

**ST JAME'S CHURCH
TEIGNMOUTH, DEVON**

2022

QUINQUENNIAL INSPECTION REPORT



Diocese of Exeter

Benefice: Teignmouth, Ideford with Luton, Ashcombe, and Bishopsteignton

Deanery: Kenn

Archdeaconry: Exeter

Inspector: Mr Grant Elliott, RIBA, CA

Date of Inspection: 9th November 2022

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Part One

1.0 Introduction

The report of the 2022 Quinquennial Inspection of St James, Teignmouth carried out on 9th November by Grant Elliott, RIBA, CA.

The report is restricted to general condition of the building and its defects and covers the Church building excluding the halls adjacent.

This is a general report only as required by the Diocese.

The Parochial Church Council is reminded that this is not a specification for the execution of work and should not be used as such.

If it is decided to put the works recommended in hand then the procedures of the Diocese must be followed.

2.0 Scope of this Report

This report is based on visual inspections carried out on 9th November 2022.

The weather conditions were sunny and dry.

The report is divided by areas of the Church.

The format follows the recommendation for Quinquennial Inspections by the Diocesan Advisory Committee.

The report is based on the findings of an inspection made from ground level, floor levels, ladders and other readily and safely accessible positions as appropriate.

Unless otherwise stated, the inspection has been purely visual, no enclosed spaces or inaccessible parts such as boarded floors, roof spaces or hidden timbers have been opened up for inspection.

The following specific areas were not inspected:

- a. Inaccessible roof voids
- b. Voids between suspended floors
- c. Flues and ducts
- d. Only sample timbers inspected.
- e. Some manhole covers were not lifted.
- f. Timber panelling was not removed.
- g. Fittings and furniture were not removed.
- h. Floor coverings were not lifted.
- i. Parts of building covered or hidden by storage.
- j. Floor boards were not lifted.
- k. Heating installation was not tested.
- l. Electrical installation was not tested. This report is based on a visual inspection of the switchboard without use of instruments.

This report indicated the general condition of the building and identifies certain defects.

It does not pretend to be fully comprehensive or to give definite solutions. It is stressed that it must not be used as a specification for work and professional advice should always be sought prior to instigating any repair work.

Amateur work, however well intended, should not be undertaken as incorrectly carried out remedial repairs can often do more harm than good and may possibly be inappropriate to the historic nature of the building. Indeed, insensitive repairs (even minor repairs) can easily destroy the architectural character and aggravate a technical problem.

Finally it is emphasised that nothing in this report is intended to imply criticism of any person.

3.0 Brief Architectural History of the Church

Church of St James

Grade II* Parish Church. Mid C13, rebuilt 1821, restored 1890 by WH Lloyd of Birmingham, and 1953 after 2nd World War bombing of the east end. 1821 church designed in Picturesque Gothic style by WE Rolfe of London, built by Andrew Patey of Exeter.

MATERIALS: red sandstone rubble C13 tower, strap-pointed squared grey Plymouth stone with cream limestone and rendered dressings to the rest.

PLAN: square-plan tower, octagonal plan nave of 1821 connected to the tower by a short 2-storey passage.

EXTERIOR: the 3-stage tower, restored 1929, approx 10m square at the base, has a moulded pointed arch to the planked west door, a high rendered plinth, 2 wide buttresses up to the 1st stage of the east front and one to the south corner, and the parapet all probably 1929. The 2nd-stage has one lancet window and a wider belfry opening above, the top of which is partly covered by an 1896 open wrought-iron clock face; the 2nd stage of the left return has a segmental arch to a blind window and a similar clockface; the right return has a C20 leaded lancet window to the base, a blocked window with limestone jambs to the 2nd stage and a similar clock face over a louvred lancet opening to the 3rd stage. The octagonal nave to the rear of the tower has a rendered castellated parapet and octagonal buttresses to each angle. Tall pointed-arched leaded windows of pale green glass have hollow-moulded mullions and some transoms to 2 and 3-light windows with intersecting tracery. The nave is crowned by a central octagonal slate-hung lantern with a castellated parapet and wide pointed-arched windows with lace-like tracery. The late C19 vestry to the south-east angle is more traditional in style. Plymouth stone with freestone parapet, heavy sill string course and architraves. 4 granite steps up to a central planked door in a chamfered architrave with roll-moulding and curved upper corners flanked by cinquefoil-headed 2-light windows, one to the left, paired to the right. The late C19 south porch in the style of the 1821 building, though smaller in scale, has a door in the left return of 2 rows of 3 trefoil-headed panels.

INTERIOR: remodelled and re-pewed in 1890 when the gallery, except for that at the east end, was removed. The roof is exceptional; supported by a circle of 8 ribbed cast-iron columns approx 10m high, cast-iron rib vaults fan out from each to form an umbrella-like structure. The central lantern has similar vaulting; 8 panels below the windows each have paired hemi-spherical-arched niches with trefoil heads flanked by moulded panels. The walls of the tower are approx 1.5m thick at the base.

FITTINGS: include a massive medieval 6.7m high oak ladder to the north-west corner of the tower up to the belfry, with stiles of pit-sawn wych-elm 0.26m x 0.13m and oak rungs 0.11m x 0.05m; the central panels of the C14 Decorated-style Massy stone reredos are flanked by C19 panels dating from 1891 restoration. Font, pulpit, organ, bells, hatchments etc. are C19 or C20.

HISTORICAL NOTE: the C13 church was consecrated in 1268, and the unbuttressed tower was believed to be part of the town's defences. Patey's church, principally distinguished by an octagonal lantern supported on cast-iron columns with a remarkably elegant vault, is his most ambitious Church design: the early use of structural cast iron is also significant, echoing the work in other early C19 churches such as Dudley. The Church booklet claims William Bragg of Westbrook House as the patron and Andrew Patey as architect; Pevsner claims Rolfe as architect and Patey as builder. (The Buildings of England: Pevsner N & Cherry B: Devon: London: 1989-: 796).

<https://historicengland.org.uk/listing/the-list/list-entry/1269111?section=official-list-entry>

Churchyard Gates, Gate Piers and Walls to Church of St James

Grade II. Walls gate piers and gates enclosing the churchyard of St James' Church. 1821 with some later C19 work. Red sandstone rubble walls, gate piers with limestone caps and cast-iron and wrought-iron gates. Substantial gate piers flanking the path approx 20m from the west door have stepped shallow pyramidal caps supporting cast-iron gates approx 2m high. The gates resemble long/short railings but have interlacing tracery to the central horizontal bar with spade-head tops and arrow-head tops to the upper rails; rails are square in section. C20 segmental steel arches bolted to the top of each gate have pointed spikes. The wall extends approx 35m to the north, turns east for approx 25m, turns north again for approx 6m and east again for approx 6m. In the angle thus formed is the tomb of Thomas Luny (qv). The wall descends the hill for approx 70m to meet the north-east

angle of the the church. Approx 10m from the north end are double wrought-iron gates approx 2m high with square-section long/short rails with heavy arrow heads to upper and lower rails. The south-east angle of the church is connected to the west gates by a curved revetment wall enclosing the south side of the churchyard. It extends approx 110m and approx 27m from the east end is a long/short-railed gate and steps.

<https://historicengland.org.uk/listing/the-list/list-entry/1365780?section=official-list-entry>

Altar Tomb of Thomas Luny

Grade II. Altar tomb. Mid C19. Limestone. Cuboid, panelled pilasters with moulded caps and plinths support a flat top with moulded edges. To the centre is a shallow pyramid with broken urn. Incised panels to the sides with inscriptions to south and east, that to the south reads: "Sacred to the memory of Captain James Wallace, Royal Navy, d 28 January 1832 aged 76 years. This venerable officer served under the gallant Nelson at the Battle of Copenhagen, and having bravely Fought under the Banners of his Royal Masters, and the Cross of his Glorious Redeemer, he has finished his Course and now rests in peace and joy". Also commemorates Thomas Luny Esq., d.1837, marine artist of West Teignmouth, half-brother of the above. The tomb is surrounded by a plinth to former railings. HISTORICAL NOTE: Thomas Luny was a well-known local artist who built a house in Teign Street now called Thomas Luny House (qv).

