

Quinquennial Report

Kilmore Church



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 KILMORE CHURCH

Introduction

The following quinquennial report on Kilmore Church, Sleat, 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 2nd November 2016

General Description of Building

Sleat Parish Church at Kilmore was built by John Mackenzie in 1876-77. It is a simple rectangular structure with pitched slate roof and buttressed stone walls. Internally the braced open roof covers the full width in a single span. The gallery at the north end is supported on timber columns with angels heads for capitals.

The church is complete with Victorian furnishings and has two large marble monuments flanking the pulpit. The one on the left was designed by James Byres and executed in Rome. It was erected in the old parish church in 1768 to commemorate Sir James Macdonald. On the right is a similar monument dedicated to Godfrey Lord Macdonald in 1877.

The church is Grade C listed.

Summary of Urgent Work

The church is in reasonable condition however there are a number of issues which should be addressed urgently. There are several areas affected by the ingress of water, in particular at the south gable end on both sides of the pulpit, around the niches in the side walls, in the vestry and rear wc and around the bottom of the windows particularly on the East side. These require repair work which is identified below; the skew above the rear door; the gutters on the East side; the buttresses; the render and the existing windows. Internal decoration and finishes would then need to be made good.



PROPERTY KILMORE CHURCH

ELEMENT	DESCRIPTION	CONDITION	RECOMMENDED REPAIRS	PRIORITY	COST
<u>EXTERNAL</u>					
ROOFS	Pitched slate roof				
Roof Coverings	Ballachulish slate	West elevation - 5no. missing and 2no. loose (generally high level near gable) East elevation - 5no. missing and 2no. slipped slates. Uneven slating where lean-to abuts main church roof	Replace loose and missing slates	E	400
Flashings	Lead ridge and flashing to bellcote	Appears satisfactory.			
Skews and parapets	Stone skews to both gable ends have lead capping. Skew on north side of lean-to has cement haunching but no capping.	Lead capping appears well fixed and includes lead soakers. One section of lead at south end appears to have been lifted in the past and is crudely refitted but there is no evidence of water ingress here. The exposed sandstone skew on the lean-to has a number of open joints and poor cement pointing. There is internal evidence of water ingress.	Lead capping to skew on north side of lean-to.	U	1000

PROPERTY KILMORE CHURCH

ELEMENT	DESCRIPTION	CONDITION	RECOMMENDED REPAIRS	PRIORITY	COST
Rainwater goods	Half round aluminium gutter and aluminium downpipes	East elevation gutter is poorly fixed with section at north end deformed and all joints badly sealed and leaking. Damp patches on wall below gutter at lean-to may indicate that gutter is badly laid to fall. West elevation - there also appear to be several damp patches suggesting drips from the gutter. Middle downpipes stops short of ground level. Downpipes discharge to ground	Re-fix and seal all gutters, ensure laid to correct fall and extend length of short downpipe.	U	800
Spire, bellcote, finials	Sandstone bellcote, complete with bell and cross finial. Lead protective flashing to stone surface under bell	Very minor cracks at some of the joints. The cross is heavily weathered, it is not known if this is due to deterioration or original design.	Monitor		
WALLS	Masonry walls. West elevation and south gable are squared rubble with lined joints and cement render finish to base course. East elevation and north gable are rendered with expressed sandstone mullions and door surround.				

PROPERTY KILMORE CHURCH

ELEMENT	DESCRIPTION	CONDITION	RECOMMENDED REPAIRS	PRIORITY	COST
Wall structure	Stonework walls with buttresses to east and west elevations	There are minor cracks above and below windows on both east and west elevations at the north end of the building. In addition there have been cracks on the south gable end which have been cement pointed in the past and do not appear have re-opened. There is minor plant and moss growth on the buttresses. The sloping faces of the buttresses show some cracks and defects in the pointing. This may account for or contribute to the damp ingress visible internally around the window at the south end of the west elevation and in the niches behind the middle buttresses.	Remove vegetation and repoint cracks in buttresses	U	500
Wall finish	Cement render on east and north elevations	Large areas of failed render on east side. Render at high level on north gable also looks suspect.	Pick off existing render finish and re-render. Consideration may be given to use of lime render. Check render ingress to windows.	U	15,000
Metalwork etc	Steel handrail at rear steps	Badly corroded	Replace	E	500
CHIMNEYS AND FLUES	-				
EXTERNAL WOODWORK	-				

