

Parochial Church Council of All Hallows, Ringmore

Maple Bank
Ringmore
Kingsbridge Devon
TQ7 4HL

Home Phone 01548 810450

30 August 1999

The Reverend Canon R Campbell-Smith
Church Lane
The Vicarage
Modbury
PL21 0QN

Dear Bob,

At the meeting of our Parochial Church Council on 26th August I read to the meeting all the correspondence which I had received from you, South Hams District Council and English Heritage.

Prior to the meeting I had spoken to Guy Eddy, Chairman of the local Millenium Committee regarding the suggestion of joint funding for the restoration of the medieval wall painting and the proposed clock. Their committee had discussed the possible funding of the restoration at a meeting when it was originally raised with them and did not feel able to apply for funding of work inside the church in view of the guidelines they had been given by the Parish Council which appears to have had some say in their foundation.

I also spoke to English Heritage. Mr Kelly was on holiday but a young lady there informed me that the only funds they have available are for urgent work on roofs and towers/steeple of churches.

In view of this and the very expensive work we anticipate having to undertake on All Hallows in the near future, added to the fact that we have not seen any recent deterioration in the painting, the PCC has requested me to advise you that it does not propose to take any action on this matter in the immediate future. If, however, funds should become available, the position would of course be reviewed. We have recently appointed a new Architect and this matter will be discussed with him.

I fully understand that English Heritage and South Hams District Council have every right to inspect our church in response to a complaint regarding the proposed installation of a clock on the church tower. However, on this visit, they went considerably further and therefore I would have thought it courteous and sensible to notify those responsible for the care of the church and with knowledge of the church's history, that a visit was to take place, so that someone could have been present to represent the church authorities.

As a PCC we have been most careful to follow correct procedures with regard to any work we have undertaken and we did, therefore, take exception to Mr Robert Waterhouse's accusation (in his letter to you of the 15th July) that we had carried out work in the church without a faculty

having been obtained. We hope in future he will take the trouble to make proper enquiries as to the facts regarding work undertaken, as the case in point, namely the rendering of the internal church walls, was, as far as we are able to ascertain, carried out more than 40 years ago.

Finally, please find enclosed a copy of the letter which has been sent to Mrs Sheppard who is the objector to the proposed clock.

Carol and I are away for a couple of weeks from Wednesday 1st September, so won't be available until after 15th.

Yours sincerely,

Gordon W Allan
Lay Chairman

c.c. The Reverend D. Matten

Copy for Information

Challaborough Cottage
Ringmore, Kingsbridge, Devon TQ7 4HW
Telephone/fax: 01548 810520
e-mail: met@cix.co.uk

The Revd Derek Matten,
The Church House,
Ringmore.

September 8, 1999

Dear Derek,

You suggested at the last PCC meeting that we hold a special service to say farewell to Sir Douglas Hall, probably at the end of October.

I understand through the grapevine that this has been provisionally fixed for October 17, at 10.30 a.m., and I hope you will forgive me if I raise a couple of points which you may feel warrant attention.

Sir Douglas has made a great contribution to Ringmore Church (and community) in the 40 years he has been in the area, but I am not aware that he has had any interest in Bigbury or Kingston churches, other than occasional attendance. If we cancel the 9 a.m. service on October 17, one of those churches will have no service that day; will people in those villages resent being denied a service because Ringmore has a special event?

If the 9 a.m. service is cancelled, does that mean that there will be no Holy Communion service that day? As you know, there are vociferous complaints if there is no Holy Communion on a Team Service Sunday. Or will one of the other services that day be switched to Holy Communion?

On a very unimportant note, as you know, I lead a Family Service at 9.15 a.m. in Loddiswell on the third Sunday of the month. Whilst I can get back for a service at 11.00 a.m., it is not possible to make it by 10.30 a.m. In due course I shall therefore have to give my apologies to Sir Douglas and his family for my unavoidable absence.

Yours ever

Michael



ENGLISH HERITAGE

Mr R C Trant
Markland
Ringmore
Kingsbridge
Devon
TQ7 4HR

Direct Dial: 0171 973 3137

Our ref: 144955

18 August 1999

Dear Mr Trant

CHURCH OF ALL HALLOWS, RINGMORE, DEVON

I am writing with reference to your letter of 22 July which was recently forwarded to our office. Please accept my apologies for the delay in responding to you.

The Department for Culture, Media and Sport is ultimately responsible for the decisions on amendments to listing descriptions. We have therefore forwarded your letter to them for their attention. They will decide whether to seek our advice.

