

Quinquennial Inspection Report

St John the Evangelist
Ballynure and Ballyeaston
Antrim
Connor



November 2019

Prepared
by:

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CONCLUSIONS AND RECOMMENDATIONS

CONCLUSIONS

This Church remains in reasonable condition, despite some backlog maintenance beginning to accrue. It is understood a scheme of restoration is planned shortly when all works included in this report are to be attended to.

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 gutters and downpipes.	£1,800
	Reset missing lead to Chancel roof and provide cover to verge.	£1,200
	Redecorate entrance door.	£ 200
	Redecorate timber framed windows.	£ 400
	Point and make good stonework externally to east window.	£2,500
	IEE Test.	£ 900
	If redundant, drain and disconnect water tank.	£ 100
	Unblock fire escape and manage better.	£ 200
B Within 2 years	Ongoing repairs to slates and ridge tiles.	£ 500
C Within 5 years	Repoint brickwork where required.	£ 300
D Improvement	Provide access ladders to allow inspection of roof.	£1,500
	Provide air conditioning to Youth Room.	£ 750
	Decoration to railings and boundaries.	£ 500
	Further fire works.	£ 500

INTRODUCTION

BRIEF DESCRIPTION AND LOCATION

St John's is located just off the town centre of Ballyclare, Co Antrim. The Church was consecrated in 1903 with a side Aisle added in 1986. The original Church is in an Edwardian free style with a four bay Nave, two bay Chancel, four stage square Tower with Vestibule, Vestry, Office, Choir Vestry and Toilet. The Church is attached to its Halls.

Internally, the Church is arranged in a traditional manner with Pews either side of central and side Aisles. Choir seating is located at the head of the south Aisle and at the head of the Nave sits the Pulpit, Lectern and Reading Desk. Within the Chancel there is Clergy Seating, Communion Rail and timber Communion Table.

The structure consists of load bearing brick, built in a Flemish bond, cavity constructed Vestibule, Vestry, Choir Vestry and Office. Roofs are multi pitched and floors are solid, or timber raised. Windows are single lancets, filled with coloured quarries and stained glass.

The Church sits towards the front of its site, with access directly off the public street and with the Halls wrapped around the rear of the Church at a lower level.

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

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 7 November 2019 in wet, breezy and cool 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> Multi pitched roofs overlaid with natural slate.		
	<u>Condition</u> The slating remains in serviceable condition but with some minor repairs here and there to refix loose slates. The design of the south Aisle roof means that proactive maintenance is required to prevent a series of hidden gutters blocking.		
	<u>Repair</u> Ongoing repairs to slates and ridge tiles.	<u>Cat</u> B	<u>Cost</u> £ 500


RAINWATER GOODS AND ABOVE GROUND DRAINAGE	<u>Description</u> Moulded and half round metal.		
	 <p>Blocked gutters</p>		
	<u>Condition</u> Gutters are leaking and are full of debris and this is now allowing vegetation to grow to the masonry piers below. Left unattended this will cause masonry to become saturated with the potential for water leaks internally. Gutters should be cleaned, and joints repaired. One downpipe remains repaired with tape and mastic.		
	<u>Repair</u> Overhaul gutters and downpipes.	<u>Cat</u> A	<u>Cost</u> £1,800

PARAPETS AND UPSTANDS			
	<u>Description</u>		
	Stone verge upstands, overlaid with metal cladding.		
	<u>Condition</u>		
	Verges remain sound, however, the cladding to the east verge is now missing and ideally would be re-fitted. Likewise lead soakers and flashings missing to the Chancel roof should be repaired. Render to the Chancel verge continues to perform but as part of a larger scheme, some repairs might be undertaken.		
	<u>Repair</u>	<u>Cat</u>	<u>Cost</u>
	Reset missing lead to Chancel roof and provide cover to verge.	A	£1,200

