

Quinquennial Report

Kyleakin 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 KYLEAKIN CHURCH

Introduction

The following quinquennial report on Kyleakin 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.

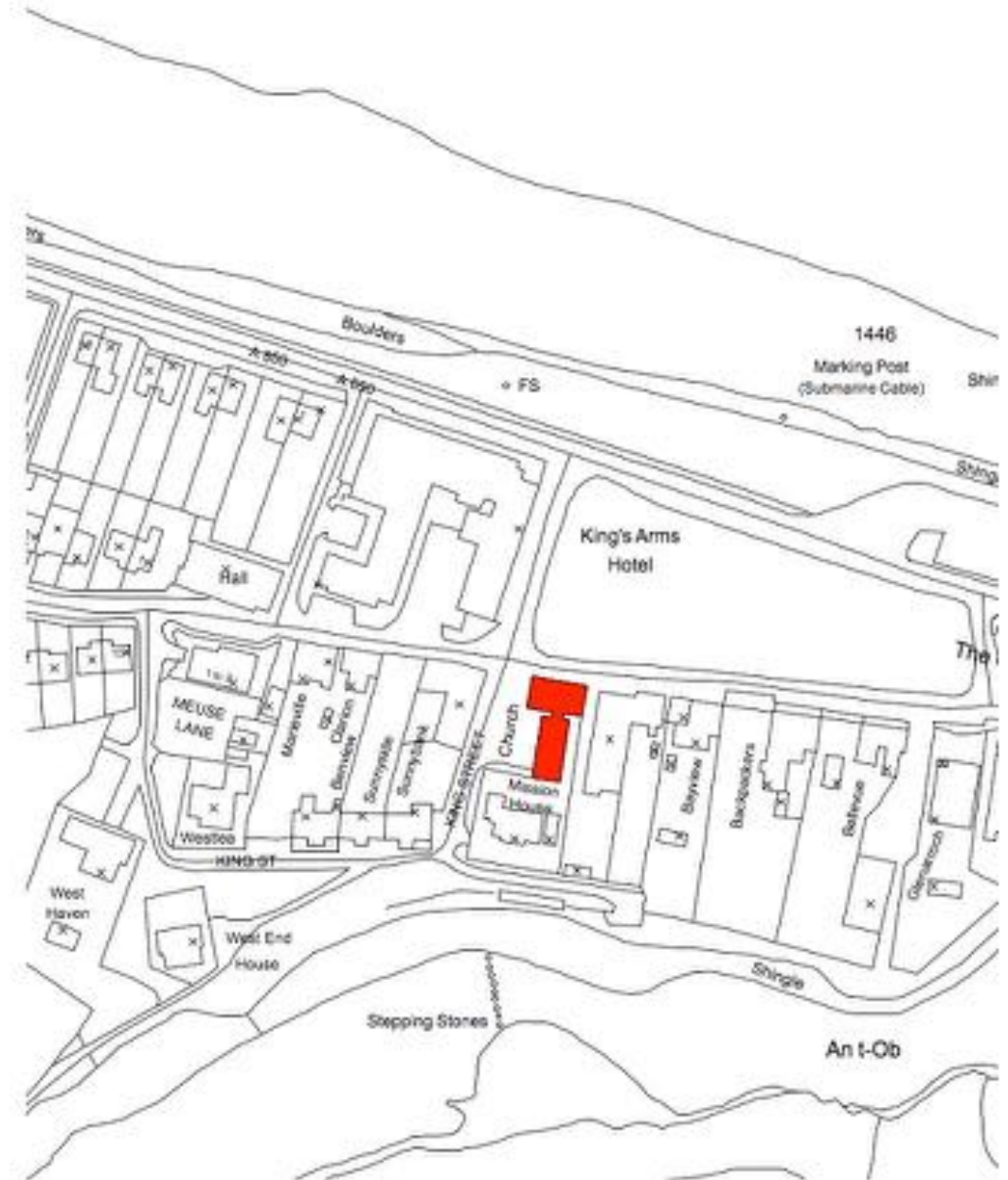
The survey was undertaken by Mr. Nick Thomson, accredited conservation architect, on 18th October 2016.

