

Three Ways, Ringmore
Nr Kingsbridge South Devon TQ7 4HL

Tel: (01548) 810341

South Hams Roofing Limited
Unit 1
Lapthorne Farm Estate
Titner Road
Ipplepen
Newton Abbot
TQ12 5TN

23.1.2004

Dear Sir,

Church of All Hallows, Ringmore

I confirm our Church Architect has
now inspected the roof and cleared
the work. I enclose our two cheques
for £6260.55 total invoice 12359 in
full settlement of the amount due.

Thank you for dealing with the roof
repairs so quickly and efficiently.

Yours faithfully

Yvonne Steppal
Churchwarden.

26th November 2003.

A N D R E W
W O O D
C H A R T E R E D
A R C H I T E C T

Mrs Y. Sheppard.
Churchwarden, Church of All Hallows.
Three Ways,
Ringmore,
Kingsbridge.
Devon. TQ7 4HL.

18 Southern Terrace
Mutley • Plymouth
Devon • PL4 7LS
Tel: (01752) 667524
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BY FAX AND POST

8 Pages to transmission

Dear Yvonne,

RE-SLATING SOUTH SLOPE OF SOUTH CHANCEL ROOF
CHURCH OF ALL HALLOWS RINGMORE DEVON
JOB NO 0308

Further to our telephone conversation this morning, I now set out below the estimate of costs for the additional work to the above based on South Hams Roofing estimate. These figures relate to my letter to you dated 24th November 2003, which sets out the full extent of the works needed.

	£0.00	£0.00
Items 1 to 9, the repair of the South Slope of the Chancel Roof:	1,768.75	
VAT @ 17.5% on these items:	309.53	
	+ <u>£2,078.28</u>	2,078.28
Sub-total:		
	£0.00	
Items 10 the additional cover flashings to the north slope of the Gable end wall to the Chancel Roof:	528.75	
VAT @ 17.5% on these items:	92.53	
	+ <u>£621.28</u>	621.28
Sub-total:		
Total cost of work with VAT included @ 17.5%:		<u>£2,699.56</u>

The total VAT element of work is £402.06, of which £287.18 can be reclaimed under the Listed Places of Worship Grant Scheme. This may help!

I enclose a copy of the quotation from South Hams Roofing for your information.

Cont/Page 2.

Mrs Y. Sheppard.

26th November 2003.

I have also spoken to Jan Croysdale and she has given me conditional Schedule B approval over the telephone in view of the emergency nature of the work. Please note that this is an exception and I have had to grovel a bit to ensure we can proceed, so the next applications must be by the book! You may convey this information to tonight's PCC meeting and once you have decided if you want to do the work and I would strongly urge you to do this, can you please let me know and I can then instruct South Hams Roofing to proceed.

I will fax this letter and its enclosure over to your office and hope that the post delivered my earlier letter to you today. Just in case it did not I will fax that over to you as well.

I wish you well for tomorrow and hope that the service goes well.

Yours sincerely,



Andrew S. Wood. Dip Arch, Pg Dip Conservation, RIBA.
for Andrew Wood Chartered Architect.

- Encl. Copy of South Hams Roofing Quote dated 26th November 2003.
Copy of my letter to South Hams Roofing dated 24th November 2003.
Copy of my covering letter to Mrs Y. Sheppard dated 24th November 2003.

Yvonne Sheppard

From: <Andrew-wood@eurobell.co.uk>
To: "Yvonne Sheppard"
Sent: Thursday, November 27, 2003 10:11 PM
Subject: RE: Ringmore - church roof
Yvonne,

Thanks for the e-mail. I have spoken to Peter Scoble of South Hams Roofing and briefed him to get on with the work today. He will arrange for the scaffolding to be altered early next week and the carpenter is booked for the following Friday, 5th December weather permitting. I will visit the church that morning at 11.00 to inspect the damage to the rafter in case it is more extensive.

Jan Croysdale has written to you about the Schedule B application and you will need to respond to that.

South Hams will invoice us for the work at the end of the job, so please put your money back into the bank to earn interest.

The woodworm we have seen is only in the rotten and damaged boards abutting the east gable end wall and we plan to replace these and the leadwork is correctly specified.

I think your comment about the west gable end confused me, as this is not included in any work we are doing at present. The additional work, item 10 relates to the north slope of the east gable end wall, which I hope is what you meant as to add to these repairs to the west end would be far more expensive and we would need to go through the formal Faculty procedure as we would be starting from scratch there.

I hope that the above clarifies the various matters and points you raised.

Regards,

Andrew.

-----Original Message-----

From: Yvonne Sheppard [mailto:yvonne@3waysringmore.fsnet.co.uk]
Sent: 26 November 2003 23:55
To: andrew-wood@eurobell.co.uk
Cc: JAandPElliott@aol.com
Subject: Ringmore - church roof

Dear Andrew

Many thanks for your fax today. Just as well as I did not get the letter at home.

