

Report on the condition of the building following Quinquennial Inspection by  
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## A. PRELIMINARIES

### 1.0 PROFESSIONAL ADVISOR

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### 2.0 THE INSPECTION

- 2.1 The inspection was carried out on 3<sup>rd</sup> March 2009 when the weather was dry and windy, followed by continuous heavy rain.
- 2.2 The previous inspection was by Frank Crowe in September 2000.

### 3.0 BRIEF DESCRIPTION OF THE BUILDING

#### 3.1 Plan

- a) A plan of the Church is included at the end of the report.
- b) It is one of the few Anglican Churches to have an octagonal plan which accommodates the Nave and Sanctuary and it also has a west Tower staircases to a gallery with schoolroom behind, a south Porch and Vestries and a toilet at the east end.
- c) All compass references in the text relate to liturgical north, which approximates to true north.

#### 3.2 Access and Parking

- a) Pedestrian access to the Church is obtained from streets around the Church to the west, north east and south east corner. The gates to the latter entrance are kept locked.
- b) There is no car park but limited on street parking is available nearby.

#### 3.3 Churchyard

The Churchyard is of reasonable size and is well maintained.

#### 3.4 Brief Description and History

- a) The Tower dates from the 13<sup>th</sup> century but the medieval Church was demolished in 1819.
- b) The replacement church was designed by Andrew Patey of Exeter and originally had galleries on at least 5 sides. The original pews faced inwards towards the centre.

## The Church of St. James the Less, Teignmouth, Devon

4

- c) A striking feature is the octagonal lantern and vaulted ceiling.
- d) The Church was remodelled in 1890 and most of the galleries removed. New pews were provided in rows facing east. A large vestry was added at the south east corner.

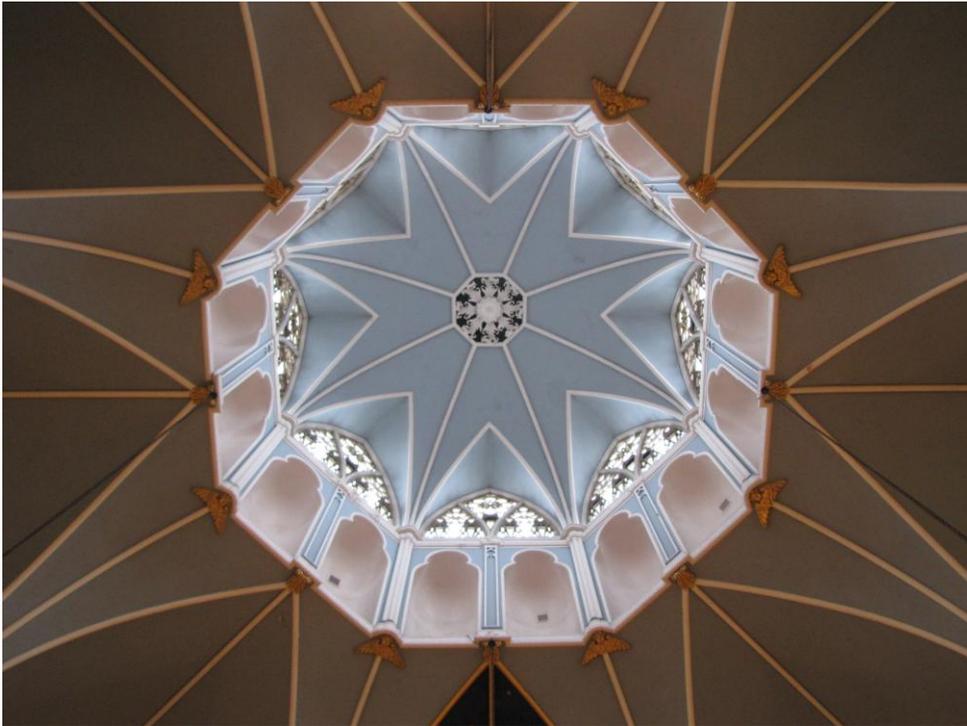
### 3.5 Interior Photographs



Looking East



From Gallery



Lantern

## B. MAIN REPORT

### 1.0 SCHEDULE OF WORK COMPLETED SINCE THE LAST INSPECTION

- 1.1 Apart from routine maintenance very little repair work has been carried out since the last inspection which was in 2000.
- 1.2 The Vicar's Vestry and Toilet roof was refelted in 2008.

### 2.0 GENERAL CONDITION

- 2.1 The Church is in sound structural condition with little evidence of any recent significant movement.
- 2.2 The walls are very damp, particularly on the south side of the Church. Study of the log book kept in the Vestry shows that this has been an ongoing problem since the original external plaster was removed in the late nineteenth century.
- 2.3 Due to the long period since the last inspection there are many areas needing attention, especially the roofs. A major repair programme needs to be undertaken, therefore, preferably within the next year.