General Description of Building

The church is a simple stone walled, slate roofed structure built in 1875 with small lancet windows and a stone bellcote on the west gable. The adjoining pitched roof hall is connected with a flat roofed link block.

Summary of Urgent Work

The building is in generally reasonable condition and has been well maintained over the years. It would be advisable to fix the defects to the gutters and downpipes reasonably quickly. Other works to the exterior fabric such as fixing the cracks to the render, sealing around the window cills and removing vegetation from the bellcote should also be considered as part of ongoing maintenance.



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ELEMENT	DESCRIPTION	CONDITION	RECOMMENDED REPAIRS	PRIORITY	COST
<u>EXTERNAL</u>					
ROOFS	Pitched roof to church, flat roof to link and pitched roof to hall.				
Roof Coverings	Church roof - Ballachulish slate with zinc ridge Flat roof - bituminous felt roof covering. Hall roof - Welsh slates with zinc ridge	Front elevation - 1 missing slate at l.h.s and 2 loose at ridge Rear elevation - 1 missing at l.h.s and 2 loose at ridge Felt has been patched over link block and showing signs of ageing, however no defects apparent. Hall roof satisfactory	Replace loose and missing slates Felt roof has limited life and will need to be replaced in medium term.	E	300 (slate repair)
Flashings	Lead flashings to bellcote	Satisfactory			
Skews and parapets	Cast concrete skews to church	Top surface of skews have been repaired indicating a problem at some point in the past.	Monitor		
Rainwater goods	Church - UPVC and cast iron gutters and downpipes Hall - cast iron gutters and downpipes	Satisfactory Rusty bracket to downpipe and leak over door at south end of west elevation. Downpipes disconnected from gutter at east elevation. The flat roof over the link section does not have a gutter, presumably this roof falls towards wider flat roof, but there is a risk it could fall over the side of the roof.	Re-seal joint at leak over escape door, re-connect gutter at east side. Monitor rainwater disposal from flat roof.	E	200

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ELEMENT	DESCRIPTION	CONDITION	RECOMMENDED REPAIRS	PRIORITY	COST
Spire, bellcote, finials	Sandstone bellcote with bell in place, at west gable of church.	Vegetation growth and open joint in top face of stonework	Remove vegetation and re-point	E	500
WALLS	Stone built church with cavity blockwork to hall extension				
Wall structure	Stonework to church walls Extension has cavity blockwork walls	Minor cracks under 2 no. windows on south side, and under middle window on north side, together with the blocked up opening of the east door. South gable has 2 no. movement cracks at either side. There is also a crack behind the downpipes at the east elevation.	Pick and point. Cracks in extension require repair to render finish	E	500
Wall finish	Stonework to church is thickly pointed and has paint finish. The west gable end is cement rendered, cills and ingress are also rendered. The hall has wet dash render with paint finish.	The gable end of the church has several patches of boss render, on the south elevation there is a crack to the window ingo and cement finish to cills is in moderate to poor condition.	Patch repair to boss render at church gable end and cracks to hall as noted above. Repair pointing to ingoes and cills	E	500
Metalwork etc	-				
CHIMNEYS AND FLUES	-				
EXTERNAL WOODWORK	Timber fascias and soffits to flat roof	Satisfactory			

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ELEMENT	DESCRIPTION	CONDITION	RECOMMENDED REPAIRS	PRIORITY	COST
DOORS AND WINDOWS	Windows UPVC double glazed throughout Hall door UPVC Church door timber	Generally reasonable condition. The timber door does not seal particularly well.			
EXTERNAL PAINTING	External walls finished with masonry paint. Gloss finish to fascias and soffits	Paintwork in reasonable condition			
EXTERNAL DRAINAGE	Underground foul and surface water to public drainage	No problems apparent. No cage on SVP	Fit cage	D	100
GARDEN AND GROUNDS	Tarmac surface parking area to west side, gravel to south and east.	Reasonable condition			
FENCES, GATES, WALLS	Stone boundary wall to east side	Satisfactory			
<u>INTERNAL</u>					
ROOF SPACE	Church roof space comprising attic trusses. Hall roof space truss structure.	Minor woodworm noted in rafters over church. The end timber appears to have been replaced and the tie has been affected by damp, however no major damp issues note in gable wall.	Woodworm treatment and monitor gable wall below bellcote.	D	800

