

A photograph of a stone church with a steep gable roof and a tall chimney. The church is made of rough-hewn stone and features a central arched doorway with a wooden door and two windows with Gothic-style tracery. A wooden bench is placed on either side of the entrance. The church is set on a grassy area with a blue sky and some trees in the background.

**Christ Church  
Ballynure & Ballyeaston  
Antrim  
Connor**

**Quinquennial Inspection Report**

April 2025

**McCOLLUM CONSERVATION**

HISTORIC BUILDING CONSULTANTS | CHARTERED BUILDING SURVEYORS

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# CONTENTS

CONCLUSIONS AND RECOMMENDATIONS .....	1
INTRODUCTION.....	2
EXTERIOR.....	4
INTERIOR .....	6
SERVICES .....	9
SITE .....	10
OTHER.....	11

APPENDIX A – Photographic Record

# CONCLUSIONS AND RECOMMENDATIONS

## CONCLUSIONS

This Church is in good condition and well maintained. The dampness to the rear wall has not increased since the last meeting but there should be an aspiration to repoint the Bellcote.

## MAINTENANCE STANDARD

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

CATEGORY	ITEM	ESTIMATED COST
B Within 12 months	Re-make Chancel gutter.	£ 200
	Ensure that drainage to condensation traps at east window is made good.	£ 300
	Repoint Bellcote.	£15,000

	Knock off loose mortar to roof console bracket.	£ 50
	Check downpipe during heavy rainfall.	£ Nil
	Clear gullies and path north side.	£ 200
C Within 2 years	Clean down and redecorate all gutters and downpipes.	£ 2,000
	IEE test (electrical).	£ 400
	IEE test (heating).	£ 200
E Improvement	Rake out grout and repoint west gable.	£25,000
	Consider installation of a heat detector to Vestry.	£ 600

# 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

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 of system where exposed.

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. Repairs are grouped according to condition, but grouping work could provide economies of scale. The estimates have not been corroborated by tenders and are based on the visual assessment (with no measurements taken) and so are a rough guide to allow the parish to consider how it might proceed. All repairs should be based on drawings

and specifications followed by a fixed tender from suitable 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 10 April 2025 in warm, clear and calm weather conditions.

## **REPORT FORMAT**

The report is in seven sections with these considered on an elemental basis. Where repairs are recommended, they are categorised as:

- A – Requiring immediate attention
- B – Requiring action within 12-months.
- C – Requiring attention within 2 years.
- D – Requiring attention within 5 years.
- E – Improvement.

# EXTERIOR

## ROOF COVERINGS

Description  
Pitched roofs overlaid with Welsh slate.

Condition  
Slating on the roof is in reasonable condition and with repairs evident after the recent storms.

Repair	Cat	Cost
None suggested in this reporting period.	--	--

## RAINWATER GOODS

Description  
Moulded, cast metal.

Condition  
Gutters and downpipes are in reasonable condition, but require redecoration to maintain. A broken joint to the Chancel gutter should be remade.

Repair	Cat	Cost
Re-make Chancel gutter.	B	£ 200
Clean down and redecorate all gutters and downpipes.	C	£2,000

## PARAPETS AND UPSTANDS

Description  
Sandstone verges on lead dpcs.

Condition  
Verge stones remain in reasonable condition.

Repair	Cat	Cost
None suggested in this reporting period.	--	--

## WALLS

Description  
Rock faced, random rubble basalt with cement strap pointing and with sandstone dressings.

Condition  
Walls appear to be sound. Stonework is in good condition, but its cement pointing can, in the long term, lead to patchy dampness internally. This is caused by the interruption of the natural movement of moisture across the wall by the cement.

That said, the dampness noted internally at the last inspection has not worsened, but nonetheless it should be an aspiration to have the cement replaced with a lime mortar. If repointing were to be considered this could usefully begin on the west gable.

Repair	Cat	Cost
Rake out grout and repoint west gable.	E	£25,000

have worsened, but again it would be sensible to make good the drainage to the condensation traps.

Repair	Cat	Cost
Ensure that drainage to condensation traps at east window is made good.	B	£300

## PORCHES, DOORS AND CANOPIES

### Description

Single bay Vestibule in rock faced rubble with timber door.

### Condition

The lead abutment to the roof is cut a little short and would benefit from being re-dressed. Otherwise, the Vestibule is in a similar state to the remainder of the Church.