C. EXTERNAL

**PRIORITY**

KEY: **U** - Urgent; 1 - 1 year; 5 - 5 Years;  
E- 5+ Years; D- Desirable

3.0 ROOF COVERINGS

3.1 Tower

- a) This has a shallow pitched roof covered with lead sheet. It is of good thickness and well laid with an apron and capping to the low parapet walls. No defects were detected.
- b) There is a central fibreglass flagpole which only has a temporary flashing at its junction with the lead and this is defective, allowing water to pour through and cause decay to the flagpole support. (see photo 1)**U**



Photo 1

During the inspection water also flooded the bell chamber floor and penetrated the clock chamber below. (see photo 2)



Photo 2

c) The access hatch is only covered with basic roofing felt and this needs replacing with more durable lightweight material as it is defective. (see photo 3)



Photo 3

1

### 3.2 Main Roof

a) This is pitched with parapet back gutters at the perimeter walls and shallow

slate covered slopes towards the central lantern. The surround to the lantern is flat and covered with lead sheet.

- b) The slates are Cornish and mostly in sound condition with only minor damage to a few.
- c) The parapet back gutters are covered in lead sheet and the bays are much too large causing numerous splits to develop. These have been temporarily patched with flashband but a permanent solution is now needed as these recurrent leaks are contributing to the dampness in the external walls (see photo 4)

1



Photo 4

- d) The sloping lead valley gutter at the junction of the has been repaired temporarily in the past but now has 2 splits in different locations. (see photo 5)

U/1



Photo 5

- e) Dampness is penetrating at the junction of the roof with the south east corner of the Tower. This needs further investigation and may in part be due to an inadequate upstand to the lead back gutter. 1
- f) The lead sheet to the lantern surround is mostly in sound condition but board marks are starting to show, possibly indicating thinning of the lead. E

### 3.3 Lantern

- a) This is of similar design and construction to the main roof with shallow pitched slopes covered with Cornish slate and lead covered parapet back gutters.
- b) The hips are lead rolled and have holes where fixing nails are missing. One has been repaired in flashband but permanent lead repairs are required. (see photo 6) 1



Photo 6

### 3.4 Porch

- a) The Porch roof is flat and covered with one sheet of lead.
- b) This is much too large and has consequently split and has been repaired temporarily many times. It needs replacing with new lead laid in smaller bays. (see photos 7 and 8)

1



Photo 7



Photo 8

### 3.5 Choir Vestry

- a) This is pitched and covered with natural slates with a lead covered parapet back gutter on the south and east sides.
- b) The slates and lead ridge are in poor condition with many missing and clipped slates and it needs completely recovering. (see photos 9 and 10)

1



Photo 9



Photo 10

- c) The parapet back gutter could not be inspected at close quarters as a ladder was not provided but as viewed from the ridge it is apparent that the highest bay is much too large and the lead is defective and needs replacing. (see photo 11)

1



Photo 11

### 3.6 Vicar's Vestry and Toilet

This is flat and has just been recovered with new mineralised felt.

### 3.7 Link Corridor

- a) This has a shallow pitched roof which is covered with basic roofing felt.
- b) This is cracked and splitting and leaks are causing damage to the roof structure below. (see photo 12)

U



Photo 12

### 3.8 Boiler House

The boiler house is underground and has a solid concrete roof which is adequate for its function.

## 4 RAINWATER GOODS AND DISPOSAL SYSTEMS

### 4.1 Gutters and Rainwater Pipes

- a) These are mostly cast iron and in reasonable condition, although redecoration is required. 1
- b) The Tower roof drains to 2 rainwater pipes and these run internally through the bell chamber and then diagonally to the back gutters. The pipe on the south side is split and needs replacement, contributing to the damp in the wall below (see photo 13) 1



Photo 13

- c) The roof outlet to the flat roof in the light well by window 9 is blocked by slates that have fallen off the walls. (see photo 14)

U



Photo 14

- d) The north gutter to the choir vestry is blocked by weeds and needs clearing. U
- e) The hopper or rainwater pipe to the Porch roof appears blocked, causing overflows and dampness in the adjacent Church wall. (see photo 15) U



Photo 15

- f) The bottom of this same pipe is broken, also adding to the dampness in the walls. (see photo 16)

1



Photo 16

- g) The hopper or downpipe to the west of the buttress at the south west corner appears cracked or blocked, adding to the dampness in the walls. (see photo 17)

U/ 1



Photo 17

- h) The downpipes to the lantern have 2½" upper lengths reducing to 1½" at the base. Ideally these lower sections should be replaced with pipes of the same diameter. D
- i) The hoppers to these pipes are blocked and need clearing. U
- j) One at the north east corner needs re-fixing. 1
- k) One pipe has been replaced in cast iron. D

#### 4.2 Drainage Channels and Gullies<sup>1</sup>

- a) There is a completely overgrown gully at the south east corner of the choir vestry and other gullies need clearing. U
- b) The drainage channel to the north side of the Church needs clearing. U

### 5 BELOW GROUND AND FOUL DRAINAGE

#### 5.1 Storm Water

It is not known where gullies and the channel drain but there appeared to be no problem with flooding during the heavy rain.