<https://historicengland.org.uk/listing/the-list/list-entry/1365781?section=official-list-entry>

4.0 General Description of the Church

The Tower dates from the 13th Century, but the medieval Church was demolished in 1819. The replacement Church may have been designed by W.E. Rolfe of London and built by Patey of Exeter in 1821; it originally had galleries on at least 5 sides and the original pews faced inwards towards the centre. It was altered in 1890 by W.H. Lloyd of Birmingham when most of the galleries were removed and new east-facing pews fitted. A large vestry was added at the south-east corner. It was restored in 1953 after 2nd world war bomb damage. The walls are of grey Plymouth stone with red sandstone to the Tower. The octagonal roof is mostly slated.

Part Two

5.0 Preliminary

The previous quinquennial inspection was carried out in November 2019.

Repairs carried out since the last quinquennial inspection include:

- Regular clearance and maintenance work to roofs
- Window repairs
- Installation of CCTV camera
- Stonework repairs to west entrance
- Honours board updated
- Flagpole repairs
- Lighting over front door
- Deep clean of inside of tower

6.0 General Condition of the Church

The Church is generally in good structural condition with little evidence of any movement. However, there are significant areas of damp on some of the walls. The previous Church Architect noted that the original render was removed in the late nineteenth century and that the exterior may need rendering again. However, before this can really be considered as an option, the cement pointing to the external walls will first need to be dealt with. The perimeter lead valley gutter to the main roof is in need of much repair. There are also signs of rot to the timbers around the lantern which need to be dealt with. A schedule of recommended repairs is included in section 8.0 of the report.

Image 01, 02

7.0 Detailed Report on Condition

References used:

- Priority (A) Urgent work requiring immediate attention
- Priority (B) Works needed within 1 year
- Priority (C) Works needed within 2 years
- Priority (D) Works needed within 5 years
- Priority (E) Desirable Improvement
- Priority (F) Works required to improve energy efficiency, disabled access or safety

EXTERNAL

7.1 Roof Coverings

Because of the revised health and safety directive *The Work at Heights Regulations 2005*, we remind Church Wardens that care must now be taken at all times when repairs are carried out to roofs and other high areas with risk assessments and method statements received and agreed by yourselves, from any persons or contractor in the churches employed prior to the onset of any works

Main Roof

This is pitched with parapet back gutters at the perimeter walls and shallow slate covered slopes away from flat area around the central lantern.

Image 03

The slates are Cornish and mostly in sound condition. There are a few broken slates that need attending to. The moss should be cleared from the slates. **B**

Image 04, 05

A

As noted in the previous report, the back gutters are covered with lead sheet and the bays are far too long, causing numerous splits to develop. These have been repaired temporarily with flashband and ongoing repairs will be needed regularly until these gutters are renewed properly with new lead in smaller bays. **C**

Image 06

Handrails should be installed to the roof ladders. **C**

Image 07

The flat area around the central lantern is covered with lead sheet. The previous Church Architect has noted that the lead is thinning and joints between the boards are showing through. The lead rolls are also developing splits at their ends and one has a temporary repair. On this occasion the area was not inspected as there was no safe access. A roof ladder with a handrail needs to be added to this area. **C**

Image 08

Lantern

This has shallow pitched slopes covered with Cornish slate and lead covered parapet back gutters. They were not inspected as there is no safe access. It needs to be inspected. **N/A**

Image 09

Porch

This has a flat roof covered with a large single sheet of lead. The previous Church Architect noted it has had numerous temporary repairs, and these would be ongoing until the covering is replaced in smaller bays of lead or, due to its vulnerability, terne coated stainless steel.

This area was not inspected as there was no safe access. It needs to be inspected.

N/A

Choir Vestry (Whitford Room)

This is pitched and covered with natural slates and lead covered parapet back gutters on the south and east sides. The north slope has had many repairs over the years.

Image 10

Vicar's Vestry and Toilet

This was viewed from the main roof above. The roof is flat and was recovered with mineralised felt 8-13 years ago; it is a material with a short life and will need replacing in due course.

Image 11

Link Corridor and Store

This was viewed from the main roof above. The store has a shallow pitched roof covered with mineralised felt in good condition.

The link corridor has a flat roof covered with asphalt, in satisfactory condition.

Image 12

Boiler Room

The boiler house is largely underground and has a solid concrete roof which is adequate for its function. There are unguarded drops to the perimeter of the roof. A guard rail should be provided to this area.

Image 13

B

7.2 Rainwater Goods and Disposal System

Gutters

There are very few cast iron gutters as most rainwater outlets are direct to cast iron hoppers.

Rainwater Pipes and Hoppers

These are of cast iron and generally appear in satisfactory condition. Decorations are fair, but some rainwater goods require de-rusting and decoration, particularly to the vestry and lantern.

Image 14, 15

D

The vandalised south porch rainwater pipe has been replaced with a UPVC rainwater pipe. A replacement cast iron hopper and rainwater pipe would be a more pleasing option should the opportunity arise.

Image 16

E

Drainage Channels and Gullies

Gulley to south porch needs clearing.

Image 17

N/A

7.3 Ground Level Drainage

Storm Drainage

It is not known where gullies and the channel drain, but there appear to be no problems with flooding.

Foul Drainage

A foul drain was connected to the sewer in 2011 for the new toilet and no problems were noted.

There is an inspection chamber near window 18 on the drain from the vicar's toilet. As it is an interceptor chamber it should be checked regularly to ensure there are no blockages.

7.4 Parapets and Up-Stand Walls

Main Roof

These have embattled parapets that are rendered internally and externally with a hard cement render, causing any moisture that penetrates to be trapped.

In some areas the internal render has been covered with bitumen, further sealing in any dampness.

There are areas of vegetation that need to be removed.

A

Image 18

Lantern

This also has embattled rendered walls with the same problems. This area was not inspected due to there being no access. This needs to be inspected.

N/A

Choir Vestry (Whitford Room)

This was viewed from the main roof above. The coping stones to the parapet wall above will require repointing.

B

Vicar's Vestry and Toilet

This was viewed from the main roof above. Parapet walls appear satisfactory.

South Porch

This area was not inspected as there is no safe access. This needs to be inspected.

N/A

7.5 Walls

The main walls are mostly constructed of Plymouth stone, which is squared, and strap pointed in cement mortar which will hold water in the wall structure. The mortar is now starting to stand proud of the stonework as the stonework erodes faster than the mortar. It would be good to plan a programme of repointing with lime mortar.

E

Image 19

North Elevation

Render failing to corner turret.

E

Render failing to window quoins.

East Elevation

Render failing to corner turret.

E

South Elevation

Render failing to corner turret.

E

West Elevation

This elevation abuts the tower.
Image 20, 21

Whitford Room

Remove vegetation to steps and repair steps.
Image 22, 23, 24

B

Vestry

There have been recent repairs to the north elevation.
Image 25, 26

7.6 Doors

D1 Tower Door

In reasonable condition.
Image 27

D2 Stair Door

In reasonable condition.
Image 28

D3 and D4 Porch Doors

Badly damaged. Conservation repair needed.
Image 29, 30

B

D5 Whitfield Room

In reasonable condition.
Image 31

7.7 Windows

W1

In reasonable condition.
Image 27

W2

Some masonry erosion. Plastic repair required.

C

W3

In reasonable condition.
Image 33

W4

In reasonable condition.
Image 34

W5

In reasonable condition. Open joints around quoins require repointing.
Image 35

C

<u>W6</u> Some erosion to central mullion. Plastic repair required. Image 36	C
<u>W7</u> Some erosion to central mullion. Plastic repair required. Image 37	C
<u>W8</u> Central mullion badly eroded. New piece of stone required. Repoint open joints to quoins. Image 38	B
<u>W9</u> Tracery badly eroded at high level. New piece of stonework required. Mullions not visible at lower level. Image 39	B
<u>W10</u> Minor erosion to masonry. Plastic repair required. Image 40	C
<u>W11</u> Tracery badly eroded at high level. New piece of stonework required. Mullions in poor condition lower down. Plastic repair required. Image 41	B
<u>W12</u> Erosion to mullions. New piece of stonework required at low level. Image 42	B
<u>W13</u> Much erosion to tracery and jambs. New piece of stonework required and plastic repairs. Image 43, 44	B
<u>W13A</u> Timber window needs repair to beads and redecoration. Remove weeds from cill and repoint. Image 45	B
<u>W14</u> In reasonable condition. Image 46, 47	
<u>W15</u> In reasonable condition. Clear moss off cill. Image 48	A
<u>W16</u> In reasonable condition. Clear moss off cill. Note cill is starting to go out of line and needs repointing. Image 49	A/B
<u>W17</u> In reasonable condition. Refix loose window guard. Window guard is starting to rust and will need replacing. Image 50	A E
<u>W18</u> In reasonable condition. Image 51	

Lantern windows

Many repairs and redecoration needed. This area was not accessible. However, it is clear that the paintwork is flaking on the exterior. **B**

Internally the cills of the lantern windows are flaking where they are affected by the defects.