Repair	Cat	Cost
None suggested in this reporting period.	--	--

## WINDOWS

### Description

Paired trefoil headed windows, filled with stained glass.

### Condition

Windows are in good condition, as is the secondary glazing. The corrosion to the east window ferramenta, noted at the previous inspection, does not appear to

# INTERIOR

## TOWERS AND SPIRES

**Description**

Sandstone Bellcote to west end.

**Condition**

Bellcote is in reasonable condition, but, as noted at the previous inspection, joints are now beginning to open and would benefit from being repointed.

Repair	Cat	Cost
Repoint Bellcote.	B	£15,000

## CLOCKS AND BELLS

**Description**

Single Bell in the Bellcote.

**Condition**

It is understood that the Select Vestry worked on the urgent action noted at the previous inspection.

Repair	Cat	Cost
None suggested in this reporting period.	--	--

## ROOF SPACES AND CEILING VOIDS

**Description**

Raised collar and scissor truss structure.

**Condition**

Structure appears to be in good condition, although there is just the slightest amount of loose mortar on the console bracket above the Anderson Memorial which might be knocked off and made good.

Repair	Cat	Cost
Knock off loose mortar to roof console bracket.	B	£50

## CEILINGS

**Description**

Timber sheeted.

**Condition**

The ceiling appears to be in reasonable condition.

Repair	Cat	Cost
None suggested in this reporting period.	--	--

## INTERNAL WALLS AND SCREENS

### Description

Solid walls with lined and scored painted finish.

### Condition

Walls are sound and the patchy dampness noted to the west wall has not increased since the date of the last inspection. There is slight blistering to the west apex which is likely due to the issue with the Bellcote included earlier in this report.

There remains dampness around the Pulpit which corresponds to a downpipe externally and it would therefore be sensible to inspect this downpipe during heavy rain to ascertain if any rainwater is spilling out. Repairs could then be arranged.

Repair	Cat	Cost
Check downpipe during heavy rainfall.	B	£ Nil

## FLOORS

### Description

Solid and timber suspended, with board and carpet finish.

### Condition

Floors are sound underfoot.

Repair	Cat	Cost
None suggested in this reporting period.	--	--

## DOORS, JOINERY AND FURNITURE

### Description

Framed, sheeted doors. Pine Pews, oak Communion Table, pine Communion Rail and Pulpit.

### Condition

Joinery and furniture is in good condition.

Repair	Cat	Cost
None suggested in this reporting period.	--	--

## TOILETS, KITCHENS AND VESTRY

### Description

Single bay Vestry with plastered finish, timber carpeted floors and timber sheeted ceiling.

### Condition

The Vestry is in reasonable condition and the dampness noted to the walls does not appear to have increased since the date of the last inspection.

Repair	Cat	Cost
None suggested in this reporting period.	--	--

## MONUMENTS

### Description

Marble and metal Memorials.

### Condition

Memorials all appear to be sound and the rust staining noted to the Conway Memorial has not increased since the date of the last inspection. Sometimes this corrosion marking is an indication of rusting fixings and so should continue to be monitored periodically.

Repair	Cat	Cost
None suggested in this reporting period.	--	--

# SERVICES

## ELECTRICAL

Description  
Plastic sheathed system of power and lighting.

Condition  
This appears to be a relatively new system, but would benefit from an electrical test being carried out within this reporting period.

Repair	Cat	Cost
IEE test (electrical).	C	£400

## HEATING AND DOMESTIC HOT WATER

Description  
Electrical tubular, under-Pew heaters with wall fixed, tubular heaters.

Condition  
As for the electrical system, it would be sensible to have an electrical test undertaken.

Repair	Cat	Cost
IEE test (heating).	C	£200

## SOUND SYSTEMS AND ORGAN

Description  
Two manual Organ with sound system.

Condition  
No reported problems.

Repair	Cat	Cost
None suggested in this reporting period.	--	--

# SITE

## CHURCH YARD, HARDSTANDING AND BOUNDARIES

### Description

Bitmac paths and grass with stone boundaries.

### Condition

The site is well maintained, and the boundary wall and its metal gate are in reasonable condition. During the next reporting period, some minor repointing to the gate piers might be considered.

### Repair

	Cat	Cost
None suggested in this reporting period.	--	--

## TREES AND SHRUBS

### Description

Evergreen yew and native trees.

### Condition

Well maintained.