#### 5.2 Foul Drainage

There is one inspection chamber near W18 with a low level vent pipe. It is clear and free-flowing, but because it is an interceptor chamber it should be inspected regularly to ensure that there are no blockages.

### 6 PARAPET, UPSTAND WALLS AND CHIMNEYS

#### 6.1 Tower

As mentioned earlier the low parapet walls to the Tower are faced with lead on the inner faces and also capped with lead, and are fully protected against damp.

#### 6.2 Main Walls

- a) These have embattled parapets that are rendered internally and externally with a hard cement render, which traps moisture in the walls. D
- b) In some areas the render has been covered by asphalt, further sealing in damp, and admitting water where the junction to the render has cracked. In some areas this has been sealed with silicone that is being pulled out by seagulls. D/1
- c) At the east end there is vegetation that needs removal. U
- d) Some of the coping joints are defective and let in damp, especially at the Tower abutment. 1

- e) There is cracking in the asphalt and render around the boiler flue which terminates at the top of the north east buttress. 1

### 6.3 Lantern

- a) This has embattled rendered parapet walls similar too the main walls and with the same problems. D
- b) Some of the copings are made up in 4 pieces, with joints that need repointing. Ideally these should be replaced with single pieces of stone. 1/D
- c) There is cracking in the render at the north east corner. (see photo 18) 1



Photo 18

### 6.4 Vestries

Parapet walls appear satisfactory although they are coated with bitumen inner faces. D

## 7 WALLING

- 7.1 The walls are generally constructed of local limestone which has been repointed with a cement based mortar. This is aggravating the problem with the damp walls as they are unable to breathe and dry out. Alternatively, you could consider reinstating the lime stucco that was removed in the late Victorian period, after the removal of the cement pointing. 1

- 7.2 The plinth to the south walls appears to retain some of the original lime plaster, but this has been repaired badly in places, has cracks at its junction with the main wall above and has some missing sections (see photo 19)

1



Photo 19

- 7.3 Some ivy needs clearing from the north wall.
- 7.4 The Tower walls are constructed of a random mixture of local red sandstone and volcanic stone. It is in good condition but some of the west wall will need repointing in due course. (see photo 20)

1



Photo 20

- 7.5 The plinth and moulded door surround to the west wall of the Tower are painted in a white paint which is not suitable for masonry or render and is flaking.
- 7.7 The Choir Vestry south and east walls are faced with coursed limestone and are in good condition.
- 7.8 The north wall of the Choir Vestry and the east wall of the link corridor are of brick; the faces of some bricks to the latter are delaminating.
- 7.9 The east wall of the link corridor, over the light well, has slate hung cladding. this is in very poor condition with a number of slates missing. (see photo 21, below)

D

E

U



- |      |  |   |
|------|--|---|
| 7.10 | The Vicar's Vestry and Toilet walls are rendered or of bare concrete blocks.   | D |
| 7.11 | The area adjacent to the north east wall needs clearing of vegetation; ideally the ground should be lowered and a french drain provide, to reduce dampness in this wall. | 1 |
| 7.12 | The boiler flue has a missing access plate at low level; it needs replacing to exclude birds or filling if redundant.  | D |
| 7.13 | The Lantern walls are clad with vertical slate hanging which is in good condition.   | 1 |

## 8.0 EXTERNAL TIMBER, DOORS AND METALWORK

- |     |  |   |
|-----|--|---|
| 8.1 | The Porch doors D4 and D5 are panelled and of painted softwood. They need redecorating and some repairs are needed to the timber, including the beading to the panels. | 1 |
| 8.2 | The fascia to the link corridor is rotten and needs replacing. (see photo 22)  | 1 |



Photo 22

## 9.0 WINDOWS

### 9.1 External/Glazing

- |    |   |   |
|----|---|---|
| a) | The panes of W8 have been damaged by vandalism and the lead comes are displaced. (see photo 23) | U |
|----|---|---|



Photo 23

- b) The masonry to this window would benefit from protection by the lime method.
- c) The tracery of W9 and W12 needs repair (photo 24 shows W9)