Should you require further information please contact Gordon Howell at the Department for Culture, Media and Sport (Listing Branch), 2-4 Cockspur Street, London, SW1Y 5DH. His direct line telephone number is 0171 211 2143.

Yours sincerely

MISS SUSAN RAY
Conservation: Listing

cc. Churchwarden
Chairman, Historical Society
Di
Derek
George.

For information !

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MODBURY TEAM MINISTRY

**Team Rector: The Revd. Canon R.C.Campbell-Smith, M.A.
The Vicarage, Church Lane, Modbury
Ivybridge, Devon PL21 0QN**

Tel: 01548.830260

23 August, 1999

Your Ref. RW/DJH
Robert Waterhouse,
Conservation Assistant,
Planning Services Group,
South Hams District Council,
Follaton House,
Plymouth Road,
Totnes.
TQ9 5NE

Dear Mr Waterhouse,

Thank you for letter of 16th August concerning All Hallows Church, Ringmore.

Having been away for the past week, I only saw your letter this morning, hence my delay in replying.

The Parochial Church Council at Ringmore is well aware of Francis Kelly's views and of his suggestion of a joint bid for funding. All this is under consideration and the Lay Chairman, Mr. Gordon Allan, is dealing with this. He or I will be in contact with you in due course.

May I just point out that you did not enclose the details of the specialist contractors. You might like to send these to me in due course, although the Diocese can also provide us with suitable names.

Yours sincerely,



Rev. Canon Bob Campbell-Smith.

cc. to:- The Archdeacon of Totnes, The Rev. Derek Matten, Mr. Gordon Allan.

Copy

MODBURY TEAM MINISTRY

Team Rector: The Revd. Canon R.C.Campbell-Smith, M.A.
The Vicarage, Church Lane, Modbury
Ivybridge, Devon PL21 0QN

Tel: 01548.830260

The Ven R.T. Gilpin,
Archdeacon of Totnes,
Blue Hills,
Bradley Road,
Bovey Tracey,
Newton Abbott,
Devon TQ13 9EU

14th August 1999

Herewith a copy of my response to the letter from Robert Waterhouse at South Hams District Council. As Gordon Allen (Lay Chairman of Ringmore PCC), who is dealing with this matter for me and Derek Matten, called here just after I had written the letter and told me that he had discovered that the rendering was carried out in 1958 (!), I added a P.S. to that effect to the letter. Derek can put you in touch with Gordon, if you need to speak to him.

We discussed this in yesterday's Team Staff Meeting, and it seems that it may be a confused result of an objection by one of the Ringmore congregation to a Millennium scheme for a clock!

Although this current correspondence does seem eccentric (to put it mildly) and a waste of time and money, one aspect that does concern me is that there is now an apparent objection on file that could affect future schemes of work at Ringmore. On those grounds I think that the truth of this matter needs to be well and truly established and put on record.

Sorry to give you more to do!

With all good wishes,

Yours sincerely,



Canon Bob Campbell-Smith

cc The Revd. Derek Matten
Mr. Gordon Allen



ENGLISH HERITAGE

SOUTH WEST REGION

Shane Maddison, Conservation
South Hams District Council (Planning)
Follaton House
Plymouth Road
TOTNES
Devon TQ9 5NE

Direct Line: 0117 975 0725

Please quote in all correspondence:
Our ref: ABN 006714

9 August 1999

Dear Shane,

ALL HALLOWS CHURCH, RINGMORE, KINGSBRIDGE, DEVON

Thank you for meeting me at Ringmore Church on 5 August to discuss the proposed clock about which a complaint was lodged with English Heritage.

The first thing to say is that it is a very interesting little church, quite rare in Devon in that it retains a good portion of early medieval fabric and features. Its connection with Hingeston-Randolph and the wall paintings, both medieval and restored by him, make it very interesting indeed. In the light of this, it is, therefore, most surprising to find that it is only graded II. An example of antiquarian prejudice? A field worker who was unable to access? Certainly an unexpected grade, particularly in the light Pevsner's encomium.

The proposed clock: While I sympathise personally with the objector's points of view, I have to say that the principle cannot in fairness be refused. The points that we would make to the Diocese if we were asked for our opinion are:

1. Approval should be subject to acceptable design;
2. Care should be taken to fix and service the proposed clock without damage to the fabric; ideally, therefore, taking advantage of the intermediate, later, loop between the two lancets on the south elevation of the tower.

Damage to Wall paintings on East wall of nave. We examined the smearing of the sprayed render over these important paintings. It is regrettable. It did seem however, possible that it had been done some time ago and never tidied up. It would be worthwhile finding out if more than visual damage has been caused and what it would take to put this right. Perhaps the millennial enthusiasm of the parish could be directed towards the conservation of the wall painting as well as the erection of a clock. Either way, a millenium scheme needs to be one that will be appreciated in years to come.



