

Quinquennial Inspection Report

Christ Church
Ballynure and Ballyeaston
Antrim
Connor



December 2019

Prepared
by:

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CONCLUSIONS AND RECOMMENDATIONS

CONCLUSIONS

This Church building is in reasonable condition and the repairs suggested are generally commensurate with the age and type of construction. The west wall is now damper than when previously inspected and some repairs would be sensible to prevent this becoming a large and more urgent repair.

MAINTENANCE STANDARD

Poor Evidence that regular maintenance is not being carried out	Basic General; a reactive situation	Good Proactive approach to maintenance
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RECOMMENDATIONS FOR REPAIR

CATEGORY	ITEM	ESTIMATED COST
A Urgent item	Overhaul Chancel roof.	£ 150
	Reset loose stone.	£ 250
	Repoint Bellcote.	£12,000
	Review of Bellcote carriage and making good.	£ 2,000
	Review condition of the Conway memorial periodically.	£ 50
	Clean paths.	£ 100
	Clean all gullies.	£ 100
M Maintenance	Periodic review of condition of east window, removal of trap and repairs.	£ 550
B Within 2 years	Rake out, grout and repoint west gable.	£25,000
	IEE Test (Electrical)	£ 300
	IEE Test (Heating)	£ 200

INTRODUCTION

BRIEF DESCRIPTION AND LOCATION

Christ Church, Ballynure was consecrated in 1856 to the design of the Architect, Joseph Welland. The Church is in a simple Gothic revival, Z plan style with three bay Nave, single bay Chancel, single bay Vestry and Bellcote at its west end.

Internally, the Church is arranged in a traditional manner with Pews either side of a central Aisle. Choir Stalls are located at the head of the Nave, which also contains the Organ, Pulpit, Lectern and Reading Desk. The Chancel contains Clergy seating, Communion Table and Communion Rail. The Church does not have a Reredos.

The structure consists of load bearing masonry, faced externally with random rubble rock faced basalt with sandstone dressings. Roofs are pitched and covered with Welsh Slate. Floors are solid or timber suspended. Windows are twinned, trefoil headed and filled with stained glass and with a linear tracery east window, also filled with stained glass.

The Church sits centrally on its site with a slightly overgrown pedestrian access to the nearby Rectory.

For the purposes of this report the elevation (containing the main entrance door) is taken to face south.

LIMITATIONS OF THE REPORT AND SURVEY TEAM

The report is strictly private and confidential to the Church of Ireland. Whilst it may be shown to its professional advisors, the contents are not to be disclosed to or made use of by any third party without our express written consent. Without such consent, we can accept no liability to any third party.

The report is based upon a visual assessment of those parts of the building which are accessible, visible and readily available for examination from ground and floor levels (without risk of causing damage to the property or injury to the surveyor). No works of an investigative nature have been undertaken, or floor or wall covering removed unless otherwise stated. No testing of the electrical and mechanical systems was undertaken and the inspection is confined to a visual one. Externally the report is based upon an inspection from ground level. Where appropriate a surveyor's 12' ladder and local vantage points are used.

Broad cost estimates are provided and these do not include VAT, professional or statutory fees or decanting. Costs are grouped according to need but some works carried out together (perhaps to take advantage of access) could provide economies of scale. Importantly the estimates have not been corroborated by tenders from the marketplace and are given as a rough guide (therefore actual tender figures might differ). Also costs are based on approximate quantities from a visual inspection and not detailed measurements. Finally, the estimates assume any work will be undertaken to similar details and using similar materials. Where possible fixed costs should be sought from reputable building contractors before any work is undertaken. Finally, the report is not a specialist research into the presence of contamination by any harmful substance, nor an asbestos inspection as defined by the Control of Asbestos in the Workplace Regulations.

The survey was undertaken on 5 December in cold, overcast, breezy weather conditions.