D  
5

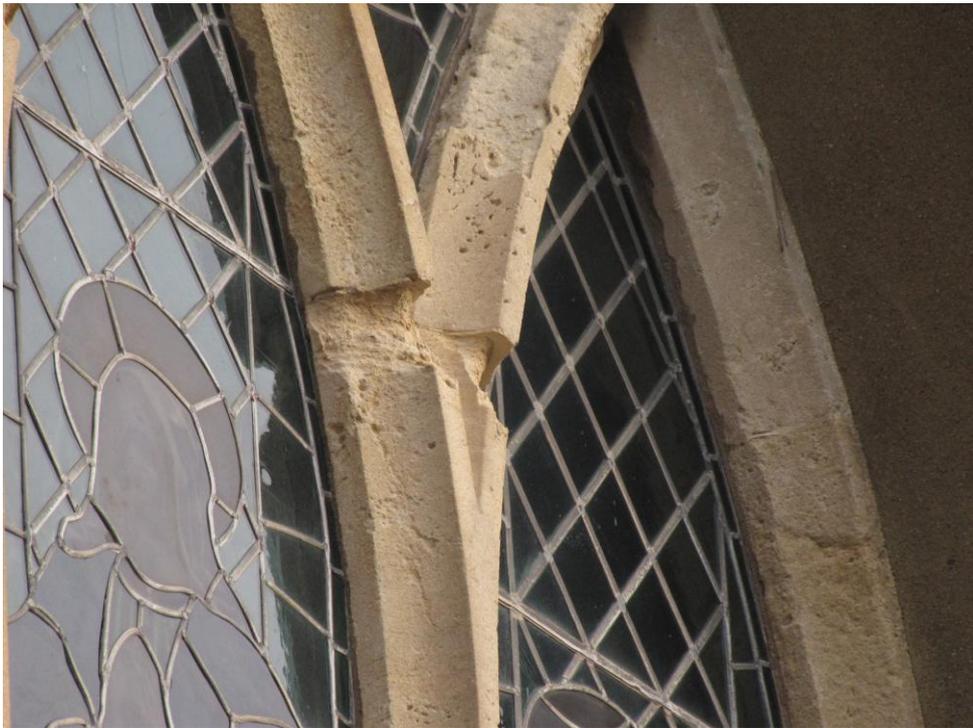


Photo 24

- d) The window reveals are mostly plastered and this is defective at the outer bead moulds in several windows. (see photo 25)

1/5



Photo 25

- |    |   |   |
|----|---|---|
| e) | As can be seen in photo 25 several of the masonry transoms are badly stained by rusting protective grilles.                       | D |
| f) | The opening lights of windows 1, 4 and 6 need redecorating.   | 1 |
| g) | Window W3 has a softwood frame which needs redecorating.  | 1 |
| h) | The windows to the lantern are of cast iron in softwood moulded frames. Some timber repairs are needed, followed by redecoration. | 1 |

## 9.2 Internal Masonry

No defects noted.

## D. INTERNAL

### 10.0 TOWER

#### 10.1 Bell Chamber

- |    |  |   |
|----|--|---|
| a) | The floor is substantial but is becoming wet from the leak around the flagpole, so a repair is needed urgently. (see photo 2)                        | U |
| b) | This leak is also causing delamination of the packing to the base of the flagpole and this will need renewal once the leak is repaired (see photo 1) | U |

- c) The bells and frame generally appear to be in sound condition; the bell frame being of painted steel.

### 10.2 Clock Chamber

It is understood that the weights are about to be removed and an electric winder installed. When this is done the weight pit should be guarded with a simple handrail.

D

### 10.3 Ringling Chamber

- a) The base of the Tower is the Ringling Chamber.
- b) The walls appear very damp, due to an impermeable paint having been used. D
- c) The near vertical ladder which provides access to the clock and bell chambers is historic and needs some attention. 1
- d) The continued use of this ladder needs consideration with regard to the Health and Safety aspects, as it does not comply with current requirements for protective hoops. You should seek advice from your insurance company and perhaps look at a safer access, eg, from the room at the back of the gallery. 1

## 11.0 CLOCK

- 11.1 The mechanism looks well maintained and in good order.
- 11.2 Unusually, the clock has 3 faces.

## 12.0 ROOF AND CEILING VOIDS

### 12.1 Main Roof Space

- a) This was inspected using the crawl boards provided and no major defects were seen. The rafters are 125 x 50mm at 500mm centres and support timber boarding below the slates.  
On the north side, however, the prop to one of the purlins has become displaced and needs refixing. (see photo 26) 1



Photo 26

- b) There are localised areas of minor woodworm infestation and these should be identified and treated by a specialist. 1
- c) There are signs of damp penetration at the abutment with the corner of the Tower. 1
- d) The access into the roof space is difficult as the opening from the tower is restricted by metal access ladder. D

## 12.2 Other Roofs

The voids to other roofs, including the lantern, Are inaccessible and could not be inspected.

## 13.0 EXPOSED ROOF STRUCTURES AND CEILINGS

- 13.1 The main ceiling is vaulted and of lath and plaster with a composite structure in the void, supported on the slender cast iron columns which also support the lantern. No defects were seen, other than deflection in the columns which is judged to be long standing and of no concern
- 13.2 There are signs of damp penetration on the Porch ceiling. 1

## 14.0 UPPER FLOORS, BALCONIES AND ACCESS STAIRWAYS

- 14.1 There is a gallery at the west side of the Church with 2 access stairs from the link between the main Church and the Tower. One of these stairs has been closed off at the top.
- 14.2 No defects were notes but the front of the gallery is low by current standards and should be raised with a rail or similar for safety. D

- 14.3 There is a schoolroom behind the organ which is fairly basic. It has a timber boarded ceiling with some large ventilation holes. D

## 15.0 PARTITIONS, SCREENS, PANELLING AND DOORS

No defects noted.

