

CHURCH INSPECTION
REPORT

6029

RINGMORE, ALL HALLOWS

Rural Deanery: Woodleigh
Archdeaconry: Totnes
Diocese: Exeter

Ordnance Survey Ref: SX652460

Date of Inspection: 31st October 1990

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Architect
138 Whitchurch Road
Tavistock, Devon
PL19 9DE

01822 613 840

1. HISTORY & DESCRIPTION OF THE CHURCH

As previously reported.

2. SCOPE OF REPORT

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 or hidden have not been opened up unless specifically mentioned and I cannot report that such areas are free from defect.

3. MAINTENANCE & 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) Lightning conductor

A new code of practice for Lightning Protection (BS6651) was published in 1985. Its recommendations are far-reaching and any reference to 'satisfactory' installation in paragraph 10(k) does not mean that the installation complies with BS6651. I can give more advice on this subject if you wish.

The conductor should be tested regularly (preferably annually) to ensure that earth resistance is adequate.

d) Heating Installation

This should be serviced before each heating season.

e) Bells

All moving parts, including ropes and wheels, need regular checks for wear and lubrication where appropriate. The frame and its fixings also need checking for wear and deterioration and for tightness. Detailed information is available from the Central Council of Church Bellringers.

The installation should be thoroughly overhauled by a specialist every 15 years at least.

f) Ventilation

Ventilation of the interior of the church is most important to prevent staining and damage to finishes caused by condensation.

g) Infestation by Wood-Boring Insects

Specific recommendations may not be included in section 11 since it is not always possible to tell if infested areas have been treated recently. Any infested timber should be treated at a maximum of 15 year intervals.

- h) Handbook
I recommend an excellent handbook on general maintenance, published by the Council for the care of Churches "How to look after your church".
- i) Logbook
You are required by Canon F13 to keep a record of alterations, repairs etc to the church. A logbook for this purpose is also obtainable from the Council for the care of Churches.
4. Repair Work
This report is not a specification to enable a builder to estimate and undertake repairs and must not be used for that purpose. Except where repairs are of a very simple nature, it is recommended that a detailed specification should be prepared and suitably qualified builders invited to tender. I shall be happy to give you any further help you may require.
5. Materials
It is vital for the well-being of the fabric that the right materials should be used and many modern materials are inappropriate. Masonry repair and pointing in particular should only be entrusted to a skilled mason. If in doubt, do ask for advice.
6. Grants
Various grants may be available for the repair of historic churches. I can give you further advice in this respect, if you wish.
7. Approvals
Before any repair or improvement work is put in hand, you must ensure that you have a Faculty or Archdeacon's Certificate, as appropriate. Other statutory approvals may be needed in some cases.
8. Insurance
Insurance cover for the building and its contents should be kept up to date. Your insurance cover may already be index linked, but if not the cover provided should be checked annually.
9. General Condition of the Fabric
Urgent work is needed to the rainwater system to ensure that the fabric remains weathertight. Otherwise the fabric is well-maintained. Slating of the lady chapel roof is recommended, but other recommended work is generally of a maintenance nature.
10. Detailed Report on Condition of the Fabric (Figures in the margin indicate priority of repairs - see paragraph 11)
- a) Structural Condition
Tell-tales have been fixed over cracks previously reported in window S1 and at the foot of the tower stair. No current movement is noticeable.
- b) External Walls
The slate rubble walls and mortar remain generally quite reasonable, though the mortar is variable.
East gable: sound.
South chancel: There are open joints under the eaves and a gaping hole in the angle junction with the nave. 2
South nave: Patches of pointing in lime mortar are decayed. Again 1
the worst areas are under the eaves. 2

West gable] - ?

North nave] Sound.

Transept, west wall: There are washed out joints between the buttresses at low level and on the buttresses.

North (lady chapel): A crack in the east end should be pointed in.