ENGLISH HERITAGE

SOUTH WEST REGION

We found upstairs the gates to the Hingeston-Randolph screen. While they do not appear to be coming to any great harm, it is worth knowing for the record that they are stored there and that they are an excellent period piece, down to the copper finials to the top rail. They would be prime exhibits in an exhibition of 19C church art.

Yours sincerely,

Francis Kelly
Inspector of Ancient Monuments and Historic Buildings

cc Exeter DAC
Guy Eddy (Chairman Ringmore Millennium Committee)
Yvonne Sheppard

HISTORIC CHURCHES PRESERVATION TRUST

INCORPORATED CHURCH BUILDING SOCIETY

After our telephone conversation today, I checked our files and yes, we did help All Hallows, RINGMORE, back in 1961.

I attach a brief extract of the nature of the repairs for which assistance was sought.

I hope that the information I have enclosed is useful.

With kind regards.

Valerie
Valerie Varley (Mrs)
Grants Secretary

With compliments

SECRETARY: WING COMMANDER M W TIPPEN MInstMgt RAF (Ret'd)
FULHAM PALACE, LONDON SW6 6EA. TELEPHONE 0171-736 3054
REGISTERED WITH THE CHARITY COMMISSIONERS

Church and dedication: All Hallows' Parish Church, Ringmore.

Diocese: Exeter. Archdeaconry: Totnes.

County: Devon.

Population of parish: 170

Brief history of the fabric: N. Transept old Saxon Manor Chapel. 1324 Archidiaconal Visitation stated church in ruinous state. Must have been rebuilt but original manor chapel retained. Restored again in 1860 when in a ruinous condition. Further detail attached.

Brief description of main repairs needed:

Grout joints and repoint large portions outside walls, strip inside walls of nave and transept, float, two coats damp resistant compo, under coat and finishing coats of plaster, self coloured. Renew electrical wiring. Remove, retune and rehang three bells rigid, necessary masonry work in tower. Repoint upper portions of tower and spire.

THE HISTORIC CHURCHES PRESERVATION TRUST

The Purpose of the Trust

The Trust's purpose is to assist churches who cannot fund the total cost of essential repairs to the fabric by providing grants and interest free loans.

General Information

Founded in 1953 following a report commissioned by the Church of England entitled 'The Preservation of our Churches', the Trust was conceived as a national non-denominational registered charity to assist churches with essential fabric repairs. The Historic Churches Preservation Trust is in the unusual position of being a grant-making trust that is itself very dependent on donations. There is, therefore, a continual need to raise funds.

The Trust (together with the Incorporated Church Building Society since 1983) is administered by a small staff of four full-time employees and has been accommodated at Fulham Palace since its inception.

The Problem

There are some 18,000 churches in England and Wales some of which are over 500 years old. Many are situated in small rural villages which often have a high proportion of retired people. The majority of churches need constant repair and it is not always understood that the responsibility for maintenance and repair falls entirely on the members of the church. English Heritage (Cadw in Wales) does assist with the repair of churches which are listed as Grade II* or above but will not help with those which are unlisted. Under the Joint Grants Scheme administered by English Heritage funds are available from the Heritage Lottery Fund and this fund will offer assistance for some works which are not eligible for English Heritage assistance. The County Trusts and some other geographically based Trusts also offer assistance with church repairs but the Historic Churches Preservation Trust is the only other national body which offers funds to Christian churches in England and Wales regardless of denomination or grade. This Trust receives also receives donations from the Pilgrim Trust and the Essee Fairbairn Trust and more recently has entered into an arrangement with the Manifold Trust which adds an additional grant to our award. Although a church may not be an architectural gem it is, nevertheless, a place of worship and is often the oldest and most important building in a town or village and is generally highly regarded by the local people.

In some years the Trust receives well over 1000 general enquiries and this year received about 700 applications for financial assistance. However, many are rejected because they fall outside the scope of our conditions that the repairs must be to the fabric of the building. To put the problem in perspective the average repair bill faced by many churches during the last few years has been in the order of £48,000 and the average deficit (i.e. the difference between the total repair bill and the funds available) was in the order of £16,000. In contrast the Trust was only able to award an average of about £2,500. We aim to grant about 25% of the deficit up to a grants ceiling of £6,000. The Joint Grants Committee meets about 8 or 9 times a year to make grant and loan awards which are paid when the work has been completed.

Financial assistance to churches is essential if we are to retain our irreplaceable heritage of fine church architecture.

