

**St John the Evangelist  
Ballynure & Ballyeaston  
Antrim  
Connor**

**Quinquennial Inspection Report**

April 2025

**McCOLLUM CONSERVATION**

HISTORIC BUILDING CONSULTANTS | CHARTERED BUILDING SURVEYORS

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APPENDIX A – Photographic Record

# CONCLUSIONS AND RECOMMENDATIONS

## CONCLUSIONS

This Church is in good condition and is well maintained and the general repairs noted are commensurate with the age of the building. The Select Vestry are currently working on improving fire precautions and this should continue with some urgent work required around locks and fire doors.

## 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
A Immediate item	Likely fire precautions work at basement level.	£1,500
	Clear debris from alleyway around fire escape.	£ Nil

	Additional fire risk provision within Church.	£ 800
B Within 12 months	Make good Chancel lead flashing.	£ 700
	Break and remake any leaking joints to gutters and redecorate.	£3,000
	Spray and remove vegetation to south wall.	£ 200
	Cover and insulate cold water storage tank in Tower.	£ 200
C Within 2 years	Access and clean hidden gutters.	£ 900
	Renew sections of metal verge liner.	£5,000
	Redecorate timber framed windows.	£ 500
	Re-bed loose section of wall and redecorate railings.	£2,000
D Within 5 years	Re-render Chancel verge.	£3,000
	Redecorate entrance door.	£ 500
E Improvement	Renew downpipe.	£ 600
	Provide access ladders to Tower roof.	£2,000
	Re-plaster cracked plaster within Vestry.	£ 600
	Plaster repairs south wall.	£ 300

# INTRODUCTION

## BRIEF DESCRIPTION AND LOCATION

St John the Evangelist Church 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

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

Multi-pitched roofs overlaid with natural slate.

### Condition

Roof slating remains in serviceable condition, although it should be ensured that, where repaired, new slates are of equal size, thickness and type. There is a small amount of lead flashing missing to the Chancel roof upstand and this should be renewed. Ridge tiles appear to have been partially renewed since the date of the last inspection.

Repair	Cat	Cost
Make good Chancel lead flashing.	B	£700

## RAINWATER GOODS

### Description

Moulded and half round metal with hidden gutters above side aisle roof.

### Condition

Gutters joints appear to be leaking causing vegetation growth and dampness on the south wall. Gutters should be cleaned and joints repaired. One downpipe patched in tape should be repaired and was the likely source of

dampness noted internally. All rainwater goods would also benefit from being redecorated towards the end of this reporting period or the beginning of the next.

The hidden gutters above the side aisle could not be inspected, but there was some evidence of past leaks internally. For that reason, periodic access should be arranged to ensure the gutters remain clear and in good condition.

Repair	Cat	Cost
Break and remake any leaking joints to gutters and redecorate.	B	£3,000
Renew downpipe.	E	£ 600
Access and clean hidden gutters.	C	£ 900

## PARAPETS AND UPSTANDS

### Description

Stone verges, sometimes overlaid with metal.

### Condition

The metalwork covering the verges has now reached the end of its life, particularly on the Chancel, and over the next reporting period, sections will most likely require to be renewed. The render panel below the verge stones on the Chancel appears to be cracked and loose and will require to be renewed in this reporting period.

Repair	Cat	Cost
Re-render Chancel verge.	D	£3,000
Renew sections of metal verge liner.	C	£5,000

## WALLS

### Description

Solid brick walls, finished externally with a Flemish bond and with projecting buttresses, all on a plinth of rock faced basalt.

### Condition

Walls appear to be in serviceable condition and the brickwork and pointing is holding. The vegetation noted in the previous inspection has not increased since then, but is an indication of dampness. Following the repairs to the gutter, this vegetation should be sprayed.

Repair	Cat	Cost
Spray and remove vegetation to south wall.	B	£200

## PORCHES, DOORS AND CANOPIES

### Description

Timber sheeted door in sandstone reveal.

### Condition

Door and surround are in good condition, although the door would benefit from redecoration towards the end of the reporting period.

Some lime putty joints are beginning to fail to the surround, but this can be reviewed at the next Quinquennial Inspection.

Repair	Cat	Cost
Redecorate entrance door.	D	£500

## WINDOWS

### Description

Single lancets filled with coloured and stained glass and with decorative stone tracery to the east window.