### Repair

	Cat	Cost
None suggested in this reporting period.	--	--

## DRAINAGE

### Description

Gullies to soakaways.

### Condition

All gulleys on the north side are blocked and should be cleared and slight vegetation growing on the path on the north side should be removed.

### Repair

	Cat	Cost
Clear gullies and path north side.	B	£200

# OTHER

## UNIVERSAL ACCESS

### Description

There are steps at the front, but with a temporary ramp and space for universal worship at the back of the Aisle.

### Condition

Satisfactory.

Repair	Cat	Cost
None suggested in this reporting period.	--	--

Repair	Cat	Cost
Consider installation of a heat detector to Vestry.	E	£600

## FIRE PRECAUTIONS

### Description

A fire risk assessment has been prepared.

### Condition

The Church is equipped with emergency signage and extinguishers, with a fire risk assessment in place.

The secondary means of escape through the Vestry passes the three-phase electrical cupboard which is not ideal, and thought might be given to installing a heat detector in the Vestry so that some early warning is available.

# **APPENDIX A**



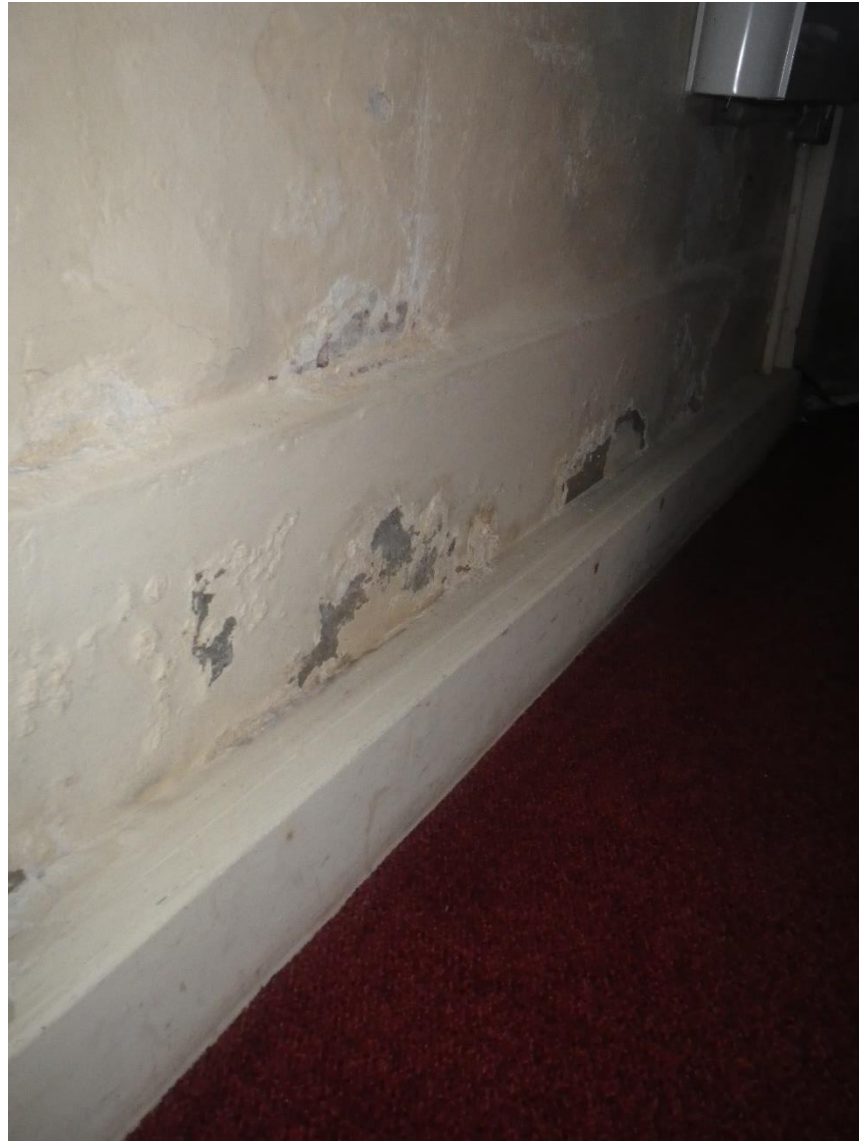
*Broken gutter*



***Wind uplift and repairs to Nave roof.***



***Poor lead detail at Porch roof***



*Dampness in Nave*