

Quinquennial Inspection Report

The Rectory
11 Church Road, Ballynure
Ballynure and Ballyeaston
Antrim
Connor



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Prepared
by:

McCOLLUM CONSERVATION

HISTORIC BUILDING CONSULTANTS | CHARTERED BUILDING SURVEYORS

www.mccollumconservation.com

Tel: 028 8774 8111

CONTENTS

CONCLUSIONS AND RECOMMENDATIONS 1

INTRODUCTION2

EXTERNAL CONDITION4

INTERNAL CONDITION6

SERVICES.....8

SITE 10

OTHER 11

CONCLUSIONS AND RECOMMENDATIONS

CONCLUSIONS

This house is in a condition commensurate with its age and form of construction. The Select Vestry are to be congratulated for arranging the work suggested in the last inspection report. There remain some general maintenance items but these are maintenance in nature. The issue of the condition of the former stable block has been partially resolved and should now be finalised in order to remove an obvious health and safety risk.

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	Emergency health and safety works to outbuildings (provisional).	£6,000
M Maintenance	Slate repairs	£1,200
	Overhaul gutters	£ 600

INTRODUCTION

BRIEF DESCRIPTION AND LOCATION

The property is a detached, two storey house with attached outbuildings (originally stables). The house appears to date from the late 19th Century, but with alterations and improvements over the years.

The structure consists of solid walls, finished externally with squared and snecked basalt and roughcast render, with plaster internal finishes. Roofs are timber cut, finished with natural slate.

The site is extensive, and the house sits towards the rear with lawns, shrub beds, and grass area with a bitmac driveway and turning area.

For the purposes of this report the front elevation is taken to face south.

Accommodation comprises:

First Floor: Landing, 4 Bedrooms, one en suite, Bathroom and Hot-press.

Ground Floor: Vestibule, Entrance Hall, Sitting Room, Study, Kitchen, Conservatory, Utility Room, Boiler Room, Family Room, Toilet, Store.

Site: External two storey outbuildings, extensive site laid out in grass, lawns, shrub beds and bitmac driveway.

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 could provide economies of scale. Importantly the estimates have not been corroborated by tenders, which are

very volatile at the moment and are therefore given as a rough guide. Where possible fixed costs should be sought from reputable building contractors before any work is undertaken.

Finally, the report is not 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 two dates, 05 December 2019 and 07 October 2021. The weather on both dates was wet, overcast and calm.

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 categories 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

ROOFS



Slipped and dislodged slates to front slopes.

Description

Natural slated pitched roofs and single layer membrane to flat roofs.

Condition

Repairs have been undertaken since the date of the last inspection, but there is evidence of further slipping slates to the pitched roofs. Repairs are necessary in the short term.

The covering to the Utility Room appears to be in serviceable condition.

Repair

Slate repairs

Cat

M

Cost

£1,200

RAINWATER GOODS AND ABOVE GROUND DRAINAGE



Leaking rainwater goods

Description

Moulded aluminium with plastic downpipes.

Condition

Gutters are leaking and repairs are required.

Repair

Overhaul gutters

Cat

M

Cost


£600

WALLS	<u>Description</u> Solid walls finished externally with basalt and rendered panels.		
	<u>Condition</u> Stone remains in reasonable condition and with evidence of rendered panels and stone pointing having been repaired since the last inspection. Further works will be required to stone pointing over the next few reporting periods.		
	<u>Repair</u> None suggested in this reporting period.	<u>Cat</u> --	<u>Cost</u> --

WINDOWS, DOORS AND EXTERNAL TIMBERS	<u>Description</u> uPVC faced eaves timbers with uPVC double glazed window units and stained, raised and fielded panel front door.		
	<u>Condition</u> Reasonable.		
	<u>Repair</u> None suggested in this reporting period.	<u>Cat</u> --	<u>Cost</u> --