Standards

To ensure that repairs are carried out correctly using 'conservation materials and accepted 'work practices', the architect's specifications for the works are scrutinised by one of our honorary consulting architects who are all experienced in 'conservation architecture'. We will not grant aid sub-standard or temporary repairs since it is important to the majority of our donors (if we wish to maintain their respect and support) that we set and maintain high standards. The screening procedure also ensures that the Trust's hard earned donations are not misused.

Achievements in the period 1 Oct '97 to 30 Sep '98

a.	Number of initial application enquiries...	700 (approx)
b.	Number of churches assisted...	322
c.	Total Grants Awarded...	£784,205
d.	Total interest-free Loans Awarded...	£241,100

The Financial Year from 1st October 1997 - 30th September 1998 has seen a return to former levels in the number of grants awarded and churches assisted which, hitherto, has been in the order of about 325 churches per year but last year fell to 225. This was caused, in part, by the launch of the Joint Grants Scheme (English Heritage/Heritage Lottery Fund). Start-up delays, teething troubles and an increased workload meant that many applications were unduly delayed before they were able to be screened by this Trust. For some time now the Trustees have considered it reasonable that Churches, where eligible, should apply initially to the Joint Grants Scheme rather than expect this Trust, which derives its funds from the private sector, to provide the whole of the grant. We confidently expected that applications to the Trust would return to their former level and this has proved to be the case. In fact, during the current FY which started on 1st October 1998 there has been an increase in the number of applications. Another worrying trend is that the cost of repairs seems to be rising sharply and an above average level of awards has been made so far this year.

Financial Background and Forecast

The interest from invested funds and income from donations rose during the FY 1997/8 although income from legacies fell. Hitherto the effects of rises and falls in legacy receipts was somewhat mitigated by the use of a 'legacy equalisation fund' whereby a proportion of the legacy fund was drawn down each year but new Charity Commission accounting procedures now apply and the use of such a device is not now acceptable. The Trust's policy now is that all legacies in excess of £10,000 will be put into capital (from which the income is derived) and legacies of £10,000 and below will be put into the income for the financial year. This will result in less disposable income being available within the financial year but will allow some growth of capital to keep pace with inflation. There will therefore be less legacy income in the short term but increasing investment income in the longer term. Income during the FY 1997/8 was as follows:

Donation Income...	£566,811
Investment Income...	£340,376
Legacy Income...	£40,855
TOTAL	£948,042

For several years in the early 1990s the receipts from legacies and investment income were such that the Trust was regularly able to commit about £800,000 per year to grant awards. The reduction in interest rates over the last few years coupled the reduction of receipts from legacies since 1994 meant that the Trust has been obliged to draw on its reserves from time to time to maintain grant awards at an acceptable level. However, this cannot be sustained every year and the Executive Committee reviews the situation at their spring and autumn meetings. All matters relating to investment policy are constantly reviewed by the Executive Committee.

Summary

As a result of the reduced support from the Church Commissioners with clergy stipends, Church of England parishes will have to accept a greater financial burden in supporting their incumbent. This will inevitably impact on the amount of money available for church repairs. Continuing financial support

to the Trust is therefore more important than ever before if our priceless heritage is to be preserved. The Trustees remain committed to offering up to 25% of the deficit by way of a grant, wherever possible, but in the longer term will strive to increase the proportion given.

* * * * *

January 1999

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HISTORIC CHURCHES PRESERVATION TRUST - FACT SHEET

1. Conditions. The HCPT helps needy Christian churches of any denomination (but not cathedrals) to repair the fabric of their churches by awarding grants and/or interest free loans. Your church will be considered for financial aid on condition that:

- * it is 100 years old or over, is in regular use as a place of public Christian worship and likely to remain so for at least 5 years and is located in England, Wales, the Channel Islands or the Isle of Man. The church must be properly insured.
- * where the church is listed GI or GII*, an application must first be made to English Heritage (Cadw in Wales) under the Joint Grants Scheme and a written reply obtained before we can consider the matter. All other churches are encouraged to apply to EH/Cadw. Where work is urgent this should be explained to EH/Cadw who will normally make a special effort to deal with the case promptly. If EH/Cadw decline to make an offer, a copy of their refusal letter should accompany your application to the HCPT for a grant/loan.
- * the proposed repairs are to the fabric of the church, authorised by Faculty and in general have not received financial aid from the Trust or ICBS within the last 3 years.
- * the PCC has insufficient funds to carry out the repairs. (In cases where the deficit is small and the cost per head of parish population is also small, the Committee may not be able to make a grant or loan.)
- * **WORK HAS NOT STARTED OR BEEN COMPLETED BEFORE THE SPECIFICATION HAS BEEN REVIEWED (OTHER THAN IN EXCEPTIONAL CIRCUMSTANCES).**