REPORT FORMAT


The report is in seven sections:

- Conclusions and Recommendations
- Introduction
- Exterior
- Interior
- Services
- Site
- Other


The sections are considered on an elemental basis by type. The sections are tabulated providing information on the component being reported upon, a description of the component, the condition of the component, the repairs needed and the category of repair. The repairs are categorised as follows:

- A – Requiring immediate attention or attention within 12-months.
- B – Requires attention within two years.
- C – Requires attention within five years.
- D – Improvement.
- M – Routine Maintenance.


EXTERNAL CONDITION


ROOF COVERINGS	<u>Description</u>		
	Pitched roof, overlaid with Welsh slate.		
	<u>Condition</u>		
	Roof slating remains in reasonable condition, with evidence of fixings across slopes. There is a slate missing to the ridge of the Chancel which should be renewed.		
	<u>Repair</u>		<u>Cat</u>
	Overhaul Chancel roof.		<u>Cost</u>
Chancel roof		A	£150

RAINWATER GOODS AND ABOVE GROUND DRAINAGE	<u>Description</u>		
	Moulded cast metal.		
	<u>Condition</u>		
	Gutters and downpipes remain in serviceable condition.		
	<u>Repair</u>		<u>Cat</u>
	None suggested in this reporting period.		<u>Cost</u>
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PARAPETS AND UPSTANDS  <p>Loose stone to upstand</p>	<u>Description</u> Sandstone verge stones.		
	<u>Condition</u> Stones are in good condition and have clearly been lifted and a lead DPC set under. However, there is an open or fractured joint at the abutment of the verge and the Bellcote which will be allowing rainwater to penetrate and which poses a risk if the small section of stone were to fall. This joint should be pointed up and the small loose stone refixed.		
	<u>Repair</u> Reset loose stone.	<u>Cat</u> A	<u>Cost</u> £ 250

WALLS	<u>Description</u> Rock faced, random rubble basalt with heavy cement strap pointing.		
	<u>Condition</u> There is no evidence of major structural failure to the stonework. However, the strap pointing, as noted at the previous inspection, is both visually obtrusive and is contributing to the dampness experienced internally. This dampness has increased most noticeably to the west gable. Thought should be given to raking out, grouting and deep pointing this gable wall with a breathable, appropriately designed, lime mortar in order to help the wall to dry. Other works to the Bellcote and the verges are noted elsewhere in this report and it would be important that these would be undertaken at the same time. The remainder of the pointing, while inappropriate, has not caused major dampness to the Church and for that reason it is suggested that it remain in place until it begins to fail.		
	<u>Repair</u> Rake out, grout and repoint west gable.	<u>Cat</u> B	<u>Cost</u> £25,000

PORCHES, DOORS AND CANOPIES	<u>Description</u> Single bay Vestibule.		
	<u>Condition</u> The Vestibule is in a similar condition to the remainder of the Church and leadwork has been overworked with a repair noted during the previous inspection outstanding. Timber doors are in reasonable condition. Slates to the ridge of the Porch are vulnerable to wind uplift and some have already been clipped. The condition of these slates should be kept under review.		
	<u>Repair</u> None suggested in this reporting period.	<u>Cat</u> --	<u>Cost</u> --

WINDOWS	<u>Description</u> Twin lights, trefoil headed windows filled with coloured glass and with secondary glazing and with a fine east window set within a stone transom.		
 <p>Corrosion of ferramenta</p>	<u>Condition</u> Windows remain sound. However, tracery to the east window is wet due to condensation and the condition of the metal ferramenta should be reviewed periodically. The condensation trap to this window does not have a drain and it might be best to remove it. Finally, some tying in of the ferramenta is required to this window where it has failed.		
	<u>Repair</u> Periodic review of condition of east window, removal of trap and repairs.	<u>Cat</u> M	<u>Cost</u> £550

INTERNAL CONDITION

TOWERS AND SPIRES



Bellcote canopy

Description

Sandstone Bellcote to west end.

Condition

The stone to the Bellcote continues to perform, however, the joints are now open and vegetation is growing. The poor condition of the pointing is allowing driving rain to enter and contribute the saturation of the gable peak internally. This Bellcote requires to be repointed.

Repair

Repoint Bellcote.

Cat

A

Cost

£12,000

CLOCKS AND BELLS



General view internally

Description

Single bell and Bellcote.