## 16.0 GROUND FLOOR

### 16.1 Main Church Area

- a) This has pine boarded pew platforms which are unventilated, so conditions for timber decay exist. D
- b) The surrounding walkways are solid, paved with flagstones and covered with carpet.
- c) There is suspended timber floor to the Chancel Area mostly covered with carpet. Comments regarding lack of ventilation apply here as well.
- d) At the time of the inspection rain was coming under the Porch doors. 1

### 16.2 Other areas

The link to the Tower has flagstone floor, which is uneven.

## 17.0 INTERNAL FINISHES

- 17.1 The walls are plastered and painted and these finishes are significantly affected by damp in several areas. mainly on the south side at high level, but also on the north east side. Damp monitors have been provided in a few locations and in places these showed readings of 90%.
- 17.2 Study of the records in the Church prove that dampness has been a problem in the external walls ever since the removal of the original stucco plaster in the late 19<sup>th</sup> century.
- 17.3 Various attempts have been made over the decades with differing degrees of success and I consider the current problem to be due to a combination of factors including leaks from the back gutter and rising and penetrating damp.
- 17.4 Once the other repairs have been completed the walls will start to dry out and a decision made on the degree of plaster requiring renewal before they are all redecorated with limewash. As the dampness has been present for a considerable time this is likely to take several years. 5
- 17.5 There is dado boarding to a height of 1.5 metres around most of the Church and considering the general damp problems it is probable that the supporting timbers and some of this boarding will need replacing. 5
- 17.6 Dampness in the walls of the south stairwell and gallery room above has caused a failure in some of the plaster, which has fallen off. 5

## 18.0 FIXTURES, FITTINGS AND FURNITURE

- 18.1 The pews are late Victorian and not original; they are arrayed in rows whereas the original pew layout looked towards the centre of the Church, which works much better architecturally. D
- 18.2 The reredos is being affected by the damp in the walls at low level. 5

### 19.0 TOILETS, KITCHEN AND VESTRY

- 19.1 The Vestry Lobby has a tiled floor, boarded ceiling and a large fitted cupboard. No defects were noted but as the cupboard backs onto the one affected by dry rot it should be checked regularly to ensure there are no problems. 1
- 19.2 The Choir Vestry has a fitted carpet on a suspended timber floor; this appeared firm and does have some ventilation. The fitted cupboard, which is below the defective lightwell to window 9 is suffering from dry rot. U
- 19.3 The seal to the back of the worktops needs renewal. 1
- 19.4 The roof to the link corridor has defective structural boarding and this partially collapsed under my weight during the survey. U
- 19.5 The Vicar's Vestry also has a carpeted suspended timber floor and as this has no ventilation a board was lifted, and the joists found to be satisfactory. They should be checked regularly, however, between Quinquennial Inspections. 5
- 19.6 The toilet opens off the Vicar's Vestry and is rather basic with no properly plumbed hot water to the basin. D

### 20.0 ORGAN

This is located on the gallery and had no visual defects from a cursory inspection.

### 21.0 MONUMENTS, TOMBS AND PLAQUES

No problems were seen but there is a high probability that some will contain rusting iron cramps because of the levels of dampness. E

### 22.0 SERVICE SYSTEMS GENERALLY

This report is based on a visual examination only, and no tests have been applied.

### 23.0 HEATING INSTALLATION

- 23.1 This comprises a wet system with the boiler located in the underground boiler room on the north east wall.
- 23.2 No visual problems were seen but problems with the warm up time were reported. This should be investigated over the summer by a qualified engineer as it could indicate a build up of sludge within the system. 1

### 24.0 ELECTRICAL INSTALLATION

- 24.1 No visual defects were seen but the strip lighting in the base of the Tower is of poor quality. D
- 24.2 The installation should be re-tested within the quinquennium. 5

## 25.0 SOUND SYSTEM

No comments

## 26.0 LIGHTNING CONDUCTOR

None

## 27.0 FIRE PRECAUTIONS

### 27.1 Fire Safety Regulations

- a) New regulation came into force on 1<sup>st</sup> October 2006, and these apply to Churches.
- b) The "building owner" is required to appoint a "responsible person" to carry out a fire risk assessment, and draw up appropriate fire procedure and routine maintenance. 1
- c) The C.B.C. are currently drawing up some guidelines for P.C.C.'s but in the meantime you might refer to [www.fire.gov.uk](http://www.fire.gov.uk) or [www.churchsafety.org.uk](http://www.churchsafety.org.uk)

## 28.0 DISABLED PROVISION AND ACCESS

There is good access for wheelchair users but no toilets for use by any members of the congregation or visitors. D

## 29.0 SAFETY

- 29.1 The granite steps up to the external door D3 have settled and mortar joints need filling. 1
- 29.2 The end fixing bracket to the handrail to these steps is damaged and needs replacing. 1
- 29.3 The access route to the north of the Church and steps have no handrail. D
- 29.4 The glass in the fanlight over the boiler room door is broken 1
- 29.5 The access platform to the roof and roof void trap doors needs better guarding and the vertical ladder needs hoops: please consult your insurers to confirm requirements. 1
- 29.6 See earlier comments regarding the Tower access ladder and clock weight hole. !
- 29.7 Organise asbestos survey, if not already carried out. 1

## 30.0 BATS

Evidence of bats or mice was seen. within the roof space.