2. Specifications. The proposed repairs must be specified and directed by a suitably qualified chartered architect or surveyor and must be carried out in accordance with that specification. The specification must include a preliminary section which deals with matters such as indemnity, safety, conduct, techniques and methods. The main body of the specification must detail accurately the materials and practices to be used. Any provisional sums must be properly amplified. The specification will be reviewed by a panel of experienced conservation architects. Where applicable, full provision must be made to comply with the Construction (Design and Management) (CDM) Regulations. When a specification does not meet accepted conservation standards the Committee will decline to make an award. Whilst we do not make it a condition that you seek the lowest tender it has been our experience that estimates can vary widely. We advise, strongly, that your architect seeks alternative quotations wherever possible.

3. Exclusions. The following works are NOT eligible for financial aid:

NEW AMENITIES/RE-ORDERING	MURALS
CHURCH CLOCKS	MONUMENTS
HEATING & LIGHTING	DECORATIONS(except in wake of repair work)
STAINED GLASS	RE-WIRING
FURNITURE & FITTINGS	CHURCHYARDS & WALLS
ORGAN REPAIR	

4. We will need to know the outcome of applications to other grant making bodies. e.g. County Trust etc..

5. Interest Free Loans are repayable in 4 equal annual instalments (preferably by Banker's Order), commencing 1 year after the date of the HCPT cheque.

6. If a grant or loan is awarded by the HCPT we ask that our poster and some of our leaflets are displayed in the church, and that the church tries to make an annual donation to the Trust for 7 years. Payment of a grant or loan will be made on receipt of an architect's interim or final certificate and written confirmation that CDM Regulations have been complied with.

INCORPORATED CHURCH BUILDING SOCIETY - FACT SHEET

1. Conditions. The ICBS helps needy Anglican Churches to repair the fabric of their churches, enlarge the worship area of their buildings or construct new churches by awarding interest free loans and grants. Your church will be considered for financial aid on condition that:

- * it is in regular use for public Anglican worship, is likely to remain so for at least 5 years and is located in England, Wales, the Channel Islands or the Isle of Man.
- * where the church is listed GI or GII*, an application must first be made to English Heritage (Cadw in Wales) under the Joint Grants Scheme and a written reply obtained before we can consider the matter. All other churches are encouraged to apply to EH/Cadw. Where work is urgent this should be explained to EH/Cadw who will normally make a special effort to deal with the case promptly. If EH/Cadw decline to make an offer, a copy of their refusal letter should accompany your application for assistance from the ICBS.
- * the PCC has insufficient funds to carry out the works and has not received financial aid from the ICBS or the Trust within the last 3 years. (In cases where the deficit is small and the cost per head of parish population is also small the Committee may not be able to make an award.) The church must be properly insured.
- * where applicable the works to be carried are authorised by Faculty.
- * **WORK HAS NOT STARTED BEFORE WE HAVE REVIEWED THE ARCHITECT'S SPECIFICATION (OTHER THAN IN EXCEPTIONAL CIRCUMSTANCES).**

2. Specifications. The proposed repairs or other works must be specified and directed by a suitably qualified chartered architect or surveyor and must be carried out in accordance with the specification. The specification must include a preliminary section which deals with such matters as indemnity, safety, conduct, techniques and methods and some legal matters. The main body of the specification must detail accurately the materials and practices to be used. Any provisional sums must be properly amplified. The specification will be reviewed by a panel of experienced conservation architects. Where applicable, full provision must be made to comply with the Construction (Design and Management) (CDM) Regulations. When a specification does not meet accepted conservation standards the Committee will decline to make an award. Whilst we do not make it a condition that you seek the lowest tender it has been our experience that estimates can vary widely. We advise, strongly, that your architect seeks alternative quotations wherever possible.

3. Exclusions. The following works are NOT eligible for financial aid:

NEW AMENITIES *	STAINED GLASS	MONUMENTS
RE-ORDERING	FURNITURE & FITTINGS	DECORATION @
LIGHTING/HEATING	MURALS	CHURCHYARDS
CHURCH CLOCKS	ORGAN REPAIR	CHURCHYARD WALLS
* (other than worship area enlargement)		@ (except after repairs)

4. We will need to know the outcome of applications to other grant making bodies e.g. County Trust etc..

5. Payment of a grant or loan is made on receipt of an architect's interim or final certificate and written confirmation that CDM Regulations have been complied with.

6. Interest Free Loans are repayable in 4 equal annual instalments (preferably by Banker's Order), commencing 1 year after the date of the ICBS cheque.