INTERNAL CONDITION

ROOF SPACES	<u>Description</u> Timber cut roof with slates.		
	<u>Condition</u> No access through hatch.		
	<u>Repair</u> Unable to report but no evidence of water staining to first floor ceilings.	<u>Cat</u> --	<u>Cost</u> --
CEILINGS	<u>Description</u> Lath and plaster and plasterboard and skim.		
	<u>Condition</u> Reasonable considering their makeup and age. There is some water staining to the Vestibule ceiling (from a leak in the en suite above) but perhaps this is from a previous leak, now remedied.		
	<u>Repair</u> None suggested in this reporting period.	<u>Cat</u> --	<u>Cost</u> --

WALLS 	<u>Description</u> Timber stud and solid with plaster and lath and plaster finish.		
	<u>Condition</u> Sound with no evidence of progressive structural failure. It is understood that repairs to the wall liners have been undertaken since the date of the last inspection, including making good of the damp issues noted at that time. There is an issue of condensation to the Utility Room wall at the abutment with the outbuildings. There is dampness due to a cold bridge in the roof and walls which can only be satisfactorily resolved by a scheme of insulation. Until this time the condensation should continue to be managed.		
	<u>Repair</u> None suggested in this reporting period.	<u>Cat</u> --	<u>Cost</u> --
	Condensation to Utility Room		

FLOORS	<u>Description</u> Timber suspended and solid floors.		
	<u>Condition</u> Floors are generally sound underfoot. It is understood that repairs, including upgrading of the insulation, have been undertaken since the date of the last inspection.		
	<u>Repair</u> None suggested in this reporting period.	<u>Cat</u> --	<u>Cost</u> --

DOORS AND JOINERY	<u>Description</u> Panel doors with moulded joinery.		
	<u>Condition</u> Reasonable.		
	<u>Repair</u> None suggested in this reporting period.	<u>Cat</u> --	<u>Cost</u> --

SERVICES

ELECTRICAL	<u>Description</u> Plastic sheathed system of power and lighting.		
	<u>Condition</u> Works to upgrade and renew the fuse board are evident and it is understood that this work included some re-wiring (with a test certificate available if required).		
	<u>Repair</u> None suggested in this reporting period.	<u>Cat</u> --	<u>Cost</u> --
HEATING AND DOMESTIC HOT WATER	<u>Description</u> Oil fired boiler serving panel radiators and copper cylinder.		
	<u>Condition</u> Reasonable given its age and with no reported problems.		
	<u>Repair</u> None suggested in this reporting period.	<u>Cat</u> --	<u>Cost</u> --
KITCHEN UNITS AND SANITARY WARE	<u>Description</u> High and low level units to Kitchen and Utility Room.		
	<u>Condition</u> Reasonable.		
	<u>Repair</u> None suggested in this reporting period.	<u>Cat</u> --	<u>Cost</u> --

DRAINAGE	<u>Description</u> Foul and surface lines presumably to main sewer.		
	<u>Condition</u> No reported problems.		
	<u>Repair</u> None suggested in this reporting period.	<u>Cat</u> --	<u>Cost</u> --

SITE

YARD AND BOUNDARIES	<u>Description</u> Bitmac driveway and turning area with mature garden laid out in lawns, grass and shrubs and with a rear stone built original stable block. No access to internals of outbuilding.		
	<u>Condition</u> Work has been arranged to the stable block since the last inspection but the condition of shed has potential safety issues for those using the rear yard. Urgent health and safety work should be arranged to this block.		
	<u>Repair</u> Emergency health and safety works to outbuildings (provisional).	<u>Cat</u> A	<u>Cost</u> £6,000

OTHER

SPATIAL LAYOUT	The house provides a good standard of accommodation.		
UNIVERSAL ACCESS	Provided at front entrance.		
FIRE PRECAUTIONS	Since the last inspection, a domestic smoke alarm system has been fitted.		
ENERGY EFFICIENCY	It is understood that the thermal capacity of the floors and walls have been upgraded since the last inspection. However, the potential heat loss to the Utility Room is likely to be excessive, given its large area of glass and uninsulated roof. Ideally this room would be reworked as part of a larger scheme of restoration.		
ITEMS WHICH MIGHT ARISE IN A VACANCY	Energy efficiency of the Utility Room and the condition of the external stores.		