**E. CURTILAGE**

**31.0 CHURCHYARD**

This is mostly cleared and grassed.

**32.0 RUINS**

None.

**33.0 MONUMENTS, TOMBS AND VAULTS**

The kerb to one tomb on the north side of the Church is damaged and needs removal or repair.

1

**34.0 BOUNDARY WALLS**

**34.1 North Boundary**

- a) This comprises a high stone wall mostly attached to outbuildings belonging to properties in Daimonds Lane. There is a large valerian growing near the centre which is damaging the masonry and this needs removal and the wall making good. (see photo 27)

1



Photo 27

- b) The wall also needs some other localised repairs.

5

**34.2 West Boundary**

- a) The top of the wall is rendered and this will need some attention in due course. E
- b) There is a movement crack at the north west corner. E
- c) There is some glass embedded in the coping and this should be removed for safety reasons. D

**34.3 South Boundary**

- a) This comprises a high stone wall next to Bitton Park Road with a hedge along most of its length, except near the west end. As the wall is over 3 metres high at this point you should consider extending the hedge and/or the provision of a safety rail. D
- b) The masonry is cracking around the gate hook tail which is iron and rusting. This should be removed, treated and refixed, especially if these gates are brought back into use. 5
- c) Other localised repairs are needed on the inside of the wall. 5

**34.4 East Boundary**

- a) This comprises a mixed stone wall immediately next to Exeter Street. Some valerian needs removal from the top. 1
- b) Some repointing has been carried out in cement and this should be replaced with a lime mortar as it is damaging the stone. (see photo 30) D/E



Photo 28

### 35.0 TREES AND SHRUBS

- 35.1 There is a large holly close to the Tower walls that needs pruning. 1
- 35.2 There are 2 yew trees near the south east gate. Should these gates be re-used the yews should be pruned hard to reduce the production of berries which would otherwise prove a slip hazard. Ivy also needs removal.
- 35.3 Most other trees within the churchyard are pollarded regularly.

### 36.0 HARDSTANDING AREAS

- 36.1 There is a good tarmac path to the main entrance and to the south of the church.
- 36.2 There is no dropped kerb at the west gateway, however. D

### 37.0 MISCELLANEOUS

- 37.1 The gates to the south east entrance are of wrought iron and are of high quality. They need redecorating. 1
- 37.2 There is a large tomb or crypt entrance to the north of the church with an iron door, and this is in satisfactory condition.

### 38.0 LOG BOOK

No comments.

## F. RECOMMENDATIONS

(only items marked \* to be entrusted to voluntary labour; items marked MW considered to be minor repair works - see section G)

### 1.0 URGENT WORK REQUIRING IMMEDIATE ATTENTION (U)

- 1.1 Repair flagpole flashing (C.3.1b & 10.1a) MW
- 1.2 Temporary repair to split lead valley (C3.2d) MW
- 1.3 Replace link roof boarding and covering (D19.4 & C3.7b) MW
- 1.4 Unblock flat roof outlet in lightwell.\* (C4.1c)
- 1.5 Unblock north gutter to Choir Vestry\* (C4.1d)
- 1.6 Unblock hopper/r.w.p. to Porch \* (C4.1e)
- 1.7 Check/unblock r.w.p. at south west corner (C4.1g)
- 1.8 Unblock lantern hoppers \* (C4.1)
- 1.9 Unblock gully and clean other gullies\* (C4.2a)
- 1.10 Clear drainage channel\* (C4.2b)
- 1.11 Remove vegetation\* (C6.2c)
- 1.12 Refix missing vertical slates (C7.9)
- 1.13 Repair window W8 (C9.1a)
- 1.14 Renew packing and fixing to flagpole (D10.1b)