7. If a grant or loan is awarded by the ICBS, we ask that the church tries to make an annual donation to the Society for 7 years.

PLEASE SEE OVERLEAF FOR HCPT FACT SHEET.

(Revised 12/96)

BM

MODBURY TEAM MINISTRY

Team Rector: The Revd. Canon R.C.Campbell-Smith, M.A.
The Vicarage, Church Lane, Modbury
Ivybridge, Devon PL21 0QN

Tel: 01548.830260

26 July, 1999

Your Ref. RW/DJH
Robert Waterhouse,
Conservation Assistant,
Planning Services Group,
South Hams District Council,
Follaton House,
Plymouth Road,
Totnes.
TQ9 5NE

Dear Mr Waterhouse,

Thank you for letter of 15th July concerning All Hallows Church, Ringmore.

I would be interested to know from where you obtained your information. I have consulted the Parish Priest the Rev. Derek Matten, and the lay chairman of the Parochial Church Council, Gordon Allen, and they confirm my belief that the work was carried out many years ago.

I expect that Mr. Allen will be in contact with you concerning this. I would be grateful if you will contact me if you have any further questions.

Yours sincerely,



Rev. Canon Bob Campbell-Smith.



47 Lake View Drive, Tamerton Foliot, Plymouth. PL5 4LW

Telephone: (01752) 779644

Proprietor: I. C. Maitland

Mrs Patterson
Walnut Tree Cottage
Ringmore
Nr Modbury
Devon TQ7 4HL

9 April 1999

Dear Mrs Patterson

Re. Ringmore Parish Church - Allhallows

On Thursday 8/Friday 9 April we carried out an inspection of the exposed internal timbers as instructed.

An inspection of the top surface of the boards revealed some areas of newer boards with older boards suffering from both Death Watch Beetle (*Xestobium rufouillosum*) and common furniture beetle (*Anobium punctatum*) infestation. The infestation is widespread. Many exit holes are old and of long-standing but others appear more recent.

Where practical some boards were lifted to enable partial inspection of the timbers below. The sub floor void is shallow and sub floor ventilation non existent. Moisture meter readings to boards and joists abutting perimeter walls were well in excess of 20% (10-12% normal).

The inspection of the sub floor timbers was limited (approx 20%). Of those joints inspected we note some to be suffering from intense insect infestation and severe wet rot fungal decay, whilst others are relatively sound.

It would be our recommendation that a full inspection be carried out of all sub floor joists to enable a quotation to be prepared for:

- (a) renewal of joists beyond treatment and
- (b) treatment of remaining joists.

Some form of sub floor ventilation is required.

Lateral water ingress to areas to the rear of the building is a prime cause of dampness causing fungal decay. Isolation of timbers to these areas would be beneficial.

Wet rot fungal decay is also noted to the boards below the choir stalls.

Belfry

An inspection was carried out to the timbers in the area of the belfry. We note active common furniture beetle infestation affecting: belfry door, 2 x ladders and bell platform floor. A timber lifting beam to the top of the bell tower is suffering from both wet rot decay and intense insect infestation. This beam should be removed.

Roof Timbers

Inspection of the roof timbers was carried out using a ladder on Friday 9 April. Those roof timbers to the chancel which were inspected appear sound and we note no apparent infestation or fungal decay at this time.

Roof timbers to the rest of the Church are much older and vary greatly in their condition. Tongue and groove cladding between ribs obstructs inspection of much of the main support timbers. Where a small area of cladding has been removed (above vestry) we note heavy active common furniture beetle infestation.

The roof timbers have been heavily infested by both common furniture beetle and Death Watch beetle. Where roof timbers abut perimeter walls, ends have suffered both fungal decay and insect attack. Although the infestation and decay can be treated we are unqualified to ascertain the structural strength of the remaining timbers. We would advise that the services of a Structural Engineer be sought to ascertain the feasibility of treatment to these timbers.

In Summary

An inspection of the exposed internal timbers was carried out.

Floor timbers are suffering from wet rot fungal decay and insect infestation. Some replacement of joists will be necessary.

Timbers to the belfry are suffering from insect infestation and require treatment.


Roof Timbers

Those above chancel appear sound. The remaining timbers are in poor condition and a Structural Engineer should report upon the load bearing capacity.

Remedial treatment is possible to all areas of the roof but requirements will not be known until further reports are obtained.

We will be happy to meet to discuss in further detail points raised in this report.

Yours sincerely

A handwritten signature in cursive script, appearing to read 'I.C. Maitland', written in dark ink.

