

**CONTINUATION FROM CONSETT, CHRIST CHURCH QUINQUENNIAL
INSPECTION REPORT
For
CHURCH HALL**

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Observations made from a walk around the building during the QI inspection on 25th Nov 2021

Externals:

Roof slating looks generally ok a bit laminating at the vestry N side. The land is picked up in the NW corner where the Victoria Court development paving has come up. It used to have a ventilator boxed off now in the centre of the roof, also got a stub chimney that I think is capped off probably alright. The gutter to the yard looks a little adrift from the edge of the slating maybe the water overshoots there. The pointing to the wall here is poor though the masonry itself is reasonably sound. There are a few pockets of stonework that are eroded but they will be alright.



Walls have got cement ribbon pointing and there is an area of walling that is poor. Walling is coursed but generally ok on the road side elevations, there has been some cement repairs that is not very good.

The copings are concrete they hide little flat roofs that need looking at.

The entrance has steps with rusty railings, also there is a little flat roof behind it, can't tell what condition that it, the masonry to the front is ok, the ornamental plaque is eroded now, this is where the power comes in, it seems ok. There is a couple of areas of masonry pointing which is coming away and erosion but generally ok. There is a damp proof membrane at just about floor level and that is of its time and is just squeezing a bit under the compression but is generally ok.

Rainwater good are in plastic, they seem ok. The rainwater gulleys are salt glazed and they are built-up with leaves and there is a rather adhoc arrangement for their protection with grids, one is a bread basket by the look of it.

Windows are all plastic double glazed, look reasonably modern.

The single storey E wall into the yard is cement rendered as is the other gable, it looks fair enough, the gutter around it is ok and it has got a mineral felt roof that looks probably newish. There are air bricks to the main hall but they look sporadic.

There is a modest lean-to E end that seems fair enough, this is the emergency exit that takes you across the yard which is uneven through rudimentary steps down then up again, not suitable for disabled past a rubbish gate.

Inside:

Entrance Vestibule – Plaster missing from the arch through into the hall and it looks like there is some damp penetration that is probably the junction between the flat roofs above it to the wall. Externally there are airbricks ventilating the w.c.'s, there is an old lower ceiling and tiling on the wall and I think that is trapping whatever wind driven moisture that might be coming through the airbricks and that is why it is marking the inside of the window reveals, they themselves are ok but outside it is cement pointed.

Hall – It has got a suspended ceiling, can't see what the roof structure is, can't see if there is any damp or water coming through. Walls look ok. Floor looks ok. Up at the E end there is a large damp area and damp on the wall in the NE corner this is likely to be caused by the paving raised by the adjoining property and possibly there might be a failure in the discharge of the rainwater into the gulley and this should be checked when it is pouring with rain just to see if the gulley is discharging adequately, it would also be worthwhile knowing whether the gulleys on the N side are too an underground drainage system which is to the highway or if these are little soakaways?

The little lean-to interior that is plaster work is showing a bit of damp, I think that is probably just a single skin masonry construction. To the S is a kitchen extension and that is made up of a kitchen, disabled w.c. and store.

Kitchen – There is a crack to the wall on the N side it corresponds with a tear in the tiling in the w.c. on the other side, there are two cracks here, and there is also a crack in the floor that corresponds to the one closest to the outside wall.

Store room – Damp on the external wall by the windows, the walls quite thin actually and there is no ventilation to the room. There is a slight shear crack to the partition into the hall to the outside wall which is a cement wall into the yard, there is some damp in the corner at the groundfloor and that is because there is no air in this room and so it needs ventilating.

Disabled W.C. – A bit of damp in the corner on the wall that has been treated in the past. Slight water penetration above in the ceiling on the corner. The damp in the corner is probably because of the paving brought level, there is also a soil and vent pipe going down into the ground outside is that ok?

Summary:

It is an old building and there are some areas of damp that are as a consequence of its construction, in other words solid wall I think with cement pointing, so the walls aren't breathing. There is an area of high land outside at the NE corner and that's because the paving has been raised for the adjoining home and that is causing damp inside in the corner in the big hall.

There is also a not inconsequential crack in the kitchen which suggests to me that there is a bit of differential settlement, is that active? Highly unlikely considering the age of the building, probably the remedy is to fill it and just watch how it goes, but interestingly it is also coming across the floor so is it dropping a bit in that corner. There is a roof above and adjoining that is flat over the entrance vestibule that has had water penetration, is that contributing to a little bit of unsettling the kitchen area as it joins the w.c.'s?

The w.c's have had their ventilators blocked by the lowered ceiling and wall tiling and I think water is coming through the vents it is being driven through and coming through the back and showing on the sides of the window reveals, they themselves are flaky because they are old reveals in stone and probably they just need redecoration.

Outside on the S opposite the disabled w.c. the paving has been raised for ramping and that might be contributing to the damp in the corner of the disabled w.c. but why it has got damp in the ceiling is another matter.

The E walls are cement pointed which is to hide horrors no doubt but that doesn't mean that the walls don't breathe so that is why the kitchen storage room isn't good and contributing also to why the hall end isn't good.

The building is nicely decorated out and it has decent finishes but there is a lack of background ventilating particularly to the storage area.

Services:

They are all up to date and all working ok.