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ELEMENT	DESCRIPTION	CONDITION	RECOMMENDED REPAIRS	PRIORITY	COST
Insulation	100mm glasswool insulation over church No insulation over hall space		It would be desirable to insulate the hall attic with minimum 200mm glasswool and also to increase the thickness of insulation over the church.	D	1000
GROUND FLOOR	Suspended timber floor throughout	Appears satisfactory			
Solum	Not seen				
INTERMEDIATE FLOORS Structure	-				
Ceilings	Acoustic ceiling tiles in church and plasterboard in entrance and extension	Some minor staining to ceiling in church possibly due to missing slates.			
Galleries and balconies	Timber gallery on timber posts	Satisfactory			
STAIRS	Timber stairs with timber linings	Satisfactory			

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ELEMENT	DESCRIPTION	CONDITION	RECOMMENDED REPAIRS	PRIORITY	COST
ROOMS Partitions, finishes, cornices, doors, ironmongery etc CHURCH	Plasterboard lining with timber dado rail	Some damp staining to reveals at base of both windows on south side.	Check seal around perimeter of windows. The cill appears to be cement rendered stonework and consideration should be given to forming a suitable water proof cill with drip edge for example in concrete or stone slate.	E	400
CHURCH ENTRANCE HALL	Timber linings to dado height with plasterboard above	Generally satisfactory. Minor damp marks around door, likely to be caused by driving rain at perimeter of door	Check seal around edge of door.		
GALLERY	Plasterboard lined	Minor damp mark to ceiling and patch at south wall			
REAR ENTRANCE AND CORRIDOR	Plasterboard lined with flush ply doors opening off.	Generally satisfactory			
VESTRY	Plasterboard lined	Minor damage to wall finish	Touch up	D	100
KITCHEN	Plasterboard lined	Satisfactory			
FEMALE WC	Plasterboard lined and with vinyl floor covering	Satisfactory			

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ELEMENT	DESCRIPTION	CONDITION	RECOMMENDED REPAIRS	PRIORITY	COST
MALE WC	Plasterboard lined and with vinyl floor covering	Satisfactory, door handle loose	Fix door handle	D	100
MEETING ROOM	Plasterboard lined and including folding partition	Minor crack in ceiling	Repair in future at time of redecoration.		
INTERNAL DECORATION	Generally emulsion paint finish to walls, with painted woodwork in the extension and varnished timber in the church.	Generally moderate condition. Some minor redecoration noted above.			
SERVICES Heating - source and distribution	Church - electric bar heaters under pews Entrance area - electric storage heaters Hall and wcs - electric panel heaters	Appear satisfactory			
Electrics - Consumer unit, sockets, switches, lighting	Consumer unit under stair in church. Fluorescent lighting battens in church and hall	No issues noted			
Gas - LPG	-				
Water and drainage hwc pipework insulation	Oversink water heaters in kitchen and w.c.s	No issues noted			

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ELEMENT	DESCRIPTION	CONDITION	RECOMMENDED REPAIRS	PRIORITY	COST
Alarm systems heat smoke CO	No heat alarm or smoke alarms in church		Consider installation of heat and smoke alarms	D	300
FIXTURE AND FITTINGS	Timber pulpit and pews	Reasonable condition			
MISCELLANEOUS					
ASBESTOS	None noted				
ACCESSIBILTY	Low threshold entrance and escape door with ramp. Accessible toilets.				
FIRE PRECAUTIONS Equipment and risk assessment Escape lighting	Extinguishers and fire blanket in kitchen. Escape signage and emergency lighting in place.	Extinguishers serviced 12/15			
LIGHTNING CONDUCTOR					
PROTECTED SPECIES					

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Totals

Urgent: £ -

Essential: £ 2,400

Desirable: £ 2,400

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 elevation



West gable

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From south west



From south east

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Church interior looking east



Meeting room interior looking south

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Bellcote with plant growth



Slate roof at north east side of church

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Loose downpipe on east side of extension



Crack behind downpipes on east elevation

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Crack under window east end of south side of church



Damp ingress at window reveal south side of church

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Crack under window west end of south side of church



Flat roof of link block

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Cracks at south side of hall