

**SCHEDULE OF CONDITIONS  
APPLYING TO THE VARIOUS  
SCHEDULES OF WORK  
FOR  
REPAIRS TO THE  
  
CHURCH OF ALL HALLOWS, RINGMORE, DEVON**

**MAY 2001**

**MSW Conservation**

Chartered Architects & Surveyors  
PO Box 27  
Lifton  
Devon PL16 0YD

Telephone: 01566 784 905  
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## SECTION 1                      PRELIMINARIES & GENERAL CLAUSES

SCHEDULES OF WORKS required for repairs to the Church of All Hallows, Ringmore, and Devon within the Archdeaconry of Totnes for the Parochial Church Council. £.

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### Note:

This Schedule relating to the Preliminaries & General Clauses and also Workmanship and Materials was prepared in May 2001 following instructions from the Parochial Church Council at the beginning of May 2001.

The Contractor must refer to the various schedules of work to be executed for details of work to be executed. Should additional instructions been issues by or on behalf of the Parochial Church Council of the Church of All Hallows subsequent to or during the progress of the woks being carried out. The Contractor must comply with the conditions in this part of the contract.

Carried to Collection £

**SECTION 1                      PRELIMINARIES & GENERAL CLAUSES**

**1.10    NAMES OF PARTIES**

£.

**Employer:**

The Parochial Church Council of the Church of All Hallows  
C/o Mrs Yvonne Sheppard  
'Three ways'  
Ringmore  
Kingsbridge  
Devon TQ7 4HL

Telephone:            01548 810 341

**Incumbent:**

TBA

**Churchwardens:**

Mrs Jacqueline Patterson  
Walnut Tree Cottage  
Ringmore  
Kingsbridge  
Devon TQ7 4HL

Telephone:            01548 810 311

Mrs V Mathews  
2 Arnolds  
Kingston  
Kingsbridge  
Devon TQ7 4QF

Carried to Collection   £

**SECTION 1                      PRELIMINARIES & GENERAL CLAUSES**  
**Architects & Surveyors acting on behalf of the Parochial Church Council**

MSW Conservation  
Architects & Surveyors  
PO Box 27  
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**Planning Supervisor**

MSW Conservation  
PO Box 27  
Lifton  
Devon  
PL16 0YD

Telephone:            01566 784 905

Facsimile:            01566 784 906

**Contractor:**

To be appointed.

Carried to Collection £

**SECTION 1                      PRELIMINARIES & GENERAL CLAUSES**  
**THE SITE**

- 1.20                      The location of the site is indicated on the location plan reference number MSW.912.001

£.

**BRIEF DESCRIPTION OF THE WORKS OF REPAIR AND INTERVENTION**

- 1.30                      Anglican parish church. Mainly late C13 or early C14, but some remains of Norman work. Rubble, some rendering to tower, slate roofs, terracotta ridge tiles. Nave, north transept, chancel with north chapel, tower south side of nave over Porch. Square tower with half-height diagonal buttresses, projecting crenellated parapet on corbel table, small set-back octagonal stone spire. South front has plain pointed outer arch to barrel vaulted porch over richly modelled inner doorway. Lancet over outer door and to bell chamber; lancet on east side, mid height slits to 3 faces, slate sundial. To right is lean-to roof over stair projection; left and right in nave a 2-light plate tracery window with quatrefoil under drip; diagonal buttress to west, angle buttress to east. Chancel has similar 2-light plate, but with sexfoil, and large triple lancet with drip over plate tympanum. Simple chamfered priest's door. East end has triple lancet the same; angle buttresses. North side has attached chapel, lancet to east, lancet and square-headed doorway, heavy buttress at west end. North transept has two Norman lights to the east, and two single offset buttresses, not at corner. North side has 3 stepped lancets under a relieving arch, some evidence of small opening above. Heavy offset plinth. West side windowless, but 3 heavy buttresses. North side of nave has two 2-light C19 windows with quatrefoils, and west end has a sexfoil light set high; no doorway. Interior: plastered walls slate and tile floor, barrel vault roof, formerly plastered, high door to tower stair. Plain chancel arch with C19 painting above, and plain arch to north transept which includes a 2-light opening in the arch; roof as nave, but lower opening to east chapel, up 2 steps. Chancel has barrel roof, tiled floor, chamfered rere-arches; the east window has hexagonal C13 style colonnettes. Wood grille to north chapel. Cusped piscina with credence shelf. Chancel roof 1915 in memory of F C and M J Hingeston-Randolph. (Pevsner N: South Devon, 1952).

**THE NATURE OF REPAIRS**

This is a particularly significant church, both internally and externally. It is very important that no works likely to be detrimental to the well being of the historic fabric shall be executed without the prior knowledge of the architect. Where there is any doubt concerning the interruption of the fabric or the removal of items of interest the architect shall be informed. There shall be no mechanical cutting out of the pointing or damaging of the stonework. Where there is a case for introducing new materials, whether slate, wood or glass or lead, it is vital to remember that the new work and repairs shall always be matched into the old. The old must not be cut into or adapted to the new. This philosophy must prevail with all the repairs to an historic building.



## SECTION 1 PRELIMINARIES & GENERAL CLAUSES

Do not try to regularise distortions within the existing structure. Stonework where it is worn away must retain its weathered back face and new stones introduced for the purpose of stitching or replacement must be placed on the correct bed and the face brought no further forward than those adjacent stones. Do not dub out with mortar to fill depressions unless specifically agreed. £.

### THE PURPOSE OF THE WORKS

**Overall the intention is to:**

- 1.51 Carry out necessary repairs to slate roofs
- 1.52 Re-point external walls.
- 1.53 To overhaul, repair and provide some additional rainwater goods.
- 1.54 Strip Tower roof, establish extent of any defective timbers, renew defective lead roof including rolls and gutter.

**Note: The contractor must refer to the Schedule of works for a description of the purpose of the works for each section**

### THE CONTRACT DRAWINGS

Site location plan  
Scale 1:2500 - Reference MSW.912.001

Layout Plan of Church  
Scale 1:50 - Drawing Number MSW.912.002

### CONDITIONS RELATING TO THE SITE

#### ACCESS TO THE BY THE CONTRACTOR

- 1.71 The Contractor should note there is limited parking facilities nearby the Church and the roadways must be kept open at all times.

#### PROTECTION OF TREES AND SHRUBS

- 1.72 All trees or shrubs on site are to be adequately protected against damage for the duration of the works. In addition to any penalties imposed for breach of tree preservation orders the Contractor shall be liable for the payment to All Hallows Parochial Church Council or such other parties they shall so direct for £2000 for each tree or the replacement cost, whichever is the greater and £30 for each shrub injured, damaged or cut down without the written permission of the Supervising Officer

Carried to Collection £