for the disabled.
- 8.7 As noted in Paragraph 7.3.2 above, it is unknown to Rogerson Limited whether or not an induction loop is installed for the hard of hearing.
- 8.8 It is unknown to Rogerson Limited whether or not braille or large print hymn books are available for visually impaired parishioners.

- 8.9 There is no disabled WC provision. Access to the single, unisex WC beyond the sacristy is stepped, and the WC restrictive in width.

9.0 SPECIALIST INSPECTIONS REQUIRED

- 9.1 It is recommended that the following specialist investigations and/or reports be commissioned to ensure an accurate survey of the condition of the existing church can be established:

9.1.1 Asbestos Report:

The existing Asbestos Report needs to be reviewed and updated in respect of observations noted in Appendix B at Paragraphs 1.2.5; 1.2.6 and 2.3.

9.1.2 Electrical Installation Report:

Given the degree of water penetration into the fabric of the church, the entire electrical installation should be assessed, tested and certified as safe or otherwise by a qualified, Part P registered electrician.

9.1.3 Bird and Bat Scoping and Emergence Surveys:

Section 1.1 in Appendix B concludes the urgent need to re-roof the entire building (with the sole exception of the sacristy extension). The high, overhanging eaves detail and hidden, undisturbed loft spaces suggest a high likelihood of bat presence. Birds are definitely nesting under eaves and potentially within lofts, as birds were seen emerging during the course of the survey. Re-roofing works could not be carried out without first scoping the likelihood or otherwise of nesting / roosting potential, and subsequently full emergence surveys if the scoping concludes them necessary.

9.1.5 Roof Timber Condition Survey:

During the course of re-roofing works, the roof structure would be exposed and opportunity should be taken to inspect and assess the condition of the roofing timbers, inspecting for insect and water damage, with appropriate measures taken to remedy any identified issues. Note that this exercise will require full scaffold access to all roof areas, together with a temporary roof structure to provide protection to the internal finishes while the roof coverings are off.

9.1.5 Drainage Survey:

Multiple areas of rising damp to the perimeter correlate directly to locations of rainwater drainage gullies externally. The majority of these are blocked with sediment, etc., and all need to be cleared, cleaned and CCTV inspected to verify integrity of the underground drains. If found to be damaged (for example, root damaged from the previously felled Leylandii tree adjacent to the south-east lobby) then the relevant drains may need to be either replaced, or re-lined.

9.1.6 Structural Survey:

Dependent on the findings of the drainage survey, some structural works may become necessary to the north-east corner, where some settlement / structural movement is noted in the external walls (see Photograph 30 in Appendix C and Paragraph 1.4.5 in Appendix B).

An assessment is also required of the integrity of structural steel members supporting the bells (see Photographs 180 & 182 in Appendix C and Paragraph 2.1.4 in Appendix B).

Further to Paragraph 9.1.5 above, a structural assessment of the integrity of roof timber members may also be necessary, subject to findings once the roof is opened up.

10.0 SUMMARY OF RECOMMENDATIONS

In respect of items noted in Sections 6 to 9 above (including the detailed survey observations contained in **APPENDIX B – SURVEY SCHEDULE**), the following repairs are recommended, categorised as follows:

- A – URGENT
- B – REQUIRING ATTENTION WITHIN ONE YEAR
- C – REQUIRING ATTENTION WITHIN TWO YEARS
- D – REQUIRING ATTENTION WITHIN LIFE OF QI
- E – DESIRABLE IMPROVEMENTS WITH NO TIMESCALE
- M – ROUTINE MAINTENANCE
- X – REQUIRING ADDITIONAL INVESTIGATION
- Y – INFORMATIVE

10.1 A summary list is given below of the urgent works and works within one year required:

- a) Total shut down and disconnection of all electrical installations currently fixed to severely damp walls
- b) A complete renewal of the roof
- c) Repairs and renewal of rainwater goods
- d) Clearance, CCTV investigation and repairs as necessary to underground surface water drainage
- e) Review of hard and soft landscaping, re-design and implantation, including integration of surface water drainage installation
- f) Removal of all severely damp damaged internal wall and floor finishes
- g) Repairs to Stations damaged by damp
- h) Removal of cladding panels to south east entrance
- i) Removal of cladding panels to apse at north end
- j) Renewal of ceilings where noted
- k) Sampling of existing paint finish and, subject to findings, redecoration review
- l) Replacement of sacristy (and associated areas) floor
- m) Review of sacristy (and associated areas) and sacristy extension ceilings for possible Asbestos containing materials
- n) Repairs to recently broken window W.31
- o) Replacement of acrylic window coverings, with repairs to stone mullions damaged by existing acrylic installation
- p) Repairs to doors and frames as noted
- q) Confirmation of security to organ gallery access door D.01
- r) Provision of edge protection to front of organ gallery
- s) Review of fire alarm, emergency lighting and provision of fire fighting equipment
- t) Replacement of northern boundary wall to church yard

11.0 MAINTENANCE

11.1 Although the measure requires that an Architect or Surveyor inspect the church every five years, serious problems may develop between surveys if minor defects, such as displaced tiles or slates, blocked or leaking gutters and down pipes, are left unattended. To avoid this situation, it is recommended that the

Parish should make, or cause to be made, a careful inspection of the building at least once a year

- 11.2 It is recommended that a Log Book should be kept in the church for the use of the Parish and Inspecting Architect / Surveyor as required. It should include all information regarding inspections, and reports, tests on installations, notes of repairs carried out, including dates and costs, etc.
- 11.3 All rainwater goods, once fitted, should be thoroughly cleaned out at least twice per year and repaired where necessary. Rainwater gullies should be cleaned out monthly and any drainage runs rodded to ensure efficient flow.
- 11.4 All electrical systems should be tested every five years by a competent engineer. The engineer should carry out an insulation resistance and earth continuity test on all circuits, their report being kept with the Church Log Book. Any alteration or extension of the electrical installation must be carried out by qualified personnel, and a suitable test certificate obtained and kept with the Church Log Book.
- 11.5 All heating equipment should be tested every five years by a competent engineer, their report being kept with the Church Log Book. Any alteration or extension of the mechanical installation must be carried out by qualified personnel, and a suitable test certificate obtained and kept with the Church Log Book.
- 11.6 The lightning protection system should be tested every year by a specialist engineer in accordance with BS 6651 and the record of the test kept with the Church Log Book. Any alteration or extension of the system must be carried out by a qualified engineer and a suitable test certificate obtained and kept with the Church Log Book.
- 11.7 All ivy, vegetation and lichen, etc., should be removed from all external walls, with the ground level around the church kept where possible a minimum of 150mm below the interior floor level, and all vegetation cut away at least 300mm from the external face of the walls. Where possible, pockets of soil should be removed from adjacent to the external walls and replaced with loose stone shingle, incorporating French drain linked to underground rainwater drainage system.