Gable copings: The upper surfaces have open joints allowing water to penetrate the fabric.

c) External Roofs

South chancel: The slates are beginning to loosen and there are several out at the eaves.

South nave: The slates are reasonably secure at the moment.

Tower stair: The slates on the lean-to roof are not significantly weaker than 5 years ago and may well remain intact for some time yet.

North nave: The slates are reasonably secure at the moment.

Transept: West: The slating is weak and there are several missing at the north west corner of the eaves. Done

East: 2 slates have fallen.

The remainder are serviceable.

North chancel: 1 slate has fallen, but the remainder are serviceable.

Lady chapel (lean-to): The small slates, set in mortar, have remained reasonably secure but there appear to be no lead flashings at abutments and water ingress occurs due to the configuration of roofs at the angle with the transept.

Apart from the lady chapel roofs, lead flashings, valleys and soakers are sound.

Flashings to gable copings, however, are only covered by mortar fillets, which in some cases are minimal. These are ineffective in preventing water ingress.

Where visible, the ends of rafters against gable walls show widespread infestation and wet rot decay. dw.

d) Rainwater System

This is in a very poor state and requires urgent renewal.

South chancel: Gutter brackets have weakened and most of the guttering has fallen and smashed.

South nave: The guttering is intact but loose. The alterations recommended in January 1989 to prevent water ingress at the chancel arch junction have not been implemented.

South nave (west): The gutter is intact but the pipe appears to be blocked and the moat below is overgrown.

North nave (west): Much of the gutter has fallen and smashed and the top section of pipe is falling away.

Transept (west): One section has fallen and the rest is weak.

Transept (east): The gutter falls are unsatisfactory.

North chancel: One section is falling away. The arrangement for discharge into the transept gutter is very poor and most of the water overflows on to the lady chapel roof.

Lady chapel: The gutter falls are unsatisfactory and the gutter is choked.

- e) Doors
South door: sound.
Outer porch gates: The framework is decayed and the gates need redecoration. 2
- f) Windows
Windows in the church are in good order.
Condensation in the 'double'-glazed west window remains a problem.
The tower glazing is buckled but sound.
The west tower window has not been dealt with as recommended previously. *louvre ventilation* 3
There are cracks in the masonry around the westernmost window in the south wall. 2
- g) Ventilation
There is no means of providing controlled ventilation. This is particularly noticeable from the strong smell of paraffin oil from the Coleman heaters.
Extra ventilation is to be arranged as my report of 23.1.89. 3
- h) Interior
Roofs: There has been little change since my last report. Widespread deathwatch beetle appears to be ancient. The timbers were cleaned and restored in, I believe, the 1860's and are now fairly weak. As noted in para (c) there is wet rot in timbers which have been exposed to damp conditions. It is difficult to overhaul the roof structure without stripping off the slates, but when slating is renewed the structure should be thoroughly overhauled.
Walls: The tyrolean plaster finish is in good order. Masonry finish in the chancel is sound if not attractive.
The ancient chancel arch plaster and decoration has not deteriorated since my last inspection, but I hope that restoration can proceed before too long. (See also my report of 23.1.89.) 3
Floors: I have no comments to make.
- i) Vestry
Included in para (h) above.
- j) Porch
I have no comments to make.
- k) Fixtures and Fittings
The bells have been overhauled but foundation steels are rusty. 2
- l) Monuments
I have no comments to make.
- m) Electrical Installation and Lightning Conductor
The electrical installation is in very good order, but the light fittings are old and rather poor. 3
There is no lightning conductor.
- n) Heating Installation
The Coleman heaters are still in working order though I understand that they are temperamental.

Except for
the colour?
? white or
'interior' white

o) Sanitary Facilities

None.

p) Fire Precautions and Security

Satisfactory.

q) Tower

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.

I recommend that the parapets should be pointed within the next 5 years.

The spire should be pointed in the next quinquennium.

The weathervane shaft is rusty and has lost its arms.