I.C. Maitland

Colebrook Architect's Studio

2 Boringdon Terrace, Colebrook, Plympton, Plymouth PL7 4EB

☎ 01752 344225

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

Ref: 6029

8th February 1999

Dear Mrs Patterson

RINGMORE PARISH CHURCH

I am sorry for the delay in submitting this report on the matters which we discussed when we met at the church on 25th January.

1. West Window:

The circular window, high in the west gable wall, has given trouble for many years with water running down the internal plaster below the cill. At one time it was thought that water was penetrating between the lead and glass and a sheet of plain glass was sealed into the opening, externally. This does not appear to have reduced water ingress in times of heavy, driving rain and confirms that there are no major problems with the leaded glazing.

There are deep runnels in the plaster beginning at approximately 4 o'clock, 6 o'clock and 8 o'clock in the internal face of the circular opening. The plaster is soft and crumbling over about 2m below these points. There are also damp patches on the plaster at lower levels where the plaster is also weakening.

Water must be entering the fabric high up in the gable, travelling down in the core of the wall where it is diverted around the window opening to run out internally in specific channels.

There are two options available to deal with the problem:

- a) Provide a render coat externally to the west gable wall. A soft lime & sand render will absorb most of the driving rain from the south & west quarters and prevent penetration through the masonry. However, this alone will not solve the problem if water is entering at roof level and it may be necessary to provide extra protection at this level. Render will also alter the appearance of the west wall, not adversely, but this may not be acceptable locally. This approach will be more expensive than (b) below, especially as internal plaster will still require some repair but it is better suited to the ancient fabric of the building and is likely to be more effective.
- b) Strip off all the internal plaster from the west wall and replaster over a waterproof membrane. The membrane may be either a brushed on bitumen coating or a proprietary corrugated sheet membrane. The latter has the advantage of providing ventilation channels within the corrugations of the material but this method will still require a brushed on coating around the circular opening to achieve protection around the window.

Edward Barnaby B.Sc.(Arch.) Dip.Arch.(B'ham.)

2. Window S1:

I understand that there is a problem with water which forms puddles on the cill. The stained glass detail and leading appear to be in good order and I doubt whether water is being driven through the lead/glass joints. I suspect that water collecting on the cill is caused by condensation on the glass as there is no condensation tray at the bottom of this window to collect water which will inevitably run down the glass.

I recommend that a lead tray, introduced at the bottom of the glass, allowing water to be channelled to the outside will cure this.

3. Flagpole:

The existing flagpole is a 38mm galvanised steel pipe fixed with brackets to the internal angle of the tower parapet. To fly a flag, the flagman has to negotiate the bellchamber and ladder to the spire door. I confirm that the flag could be run up easily from ground level if the flagpole were fixed on the outside of the parapet. This has been done successfully in a similar situation, recently, in west Cornwall. A new lightweight, fibreglass flagpole would be advisable. The DAC will take a keen interest in the detail of a pole with brackets in a new position on the outside of the parapet and it will be necessary to provide detailed illustrations of proposals.

I shall be glad to assist with any further advice, specifications and drawings for any of the recommendations made above and I would also be able to indicate details of professional fees involved. I will look forward to hearing from you.

Yours sincerely

Edward Bannard



SOUTH HAMS DISTRICT COUNCIL

Follaton House, Plymouth Road, Totnes, Devon. TQ9 5NE

Main Switchboard: Totnes (01803) 861234

FAX: Totnes (01803) 866151
DX 300050 TOTNES 2

Office of: Alan Robinson, BA(Hons), MRTPI, Dip.RSA Chief Planning Officer
Please ask for: Robert Waterhouse
E-Mail:
Extension No: 205

Canon Robert Campbell-Smith,
The Vicarage,
Modbury,
IVYBRIDGE,
Devon, PL21 0QN

Your Ref:
Our Ref: RW/DJH
Date: 15th July 1999

Dear Canon Campbell-Smith,

ALL HALLOWS CHURCH, RINGMORE

I am writing to you concerning certain works which have recently been undertaken to the interior of this listed church. These were brought to my attention, and include the re-rendering of the nave and north transept in a roughly finished lime mortar. Regrettably, however, this work was carried out without the authorisation of a faculty and unfortunately is of poor quality. In regard to the latter:-

- (a) Interior plasterwork should be finished smooth through application by hand with a wooden float and limewashed over.
- (b) The unique wall painting over the chancel arch, which is believed to be medieval and of national importance, was not masked during the re-rendering work so that where it adjoins the new work it has received a splatter coating. This could well have caused serious damage and will require the services of a specialist conservator to remedy.
- (c) Archaeological recording should have been agreed to, both prior to and during the stripping operations so that the possible existence of further painting could have been investigated and the opportunity taken to understand more about the structural development of this particularly interesting and early church.