PROPERTY KILMORE CHURCH

ELEMENT	DESCRIPTION	CONDITION	RECOMMENDED REPAIRS	PRIORITY	COST
DOORS AND WINDOWS	Timber single glazed fixed lights (openable in kitchen) with simple astragal divisions. Timber boarded front and rear doors	Windows are in poor condition with rotten bottom rails and defective putty. On the south gable one of the bottom panes is so poor that the glass is no longer secured in position. The window cill detail contributes to this problem as there is almost no fall, allowing water to sit and damage the base of the window. Doors are in moderate condition though not well sealing, and elaborate ironwork hinges are showing rust.	Replace windows. Clearly this will be costly and it may be necessary to carry out temporary repairs in the meantime. Most urgent is the south gable window. Consideration should also be given to the cills. On the west, north and south sides the cills are dressed stone at a very shallow angle which could be improved with a lead sub-cill and slight upstand. On the east side the cill is formed by the render and could be improved with an angled slate or stone cill.	U	12,000 (south elevation and repairs)
				E	17,000 (east elevation and repairs)
				D	10,000
EXTERNAL PAINTING	Masonry paint to render on north and east elevations	Poor condition	Re-paint when re-rendering	E	4500
EXTERNAL DRAINAGE	Surface water discharges to the ground. Foul drainage comprises an SVP in the north west corner and externally at the lean-to, with foul drains discharging to a septic tank to the south of the church.	Surface water discharge to the ground is unsatisfactory as it may lead to an increased risk of rising damp in the stonework at the base of the walls. Crack to concrete haunching around inspection chamber lid. Rear SVP rusty and no cage	Install rainwater soakaway system at least 5m from building. Repair haunching, re-paint SVP and add cage to top	D	1500
GARDEN AND GROUNDS	The church is located within the old graveyard of Kilmore which includes the ruin of the Old Parish Church built in 1687. The extent of ground within the ownership of the Church of Scotland was not identified.	It should be noted that the ruined church structure and attached burial enclosure are outwith the scope of this survey and we would not comment on their stability, however there should be a risk assessment with regard to visitors entering this area.			

PROPERTY KILMORE CHURCH

ELEMENT	DESCRIPTION	CONDITION	RECOMMENDED REPAIRS	PRIORITY	COST
FENCES, GATES, WALLS	Stone wall to public road with wrought iron railing in front of church.	Minor defects to stonework of wall to graveyard. Railings are rusty	Pointing repairs to wall and repaint railings	D	1000
<u>INTERNAL</u>					
ROOF SPACE	Roof structure comprises 4 principal trusses spanning church, and supporting purlins and sarking. Lean-to vestry has attic roof space with rafters.	Timber lining boards showed raised moisture meter readings. It was noted that lining boards adjacent to the north end have been replaced.	Moisture levels may be associated with condensation, attributable to dampness in atmosphere. Monitor timber for any signs of deterioration. Dampness in sarking and at north side of vestry roof space associated with skew defect.		
Insulation	No insulation				
GROUND FLOOR	Suspended timber floor, concealed by fitted carpet throughout.	No apparent defects.			
Solum	Not seen.				

PROPERTY KILMORE CHURCH

ELEMENT	DESCRIPTION	CONDITION	RECOMMENDED REPAIRS	PRIORITY	COST
INTERMEDIATE FLOORS Structure					
Ceilings	Plasterboard ceiling under gallery Lath and plaster in vestry, timber linings in church.	Minor cracks to ceiling in meeting room			
Galleries and balconies	Gallery is not accessible to public, being behind a locked door. It has a very low balcony. Gallery supported on 2 timber columns which have capitals in the form of angels heads.	Tripartite window in north gable has ingoes stripped prior to relining.	Make good ingoes	D	500
STAIRS	Stair to gallery secured by locked door	Reasonable condition			
ROOMS Partitions, finishes, cornices, doors, ironmongery etc CHURCH	Timber lined dado with lath and plaster above. Fixed pews and pulpit. Large marble memorials on south gable wall at either side of pulpit.	There are a number of areas of dampness affecting internal wall linings; east wall - damp below both windows and in alcove west wall - damp below windows and in alcove south wall dampness particularly below window Generally this is likely to be associated with the poor condition and detail of window cills and the buttresses noted above.	External repairs noted above. Allow plaster to dry out and touch up	E	1000