Flagpole fixings are rusty and are breaking out the stonework.

Bell chamber: There is light infestation in the woodwork.

The door to the roof should be treated with linseed oil and turpentine.

Ringin' room: I have no comments to make.

r) Churchyard and Boundaries

The churchyard is well-kept.

Caps to the south gate piers are weak with washed out joints.

Joints in the woodwork of the gates are decaying and the ironwork above is rusting.

11. Summary of Recommended Repairs

Text reference

1. Required Immediately

- 1.01 Fill hole in external wall at s. chancel/nave junction. ✓ 10(b)
- 1.02 Replace missing and slipped slates as noted. ✓ 10(c)
- 1.03 Repair and treat external rafter ends. → 10(c)
- 1.04 Overhaul, renew where necessary, decorate and refix rainwater system. ✓ 10(d)

2. Required Within Eighteen Months

- 2.01 Point open joints under the eaves on the south wall. 10(b)
- 2.02 Reslate lady chapel roof, taking care to provide suitable weathering at transept roof junction.. 10(c)
- 2.03 Repair framework of porch gates and redecorate. 10(e)
- 2.04 Point cracks round westernmost window, s. aisle. 10(f)
- 2.05 Clean and decorate foundation beams to bellframe. - 10(k)
- 2.06 Renew flagpole fixings in non-ferrous metal. - 10(q)
- 2.07 Overhaul and decorate s. gates. 10(r)

3. Required within Quinquennium

- 3.01 Repoint transept, w. wall, point crack in east end of n. wall and point open joints in copings. 10(b)
- 3.02 Reslate s. chancel roof. 10(c)
- 3.03 Provide suitable flashings to gable copings. 10(c)
- 3.04 Provide louvre ventilation in tower w. window. 10(f)
- 3.05 Provide ventilation as previously recommended. 10(g)
- 3.06 Carry out conservation of ancient wall painting. 10(h)
- ✓ 3.07 Provide new light fittings. 10(m)
- 3.08 Repoint tower parapets. 10(q)
- 3.09 Renew weathervane. 10(q)
- 3.10 Overhaul pier caps to s. gate. 10(r)

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4. For Future Consideration

4.01 Repoint spire.

10(q)

12. Circulation)

Copies of this report are enclosed for you to forward to your Archdeacon and Rural Dean. In accordance with the Diocesan Scheme, a copy has been sent to the Secretary of the Diocesan Advisory Committee. An additional copy is also enclosed for your use.

Edward Barnaby Dip Arch RIBA
Architect

20th November 1990

G. FREEMAN

BUILDING CARPENTRY DECORATING

Mount Pleasant Ringmore Kingsbridge South Devon TQ7 4HL

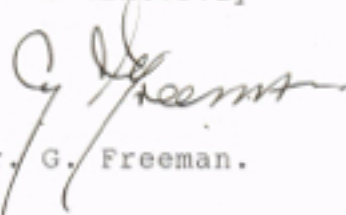
19/10/92

Ringmore Parochial Church Council,

Estimate for the repainting of front church doors to strip off old paint and repaint with primer, undercoat, and top coat,

Labour and materials....£136 -- 00

Yours Sincerely



Mr. G. Freeman.

Accepted.

16/11. P.C.C. decided to ask Mr. Freeman if new ^{straps?} hinges could replace the existing ones, which were completely rusted away in ~~one~~ or two places.

