

Quinquennial Report

Elgol Church



Church of Scotland Lochcarron and Skye Presbytery
October 2016

Preamble

Rural Design Architects were commissioned in May 2016 by the Lochcarron and Skye Presbytery of the Church of Scotland to undertake quinquennial surveys of their properties, including churches, halls and manses.

The purpose of the quinquennial report is twofold:

- i) to accurately record the condition of the building and make recommendations for maintenance works
- ii) to act as a reference document permitting changes in the condition of the building to be monitored in the long term.

Non-intrusive visual inspections have been undertaken and reports prepared based on the Church of Scotland General Trustees Guidelines for the Preparation of Quinquennial Reports.

PROPERTY ELGOL CHURCH

Introduction

The following quinquennial report on Elgol Church, Isle of Skye, has been carried out for the Lochcarron and Skye Presbytery of the Church of Scotland by Rural Design, The Green, Portree, Isle of Skye.

The survey was undertaken by Mr. Nick Thomson, accredited conservation architect, on 17th October 2016.

General Description of Building

The property is a timber framed building with corrugated iron walls and slated roof. The building looks like it may have been a prefabricated structure, possibly from the Glasgow firm of Speirs and Co. in the early part of the twentieth century.

The building comprises a single small church space, with flat roofed extension to the south forming a store, and entrance porch on the north end.

Summary of Urgent Work

The property is in poor condition with substantial corrosion of corrugated iron cladding, possible structural issues affecting the timber frame and floor joists, and inadequate drainage. In the indicative costs we have not included any work to the structural timber as this is unknown at this stage. However the consequences of decay or failure would add significantly to costs and may affect the viability of the building.



PROPERTY ELGOL CHURCH

ELEMENT	DESCRIPTION	CONDITION	RECOMMENDED REPAIRS	PRIORITY	COST
<u>EXTERNAL</u>					
ROOFS	Main pitched and slated roof. Entrance porch with lean-to roof. Extension at south end felted flat roof.				
Roof Coverings	Main roof slated with Welsh slates and having clay ridge tiles. The entrance porch has a corrugated iron roof, and it is possible the church originally had a corrugated iron roof. The store is roofed with bituminous felt.	The slates are not well laid, having wide gaps between each slate. On the front elevation there are several broken slates, 1 slipped and 1 replaced with a lead flashing. On the rear roof 4 slates have slipped. The corrugated iron is in poor condition. The felt is in reasonable condition.	There are no signs of water ingress at the roof, however it should be noted that it is vulnerable to disrepair. The slipped slates should be replaced and the corrugated iron renewed. The felt roof is adequate for the present but has a limited life span.	E	700
Flashings	Profiled verge flashing at edge of slate roof Profiled metal flashings at abutment of porch roof with wall sheeting.	Verge flashing loose at front elevation	Re-fix	E	500
Skews and parapets	-				

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ELEMENT	DESCRIPTION	CONDITION	RECOMMENDED REPAIRS	PRIORITY	COST
Rainwater goods	UPVC gutters Cast iron downpipes. Store extension has UPVC downpipe	On the front elevation there are replacement sections of gutter which are not properly bedded and sealed, consequently there are a number of drips. At the rear elevation the gutter is defective adjacent to the downpipes, and also blocked with vegetation. There are drips at the gutter to the extension. All downpipes discharge to ground.	Re-bed and seal gutters to store rear and porch. Replace gutter to front elevation. Drainage to be taken to soakaway.	U	800
Spire, bellcote, finials	-				
WALLS	Corrugated iron sheeting on timber frame. Stonework sub-structure at base.				
Wall structure	Timber frame	There is a slight bulge in the front and rear walls. The flashing detail at the base of the wall cladding is severely corroded in places and may well have caused damp to affect the floor joists which have sunk, in turn causing the bow in the side walls. This may account for the dip in the floor internally. The roof may not have been originally slated, and if the slates have been added, this may have increased outward pressure on the walls too.	Open up to investigate condition at base of wall and on internal wall lining	U	800 (opening up and investigation only)

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ELEMENT	DESCRIPTION	CONDITION	RECOMMENDED REPAIRS	PRIORITY	COST
Wall finish	Corrugated iron sheeting Stonework base course	A number of areas of corrugated iron are in poor condition, particularly where sheets have been formed around corners, the bottom of sheets at the base flashing and adjacent to rear downpipe. Paint finish in poor condition. Stonework pointing in poor condition	Replace corroded sheets, replace base flashing. Re-point stonework	U	5500
Metalwork etc	-				
CHIMNEYS AND FLUES	-				
EXTERNAL WOODWORK	Timber barge boards Timber facing to window surrounds	Poor condition with rotten end sections to barge boards and decay in window surrounds	Replace	E	1600
DOORS AND WINDOWS	UPVC windows, double glazed UPVC door to store extension Timber window to store Timber main door	UPVC door and windows and in reasonable condition. Timber door and window in poor condition	Replace timber entrance door and store window.	D	1600
EXTERNAL PAINTING	Oil based paint finish to corrugated iron sheeting, and timber facings and door.	All in poor condition	Requires re-painting	D	2400

