
Quinquennial Inspection Report

St Gregory's Church, Church Street, Dawlish,
Devon EX7 9QT



Quinquennial Inspection Report

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1. Introduction

The St Gregory's Church of Dawlish is in the Deanery of Kenn, Archdeaconry of Exeter and the Diocese of Exeter. The vicar is Delas Jane Ayling.

Savills were instructed in October 2021 to inspect the Church and prepare a Quinquennial Inspection Report on the condition of the fabric of the building.

The previous inspection was undertaken by Mark Ledgard of Savills on 15th July 2016.

The building was inspected by Mark Ledgard on the 26th November 2021.

Weather conditions at the time of inspection were overcast with sunny spells and temperatures in the region of 8^oc and there had been previous showers early in the day.

2. Limitations

The inspection of the Church has been from ground level and the tower roof, no access was gained to the central valley gutters.

No opening up has been carried out and woodwork and other parts of the structure which are inaccessible, closed or covered have not been inspected and we cannot confirm that such areas are free from defects.

This reports provides a general description of the structural condition of the building and recommendations for ongoing repairs and maintenance. The recommendations should not be taken as a detailed specification of the work required.

The comments on the services installation are based on a superficial inspection, no testing was arranged and reliance should be made on professional specialist reports prepared in respect of the services installation.

3. Brief Description

The tower is part 14th century origin and built of local red sandstone, the main body of the Church was rebuilt in 1824.

The main walls are of ashlar grey limestone likely to be from Berry Head. Windows are of Bath stone dressings with some retrieved Beer stone and the arcade columns and walls are of Beer stone.

The north and south transepts were added in 1874 and incorporated galleries which were removed in the late 19th century. The Narthex was planned to provide a parish office and toilets at ground floor level, and a first floor room and kitchen approximately in 1984, this was separated from the main body of the Church by a glazed screen.

A disabled access lift was introduced to gain access from the Narthex in 2015, the staircase refurbished and WCs replanned, the kitchen at first floor level improved.

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4. Works carried out since the previous Quinquennial Inspection

We review with the Church Warden items of repair carried out since 2016 and the following items were noted:-

1. New LED lighting in the Church was installed in 2018.
2. An EICR report has been undertaken - 23/10/20
3. Two pews at the front of the nave have been removed - January 2017.
4. Drains on the north side of the Church were unblocked - 2018.
5. The main carpet around the nave altar was stretched and new runners fitted - 15/05/18.
6. The metal gates at the east end of the churchyard were re-painted - 29/08/18.
7. The scaffolding platform on the tower roof was dismantled and taken away - 15/10/18.
8. 'Smart water' was applied to areas of lead on the Church roof - 15/10/18.
9. MBH heating, who service the main church heating now service the boiler in the narthex also - 2019.
10. A new PA system and projector have been installed by API Ltd - 2019/20.
11. A Church maintenance contract has been arranged with West Access Conservation - 2020.
12. The Church office has been re-carpeted and new furniture installed - 2020/21.
13. The kitchen has been completely re-fitted - 2020/21.
14. The north porch roof lead has been repaired - 09/2021.
15. The removal of four pews from north transept; three pews and two frontages from south transept - Archdeacon's TMRO.
Two remaining pews in south transept repositioned; one pew in north transept relocated to choir vestry - 09/2021.
16. Improved lighting in the bell tower - 2020.
17. Regular maintenance of gutters and downpipes - bi-annual.
18. Contract for maintenance of fire extinguishers - annual.
19. Contract for maintenance of lift - annual.
20. Replace hearing loop - 2018.

5. Church Plan

We append a plan of the Church and the approximate layout.

EXTERNALLY

6. Tower Roof

The tower roof is of large section oak beams running east to west, these support sub-joists and boarding on to which is laid a lead roof covering, the roof sheet has a date stamp of 1897, the lead is dressed up the perimeter walls and a lead cover flashing is let into the walls beneath a projecting stone corbel course above the surface of the flat coverings. The lead bays are formed with a gutter running along the internal face of the north parapet wall, the lead is laid out with a central step with the upper panels on the south side draining to the gutter on the north.

The walls surrounding the roof are of the local sandstone with sandstone cappings and the pinnacles are also of the cream sandstone.