PROPERTY KILMORE CHURCH

ELEMENT	DESCRIPTION	CONDITION	RECOMMENDED REPAIRS	PRIORITY	COST
VESTRY	Lath and plaster	Damp ingress and cracking around window. Base of south facing wall and adjacent flooring showing dampness	External repairs to window and cill noted above. Cut out damaged timber and plaster and replace.	E	500
REAR LOBBY	Lath and plaster	Dampness around and over door opening	External repair to skew noted above. Cut out damaged finishes and replace. Open up to investigate condition of lintel.	E	300
REAR WC	Lath and plaster	Considerable damp ingress around and above window associated with skew defect.	External repair to skew noted above. Cut out damaged finishes and replace. Open up to investigate condition of lintel.	E	300
MEETING ROOM 1 (east side)	Timber lining to dado with lath and plaster above. Folding / sliding separating screen	Some minor cracking in ceiling and damp ingress under window, probably associated with defective render and cill. There is also a crack either side of the door. Door knob loose.	Fill cracks when decorating and tighten ironmongery.	D	200
MEETING ROOM 2 (west side)	Timber lining to dado with lath and plaster above. Folding / sliding separating screen	Generally reasonable, crack and signs of damp ingress beside window			
ENTRANCE	Timber lined dado with lath and plaster above.	Some damp noted in floor either side of entrance door. Cracks adjacent to timber posts on either side of internal door.	Fill cracks when decorating	D	300

PROPERTY KILMORE CHURCH

ELEMENT	DESCRIPTION	CONDITION	RECOMMENDED REPAIRS	PRIORITY	COST
KITCHEN	Plasterboard lining, lath and plaster on external wall	Slight damp under window	External repair to render and cill noted above		
W.C. (east side)	Plasterboard lining	Some dampness showing in ceiling and external wall			
W.C. (west side)	Plasterboard lining	Damp in ceiling and external wall			
INTERNAL DECORATION	Gloss paint to lining boards Varnish to timber ceiling boarding Emulsion paint to walls	Reasonable condition except where walls marked by damp staining	Redecorate as part of rolling programme.		
SERVICES Heating - source and distribution	Electric panel heaters Electric bar heaters under pews	No comments on condition			
Electrics - Consumer unit, sockets, switches, lighting	Consumer unit in vestry Wiring to lighting etc appears recent	No comments on condition			
Gas - LPG	-				

PROPERTY KILMORE CHURCH

ELEMENT	DESCRIPTION	CONDITION	RECOMMENDED REPAIRS	PRIORITY	COST
Water and drainage hwc pipework insulation	Instantaneous hot water units				
Alarm systems heat smoke CO	Smoke alarm in meeting room and kitchen	Appear recent			
FIXTURE AND FITTINGS	Fixed pews and pulpit Kitchen units	Satisfactory			
MISCELLANEOUS					
ASBESTOS	-				
ACCESSIBILITY	Flush entrance threshold. WC has grab rail but not fully accessible due to size and access arrangements				
FIRE PRECAUTIONS Equipment and risk assessment Escape lighting	Emergency lighting and extinguishers present	Serviced 12/15			

PROPERTY KILMORE CHURCH

ELEMENT	DESCRIPTION	CONDITION	RECOMMENDED REPAIRS	PRIORITY	COST
LIGHTNING CONDUCTOR	-				
PROTECTED SPECIES	-				

Totals

Urgent: £ 29,300

Essential: £ 24,500

Desirable: £ 13,500

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

PROPERTY - KILMORE CHURCH



Main entrance North gable



West elevation

PROPERTY - KILMORE CHURCH



South gable



North East corner

PROPERTY - KILMORE CHURCH



View from church yard on East side



Date stone above entrance

PROPERTY - KILMORE CHURCH



Roof structure, view looking South



View from gallery towards South end

PROPERTY - KILMORE CHURCH



View towards gallery at North end



Defective render on East elevation

PROPERTY - KILMORE CHURCH



Buttress on East elevation, note note damp on sloped surface and crack under window



Defective render and crack above window, damp staining from defective gutter on East elevation

PROPERTY - KILMORE CHURCH



Rotten bottom rail to window on East elevation,
note flat window ledge without cill to shed water



North side of lean-to showing gaps in skew and
defective render

PROPERTY - KILMORE CHURCH



West elevation buttresses and window head



Top of buttress showing slight defects to pointing and moss / vegetation growth

PROPERTY - KILMORE CHURCH



Cracks in South gable pointed up



Window cill on West elevation is very flat and has some moss growth

PROPERTY - KILMORE CHURCH



Defective window frame and water ingress at base of window on South gable



Dampness in wall adjacent to monument on right hand side of pulpit

PROPERTY - KILMORE CHURCH



Dampness in wall adjacent to monument on left hand side of pulpit



Dampness in wall at niche on west elevation. Note buttness is immediately behind the alcove

PROPERTY - KILMORE CHURCH



Dampness over external door and w.c. door in lean-to, associated with pointing to skew and render on external wall above



Dampness in external wall of rear w.c.

PROPERTY - KILMORE CHURCH



Dampness at South facing window in vestry



Dampness and cracking adjacent to window in vestry

PROPERTY - KILMORE CHURCH



Dampness affecting floor and wall below window in vestry