In these circumstances, I must express considerable concern that such extensive works should have been carried out without prior authorisation or without due regard to historic fabric and features of the listed building. To remedy the situation, the following works appear to be necessary, namely

1. the cleaning of the wall painting by an appropriately experienced specialist contractor;
2. the inappropriate rough texture of the render to be treated in some way to create an acceptable smooth finish, or replaced with such a finish.

It would also seem desirable to address the damp ingress problem in the west wall where the new render is already showing signs of deterioration and instability.



It would seem essential, however, for any new work to be properly authorised by way of a faculty (in accordance with the Government's exemption rule) so that appropriate consultations are initiated.

I should be most grateful if you could confirm your intentions with regard to resolving this matter, but should you have any particular queries, please do not hesitate to contact me.

Yours sincerely,



PP
ROBERT WATERHOUSE
Conservation Assistant
PLANNING SERVICES GROUP

MODBURY TEAM MINISTRY

Team Rector: The Revd. Canon R.C.Campbell-Smith, M.A.
The Vicarage, Church Lane, Modbury
Ivybridge, Devon PL21 0QN

Tel: 01548.830260

26 July, 1999

Copy.
Your Ref. RW/DJH
Robert Waterhouse,
Conservation Assistant,
Planning Services Group,
South Hams District Council,
Follaton House,
Plymouth Road,
Totnes,
TQ9 5NE

Dear Mr Waterhouse,

Thank you for letter of 15th July concerning All Hallows Church, Ringmore.

I would be interested to know from where you obtained your information. I have consulted the Parish Priest the Rev. Derek Matten, and the lay chairman of the Parochial Church Council, Gordon Allen, and they confirm my belief that the work was carried out many years ago.

I expect that Mr. Allen will be in contact with you concerning this. I would be grateful if you will contact me if you have any further questions.

Yours sincerely,



ev. Canon Bob Campbell-Smith.

I enclose a schedule of August services. Thank you
for helping out.

I also enclose a copy of the strange letter from
S. Hays about Dingmore ~~my~~ acknowledgement.
I gather from Gordon Allen that ~~the~~ work was
actually done in 1958!! - + at ~~his~~ insistence.
I think Gordon would be happy if 'authority' was
insists the work is undone! Gordon is pursuing
~~it with~~ the matter.

See you soon. - Would you let me know
if you want readings other than those set for 29th.
God bless you + thanks for all your help.

Yours,

Bob.



SOUTH HAMS DISTRICT COUNCIL

Follaton House, Plymouth Road, Totnes, Devon. TQ9 5NE

TELEPHONE: TOTNES (01803) 861234

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DX 300050 TOTNES 2

Office of: **Alan Robinson, BA(Hons), MRTPI, Dip.RSA Chief Planning Officer**
Please ask for: **Robert Waterhouse**
E-Mail:
Extension No: **205**

Promoting excellence and value
in the service of the community

Acting Chief Executive P.G.West CPFA

Revd. Canon R.C. Campbell-Smith, MA,
The Vicarage,
Church Lane,
Modbury,
IVYBRIDGE,
Devon, PL21 0QN

Your Ref:
Our Ref: **RW/DJH**
Date: **16th August 1999**

All-Hallows Church, Ringmore.

Dear Revd. Campbell-Smith,

Thank you for your letter of the 26th July, concerning the above.

My information was gained by visiting the Church as part of a general survey of Ringmore Conservation Area.

As far as I can gather, during the 19th century, much of the church interior was covered with painted tin panels. These were removed in the 20th century and the walls re-covered, with what Sir Nikolaus Pevsner referred to in 1952 as "horrible rendering".

I have since spoken to my colleague Shane Maddison and Francis Kelly of English Heritage, regarding the plastering. Both were rather surprised to find that the present plaster was applied so long ago as 1958.

In view of the uncertainty about this, point (c) in my letter of the 15th July may no longer be valid. However, those comments concerning the damage to the mediaeval wall paintings are still valid. I have found that on his recent visit to Ringmore, Francis Kelly suggested that conservation of the wall paintings might be suitable for a joint bid for funding, with the proposed clock. If you and your committee think this would be a good idea, it would be necessary to get an experienced conservator to come out, see what needs to be done and give a quote.

I enclose the details of specialist contractors known to us.

I hope the above is helpful and look forward to hearing from you again.

Yours sincerely,

Robert Waterhouse

ROBERT WATERHOUSE
Conservation Assistant
PLANNING SERVICES GROUP