Iron saddle bars are starting to cause damage to the internal masonry. Overhaul all saddlebars and casements/hoppers. **D**

7.8 Tower

General

The tower is built of red sandstone rubble, generally in good condition, but some repointing will be needed in due course. **E**

Tower External (inc. walls and roof covering)

North Elevation

Nothing noted.

East Elevation

Nothing noted.

South Elevation

Evidence of earlier crack running vertically through centre of elevation. Cement mortar repair. **Image 53**

West Elevation

Slat missing from louvre to bell chamber. **B**

Crack on inside elevation is not expressed on external elevation.

This elevation has suffered the most erosion and will require repointing first. **Image 54**

Roof Covering & Parapet Walls

The tower roof is dual pitched and covered with lead sheet of good thickness. It is laid well although the steps to the gutters are low, but no defects were noted.

It was noted that the rainwater sumps are quite small and there are no overflow pipes. These would indicate early indications of blockages by seagulls' nests, etc. At the time of the inspection, they were clear, and a flue brush is kept on the roof to clear blockages as they develop.

The low parapet walls are faced with lead on the inner face and also capped with lead sheet, so they are fully protected against damp.

The flagpole is in reasonable condition. **Image 55**

Tower Internal

Ringling Chamber

The ringing chamber is in the base of the tower, which also acts as the main entrance to the Church, which causes difficulties at times.

There are stone flags to the floor. Some are cracked, but the floor is generally level and serviceable.

The walls are of painted plaster. Some of the plaster is flaking off. The walls are probably suffering from some water ingress, particularly on the south and west sides.

The ceiling is of painted plaster. There are signs of condensation shown by black mould growth.

There is a crack in the plaster over the west door.

There is an historic ladder leading to the sound deadening chamber. An anti-climb plank should be installed.

Image 56, 57

B

Sound Deadening Chamber

There are timber floorboards.

The walls are stonework with a limewash finish. There are signs of water staining, although this may be historic.

The floor joists to the bell chamber are in reasonable condition. The underside of the ceiling is fixed with hardboard. There are signs of previous damp, but this may be historic.

The clock is located in the centre of the room. There are signs of some woodworm to the clock timbers, but this is likely to be historic and should be monitored.

Image 58, 59

N/A

All of the louvre openings require cleaning.

A

There is cracking to the north opening and the stonework is missing to the lower left-hand side of the reveal. This is due to the support angle resting on its narrow edge. A stonework repair is needed.

Image 60

B

Bell Chamber

The timber floor is substantial and in satisfactory condition.

There is a ring of 8 bells hung for ringing in a cast iron low-side frame by Taylors, 1963, with cast iron headstocks. All appeared in good condition. The frame will require redecoration.

D

The walls are stonework with a limewash finish. There are signs of water staining, although this may be historic.

There is a gantry at high level.

Image 61, 62

Clock

The clock is flat-bed by Smith of Derby, 1896, with gravity escapement and Cambridge quarters. It appears in good condition.

The clock was serviced by Smith of Derby on 12th November 2021.

Tower Roof Structure

The timbers are sound. There are signs of woodworm which is most likely historic. However, there is some dampness to the wall plate on the east elevation.

Image 63

7.9 Porch and Boiler House

The boiler house is in the basement and is accessed by a flight of external steps. A handrail should be provided to the steps. The room is dry. Some ivy is encroaching and needs to be removed. **B**
A

Consideration should be given to installing valve jackets to the pipework. **F**

Image 64, 65

INTERNAL

7.10 Roof Structure and Ceilings

The main ceiling is vaulted and of lath and plaster with a composite structure in the void, supported on slender cast iron columns which also support the lantern. These columns have minor deflection which is judged to be long standing and of no concern.

There are signs of water ingress to the base of the lanterns to the cupola. This needs to be investigated further and is also discussed in more detail below. **A**

Decorations are flaking on several ribs and staining on the ceiling in the south-west corner.

The roof void is accessed from the tower. There is a system of planks laid across the ties of the roof trusses. This is unguarded and unsafe and a proper access walkway should be provided. **C**

The roof trusses are king post trusses. There are some signs of woodworm, but this may be historic. This needs to be monitored. The ironwork to the trusses needs de-rusting. **B**

The roof void is generally dry, but the roof is opening up beside the lantern and the timbers are starting to rot. This area requires further investigation and then remedial works. **B**

Image 66, 67, 68, 69

7.11 Partitions, Screens, Panelling, Internal Doors

No defects noted.

7.12 Floors

The pew platforms are pine boarded and unventilated.

The surrounding walkways are solid and paved with flagstones and covered with carpet.

There are cast iron grilles over the heating ducts in the floor.

The link to the tower has a flagstone floor.

Nave and Aisles

Flagstone floor to the nave.

Clay tiles to the aisles. Some minor repairs needed to broken tiles.
Image 70, 71

C

Chancel

Choir

Encaustic floor tiling in good condition, although some tiles starting to become loose.

C

There are raised timber platforms for the choir stalls.

Image 72, 73

Altar

There is a suspended timber floor in the Chancel area which is mostly covered with carpet.

Image 74

7.13 Internal Finishes

There is dado boarding to a height of 1.5 metres around most of the Church. The boarding is in reasonable condition, despite any damp problems with the wall.

Image 75

Internal Plaster

Walls are mostly finished in a limewashed lime plaster.

Dampness is still evident in several areas affecting both the plaster and decorations. If they continue to remain damp then further repointing, grouting, or external plastering will need to be considered.

Internal Decorations

The walls are of painted plaster. There are signs of dampness on all the walls and in some areas the paint is flaking.

Image 76

Glazing and Ventilation

Windows W1, W9, W11, W16 and W17 are of stained glass. The remaining windows are of clear glass in a rectangular pattern.

There are no opening vents to the windows.

W9 is in the process of having a stonework repair.

Image 77, 78

B

7.14 Fittings, Furniture and Moveable Items

Pews

The pews date from the 1890 reordering; they are in rows facing east.

There are also pews to the choir.

The pews are in reasonable condition.

Image 79

Reredos

The reredos is being affected by the damp in the walls at low level. Salts are starting to come through to the surface of the stonework. These can be cleaned by a conservator.

E

Image 80, 81

Pulpit

There is a marble pulpit. One of the figure statues on the pulpit has a broken arm, which could be repaired.

E

Image 82, 83

Lectern

There is a modern oak lectern.

Font

There is a modern stone font with an oak cover.

Image 84

Vestry

The vicar's vestry has a carpeted suspended timber floor with no ventilation. Boards should be lifted regularly to check for possible decay and ventilation added.

E

Carpet tiles to floor.

Painted plaster walls and ceiling.

Built in furniture.

Room is in reasonable condition.

The toilet opens off the vicar's vestry and is in reasonable condition.

Image 85, 86

Link Corridor

Concrete floor.

Painted plaster/brickwork walls.

Timber boarding to ceiling.

Room is in reasonable condition.

Image 87

Whitford Room

Carpet floor tiles with vinyl flooring to kitchen area.

Painted plaster walls.

Timber boarding to ceiling.

Room is in reasonable condition.

Image 88

7.15 Organ

This is located on the west gallery in the tower and is accessed by two staircases, one of which is now closed off.

The organ was tuned by Lance Foy in November 2021.

Image 90

7.16 Monuments

There are several monuments on the walls.

Because of the level of dampness in the walls it is likely that the iron fixings of the wall monuments are rusting, and all should be checked annually for stability. **N/A**

The ten commandments board has been taken down and is stored in the tower. Some of the lettering on the monuments needs repainting. **E**

There is a war memorial chapel by the north window.