Flashing detail to upstand

WALLS	<u>Description</u> Solid brick walls, finished externally with a Flemish bond and with projecting buttresses on a plinth of rock faced basalt.		
	<u>Condition</u> Brickwork and pointing continues to perform and the washing of the walls below the windowsills has not deteriorated further since the date of the last inspection. There is some vegetation growing to piers due to leaking gutters and with the work to the gutters undertaken any vegetation should be sprayed and open joints pointed.		
	<u>Repair</u> Repoint brickwork where required.	<u>Cat</u> C	<u>Cost</u> £ 300

PORCHES, DOORS AND CANOPIES	<u>Description</u> Main entrance door with sandstone reveal surround with a timber sheeted door.		
	<u>Condition</u> This door should be redecorated.		
	<u>Repair</u> Redecorate entrance door.	<u>Cat</u> A	<u>Cost</u> £ 200

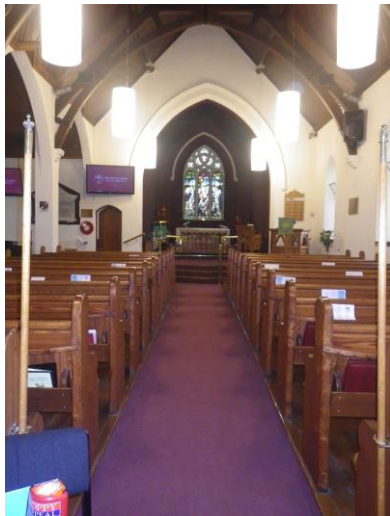
WINDOWS  <p>Stained glass window</p>	<u>Description</u> Single lancets filled with coloured and stained glass and with decorative tracery to the east window. Windows fitted with secondary glazing and with individual timber framed lights.		
	<u>Condition</u> Decoration to the windows is now required. Evidence of penetrating damp to the main east window should be arrested if a larger scheme of repair is to be avoided.		
	<u>Repair</u> Redecorate timber framed windows. Point and make good stonework externally to east window.	<u>Cat</u> A A	<u>Cost</u> £ 400 £2,500

INTERNAL CONDITION


TOWERS AND SPIRES	<u>Description</u> Four stage square Tower built in brick Flemish bond with stone detailing and pinnacles.		
	<u>Condition</u> The Tower was repointed within the last ten years and it appears dry. Access was not possible onto the roof of the Tower and safe access should be provided, including opening up of a very narrow access hatch.		
	<u>Repair</u> Provide access ladders to allow inspection of roof.	<u>Cat</u> D	<u>Cost</u> £1,500

CLOCKS AND BELLS	<u>Description</u> Single Bell located within upper stages of the Tower.		
	<u>Condition</u> Inspection was not possible.		
	<u>Repair</u> None suggested in this reporting period.	<u>Cat</u> --	<u>Cost</u> --

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

<h2>CEILINGS</h2>  <p>Internal view</p>	<table><tr><td><u>Description</u></td></tr><tr><td>Painted plasterboard and diagonal timber sheeting, set over timber trusses.</td></tr><tr><td><u>Condition</u></td></tr><tr><td>All ceilings appear to be in reasonable condition but with water staining to the south Aisle tapered gutter. It was recorded that work has been undertaken to these tapered gutters with individual gutters being re-aligned.</td></tr><tr><td><table><tr><td><u>Repair</u></td><td><u>Cat</u></td><td><u>Cost</u></td></tr><tr><td>None suggested in this reporting period.</td><td>--</td><td>--</td></tr></table></td></tr></table>	<u>Description</u>	Painted plasterboard and diagonal timber sheeting, set over timber trusses.	<u>Condition</u>	All ceilings appear to be in reasonable condition but with water staining to the south Aisle tapered gutter. It was recorded that work has been undertaken to these tapered gutters with individual gutters being re-aligned.	<table><tr><td><u>Repair</u></td><td><u>Cat</u></td><td><u>Cost</u></td></tr><tr><td>None suggested in this reporting period.</td><td>--</td><td>--</td></tr></table>	<u>Repair</u>	<u>Cat</u>	<u>Cost</u>	None suggested in this reporting period.	--	--
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GALLERIES, STAIRCASES AND BASEMENTS	<u>Description</u> Concrete basement below main body of Church.		
	<u>Condition</u> Dry.		
	<u>Repair</u> None suggested in this reporting period.	<u>Cat</u> --	<u>Cost</u> --