We inspected the roof and noted the following points:

1. There are cracks in the surface of the two lead sheets to the westerly bays on the roof, the cracks have been lead burnt repaired on the lower panels but cracking has reoccurred in the centre of the welded patches and water penetration will occur through these joints. Within the next 5 years the two westerly panels of lead should be replaced.
2. Other panels of lead have received patch repairs and specifically there is a flash band lead bitumen sandwich repair on the third panel on the south on the upper side.
3. The lead cover flashings around the perimeter of the roof have distorted and 'torn' as a result of thermal movement on the both the east and west side parapet walls, this is long standing and was noted at the last Quinquennial Inspection and does not appear to be letting water into the structure of the wall beneath, it would be beneficial to cover the cracks with a flexible tape material, temporarily.
4. The roof has been cleaned relatively recently and we noted that the scaffold framework which was in position at the last inspection has been removed.
5. The flash band repairs have been applied around the perimeter at the base of the flagpole on the stair turret roof, these are wearing and temporary and should be replaced with a better quality repair. There is evidence of water penetration in terms of staining on the underside of the boarding above.
6. There is thermal movement and consequent crack through the lead on the second bay from the west lower section of the tower roof which requires replacement within 5 years.
7. Substantial wind erosion has occurred to the relatively soft sandstone used for the pinnacles and specifically aligning with the joints just above the parapet cappings, this affects all four pinnacles. The extent of the erosion is not structurally threatening currently but as the material erodes it will begin to affect the stability of the pinnacle. The erosion appears to have worsened particularly at the southwest corner pinnacle and we recommend an indent repair in matching stonework is executed within 5 years.

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8. Decorative finishes on the door to the roof require reapplication.

7. Main Roof

We inspected the main roof both from the tower and from ground level. The roofs are generally weathered in a local natural slate. Our inspection from the tower roof is necessarily generalised.

We noted the following points:

1. We would anticipate from the date of the slating that it is generally at least 80 years old, we cannot comment on the nature of the fixings but they are likely to be of galvanised steel.
2. There are areas where the lower edge of the slates is slipped in a pattern which suggests that the nail fixings are corroded but without detailed opening up and analysis we cannot identify the extent of this. There are various slipped slates both in the gutters and at eaves level and there are various slates which are fixed with lead and copper tingles, this is not a very substantial proportion of the slating. We noted that approximately forty slates have been identified by the company inspecting the roof as having slipped and these should be replaced. It is important that annually the slate surfaces are reviewed and individual slates refixed in position with tingles, and that the location of the slipped slates are identified on a plan to identify the priority in terms of which section requires dealing with first.
3. The central valley gutters on the north side both in the area between the chancel and the north chapel, and between the nave and the north aisle have been overpainted in black Bitumastic paint probably applied following water leakage, this is a temporary repair and the Bitumen is wearing and revealing the underlying lead to the easterly end of the valley gutter, the temporary repair material has been applied in some thickness obliterating the upper surface of the lead and we cannot comment on the condition of the lead or the timber boarding beneath.
4. Various patch repairs and again a Bitumastic coating has been applied to both sides of the south main valley gutter at their junction with the slated slopes as a temporary repair.
5. From the tower roof we did not see any signs of cracking across the surface of the lead indicative of its failing as a result of thermal movement along the length of the bays.
6. Lead cover flashings at the junction between the north and south transept gable ends and the slated slopes adjacent to them have been distorted probably by wind and weather and stand proud of the vertical slate hung panels and should be refixed.
7. We recommend that a phased plan to reslate sections of the roof is put in place.

8. There are stone capped parapet walls aligning with the chancel arch and these are rendered on both faces, there is extensive vegetation growth on the coping in the centre section above the chancel arch and it is likely that the joint between coping stones is open allowing the establishment of vegetation and would be beneficial to remove the vegetation, clean the stone and repoint these joints.
9. The ridge tiles are a mixture of decorative vented and unvented tiles, they are all in place and appear in reasonable condition.

8. Belfry

We inspected the upper stage of the tower being the belfry, the bell frame is of steelwork built directly into the perimeter stonework and supporting the bells above the level of the timber floor. The underside of the roof to the tower is visible and there are windows on each face of the tower with stone louvres and lancet windows with a centre quatrefoil opening.