Image 91, 92, 93, 94

Service Installations Generally

7.17 Heating Installation

This comprises a wet system with a boiler in the heating chamber at the north-east side of the Church.

The existing system is now reported to be satisfactory.

The two boilers were serviced by Project heating in March 2022. No requirement for remedial work was noted.

7.18 Electrical Installation

The electrical installation was inspected by DC Services in September 2020. A number of potentially dangerous items were noted which required urgent remedial action. I understand that these are being attended to. **A**

All light fittings have been fitted with low energy bulbs.

Portable Appliance Testing

PAT is not mandatory. The Law requires an employer to ensure all electrical equipment is maintained in order to prevent danger. Static appliances such as computers, printers, TV's, radios etc. will not require testing more than every 2-4 years. Hand held appliances or cleaners, polishers etc. should be tested every year.

PAT testing was carried out by Roly Weston in April 2022.

7.19 Lightning Conductor

All Lightning Conductors must be tested to Lightning Protection Standard BSEN 62305. This is the only recognised standard for lightning protection

None.

A lightning protection risk assessment should be carried out.

N/A

7.20 Fire Precautions

The Church is reminded that in accordance with the latest fire regulations, fire assessments are required to be carried out where buildings are accessed by the general public. Information can be obtained online or from your local fire station, who can give guidance on how to undertake this

Fire extinguishers were tested by Chubb in July 2021.

There is a fire risk assessment.

There is no smoke detection or lighting to the roof void. This should be installed.

C

7.21 Security and Safety

Provide Smartwater to external metalwork, including lead, if not already applied.

CCTV cameras are on the outside of the building.

There is a health and safety policy in place.

7.22 Churchyard

This is grassed and well kept. The Churchyard is enclosed by walls on all 4 sides which are separately Grade II Listed, along with the gate piers and gates (EH ID 461124).

The altar tomb of Thomas Luny is also separately Grade II listed (EH ID 1365781).

North

This comprises a high stone wall mostly attached to outbuildings belonging to properties in Diamonds Lane.

There is some ivy on the wall that needs to be removed.

Image 95

A

East

This wall is in fair condition with a few gaps in the copings.

There is some ivy on the wall that needs to be removed.

Image 96

South

This comprises a high stone wall next to Bitton Park Road with a hedge along most of its length except near the west end.

The wall is in reasonable condition, although some of the sandstone is starting to erode.

Image 97, 98

West

Some vegetation needs to be removed. Otherwise, the wall is in reasonable condition.

A

Image 99

Monuments, Tombs and Vaults

There is one separately Grade II listed tomb to Thomas Lunny (and James Wallace) located approx. 35 metres NNW of the Church (English Heritage ID 461125), and is in good condition.

Image 100

Ivy needs to be removed from some of the other monuments.

A

Image 101

The Sullock and Bartlett tomb has a tree growing out of it.

A

Image 102

The Woolcombe tomb has shrubs growing out of it.

A

Image 103

Trees and Shrubs

There is a large holly close to the Tower, 2 yews near the south-east Gate, 3 trees near the north boundary and 3 near the south boundary.

There is an oak tree near the east wall. The tree needs to be cut back as it is encroaching on the boundary wall and the monuments. Conservation area consent will be needed for major works on the tree.

A/B

Image 104, 105

Hardstanding Areas

The concrete path is satisfactory.

Image 106

The tarmac path is in satisfactory condition.

Image 107

Other Churchyard Features

The gates and gate piers are separately Grade II listed with the walls of the churchyard. The gates need de-rusting and redecoration.

C

Image 108, 109, 110, 111

7.23 Disabled Access

This is via the main Church entrance and is good.

There is no fixed hearing loop.

There is a disabled toilet.

Details on access are given on the Church website.

7.24 Bats and Ecology

An ecological impact assessment report was carried out by Colmer Ecology in September 2021.

7.25 Sound System

The sound system is reported to be satisfactory.

There is no hearing loop.

7.26 Log Book and Inventory

There is a log book, terrier and inventory. The PCC may wish to consider completing these in an electronic format. We can provide templates.

7.27 Asbestos

There is an asbestos management survey by TTI Environmental Ltd dated 23rd July 2021.

7.28 Plans for the Church/Churchyard

- Reordering to make interior more accessible
- Change entrance to Church from tower to south porch so as not to clash with bell ringers
- Extend Whitford Room to provide community café
- Provide parking in churchyard
- Install illuminated cross on west tower

7.29 Sanitary Facilities

There is a kitchen area in the Whitford Room.

The vicar's toilet opens off the vestry.

A fully accessible toilet for all other users of the Church has been added at the west end and this is in very good condition.

The mains water supply is metered.

7.30 Use of Building

- Worship is weekly on Sundays and is particularly popular with long standing established families in Teignmouth
- Occasional weddings
- Regular funerals
- Weekly meetings for alcoholics' anonymous
- Future plans for a soup and cake kitchen

7.31 Issues Discussed at the Quinquennial Inspection

- Stonework repairs to window W9
- Roof repairs and repairs to lantern
- Illuminated cross on north face of Church
- Carpark in churchyard

8.0 Recommendations Grouped in the Following Categories

Works of Repair in Order of Priority

			Faculty Required/ List A/List B
8.1	Priority A	Urgent work requiring Immediate Attention	
	1	7.2 Unblock gully by Porch	A
	2	7.4 Remove vegetation from battlement	A
	3	7.7 Clear moss off cills to Windows W15, W16	A
	4	7.7 Refix loose window guard to Window W17	A
	5	7.8 Clear out louvres to bell chamber	A
	6	7.9 Clear out ivy from boiler house	A
	7	7.10 Inspection needed of lantern	A
	8	7.18 Attend to potentially dangerous items detailed in electrical inspection report by DC Services, September 2020	A
	9	7.22 Remove ivy and vegetation from churchyard walls and monuments	A
	10	7.22 Remove tree from Sullock and Bartlett tomb	A
	11	7.22 Remove shrub from Woolcombe tomb	A
12	7.22 Cut back oak tree	A/B	
8.2	Priority B	Works needed within 1 Year	
	1	7.1 Clear moss off roof slates	A
	2	7.1 Attend to broken roof slates	B
	3	7.1 Guard rail needed in churchyard by Boiler House roof	B
	4	7.4 Repoint coping stones to Whitford Room	B
	5	7.5 Remove vegetation from steps and repair steps	B
	6	7.6 Conservation repair to Porch Doors D3, D4	B
	7	7.6 Replace missing slat to bell chamber opening	B
	8	7.7 Plastic repairs and stonework repairs to Windows W8, W9, W11, W12, W13	B
	9	7.7 Remove weeds and timber repairs to Window 13A	B
	10	7.7 Repoint cill to Window W16	B
	11	7.7 Like for like repairs to lantern windows	B
	12	7.8 Install anti climb plank to tower ladder	A/B
	13	7.8 Stonework repair to louvre opening	B
	14	7.9 Install handrail to boiler house steps	B
15	7.10 Remedial works to areas of rot to roof timbers	B	
8.3	Priority C	Works needed within 2 Years	
	1	7.1 Likely ongoing repairs to back gutters	B
	2	7.1 Install handrails to existing roof ladders	Faculty
	3	7.1 Install permanent roof ladder with handrail to lantern	Faculty
	4	7.7 Plastic repairs and repointing to Windows W2, W5, W6, W7, W10	B
	5	7.10 Install safe accessway to roof void	Faculty
	6	7.12 Repairs to ceramic floor tiling	B
	7	7.12 Repairs to encaustic floor tiles	B
	8	7.20 Install smoke detection and lighting to roof void	A
9	7.22 Derusting and decoration of gates	B	
8.4	Priority D	Works needed within 5 Years	
	1	7.2 Derust and decorations to some rainwater goods	B
	2	7.6 Decoration to bell frame	B
	3	7.7 Overhaul all saddle bars, casements/hoppers	B
4	7.10 Derust ironwork to roof trusses	B	

8.5 Priority Desirable Improvement

E		
1	7.2 Replace South Porch upvc rainwater pipe with cast iron rainwater pipe	B
2	7.5 Renewal of all pointing with lime mortar	B
3	7.5 Replacement of cement render with lime plaster and removal of bitumen	B
4	7.7 Replace window guard to Window W17	B
5	7.8 Tower repointing	B
6	7.14 Repair broken statue on pulpit	B
7	7.14 Reredos conservation cleaning	B
8	7.14 Ventilate Vicar's Vestry floor	B
9	7.16 Repainting lettering on some monuments	B

8.6 Priority Works required to improve energy efficiency, disabled access or safety

1	7.9 Install valve jackets to pipework in boiler house	A
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8.7 Items to be noted in the Next Quinquennial Inspection

1	Roof and gutter repairs
2	Stonework repairs to windows
3	Electrical repairs
4	Roof access improvements

8.8 Matters requiring further investigations/to monitor

- 7.1 Inspection needed of lantern and surrounding flat roof
- 7.1 Inspection needed of porch roof
- 7.8 Monitor signs of woodworm in tower
- 7.10 Monitor signs of woodworm to roof timbers
- 7.16 Annual check of monument fixings
- 7.19 Undertake lightning protection risk assessment

8.9 Items in hand

- Electrical repairs
- Stonework repairs to Window W9

8.10 Routine Maintenance Items

During the inspection of buildings, it has become clear that certain defects repeat themselves time and time again.