### Condition

Windows remain in good condition. Some slight long term condensation issues to the east window are causing dampness to the sill and, as part of a larger scheme, thought might be given to introducing a condensation trap. Timber framed windows should be painted where required.

Repair	Cat	Cost
Redecorate timber framed windows.	C	£500

# INTERIOR

## TOWERS AND SPIRES

### Description

Four stage brick Tower with stone dressings and pinnacles.

### Condition

The Tower is in good condition. Access to the flat roof was not possible, but there is no sign of water staining to the underside. Ladders should be provided to allow maintenance of roof.

Repair	Cat	Cost
Provide access ladders to Tower roof.	E	£2,000

## CLOCKS AND BELLS

### Description

Single Bell located in the upper stages of the Tower.

### Condition

Inspection was not possible, but with ladders fitted this could be remedied.

Repair	Cat	Cost
Included elsewhere.	--	--

## ROOF SPACES AND CEILING VOIDS

### Description

Raised collar, King Post and rafter roofs.

### Condition

Roof structure appears in reasonable condition, but with a slight water mark to the north of the side Aisle (below a hidden gutter).

### Repair

	Cat	Cost
Included elsewhere.	-	-

## CEILINGS

### Description

Timber sheeted and plasterboard.

### Condition

Ceilings appear to be in reasonable condition, but with a slight water mark to the north of the side aisle (below a hidden gutter).

### Repair

	Cat	Cost
Included elsewhere.	--	--

## GALLERIES, STAIRCASES AND BASEMENTS

### Description

Concrete basement below the main body of the Church.

### Condition

The basement appears to be in reasonable condition. However, there is an issue with fire escape provision with fire doors sometime fitted with dead locks and other doors not fitted with closers. The fire strategy for the basement and the entrance from the hall should be reviewed and in general terms fire doors should open towards the means of escape and be fitted with closers and easy opening devices (not dead locks).

Repair	Cat	Cost
Likely fire precautions work at basement level.	A	£1,500

## INTERNAL WALLS AND SCREENS

### Description

Solid walls finished with Artex and smooth plaster.

### Condition

The walls appear to be structurally sound and are generally in good condition. The cracking within the Vestry has not increased since the date of the last inspection and could now be re-plastered. There remains some failing plaster along the south wall, and

this could be repaired (with external works to a downpipe arranged).

Repair	Cat	Cost
Re-plaster cracked plaster within Vestry.	E	£600
Plaster repairs south wall.	E	£300

## FLOORS

### Description

Suspended pre-cast concrete with raised timber to Pew areas.

### Condition

Floors are sound underfoot.

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

## DOORS, JOINERY AND FURNITURE

### Description

Pine Pews with oak Communion Table.

### Condition

Good.

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

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

## TOILETS, KITCHENS AND VESTRY

### Description

Vestry and Choir Vestry with Youth Room below.

### Condition

Vestries are in good condition.

The Youth Room appears to be unused, but if this were to change then the fire precautions work noted earlier should be attended to and the room ventilation improved.

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

## MONUMENTS

### Description

Brass, marble and timber Memorials.

### Condition

Good.

# SERVICES

## ELECTRICAL

### Description

Plastic sheathed system of power and lighting.

### Condition

System has recently been tested and repaired. In addition, emergency lighting and signage has recently been provided.

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

## HEATING AND DOMESTIC HOT WATER

### Description

Natural Gas fired boiler serving steel panel radiators.

### Condition

The system appears to be adequate with no reported problems. The cold-water storage tank located in the Tower remains and is both poorly insulated and covered. If this tank is not in use, it should be removed, otherwise it should be covered and insulated. It should also be remembered that metal tanks do have a

tendency to develop pinholes over time so the condition of the tank should be reviewed periodically.

Repair	Cat	Cost
Cover and insulate cold water storage tank in Tower.	B	£200

## SOUND SYSTEMS AND ORGAN

### Description

Two manual Organ and single manual electric 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 parking with calcium silicate, clay brick with metal railings.

### Condition

The site is a little untidy on its north side where debris is accumulating around a fire escape and this should be tidied up. The railings would benefit from some decoration and a section of wall is loose and should be re-bedded.

Repair	Cat	Cost
Re-bed loose section of wall and redecorate railings.	C	£2,000
Clear debris from alleyway around fire escape.	A	£ Nil

## DRAINAGE

### Description

Foul and surface lines, presumably to public main sewer.

### Condition

No reported problems.