INTERNAL WALLS, PARTITIONS AND SCREENS  <p>Wall cracking</p>	<u>Description</u> Solid walls, finished with Artex and smooth plaster.		
	<u>Condition</u> Walls all appear to be structurally sound and generally in good condition. The dampness below some windows has not increased much since the date of the last inspection and as repairs are planned externally then the situation should be resolved. Cracking to some wall boxing within the Office should be kept under review but does not appear to be progressive.		
	<u>Repair</u> None suggested in this reporting period.	<u>Cat</u> --	<u>Cost</u> --

FLOORS	<u>Description</u> Suspended, pre-cast concrete with raised timber to Pews.		
	<u>Condition</u> Good.		
	<u>Repair</u> None suggested in this reporting period.	<u>Cat</u> --	<u>Cost</u> --

DOORS, JOINERY AND FURNITURE	<u>Description</u> Pine furniture with oak Communion Table.		
	<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> Vestry and Choir Vestry with a Youth Room below.		
	<u>Condition</u> Vestries are in good condition. The Youth Room requires some form of air conditioning or extraction and in addition it was noted that the fire escape was blocked with chairs and this requires more careful management.		
	<u>Repair</u> Provide air conditioning to Youth Room.	<u>Cat</u> D	<u>Cost</u> £ 750

MONUMENTS	<u>Description</u> Brass, marble and timber plaques.		
	<u>Condition</u> Good.		
	<u>Repair</u> None suggested in this reporting period.	<u>Cat</u> --	<u>Cost</u> --

BATS AND MISCELLANEOUS ITEMS	<u>Description</u> No 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 system should have an IEE test undertaken.		
	<u>Repair</u> IEE Test.	<u>Cat</u> A	<u>Cost</u> £ 900

HEATING AND DOMESTIC HOT WATER 	<u>Description</u> Natural gas fired boiler, serving steel panelled radiators.		
	<u>Condition</u> The issue of poor distribution of heating to the south Aisle noted in the previous inspection has now been remedied. The uninsulated and uncovered water storage tank within the Tower remains and if it is redundant. It is recommended that it be drained and disconnected. If the tank is in use it should be covered and insulated.		
	<u>Repair</u> If redundant, drain and disconnect water tank.	<u>Cat</u> A	<u>Cost</u> £ 100

Water tank in Tower

SOUND SYSTEMS AND ORGAN	<u>Description</u> Two manual and single manual electric Organs with sound systems and TV systems.		
	<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> Concrete pedestrian paving. Bitmac car park and brick and metal railing boundaries.		
	<u>Condition</u> All in reasonable condition, although redecoration of boundaries should be considered.		
	<u>Repair</u> Decoration to railings and boundaries.	<u>Cat</u> D	<u>Cost</u> £ 500

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

HARDSTANDINGS	<u>Description</u> Bitmac.		
	<u>Condition</u> A little worn but holding.		
	<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 a public main.		
	<u>Condition</u> No reported problems.		
	None suggested in this reporting period.	--	--

OTHER

UNIVERSAL ACCESS	<u>Description</u> Ramped access is provided to the main entrance door.		
	<u>Condition</u> Access is good and while there is no specific arrangement for universal worship within the space of the Church, there is an area at the head of the Nave.		
	<u>Repair</u> None suggested in this reporting period.	<u>Cat</u> --	<u>Cost</u> --

FIRE PRECAUTIONS  <p>Fire escape blocked and chairs stacked in escape route</p>	<u>Description</u> Fire risk assessment has been prepared.		
	<u>Condition</u> There is good escape signage and lighting within the Church, but some provision of additional extinguishers might be considered. Fire escape blocked as noted earlier.		
	<u>Repair</u> Further fireworks. Unblock fire escape and manage better.	<u>Cat</u> D A	<u>Cost</u> £ 500 £ 200

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