Two essentials to effective maintenance are:-

1. Professional Advice and Proper Supervision:
Often defects are temporarily masked by 'jobbing repairs'. In many instances these cause more damage than good – though well intended. It is important that where necessary, relevant professional advice is obtained.

It is extremely important that work is properly supervised and inspected so that problems or mistakes are not discovered only once the builder has left site.

2. Regular Care:
"A stitch in time saves nine" could hardly be more appropriate when applied to the upkeep of

buildings. If minor repairs are carried out as soon as they become necessary, the huge sums of money that often have to be found in order to carry out major maintenance schemes could be avoided.

Maintenance programme

The importance of regular maintenance cannot be stressed too much. Serious defects can occur between Quinquennial Inspections.

The following schedules identify how things should be looked at on the above basis and when it is most important to do so.

We can devise a detailed maintenance programme should the PCC wish us to do so but generally items can be categorised as follows:-

Inspection work which can be done by the parishioners.

Inspection work by specialists which may or may not involve a cost. Itemised above.

Repair work requiring a small jobbing builder.

Repair work requiring design/specification by Architect with work done by small builder.

Repair work requiring design/specification by Architect and/or Structural Engineer with his supervision.

Repair work requiring full Architectural and/or Engineering service.

It is recommended that every PCC should draw up a maintenance plan. There is useful information on maintenance plans on the SPAB's 'Faith in Maintenance' website:
http://www.spabfirm.org.uk/pages/making_a_plan.html

APPENDIX I

GLOSSARY OF ARCHITECTURAL AND TECHNICAL TERMS

- Aisle:** Part of a church alongside the nave or choir divided from it by an arcade.
- Apse:** A polygonal or semi-circular plan to the sanctuary.
- Arcade:** A series of arches and supporting columns.
- Arris:** Sharp edge produced from the meeting of two edges
- Ashlar:** Masonry of squared blocks with dressed faces and laid in horizontal courses
- Aumbry:** Wall cupboard for sacred vessels.
- Barge board:** Timber boarding on the gable end of the roof.
- Barrel vault:** Internal shape of a simple semicircular shaped roof
- Batter:** Deliberate inclination of a wall face.
- Battlement:** A parapet with alternating raised portions (merlons) and spaces (embrasures). Also called crenellation.
- Belfry:** The chamber, or stage of a tower in which the bells are hung.
- Bellcote:** Housing for bells on a roof or gable.
- Bell fleche:** Slender spire usually of wood containing bell(s)
- Bell louvres:** Horizontal slats in the window type openings within a bell chamber
- Bench:** Open seat, sometimes with a carved bench end.
- Boss:** An ornamental carving at the intersection of ribs in a ceiling or vault.
- Brace:** A subsidiary timber providing stiffness to a frame.
- Broaches:** Sloping half pyramids adapting an octagonal spire to a square tower
- Buttress:** Projecting masonry or brickwork built against a wall for additional strength.
- Capital:** The head of a column.
- Cementitious:** Made of or containing cement.
- Chamfer:** The surface made when a square edge is cut away at an angle.
- Chancel:** The part of the east end of the church containing the altar and reserved for the clergy and choir.
- Choir:** The part of the church, usually within the chancel, where divine service is sung.
- Ciborium:** 1. A receptacle used to hold the eucharist. 2. A canopy over the altar.
- Cinquefoil:** A leaf shaped curve of 5 parts within an arch, window head etc.
- Clerestory:** Windows located above the arcade.
- Communion rail:** Low rail around an altar.
- Coping:** A capping or covering, usually of masonry, to the top of a wall.
- Corbel:** A projecting block of stone or timber, usually supporting a beam.
- Cornice:** A projecting moulding along the top of a wall.
- Credence:** A shelf or table beside the piscina for the sacramental elements.
- Crenellation:** See battlement.
- Crossing:** Central space at the junction of nave, chancel and transepts.
- Cruciform:** In the form of a cross.
- Cusps:** Projecting points between foils in gothic tracery.
- Dado:** The lower part of an interior wall, sometimes panelled.
- Dressings:** Worked stones, with smooth or moulded finish, used round angles or openings in masonry.
- Drip:** A projecting stone etc from which water drips clear of the face of a building.
- Dripstone:** See hoodmould.
- Easter sepulchre:** A decorated recess in the north wall of a chancel used in celebration of the Easter liturgy.
- Eaves:** Overhanging edge of a roof.
- Elevation:** Face of a building.
- Fascia:** Horizontal section usually at the junction of a wall and the lower edge of the roof.
- Ferramenta:** Metal framing to which window glazing is fixed.
- Finial:** Ornament at the top of a gable, pinnacle etc.
- Flashing:** A strip of metal used to seal junctions of roofs with adjacent construction.
- Flaunching:** Mortar shaped to shed water.
- Frontal:** Covering for the front of an altar.
- Gable:** Upper, usually triangular, part of a wall at the end of a pitched roof.
- Gargoyle:** Projecting rainwater spout, sometimes decorated.
- Haunching:** A sloping fillet of mortar.
- Hip:** The external angle formed by the intersection of two roof slopes.
- Hoodmould:** Projecting moulding above a door or window opening.
- Hopper:** 1. A box collecting water at the top of a rainwater pipe. 2. An inward opening ventilator in a window.
- Jamb:** The side of a doorway, window or arch.
- Joist:** Horizontal timber supporting a floor, ceiling or flat roof.
- Kneeler:** Block of stone at the foot of a gable slope supporting the coping stones.