Condition

A recent report provided by the manufacturer of the bell hammer suggests that this bell carriage requires refurbishment. The carriage when viewed from the ground does appear to have been altered to include a plate rather than a central strap and this may be the contractor's concern. High level inspection of the carriage should be initiated and the issue discussed with the contractor.

Repair

Review of Bellcote carriage and making good.

Cat

A



Cost

£ 2,000

ROOFSPACES AND CEILING VOIDS	<u>Description</u> None.		
	<u>Condition</u> Not applicable.		
	<u>Repair</u> Not applicable.	<u>Cat</u>	<u>Cost</u>

CEILINGS	<u>Description</u> Timber sheeted with exposed rafters and trusses.		
	<u>Condition</u> Timbers appear to be in good condition.		
	<u>Repair</u> None suggested in this reporting period.	<u>Cat</u> --	<u>Cost</u> --

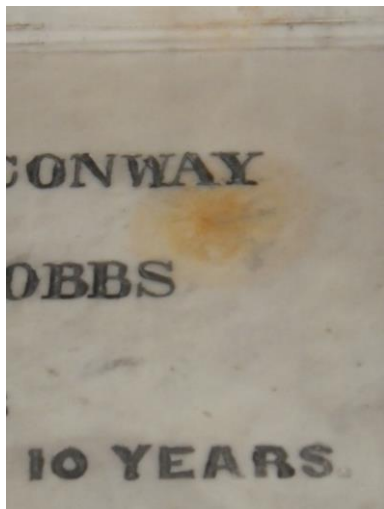
GALLERIES, STAIRCASES AND BASEMENTS	<u>Description</u> None.		
	<u>Condition</u> Not applicable.		
	<u>Repair</u> Not applicable.	<u>Cat</u>	<u>Cost</u>

<div>INTERNAL WALLS, PARTITIONS AND SCREENS</div> <div><div>Dampness to west wall</div><div><div>Low level dampness</div></div></div>	<div>Description</div> <div>Solid walls with lined and scored painted finish.</div> <div>Condition</div> <div><p>Dampness has become more evident in the Church since the previous inspection, most notably the west wall of the Nave. There is evidence of saturation of the masonry at high level and condensation above the central door. The condition of the Bellcote is contributing to this dampness as is the external pointing style and the detail of the verge stones, all of which will be causing washing of the wall core which further contributes to dampness. The wall requires to be grouted and repointed with the bellcote repointed. Some plaster repairs might prove necessary once the wall has begun to dry.</p><p>A Drymaster is running in the former Bell Pull Room with a de-humidifier in the Vestry. Until work is undertaken to this west wall some thought might be given to extending the de-humidifier to include the main body of the Church. Until all this work is undertaken, there will be flaking paint and plaster to this west wall and periodically the condition of the wall plaster and roof purlin bearing should be reviewed for signs of failure.</p><p>Some low level dampness to main walls is due to blocked gullies and a battered wall foot detail. The dampness is being managed and this should continue.</p></div>	
<div>Repair</div> <div>Included elsewhere.</div>	<div>Cat</div> <div></div>	<div>Cost</div> <div></div>

FLOORS	<u>Description</u> Solid floors with carpet and timber suspended Pews.		
	<u>Condition</u> Floors remain generally sound underfoot.		
	<u>Repair</u> None suggested in this reporting period.	<u>Cat</u> --	<u>Cost</u> --

DOORS, JOINERY AND FURNITURE	<u>Description</u> Pine Pews with pine furniture.		
	<u>Condition</u> Good.		
	<u>Repair</u> None suggested in this reporting period.	<u>Cat</u> --	<u>Cost</u> --

TOILETS, KITCHENS AND VESTRY	<u>Description</u> Single bay Vestry.		
	<u>Condition</u> A de-humidifier has been fitted and has improved the previous situation of dampness. The amount of moisture removed by the dehumidifier should be recorded so as to ascertain the extent of the dampness to the walls.		
	<u>Repair</u> None suggested in this reporting period.	<u>Cat</u> --	<u>Cost</u> --