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ELEMENT	DESCRIPTION	CONDITION	RECOMMENDED REPAIRS	PRIORITY	COST
EXTERNAL DRAINAGE	Surface water discharges to ground	This creates conditions for damp to rise within substructure and affects external base course and flashings. Area at rear of building is poorly drained.	Provide soakaway minimum 5m away from building and down slope.	U	1000
GARDEN AND GROUNDS	Church located within curtilage of adjacent house. Small gravel parking area.	Gravel in reasonable condition			
FENCES, GATES, WALLS	Within house boundary fence.				
<u>INTERNAL</u>					
ROOF SPACE	Open to underside of roof 2 no. exposed scissor trusses.	Trusses appear satisfactory			
Insulation	None				
GROUND FLOOR	Suspended timber floor covered with fixed carpet, in church. Solid floor in store.	Floor in church has dropped at each side, possibly associated with damp ingress around the perimeter	Investigation of floor and wall structure noted above		

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ELEMENT	DESCRIPTION	CONDITION	RECOMMENDED REPAIRS	PRIORITY	COST
Solum	Solum beneath floor joists	Solum appeared damp (where visible) with joists supported on slate and vulnerable to being affected by water ingress. No insulation to under floor area.	Ensure effective damp proof course is in place.	E	1500
INTERMEDIATE FLOORS Structure	-				
Ceilings	Timber lined ceiling	Appears satisfactory			
Galleries and balconies	-				
STAIRS	-				
ROOMS Partitions, finishes, cornices, doors, ironmongery etc CHURCH	Plasterboard walls probably over original match boarding. Timber facings and internal door	Damp meter readings below the 3 front windows and 1 rear window. Some cracking evident in plasterboard	Open up to investigate structural condition. Make good.		
PORCH	Plasterboarding over original timber lining	Poor			
STORE	Plasterboard lined	Poor			

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ELEMENT	DESCRIPTION	CONDITION	RECOMMENDED REPAIRS	PRIORITY	COST
INTERNAL DECORATION	Emulsion paint finish to plasterboard. Clear varnish to ceiling boarding	Moderate to poor condition	Re-decoration required in medium term	D	800
SERVICES Heating - source and distribution	2no. electric panel heaters together with wall mounted infra-red heater over door	Appear to be fairly modern fittings			
Electrics - Consumer unit, sockets, switches, lighting	Consumer unit in porch, lights and switches	Appear to be recent fittings			
Gas - LPG	-				
Water and drainage hwc pipework insulation	None				
Alarm systems heat smoke CO	-				
FIXTURE AND FITTINGS	Timber pulpit	Satisfactory			
MISCELLANEOUS					

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ELEMENT	DESCRIPTION	CONDITION	RECOMMENDED REPAIRS	PRIORITY	COST
ASBESTOS	Possible asbestos containing tiles in store				
ACCESSIBILITY	Ramp to main entrance door				
FIRE PRECAUTIONS Equipment and risk assessment Escape lighting	Fire extinguishers in church and store. Fire escape notices	Serviced 12/15			
LIGHTNING CONDUCTOR	-				
PROTECTED SPECIES					

Totals

Urgent: £ 8,100

Essential: £ 4,300

Desirable: £ 4,800

Notes

The priority for works to be carried out is as follows; U = Urgent (remedial work necessary at the time of inspection which we would advise to be carried out without delay); E = Essential (works which should be carried out within 5 years or sooner where noted); D = Desirable (works which should be carried out at some time in the future when funds permit).

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Costs shown are indicative and it should be noted that these may vary further to opening up and detailed investigation and specification. Costs are exclusive of VAT and any fees. Work may be subject to the requirements of the CDM regulations, which impose client duties with regard to health and safety management, risk assessments should be carried out and any work at height undertaken with suitable platforms and equipment.

In carrying out the survey we did not lift floorboards or take down any internal linings etc. Examination of roofs, finials and walls at high level was undertaken with binoculars. We have carried out a simple visual inspection of services installations and have not carried out any tests or or detailed checks. Such work should be carried by a registered electrician or engineer as appropriate.

Report sign off

I certify that I personally assessed the condition and prepared the report

Signed

for Rural Design

Date

PROPERTY - ELGOL CHURCH



South-East elevation



South West gable

PROPERTY - ELGOL CHURCH



North West elevation



North East gable

PROPERTY - ELGOL CHURCH



Interior view towards South West



Interior view towards North East

PROPERTY - ELGOL CHURCH



Bow in front elevation



Slating showing gaps and cracked slates

PROPERTY - ELGOL CHURCH



Rear gutter blocked and leaking



Rear downpipe with corrosion around base of wall lining

PROPERTY - ELGOL CHURCH



Corroded flashing at base of rear wall



Corroded flashing at base of North East gable wall

PROPERTY - ELGOL CHURCH



Crack on internal wall South East elevation



Sub-floor space

Spliced purlin at North East end

PROPERTY - ELGOL CHURCH



Defective flashing at base of front wall



Rust and corrosion in corrugated iron sheets