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

# OTHER

## UNIVERSAL ACCESS

### Description

Ramped access to main door, but without a dedicated universal worship space.

### Condition

There is an area at the head of the Nave which would serve for universal worship.

### Repair

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

provided. In addition, within the Church, fire escape doors should have their deadlocks removed to ensure adequate means of escape.

A fire risk assessment is in place but with the issues noted it might be sensible to review this.

Repair	Cat	Cost
Additional fire risk provision within Church.	A	£800

## FIRE PRECAUTIONS

### Description

A fire risk assessment has been prepared, and emergency lighting and detection has been recently installed.

### Condition

There remains an issue with storage, particularly at basement level and with work needed to ensure that a means of escape is adequately provided for.

There are fire extinguishers at the main door, but not at the secondary means of escape and these should be

# **APPENDIX A**



*Failing lead detail at Chancel roof abutment*



*Vegetation growing to south wall pier*



***Failing metal covers to verges***



*Poor replacement slate*



*Interior view*



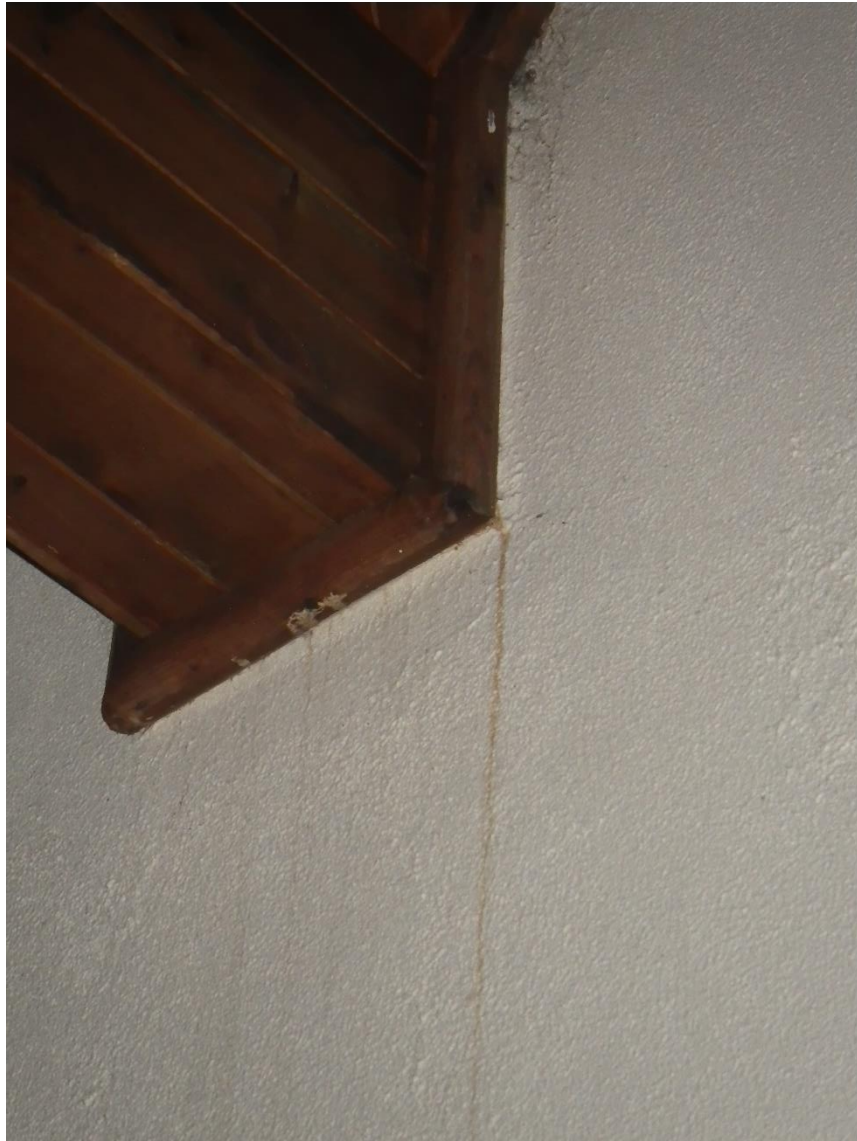
***Loose brickwork to boundary wall***



***Debris gathering at fire escape***



*Residual dampness to Nave wall*



***Evidence of slight water penetration to north Aisle roof gutters internally***