MONUMENTS  <p>Corrosion of memorial fixing</p>	<u>Description</u> Marble memorials.		
	<u>Condition</u> All memorials appear to be in serviceable condition, except those to the west wall where the corrosion to the fixing has increased since the date of the last inspection. This corrosion is due to the saturation of the wall core as noted earlier in this report. The condition of these memorials should be kept under constant review for as long as the wall is damp, in order to ensure that the fixings do not become loose over the long term. Any evidence of movement whatsoever of these memorials should be taken very seriously and the memorials taken down and re-fixed as part of a larger scheme. The work to deal with the dampness should be initiated when budget permits.		
	<u>Repair</u> Review condition of the Conway memorial periodically.	<u>Cat</u> A	<u>Cost</u> £50

BATS AND MISCELLANEOUS ITEMS	<u>Description</u> None evident.		
	<u>Condition</u> Not applicable.		
	<u>Repair</u> Not applicable	<u>Cat</u>	<u>Cost</u>

SERVICES

ELECTRICAL	<u>Description</u> Plastic sheathed system of power and lighting.		
	<u>Condition</u> This is a relatively modern system, sometimes surface fixed. The moment has arrived for an IEE test.		
	<u>Repair</u> IEE Test.	<u>Cat</u> B	<u>Cost</u> £300
HEATING AND DOMESTIC HOT WATER	<u>Description</u> Electric tube heater fixed to the walls with individual heaters to Pews and window reveals.		
	<u>Condition</u> An IEE Test should be arranged.		
	<u>Repair</u> IEE Test.	<u>Cat</u> B	<u>Cost</u> £200
SOUND SYSTEMS AND ORGAN	<u>Description</u> Two manual Organ with sound system.		
	<u>Condition</u> No reported problems.		
	<u>Repair</u> None suggested in this reporting period.	<u>Cat</u> --	<u>Cost</u> --
LIGHTNING CONDUCTOR SYSTEM	<u>Description</u> None.		
	<u>Condition</u> Not applicable.		
	<u>Repair</u> Not applicable.	<u>Cat</u>	<u>Cost</u>

SITE

CHURCH YARD, LYCHGATES AND BOUNDARIES	<u>Description</u> Grass Churchyard, with hedge and stone boundaries.		
	<u>Condition</u> Good condition. It is understood that the Graveyard across the road is in the ownership of the Council.		
	<u>Repair</u> None suggested in this reporting period.	<u>Cat</u> --	<u>Cost</u> --

RUINS	<u>Description</u> None.		
	<u>Condition</u> Not applicable.		
	<u>Repair</u> Not applicable.	<u>Cat</u>	<u>Cost</u>

TREES AND SHRUBS	<u>Description</u> Yew, native and fir trees.		
	<u>Condition</u> Good.		
	<u>Repair</u> None suggested in this reporting period.	<u>Cat</u> --	<u>Cost</u> --

HARDSTANDINGS	<u>Description</u> Bitmac.		
	<u>Condition</u> Paths are generally sound, however, moss accumulation on the north side should be removed.		
	<u>Repair</u> Clean paths.	<u>Cat</u> A	<u>Cost</u> £100

DRAINAGE	<u>Description</u> Gullies to soakaways.		
	<u>Condition</u> The gullies along the north are blocked and this may well be contributing slightly to the dampness noted at this level internally. All gullies should be cleared.		
	<u>Repair</u> Clear all gullies.	<u>Cat</u> A	<u>Cost</u> £100

OTHER

UNIVERSAL ACCESS	<u>Description</u> There are steps to the front, but a temporary ramp is provided.		
	<u>Condition</u> Reasonable.		
	<u>Repair</u> None suggested in this reporting period.	<u>Cat</u> --	<u>Cost</u> --

FIRE PRECAUTIONS	<u>Description</u> Fire risk assessment has been prepared.		
	<u>Condition</u> The Church is equipped with emergency exit signs and extinguishers.		
	<u>Repair</u> None suggested in this reporting period.	<u>Cat</u> --	<u>Cost</u> --

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