

## Quinquennial Report

### **Breakish Manse**



Church of Scotland Lochcarron and Skye Presbytery  
November 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 BREAKISH MANSE

## Introduction

The following quinquennial report on the manse at Breakish 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 9th November 2016.

## General Description of Building

The manse at Breakish is a relatively modern building. It is a timber framed structure with an 'L' plan comprising living, dining and kitchen in the South West wing and study plus 4 bedrooms in the North East wing. It has a slate roof and dry dash render walls.

## Summary of Urgent Work

The building is in reasonably good condition, with only minor repairs indicated in the survey.



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ELEMENT	DESCRIPTION	CONDITION	RECOMMENDED REPAIRS	PRIORITY	COST
<b><u>EXTERNAL</u></b>					
<b>ROOFS</b>	Pitched slate roof				
Roof Coverings	Spanish type slates with concrete ridge tiles and proprietary verge	1 no. missing slate on West facing roof	Replace	E	100
Flashings	Lead valleys and PVC verge flashing Lead flashing to bay window roof	Verge flashing over porch is loose	Re-fix verge flashing	E	100
Skews and parapets	-				
Rainwater goods	White UPVC	Downpipe at rear is stained from water and vegetation growth and may be blocked. Broken downpipe bracket at north end of west elevation	Check and clear downpipes. Replace bracket.	E	100
Spire, bellcote, finials	-				
<b>WALLS</b>	Timber frame construction with blockwork outer leaf				
Wall structure	Timber frame structure	No signs of any defects			

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ELEMENT	DESCRIPTION	CONDITION	RECOMMENDED REPAIRS	PRIORITY	COST
Wall finish	Dry dash render finish	Render is rather worn on the west face of the building, also some staining and discolouration			
Metalwork etc	-				
<b>CHIMNEYS AND FLUES</b>	Chimney in middle of west elevation and balanced flue to boiler in utility room	Render on chimney is weathered and may need to be renewed in medium term. Protective cage to flue is rusty	Re-render chimney, replace cage	D	400
<b>EXTERNAL WOODWORK</b>	UPVC fascias and soffits	Reasonable condition			
<b>DOORS AND WINDOWS</b>	UPVC double glazed windows UPVC front and rear doors Sun tube to corridor	Mastic seal around some of the windows has become detached, especially at rear bedroom on the south side.	Re-seal		
<b>EXTERNAL PAINTING</b>	None				
<b>EXTERNAL DRAINAGE</b>	Surface water to soakaway Foul drainage to septic tank	Appears satisfactory			
<b>GARDEN AND GROUNDS</b>	Tarmac drive Gravel parking area Grass garden area Garage adjacent to house	Satisfactory  Garage construction in blockwork and dry dash render, slate roof and UPVC fascias.			
<b>FENCES, GATES, WALLS</b>	Post and wire fencing	Satisfactory			

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ELEMENT	DESCRIPTION	CONDITION	RECOMMENDED REPAIRS	PRIORITY	COST
<b><u>INTERNAL</u></b>					
<b>ROOF SPACE</b>	Roof structure comprises trusses at 600mm centres	Noted there is no soffit ventilation. No problems with condensation were apparent			
Insulation	100mm glasswool insulation throughout. This is doubled at the perimeter and over the kitchen / living room areas.	Insulation has been rolled back in a few areas.	Straighten out and tidy up the insulation and consider increasing depth over middle zone.	D	400
<b>GROUND FLOOR</b>	Suspended timber floor				
Solum	Not visible. There appears to be adequate under floor ventilation in place				
<b>INTERMEDIATE FLOORS</b>					
Structure					
Ceilings	Plasterboard ceilings				
Galleries and balconies	-				
<b>STAIRS</b>	-				
<b>ROOMS</b>					
Partitions, finishes, cornices, doors, ironmongery etc	Plasterboard lined with coving, glazed door and open fire	Minor evidence of damp around base of west facing windows. Minor decoration on west facing wall	Minor re-decoration	D	100
LIVING ROOM					
DINING	Plasterboard lined	Minor crack above external door	Make good and touch up	D	100

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ELEMENT	DESCRIPTION	CONDITION	RECOMMENDED REPAIRS	PRIORITY	COST
KITCHEN	Plasterboard lined	Minor decoration to west facing wall	Touch up	D	100
UTILITY	Plasterboard lined	Satisfactory			
REAR WC	Plasterboard lined	Satisfactory			
ENTRANCE AND CORRIDOR	Plasterboard lined	Satisfactory			
STUDY	Plasterboard lined	Satisfactory			
BATHROOM	Plasterboard lined	Satisfactory			
MASTER BEDROOM AND EN-SUITE	Plasterboard lined	Very minor damage at base of 1 window, and crack to en-suite ceiling		D	100
BEDROOM 2 AND EN-SUITE	Plasterboard lined	Minor crack in ceiling		D	100
BEDROOM 3	Plasterboard lined	Minor dampness at bottom corners of window, possibly due to external sealing	see above	D	100
BEDROOM 4	Plasterboard lined	Satisfactory			
<b>INTERNAL DECORATION</b>	Emulsion paint finish to walls Clear varnish to woodwork	Generally satisfactory	Minor re-decoration noted above		
<b>SERVICES</b> Heating - source and distribution	Oil fired boiler with radiators	Appears satisfactory			
Electrics - Consumer unit, sockets, switches, lighting	Consumer unit and fittings appear to be reasonably recent				

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ELEMENT	DESCRIPTION	CONDITION	RECOMMENDED REPAIRS	PRIORITY	COST
Gas - LPG	-				
Water and drainage hwc pipework insulation	Mains pressure hot water cylinder No insulation visible on pipework	Appears satisfactory			
Alarm systems heat smoke CO	3no. smoke detectors in corridor	Appears satisfactory			
<b>FIXTURE AND FITTINGS</b>	Kitchen units	Reasonable condition			
<b>MISCELLANEOUS</b>					
<b>ASBESTOS</b>	None noted				
<b>ACCESSIBILTY</b>	Ramp at back door				
<b>FIRE PRECAUTIONS</b> Equipment and risk assessment Escape lighting					
<b>LIGHTNING CONDUCTOR</b>					
<b>PROTECTED SPECIES</b>					



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### Totals

Urgent: £ -

Essential: £ 300

Desirable: £ 1400

### 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).

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

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North West elevation



North East gable and garage

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South East elevation



South West elevation

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Downpipe at South East corner showing algal growth



Broken gutter bracket West elevation

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Damp ingress at corner of window in bedroom 3



External damp stain at rear window

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Rear elevation South East gable showing worn dry dash render



North West corner