1.15 Eradicate dry rot in Choir Vestry cupboard (D19.2)

2.0 WORKS RECOMMENDED TO BE CARRIED OUT DURING THE NEXT 12 MONTHS  
(1) (In order of priority)

- 2.1 Renew lead to roof back gutters (C3.2c)
- 2.2 Permanent repairs to sloping lead valley (C3.2d)
- 2.3 Repairs to lantern hips (C3.3b)
- 2.4 Investigate and rectify damp penetration (C3.2e, D12.1c)
- 2.5 Treat woodworm in roofspace (D12.1b)
- 2.6 Refix displaced purlin prop (C12.1a)
- 2.7 Repoint walls or cover with lime stucco (C7.1)
- 2.8 Repair window bead moulds (C9.1d) In conjunction with 2.5
- 2.9 Repair lime plaster plinth (C7.2)
- 2.10 Remove ivy \* (C7.3) MW
- 2.11 Clear vegetation, etc.\* (C7.11) MW
- 2.12 Replacement of cracked Tower r.w.p (C4.1b)
- 2.13 Replace broken r.w.p (C4.1f)
- 2.14 Repair or replace section of r.w.p. at south west corner, if needed (C4.1g)
- 2.15 Refix lantern r.w.p (C4.1k)
- 2.16 Renew coping joints (C6.2d & 6.3b)
- 2.17 Replace seals to asphalt (C6.2b)
- 2.18 Repairs around top of boiler flue (C6.2e)
- 2.19 Repair cracked render (C6.2c)
- 2.20 Redecorate rainwater goods (C4.1a)
- 2.21 Repair and redecorate lantern windows (C9.1h)
- 2.22 Renew lead to Porch roof (C3.4b,D13.2)
- 2.23 Renew slate covering to Choir Vestry roof (C3.5b)
- 2.24 Replacement lead to back gutter of Choir Vestry (C.3.5c)
- 2.25 Replace covering to Tower roof hatch (C3.1c)
- 2.26 Redecorate doors and frame to window W3 (C8.1 & 9.1g)\* MW
- 2.27 Replace rotten fascia (C8.2)
- 2.28 Redecorate window opening lights (C9.1f)
- 2.29 Repair Tower ladder (D10.3c)
- 2.30 Comply with Fire Safety Regulations (D27.1b)
- 2.31 Organise asbestos survey (D29.7)
- 2.32 Check heating system (D23.2)
- 2.33 Consider Tower access (D10.3d & 29.6)
- 2.34 Guard clock weight pit (D10.2d)
- 2.35 Other Health & Safety matters (D29.1,2,4 & 5)
- 2.36 Remove valerian and make good walls (E34.1a & 34.4a)
- 2.37 Redecorate gates (E35.1)\* MW
- 2.38 Replace flue plate or fill hole (C7.12)
- 2.39 Provide weatherboard to Porch doors (D16.1d)
- 2.40 Check cupboard regularly (D19.1) Ongoing
- 2.41 Seal worktop (D19.3)\* MW

- 2.41 Prune holly (E35.1)\* MW
- 2.42 Repair or remove kerb to tomb (E33)

### 3.0 WORKS RECOMMENDED TO BE CARRIED OUT DURING THE QUINQUENNIAL PERIOD (5) (In order of priority)

- 3.1 Repair tracery to W9 and W12 (C9.1c) MW
- 3.2 Replastering and redecoration of internal faces of main external walls, subject to drying (D17.4)
- 3.3 Repairs to dado boarding, in conjunction with 3.2 above (D17.6)
- 3.4 Electrical Test and Report (D24.2)
- 3.5 Further boundary wall repairs (E34.1b & 34.3b +c)
- 3.6 Conserve/isolate reredos (D18.2)
- 3.7 Check under Vicar's Vestry Floor (D19.5)\* MW

### 4.0 WORKS NEEDING CONSIDERATION BEYOND THE QUINQUENNIAL PERIOD (E) OR DESIRABLE ALTERATIONS AND REPAIRS (D)

- 4.1 Replacement of lead to flat roof around lantern (C3.2f) E
- 4.2 Replacement of lower sections of lantern r.w.ps (C4.1h) D
- 4.3 Replace cementitious render with lime plaster (C6.2a & 6.3a) D
- 4.4 Remove asphalt and bitumen (in conjunction with above) (C6.2b & 6.4) D
- 4.5 Replace coping stones (C6.3b) D/E
- 4.6 Further repointing to tower (C7.4e) E
- 4.7 Replace paint (C7.5) D/E
- 4.8 Repairs to brickwork to link corridor (D7.8) E
- 4.9 Render Vicar's Vestry and Toilet walls (D7.10) D
- 4.10 Lower ground level by north east wall and provide french drain (C7.11) D
- 4.11 Lime protect masonry to W8 (C9.1b) D
- 4.12 Clean window transoms (C9.1e) D
- 4.13 Replace paint to ringing chamber walls (D10.3b) D
- 4.14 Improve access to roof void (D12.2) D
- 4.15 Provide rail to gallery (D14.2) D
- 4.16 Provide grilles to ceiling holes (D14.3)
- 4.17 Improve ventilation to pew platforms, or replace them with solid floor as part of re-ordering project (D16.1) D/E
- 4.18 Re-order Church with pews or chairs arranged around central liturgy (D18.2) D
- 4.19 Provide plumbed hot water to Vicar's Basin (D19.6)
- 4.20 Possible repairs to monuments (D21) E
- 4.21 Improve lighting to base of Tower (D24.1) D
- 4.22 Provide new toilets (D28) D
- 4.23 Remove glass (E34.2c) D
- 4.24 Repairs to west boundary wall (E34.2a & b) E
- 4.25 Consider extending hedge or providing safety rail (E34a) D
- 4.26 Replace pointing to section of east wall (E34.4b) D/E
- 4.27 Provide dropped kerb (E36.2) D

## 5.0 WORKS REQUIRED TO IMPROVE THE ENERGY EFFICIENCY OF THE STRUCTURE AND SERVICES

No comments.

