

Master

Church Warden

INSPECTION OF CHURCHES MEASURE

RINGMORE, ALL HALLOWS

Rural deanery: Woodleigh

Archdeaconry: ~~Plymouth~~

Diocese: Exeter

O.S. Ref: SX652460

TOTNES

Inspection date: 11th April 1985

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1. General

The inspection of the church has been made visually, and such as could be made from ground level, ladders and any readily accessible roofs etc. Only selected areas have been examined in detail. Woodwork and other parts of the structure which are inaccessible, enclosed or covered have not been opened up unless specifically mentioned and we cannot report that such areas are free from defect.

2. History )  
3. Description of the Church ) As previously reported  
4. Previous Report

Recommended repairs have been attended to. In addition the church has been rewired.

5. General Condition of the Fabric

The church is generally in good order and is well-maintained.

- The time has come to begin work on repointing the walls and this forms the largest part of the costs estimated for this quinquennium.

6. Detailed Report on Condition of the Fabric

a) Structural Condition

There does not appear to have been any movement in the crack over the south chancel window and a short section has been stopped in with mortar. Nor does there seem to have been any movement in the crack at the foot of the tower stair. I would still prefer to see glass tell-tales  
• fixed over these cracks to be sure of any movement. ✓ 2

The nave and transept roofs begin to give slight cause for concern. The ancient oak timbers have been weakened at the joints by deathwatch beetle. I do not see any structural danger, but in time some consideration should be given to general overhaul and strengthening. 4

b) External Walls

The masonry is generally of local slate rubble. The pointing is variable, some needing attention, as follows:

- East gable: Old lime mortar has perished and cement mortar is breaking away. Repointing will be needed in 5/10 years. 4
- One small ivy root seems to remain in the north east buttress and should be removed. *done - hole filled* 2



done South chancel wall: similar to the east gable. Ivy is again creeping up behind a headstone and must be destroyed. Some limited pointing is needed within this quinquennium. 3

South nave wall: Again similar to the east gable.

West wall: well-pointed. A few joints in the corner buttress need attention. 2

North wall (west end): Pointing is generally good some joints in the plinth on the west wall of the transept need attention 3

cleaned North transept-east wall: The lower section of this wall is particularly poor, including the short return of the north wall to the first window. Dampness inside the building is caused by water trapped in masonry joints here and by the debris piled in the corner. 1

North and east walls of north chancel aisle: Pointing is reasonably sound.

c) External Roofs

The slating remains generally good. Slates on the small lean-to roof of the tower stair are beginning to decay and recent frosts may have aggravated this. Leadwork generally is also good.

d) Rainwater System

Cast iron gutters and pipes are sound. The PVC gutter to the north side aisle is also sound. Gutters on the south side of the chancel, north side of the nave and west side of the transept are holding water, because brackets have dropped. These need to be reset to fall to the outlets. 1

I have noted the problems with dampness in the area between the north side aisle wall and the east wall of the transept. The ground here is also holding water and I believe could be improved by laying land drains to channel water away around the east end and westwards beyond the transept. 4

The area in the north west angle of the transept also tends to hold water. A gully provided for the rainwater pipe, linked to a land drain continuing westward, would help. 3

e) i) Windows

All are in good order. The stained glass in the west rose window has buckled and at some time a sheet of clear glass has been added externally. This is good but moisture in the masonry is getting between the glass and has no exit. A small outlet at the bottom of the outer glass should be formed.

ii) Doors

Doors are generally sound and well decorated. The south priest's door cill board needs redecoration. being done 1  
The hinges and straps on the south gates are badly rusted and will need replacement. 3

iii) Ventilation

There is no means of controlled ventilation in the church.



f) Interior

i) Roofs The structural condition of the timbers is noted in (a) above. There does not seem to be any active death-watch-beetle in the oak, but in several replacement pine members I noted woodworm infestation which appeared to be active. Since it is some 20 years since the roofs were treated, it would be advisable to seek a report and quotation from a treatment specialist. ✓

2

ii) Walls The rendered walls in the body of the church remain in good order, as are the unplastered walls in the chancel.

iii) Floors Slate and tile floors throughout are sound. Boarded floors under the pews are also in good order.

g) Vestry

Included in (f) above.

h) Porch

Included in (o) below.

i) Fixtures and Fittings

No comments are required.

j) Monuments

No comments are required.

k) Electrical Installation and Lightning Conductor

The church has recently been completely rewired in Mineral Insulated Cable and the installation appears to be in first-class order.  
There is no lightningconductor.

l) Heating Installation

The Coleman oil heaters are in working order, but we undersstand it is becoming difficult to obtain spares.  
The oil tank is well-painted.

m) Sanitary Facilities

No comments are required.

n) Fire Precautions and Security

No comments are required.

o) Tower

i) External (including spire) The masonry is very similar to that used in the church. The pointing in hard cement mortar is breaking away from the surface, leaving many spaces to trap water. It is recommended that you should consider full-scale repointing in 10-15 years. At the moment it would be wise to repoint the parapet stonework (inside and out). I suspect that most water penetration occurs in this area. This can be done effectively by a competent steeplejack.

4

3



Ivy needs to be removed again from the base and some joints in the buttresses need pointing. The lower stage of the west face also needs repointing within the quinquennium.

3

- ✓ ii) Roof The lead parapet gutter remains serviceable but another flashing has been dislodged. I recommend replacing this with a piece of lead, having a deeper return [min. 38mm (1½")] chased into the wall. This should be firmly fixed with lead wedges before being pointed up.