We discussed the roof additional work at our meeting tonight and I am pleased to agree the PCC unanimously decided to go ahead with the additional work required on the south chancel east end and the west end gable end. Many thanks for fixing all this with Jan Croysdale.

Two points - I have a cheque for South Hams Roofing for the first third of the quotation - when should this be paid to them please? Also, is there any woodworm etc in the roof and does it need treatment - can't remember what you said on this point. We also discussed the quality of the lead to be used on the roof and decided it was probably sufficient as you have upgraded from 4 to 7 - a point raised by one of our PCC members but a bit lost on me.

Many thanks for all you are doing.

Best wishes

Yvonne

24th November 2003.

A N D R E W
W O O D
C H A R T E R E D
A R C H I T E C T

Mr P. Scoble.
South Hams Roofing Ltd.
Unit 1, Lapthorne Farm Estate,
Totnes Road,
Ipplepen,
Newton Abbot,
Devon. TQ12 5TN.

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Dear Mr Scoble,

RE-SLATING SOUTH SLOPE OF SOUTH CHANCEL ROOF
CHURCH OF ALL HALLOWS RINGMORE DEVON
JOB NO 0308

Further to our meeting on site this morning, I now set out below a brief specification for the additional repairs needed to the east gable end.

1) Scaffolding:

Extend the existing rig to the north-east corner of the Chancel to allow for working on the north slope of the east gable end wall. Also raise the scaffolding over the central section to allow safe working access to the stone cross at the apex and for a hoist to lift it to allow the insertion of a lead tray dpc.

2) Repairs to existing roof structure:

Cut back damaged and rotten roof boards to second rafter for the full length of the roof slope in view of their rotten condition, but also remove completely the 2 No short boards stretching out over the third rafter to expose the rotten rafter abutting the gable end wall. Carefully cut out the damaged rafter abutting the east gable end wall and replace with a similar rafter of matching section, once inspected by myself and then re-instate the t & g boarding. All timbers to be treated s.w., with rafter SC3 grade or similar approved. Clean out the wall head during the course of the works so all rotten timber debris is removed.

Also scrafe in short section of new s.w. wall plate abutting east gable end wall where rotted away below rafter foot and make good face to match existing section.

3) Existing "cover flashing":

In view of the very little cover this gives, nominally 25mm at best, over the soakers strip out and remove.

Cont/page 2.

Mr P. Scoble.

24th November 2003.

4) New Lead Soakers:

Provide and fix in place new Code 4 Lead soakers with a minimum upstand face of 100 mm, but up to top face of gable end wall throughout roof slope.

5) Masonry to Head of Gable End Wall:

In view of the poor condition of the stonework, make good openings and voids in stonework by filling gaps and then running a render over the top surface to level off the masonry to receive the lead. Use an NHL 3.5 Hydraulic lime mortar mix to be 2 Parts NHL 3.5 to 5 Parts sand (sand mixed 3 parts coarse to 2 parts fine. NB After our visit I reflected on the suggestion of a marine ply sheet backing for the lead but felt it better to keep anything that may in the future rot out away from this exposed location.

6) Lead Parapet Cover Flashing Sheets:

Form from Code 7 Lead milled lead sheet parapet cover sheets not exceeding 1500 mm x 450 mm girth dressed to give three equal sheets on the gable end with 200 mm laps at the heads which are also to be welted. Allow for a minimum 100 mm downstand cover of the lead over the soakers to the roof and the stonework on the east face of the wall. Fix across the wall with staggered fixings at the heads of each sheet and dress the top sheet under the apex capping sheet, after lifting off the cross. Provide and fix stainless steel clips at 500 mm approximate centres up both sides of the sheet where dressed down over the soakers and the stone work and at the base of each sheet to prevent up lift. Lay each sheet on Lotrac Trevira 200 gsm underlay as separating membrane and treat the underside of each lead sheet with chalk paint to prevent underside lead corrosion. All exposed fixings to be covered with lead dots over the heads of screws. On completion lead weld runnels running at 45° to the run of the lead cover flashing sheets to throw water back onto the slate roof and direct water run-off back over the guttering using formed Code 7 lead sheet no more than 25 mm in height. Allow for 2 No runnels per sheet equally spaced up the slope.

7) Apex Lead Capping Sheet:

Provide and form a Code 7 Lead capping sheet across the underside of the apex cross base and allow for welding in a triangular vertical section to protect the end of the ridge where it rises above the horizontal coursing of the masonry and then form a saddle over the ridge board to protect the ridge end as we discussed. Lay this as per item 6 above once the cross is removed.

8) Treatment of Leadwork:

As the lead work proceeds treat all finished leadwork with patination oil.