- Lancet:** A tall narrow single light window, usually with a pointed head.
- Leading:** Strips of lead between individual pieces of glass in a leaded window.
- Ledger:** Floor slab monument.
- Light:** A single window opening or compartment of a window between mullions.
- Lintel:** A beam over an opening.
- Louvres:** Angled boards or slates in a belfry opening.
- Lychgate:** Roofed gateway at a churchyard entrance, providing resting place for a coffin.
- Merlon:** See battlement.
- Moulding:** The shaping of a continuous strip of wood or masonry.
- Mullion:** A vertical member, in wood or stone, dividing a window or other opening into individual lights.
- Nave:** The body of a church, west of the chancel or crossing.
- Newel:** Central post to a staircase.
- Nosing:** Projecting edge of the tread of a stair.
- Obelisk:** A free standing tapering stone pillar of square or rectangular cross section.
- Ogee:** A double curve with convex and concave section, occurring in arches, window and door heads and rainwater gutters.
- Parapet:** A low wall, usually concealing a roof or gutter.
- Parclose:** A screen enclosing a chapel.
- Parvis:** An enclosed area in front of a Church, typically surrounded with colonades or porticoes.
- Pew:** Enclosed fixed wooden seat.
- Pier:** A solid masonry support, pillar of square section or masonry between doors and windows.
- Pilaster:** A shallow pier or square section column projecting from the face of a wall.
- Pinnacle:** A small pointed turret on a tower, buttress etc.
- Piscina:** A stone basin with a drain, in a niche near the altar for washing the sacred vessels.
- Pointing:** Exposed mortar in joints in masonry and brickwork.
- Purlin:** A horizontal roof timber, usually supporting rafters and spanning between walls and / or trusses.
- Quarry:** A small diamond shaped or rectangular piece of glass in a leaded window.
- Quatrefoil:** A leaf shaped curve of 4 parts within an arch, window head etc.
- Quoins:** Dressed stones at the corners of a building.
- Rafter:** Sloping roof timbers supporting laths or battens to the roof coverings.
- Relieving arch:** A rough arch positioned in a wall above a door or window opening to relieve it of structural loading.
- Rendering:** A coating of mortar on a wall face.
- Reredos:** A decorated wall or screen behind an altar.
- Reveal:** The side of a door or window opening or recess.
- Rib:** A curved member or projecting moulding on the underside of a vault or ceiling.
- Ridge roll:** Lead dressed capping to the top of a pitched roof
- Ringin chamber:** The chamber or stage of a tower where the bell ringers stand.
- Rood:** A crucifix over the entrance to the chancel, usually supported on a rood screen.
- Rood stair:** A staircase formerly providing access to the rood loft on top of the rood screen.
- Rubble:** Rough unsquared stones used for walling.
- Saddle bar:** Horizontal metal bar to which window glazing is attached.
- Sanctuary:** Area around the main altar.
- Sarking:** Boards or felt over which roof slating or tiling is laid.
- Sedilia:** Stone seats for clergy in south wall of chancel.
- Shake:** A natural cleft or fissure (in timber).
- Soaker:** A strip of metal interleaved with roofing slates or tiles at junctions with walls etc.
- Soffit:** Underside of a building element
- Spandrel:** Triangular area in an arch window or doorway
- Squint:** An oblique opening through a wall giving a view of the altar.
- Stoup:** Stone basin for holy water.
- Swan neck:** A curved section of rainwater pipe connecting to the gutter.
- Tingle:** A metal clip used to secure a roofing slate or tile.
- Tomb chest:** Stone monument in the form of a chest.
- Tracery:** Ornamental stonework in the upper part of a window, screen etc.
- Transept:** Arm of a cruciform church plan projecting at right angles to the nave.
- Transom:** Horizontal bar of wood or stone in a window, panel etc.
- Tread:** Horizontal surface of a step.
- Trefoil:** A leaf shaped curve of 3 parts within an arch, window head etc.
- Truss:** Timber framing, spanning between walls, usually part of a roof structure.
- Turret:** Small tower attached to a building.
- Two-centred:** A pointed arch shape formed from the intersection of two curves.

Valley: The internal angle formed by the intersection of two roof slopes.

Verge: Junction at the edge of a roof and the wall below

Vice: Small turning stair within the masonry of a wall or tower.

Voussoir: Wedge-shaped stone forming part of an arch.

Wagon roof: A roof structure of closely spaced rafters and arch braces with the internal appearance of the canvas cover to a wagon.

Wallplate: A horizontal timber on the top of a wall, to which a roof structure is fixed.

Appendix II

GENERAL INFORMATION

- This is a summary report; it is not a specification for the execution of the work and must not be used as such.
- The professional adviser is willing to advise the PCC on implementing the recommendations and will if so requested prepare a specification, seek tenders and oversee the repairs.
- The PCC is advised to seek ongoing advice from the professional adviser on problems with the building.
- The PCC is strongly advised to enter into a contract with a local builder for the cleaning out of gutters and downpipes at least twice a year.
- Contact should be made with the insurance company to ensure that cover is adequate.
- The repairs recommended in the report will (with the exception of some minor maintenance items) be subject to the Faculty Jurisdiction. Guidance on whether particular work is subject to faculty can be obtained from the DAC Office.
- **Fire Safety Advice**
From 1 October 2006 the Regulatory Reform (Fire Safety) Order 2005 came in to force. It applies to places of worship and requires a Responsible Person to carry out a comprehensive risk assessment. See <http://www.churchcare.co.uk/churches/guidance-advice/looking-after-your-church/health-safety-security/fire-precautions> for further information. Dry Powder fire extinguishers should not be kept in the church due to the damage they can cause. See guidance from Ecclesiastical Insurance for more information <https://www.ecclesiastical.com/ChurchMatters/Churchguidance/Fireguidance/Drypowderextinguishers/index.aspx>
- **Electrical Installation**
Any electrical installation should be tested at least every five years in accordance with the recommendations of the Church Buildings Council. The inspection and testing should be carried out in accordance with IEE Regulations, Guidance Note No. 3, and an inspection certificate obtained in every case. The certificate should be kept with the church log book.
- **Heating Installation**
A proper examination and test should be made of the heating system by a qualified engineer annually before the heating season begins, and the report kept with the Church Log Book.
- **Lightning Protection**
Any lightning conductor should be tested at least every five years in accordance with the current British Standard by a competent engineer. The record of the test results and conditions should be kept with the Church Log Book.
- **Asbestos**
A suitable and sufficient assessment should be made as to whether asbestos is or is liable to be present in the premises. Further details on making an assessment are available on <http://www.churchcare.co.uk/churches/guidance-advice/looking-after-your-church/health-safety-security/asbestos>
The assessment has not been covered by this report and it is the duty of the PCC to ensure that this has been, or is carried out.
- **Equality Act**
The PCC should ensure that they have understood their responsibilities under the Equality Act 2010. Further details and guidance are available at <http://www.churchcare.co.uk/churches/guidance-advice/making-changes-to-your-building/detailed-advice/disabled-access>
- **Health and Safety**
Overall responsibility for the health and safety of the church and churchyard lies with the incumbent and PCC. This report may identify areas of risk as part of the inspection but this does not equate to a thorough and complete risk assessment by the PCC of the building and churchyard.
Expert advice on working at height should be obtained from the church's insurers. There have been recent cases of serious accidents involving falls from vertical ladders in churches.
- **Headstones**
Should be checked by hand to ensure that they are secure. An advisory publication on managing the safety of burial grounds has been published by the Ministry of Justice. See <http://www.justice.gov.uk/downloads/burials-and-coroners/safety-burial-grounds.pdf> to download the document.
- **Bats and other protected species**
The PCC should be aware of its responsibilities where protected species are present in a church. Guidance can be found at: <http://www.churchcare.co.uk/shrinking-the-footprint/ways-to-take-action/wildlife>

- **Sustainable buildings**

A quinquennial inspection is a good opportunity for a PCC to reflect on the sustainability of the building and its use. This may include adapting the building to allow greater community use, considering how to increase resilience in the face of predicted changes to the climate, as well as increasing energy efficiency and considering other environmental issues. Further guidance is available from:

<http://www.churchcare.co.uk/churches/open-sustainable> <http://www.churchcare.co.uk/shrinking-the-footprint>

- **Bells and Bell Frames**

The Trustees of The Devon Church Bell Restoration Fund are concerned that the bells of this Diocese should be maintained in good working order, in as far as this is possible. In pursuance of this aim, they have offered to arrange for free inspections of bell installations so that parishes may be made aware of any maintenance issues which face them, in order that they may be addressed before major work becomes necessary. Should it be found that major work is already necessary, advice may be given on the alternatives available to the parish, and help that may be made available. Please contact the DAC Office should the PCC wish to take up this offer.