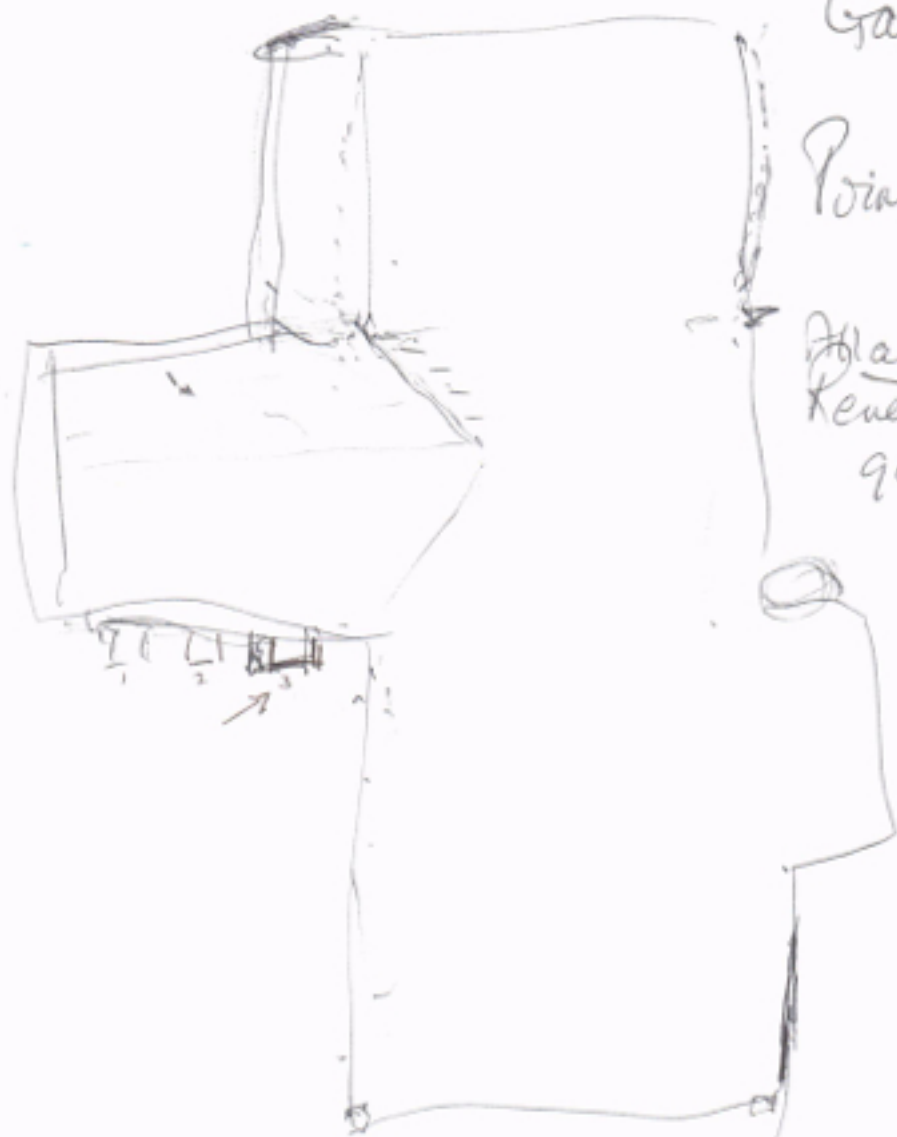
16/11 Spoke to Mr. Freeman - he will make enquiries (? Roger Simcox in Kingsbridge - who supplied the new bolts for the bells) and report.

George Freeman replaced them himself!

Estimate for coping.
Gables.

Pointing buttress

Plan ^{Rm} Hall
Renewal of
guttering




10 (b) G.F. recommends buttress ^{old} ~~should~~ ^{ought to} be looked at. Perhaps 18"
tie in to wall of church. In theory, should be taken down
and rebuilt. which ^{would be} Quite expensive

(c) .1

Guttering G.F. found when ~~was~~ dealing with the rafter ends
that the ^{old} guttering had almost reached the end of its span.
The back edge is now very thin. (The walls are not straight - square
guttering may not fit.)



Sir Douglas - memorial to Rachel.
new Recton like the prior dieu  & credence table (same wood-
chestnut.)

M.B.R. (Robertshaw) Rev. heater 4994/5083
4712 4824

705 & 507