## 6.0 WORKS REQUIRED TO IMPROVE DISABLED ACCESS

Provide wheelchair w.c. and dropped kerb.

## 6. EXPLANATORY NOTES

1.0 Any electrical installation should be tested at least every quinquennium by a registered NICEIC electrician, and a resistance and earth continuity

test should be obtained on all circuits. The engineer's test report should be kept with the church log book. This present report is based upon a visual inspection of the main switchboard and of certain sections of the wiring selected at random, without the use of instruments.

2.0 This is a summary report only, as it is required by the Inspection of Churches Measure; it is not a specification for the execution of the work and must not be used as such.

3.0 Although the Measure requires the Church to be inspected every five years, it should be realised that serious trouble may develop in between these

surveys if minor defects are left unattended. Churchwardens are required by the Care of the Churches and Ecclesiastical Jurisdiction Measure 1991 to make an annual inspection of the fabric and furnishings of the church, and to prepare a report for consideration by the meeting of the PCC before the Annual Parochial Church meeting. This then must be presented with any amendments made by the PCC, to the Annual Parochial Church Meeting.

**The PCC are strongly advised to enter into contract with a local builder for the cleaning-out of gutters and downpipes twice a year.**

Further guidance on the inspection and the statutory responsibilities are contained in *How To Look After Your Church. The Churchwarden's Year* gives general guidance on routine inspections and housekeeping, and general guidance on cleaning is given in *Handle with Prayer*, both published for the CCC by Church House Publishing.

4.0 The PCC are reminded that insurance cover should be index-linked, so that adequate cover is maintained against inflation of building costs. Contact should be made with the insurance company to ensure that insurance cover is adequate.

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- 5.0 The repairs recommended in the report are subject to the Faculty Jurisdiction Measure. Items marked in green as Minor Repair Works should not require a faculty up to a maximum of £5,000: please refer to The Chancellor's Guidance to all P.C.C.s, Ministers and Churchwardens.... as to Matters not Requiring a Faculty (Minor Works).
- 6.0 Woodwork or other parts of the building that are covered, unexposed or inaccessible have not been inspected. The adviser cannot therefore report that any such part of the building is free from defect.
- 7.0 You should be aware that it is a criminal offence to disturb bats and should any be found during repair work you should consult English Nature. For any major repairs they should be contacted well in advance and they will carry out a free bat survey.

## H. GLOSSARY OF ARCHITECTURAL AND TECHNICAL TERMS

<b>Ashlar</b>	Hewn blocks of masonry with square edges and even faces, laid in horizontal courses with vertical joints, as opposed to rubble or unhewn stone straight from the quarry.
<b>Chert</b>	A local flint stone from East Devon and West Dorset.
<b>Coping Stones</b>	Stones laid to protect the top of a gable or upstand wall, usually ashlar.
<b>Curtilage</b>	The land surrounding the church.
<b>Drip Moulds</b>	A projecting member of a cornice etc., from which water drips and is prevented from running down the face of the wall below.
<b>Embrasure</b>	The lower part of the battlements to a parapet wall.
<b>Flashing</b>	A metal strip at the junction of the roof and walls etc. to keep out water.
<b>Gable</b>	The triangular upper portion of a wall at the end of a pitched roof.
<b>Hopper</b>	A collector for rainwater or waste water, fixed to the wall.
<b>Kneeler Stones</b>	The lowest coping stones on a gable, supporting the remainder of the coping.
<b>Lime Method</b>	A technique to extend the life of limestone using lime water and shelter coating.

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<b>Merlon</b>	The raised or solid portion of battlements to a parapet wall.
<b>NICEIC</b>	The National Inspection Council for Electrical Installation Contracting.
<b>Perpendicular</b>	The third period of gothic architecture dating from between about 1340 - 1540.
<b>Pointing</b>	The finishing to the exterior of mortar joints between stone or brick.
<b>Quoins</b>	The dressed stones at the corners of buildings, usually laid so that their faces are alternatively large and small.
<b>Principal Rafter</b>	The main rafter of a roof, usually corresponding to the main bay divisions.
<b>Ribbon Pointing</b>	A style of pointing where the mortar is taken over the surface of the masonry. It is harmful to most types of stone, although less so with chert.
<b>Shelter Coating</b>	A method of applying lime to extend the life of deteriorating masonry.

**Signed:** ..... **Date:** .....

R. C. Palmer  
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