1

- The timber door and frame need preservative treatment.

2

- 9 • iii) Bell Chamber Chicken wire covering the louvres is rusting away and should be replaced with stouter, galvanised wire mesh.

3

- iv) Ringling Room I would draw your attention to my previous recommendation concerning the west window. Glass in other windows is beginning to buckle and will need replacement in perhaps 5/10 years.

4

- p) Churchyard and boundaries

The churchyard is very well kept.

Boundary walls are somewhat overgrown with ivy. One gate pier will need attention fairly soon to prevent serious damage by ivy roots.

2



## 7. Summary of Recommended Repairs

1. Required Immediately

- |  |      |
|--|------|
| 1.01 Remove ivy on south chancel wall. Clear debris and repoint sections of wall in the angle of the transept and north chancel aisle. | 6(b) |
| 1.02 Reset gutter brackets to correct falls  | 6(c) |
| 1.03 Decorate cill board of south priest's door  | 6(e) |
| 1.04 Refix lead flashing on tower roof   | 6(o) |

2. Required within eighteen months

- |  |      |
|--|------|
| ✓ 2.01 Provide glass tell-tales to cracks over south chancel window and at foot of tower stair ✓ | 6(a) |
| 2.02 Carry out masonry repairs as noted  | 6(b) |
| ✓ 2.03 Provide moisture outlet from rose-window external glass ✓                                 | 6(e) |
| 2.04 Obtain a report and quotation for possible treatment of roof timbers ✓ ✓                    | 6(f) |
| ✓ 2.05 Treat tower roof door and frame ✓   | 6(o) |
| ✓ 2.06 Remove ivy roots and <u>point</u> south gate pier ✗                                       | 6(p) |

## 3. Required within Quinquennium

- |        |  |      |
|--------|--|------|
| ✓ 3.01 | Repoint various areas of masonry as noted                                  | 6(b) |
| ✓ 3.02 | Provide gully and land drain to the pipe and area in the north west corner | 6(d) |
| 3.03   | Replace hinge straps on south gate = <i>outer door</i>                     | 6(e) |
| ✓ 3.04 | Remove ivy and repoint tower parapets and lower west wall of tower         | 6(o) |
| ✓ 3.05 | Provide new wire mesh to bell chamber louvres                              | 6(o) |

#### 4. For Future Consideration

- |  |      |
|--|------|
| 4.01 Structural overhaul and strengthening of roof timbers | 6(a) |
| 4.02 Major repoint on south and east walls                 | 6(b) |
| 4.03 Reslating of tower stair roof                         | 6(c) |
| 4.04 Land drain on north side                              | 6(d) |
| 4.05 Repointing of spire and remainder of tower            | 6(e) |
| 4.06 Reglaze ringing room windows - Bats? "Order"          | 6(f) |



Items in Categories 1, 2 and 3 might be tackled more economically in one contract, depending on funds available.

Those listed in Category 4 are generally suggestions for future improvements or non-urgent work which can be left for further consideration in the next quinquennium unless sufficient funds are available and it is desired to carry out some of the work in the near future.

#### 8. Costs

It is impossible to give an accurate estimate of the cost of the recommended repairs without providing a detailed specification and obtaining estimates from suitable builders. However, for your guidance, we have made an approximate estimate of the sums which will be required during the quinquennium.

Category 1	£200	)	These figures are exclusive
2	£500	)	of VAT and any professional
3	£2250	)	charges.

#### 9. Maintenance and General Notes

- a) Gutters  
All gutters and other means of rainwater disposal need to be cleared regularly, especially where trees are nearby causing particular problems.
- b) Electrical Installation  
The electrical installation should be tested at a maximum of 5 year intervals by a qualified electrician who should submit a report on the standard NICEIC format. Any recommended repairs should be carried out promptly.
- c) Heating Installation  
This should be serviced before each heating season.
- d) Ventilation  
Ventilation of the interior of the church is most important to prevent staining and damage to finishes caused by condensation.
- e) Handbook  
We recommend an excellent handbook on general maintenance, published by the Council for the Care of Churches "How to Look After Your Church".
- f) Logbook  
You are required by Canon F13 to keep a record of alterations, repairs etc. to the church. A log book for this purpose is also obtainable from the Council for the Care of Churches.



10. Repair Work

This report does not contain sufficient detail to enable a builder to estimate and undertake repairs and should not be used for that purpose. Except where repairs are of a very simple nature, we recommend that a detailed specification should be prepared and suitably qualified builders invited to tender. We should be happy to give you any further help you may require.

11. Grants

Various grants are available for the repair of historic churches. We shall be happy to give you further advice in this respect, if you wish.

12. Approvals

Before any repair or improvement work is put in hand, it must receive Diocesan Sanction. Depending on the nature and urgency of the repairs, this will be either in the form of an Archdeacon's Certificate or a Faculty. Before putting any work in hand, therefore, you should consult your Archdeacon as to the most appropriate course of action and inform the Diocesan Registrar.

13. Insurance

We draw your attention to the need for regular review of the various insurance covers relating to the church and its furnishings etc. Your insurance cover may already be index linked, but if not, the cover provided should be checked annually.

14. Circulation

Copies of this report are enclosed for you to forward to the Archdeacon, Rural Dean and Secretary of the Diocesan Advisory Committee in accordance with the Diocesan scheme. An additional copy is also enclosed for your records.

Edward Barnaby B Sc Dip Arch RIBA

15th April 1985