Appendix III

PHOTOGRAPHS



01 Tower



02 Chancel



03 Main Roof



04 Broken Slates



05 Flashband Repair



06 Overlong Valley Gutter with Flashband Repairs



07 Roof Ladder



08 Flat Area Around Lantern



09 Lantern



10 Whitford Room Roof



11 Vicar's Vestry and Toilet Roof



12 Link Corridor Roof



13 Boiler Room Roof



14 Hopper in Reasonable Condition



15 Rainwater Goods in need of Derusting and Decoration



16 South Porch Hopper and Rainwater Pipe



17 South Porch Gully



18 Battlement to Main Roof



19 Typical Elevation



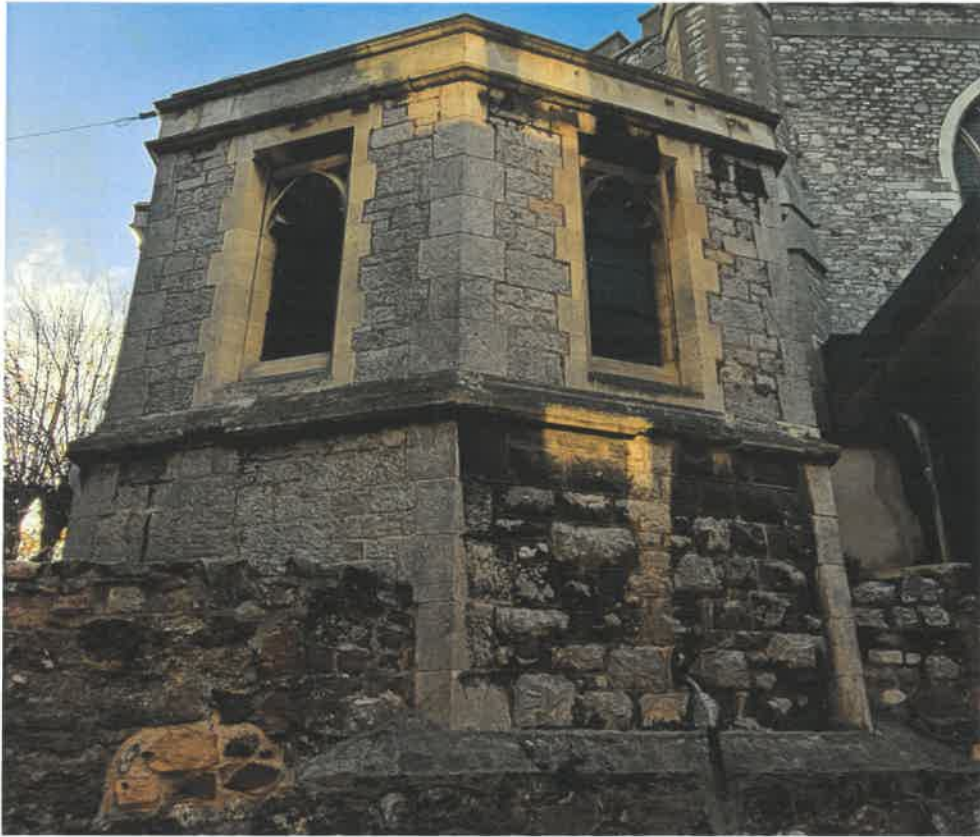
20 Render Failing to Corner Turret



21 Render Failing to Window Quoin



22 Whitford Room



23 Whitford Room



24 Whitford Room Steps



25 Vestry



26 Vestry



27 Door D1 – Tower



28 Door D2 – Stairs



29 Door D3 – Porch



30 Door D4 – Porch



31 Door D5 – Whitford Room



32 Window W1



33 Windows W2 and W3



34 Window W4



35 Window W5



36 Window W6



37 Window W7



38 Window W8



39 Window W9



40 Window W10



41 Window W11



42 Window W12



43 Window W13



44 Window W13



45 Window W13A



46 Window W14



47 Window W14



48 Window W15



49 Window W16



50 Window W17



51 Window W18



52 Lantern Interior



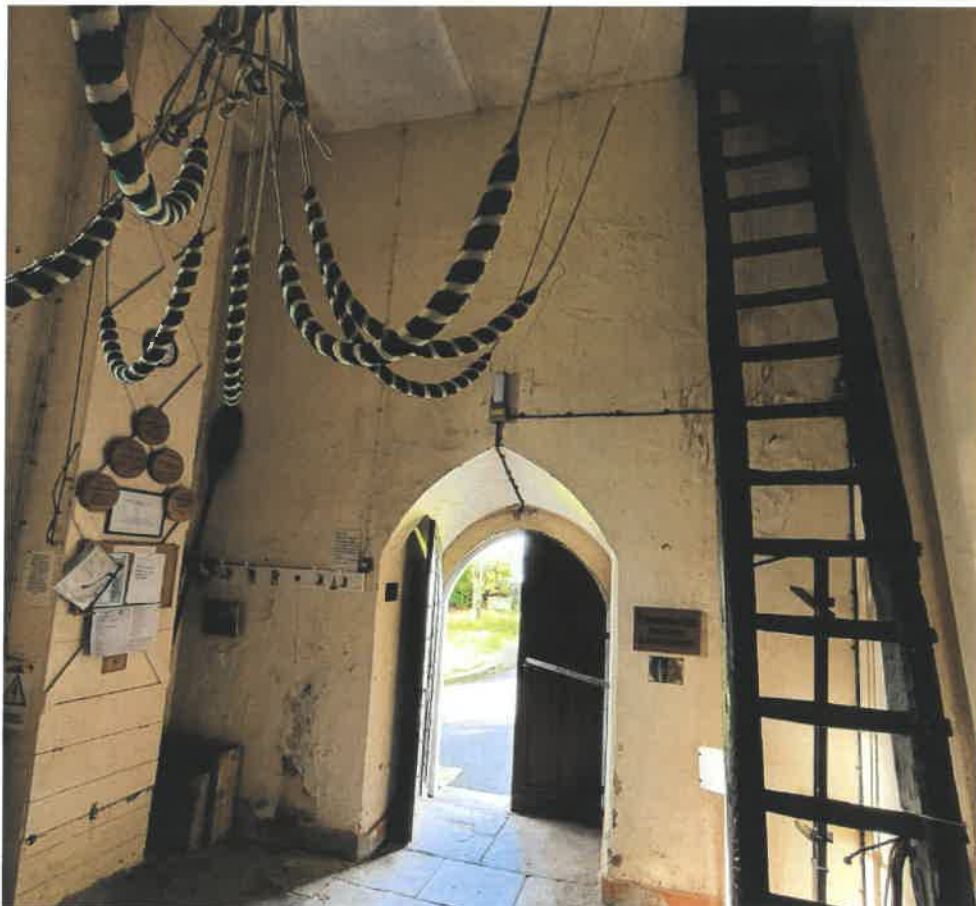
53 Tower South Elevation



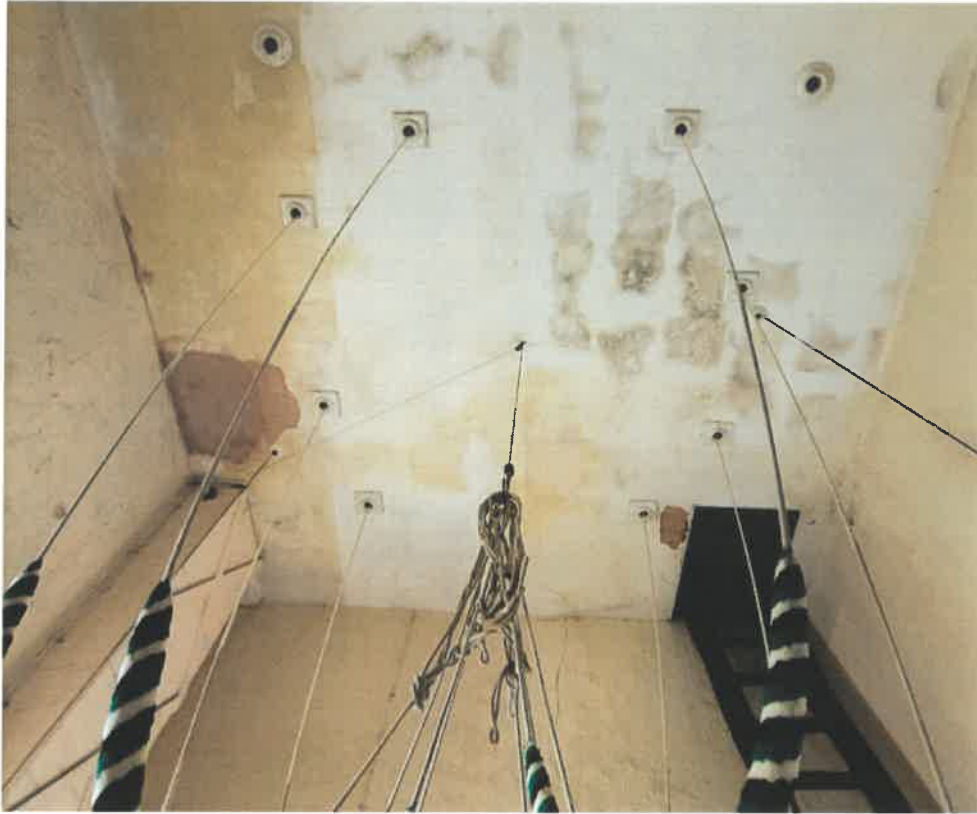
54 Tower West Elevation



55 Tower Roof



56 Ringing Chamber



57 Ringing Chamber



58 Sound Deadening Chamber



59 Woodworm to Clock Casing