9) Apex Cross to East Gable End:

Allow for lifting off the cross as we discussed and presumably placing it on the scaffold while the work proceeds. Make good the masonry at the head of the wall as per Item 5) above to form a horizontal and true bed for the lead work. Drill in 2 No 10 mm dia stainless steel dowels to the head of the wall, through the leadwork and into the cross base to allow for re-instatement of the cross and seal the dowels to the finished leadwork which is to be painted with 2 No coats bitumen paint prior to installation to protect it against attack by the mortar. Set the dowels in lime mortar to both the wall head and the cross. Reinstall the cross and repoint all joints as necessary.

Mr P. Scoble.

24th November 2003.

10) North Slope of East Gable End Wall:

Please provide a cost for providing a lead capping to match that on the south slope to the above slope in order that we can similarly protect the roof structure on that side of the Chancel Roof.

I trust that the above will give you sufficient information to enable you to price for the extra cost of this work and let me have your estimate by Wednesday morning. If you need to check anything with me I will be on my rounds tomorrow morning but you could try my mobile number which is: 078852 48550.

I look forward to hearing from you.

Yours sincerely,



Andrew S. Wood. Dip Arch, Pg Dip Conservation, RIBA.
for Andrew Wood Chartered Architect.

Cc: Miss J. Croysdale The Secretary to Exeter DAC.

~~Mrs Y Sheppard. Churchwarden Church of All Hallows Ringmore.~~

24th November 2003.

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W O O D
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Mrs Y. Sheppard.
Churchwarden, Church of All Hallows.
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Dear Yvonne,

RE-SLATING SOUTH SLOPE OF SOUTH CHANCEL ROOF
CHURCH OF ALL HALLOWS RINGMORE DEVON
JOB NO 0308

Further to our site meeting this morning I now write to you to confirm that a number of problems have been found during the stripping of the above roof. These relate to the very poor and inadequate lead flashing detail between the slate roof and the east gable end wall of the chancel, which has been leaking for some time allowing wet rot to take hold. The main damage is to the rafter abutting the gable end wall, which is completely rotten at its base, where it bears upon the wall plate. This plate has also rotted out and will need the damaged area cut out and a new piece of timber scarfed in. Unfortunately, because of the lack of adequate cover flashings the full length of the timber boarding forming the ceiling to the Chancel has also rotted out at the ends making the fixing of any new battens to support the slates impossible. We are therefore faced with replace the first foot or so of boarding up the full length of the roof and the first rafter abutting the gable end wall to make the roof safe. New soakers and flashings are also needed with a revised capping detail to the wall.

The masonry head to the east gable end wall is not in very good condition, but only needs minor re-pointing and hole filling to stabilise it. However, because of the lack of wall height above the slates there is no sensible way to fit a conventional cover flashing to protect the soakers where the slates abut the wall. Consequently, the only way to protect this will now be to form a lead capping over the full width and height of the masonry head to this wall and thus make watertight the situation. This will also involve lifting the cross at the apex and then re-bedding it once a lead tray has been inserted to protect the junction between the roof, the ridge and the wall. I would also recommend that the head of the gable wall to the north slope of the chancel roof is also treated in a similar way, to protect that side of the roof and gain an economy of effort while the current works are underway, as we shall need the scaffolding however much work we do and to do the work later would involve re-erecting the same scaffolding rig that we now need at the east end again at additional cost.

Cont/Page 2.

Mrs Y. Sheppard.

24th November 2003.

I have written to Peter Scoble of South Hams Roofing with details of what is needed, so that he can prepare a cost estimate for the work and I hope to have the cost estimate to hand by Wednesday so that it can be discussed at your PCC meeting that night. I enclose a copy of my letter to Peter Scoble of today's date with this letter for your information. I have also sent a message to Jan Croysdale at the DAC about the problem and will report back when I have a response.

Yours sincerely,



Andrew S. Wood. Dip Arch, Pg Dip Conservation, RIBA.
for Andrew Wood Chartered Architect.

Encl.

Church Repairs in progress

The south end of the church roof of All Hallows has been causing concern for a few years because slates were becoming loose on a regular basis. Following appointment of our new church architect in April, the PCC took the up our architect's recommendation to investigate. An inspection by a local roofing firm revealed nail rot and the it was agreed to re-slate the South Chancel Roof re-using the original slates where possible, augmented with re-claimed tiles. Scaffolding was put in place in early November and work started, but it was discovered a rafter at the south east gable end was badly affected with wet rot and had to be removed and replaced. The reason for the wet rot was insufficient weatherproofing over the gable end. Our architect recommended we protect the north side of the gable end with lead sheets at the same time, which necessitated more scaffolding, and temporarily removing the cross for access. All this additional work meant the scaffolding was in place until Christmas week and the job took several weeks instead of just one. We were fortunate that most of the ornate ridge tiles were salvageable, and we have only one damaged tile to replace in due course. The good news is that as well as the work being completed satisfactorily, our architect has been able to examine the roof in detail and the roof timbers appear to be in reasonable order. The church is due its quinquennial suvey this year after which the PCC will be able to prioritise work needed in more detail.

Yvonne Sheppard
Churchwarden
January 2004