60 Louvre Opening



61 Bell Chamber



62 Bell Chamber Gantry



63 Tower Roof Beam



64 Steps to Boiler Room



65 Boiler Room



66 Nave Ceiling



67 Roof Structure



68 Ironwork to Truss



69 Rot to Roofing Boards



70 Nave Flooring



71 Nave Flooring



72 Chancel Flooring



73 Choir Flooring



74 Altar



75 Dado Boarding



76 Damp Patch on Wall



77 Rectangular Glass Window



78 Window W9 Detail



79 Pews



80 Reredos



81 Reredos



82 Pulpit



83 Pulpit Figure



84 Lectern and Font



85 Vestry



86 Vicar's Toilet



87 Link Corridor



88 Whitford Room



89 Staircase



90 Organ Casing and Pipes



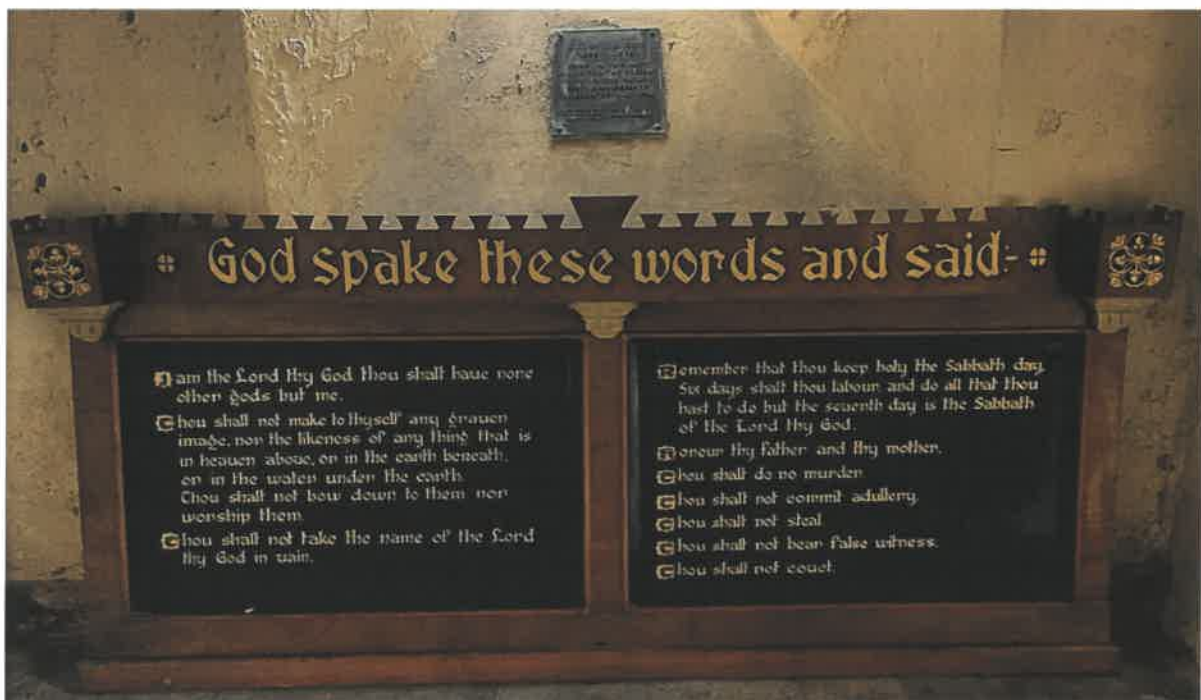
91 Selection of Wall Monuments



92 Monument where Lettering needs Repainting



93 Ten Commandments Board Location



94 Ten Commandments Board



95 Churchyard North Wall



96 Churchyard East Wall



97 Churchyard South Wall



98 Churchyard South Wall Detail



99 Churchyard West Wall



100 Thomas Luny Monument



101 Ivy on Monument



102 Sullock and Bartlett Monument



103 Woollcombe Tomb



104 Oak Tree



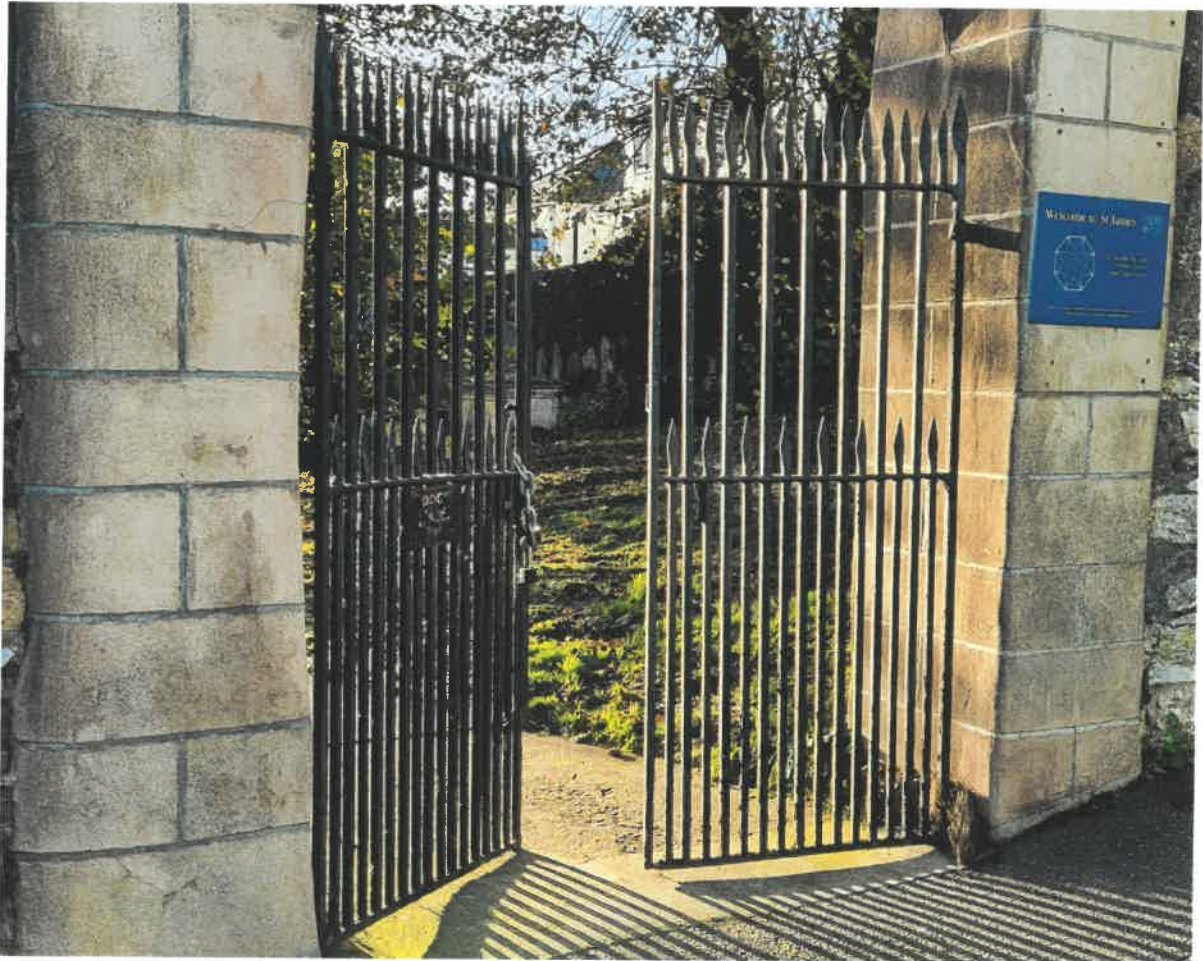
105 Oak Tree



106 Concrete Path



107 Tarmac Path



108 East Gates



109 South Gates



110 West Gates



111 West Gates

Appendix IV

DOCUMENT ISSUE AUTHORISATION RECORD

Project:

Project Ref:

Document:

Author: Grant Elliott

Le Page Architects Ltd

Authorised by: 
Grant Elliott
Senior Conservation Architect

Date: 9th November 2022