We noted the following points:

1. The roof structure to the underside of the roof appears in good condition, there is minor staining but it appears long established, we did not note any signs of rot or water penetration under the lead. The condition of the lead was noted previously and does need to be addressed to prevent leakage and development of rot.
2. The stonework on four sides of the belfry is in good condition, there is no substantial pattern of cracking of any structural significance and the steelwork where built-in to the external perimeter walls appears in reasonable condition. Some corrosion of the steel will occur over the long term where it is built-in to the solid masonry walls, which were dry at the time of inspection but following a winter's rainfall may become saturated.
3. The timber boarding has been applied crudely to the internal face of the louvres leaving the upper sections open and there are anti-bird mesh materials applied into the lancet windows and external to the stone louvres which appears to be preventing bird access to the roof to the belfry.

9. Tower Stairs

The circular stone staircase of the tower access stairs are in good condition and relatively dry, the steps themselves have been over-faced in concrete and are accessible and satisfactory. There is a rope handrail in the centre of the stairs to provide a handhold.

10. Bell Ringing Chamber

The underside of the floor to the belfry is a relatively new replacement and is in good condition. The walls are of fair faced stone down to boarding which covers them up to approximately 1.6m and are in good condition. There is no substantial cracking and the boarding is also in reasonable condition.

There is a single window to the north and this is functional but difficult to operate.

11. Rainwater Goods

The rainwater goods are generally of cast iron ogee section with circular downpipes and eared fittings and cast iron hoppers and they are of a consistent design and detail.

We noted the following points:

1. Corrosion is occurring at most of the joints in the downpipes and the paint is breaking down and corrosion is occurring again on the underside of the joints in the cast iron gutters. We noted that the internal surface of the gutters remains unpainted. The rainwater goods require preparation and repainting over the next 5 years.
2. There are various specific and individual defects, one section of downpipe is cracked on the west side of the north transept, a section has been repaired adjacent to the north side of the north wall of the vestry, there is a crack in the downpipe on the north side of the chancel towards the east end and vegetation growth on the projecting cill.
3. The rainwater goods generally discharge into the concrete lined dished surfaces around the perimeter of the building and we are unsure of the route of the underground drain. The gullies have been kept clear and vegetation kept back from them and appear in good working condition.
4. Continuing annual maintenance of the verge and perimeter hardstanding around the building is necessary to keep the gullies clear.
5. It appears that there has been some ponding of the gulley on the west side of the southwest staircase but this was clear at the time of inspection.

12. Main Walls

We inspected the main walls from ground level. The walls are generally of rubble built stone ashlar and the external facings are generally of the 19th century phase of construction with the exception of the lower part of the tower.

The stonework is a mixture of the local red limestone and rough cut and newer limestone together with Torquay limestone particularly for the north and south transepts and the chancel. The tower walls have been extensively repaired and repointed in a cementitious strap pointing and the west walls of southwest porch similarly has been strap pointed using a cementitious pointing.

We noted the following points concerning the walls:

1. The pointing is generally in reasonable condition much recent repairs have been carried out using a cementitious material which will tend to hold moisture in the structure of the walls and accelerate the erosion of softer stone.
2. The areas of the softer red stone and breccia are interspersed in the structure of the walls particular to the south elevation have eroded back from the surface but not of structural concern and generally the walls are in good condition.

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3. The hard Torquay limestone used for the buttresses and the north and south transept is in good condition as is its pointing.
4. The stonework is stained from the corrosion of previous ferrous grills beneath the windows in various places, it is superficial and not causing damage to the stonework.
5. There is some build-up of moss growth and vegetation on the surface of the projecting cills in places around the building and this should be removed and any voids pointed.
6. The pointing on the west elevation of the vestry is a relatively hard cementitious pointing and it is loose on the surface of the wall in part and with the general effects of weather will tend to come away from the surface of the stone.
7. The joints in stonework around the perimeter of the building are in some cases open, in the medium term repointing of these joints is recommended.
8. There is a shed to the external face of the vestry on the east side which is slated in artificial which are of a date when they are likely to contain asbestos. The asbestos survey which should be in place of the building should mention and advise on action recommended by a Specialist with respect of any asbestos in the building specifically in the former boiler area as well as the roof of this shed.
9. The steps down to the boiler room are now relatively clear, there are some stored building materials within the old boiler room but not of concern.
10. The scaffolding adjacent to the north elevation should be removed.

13. Windows and Doors

We inspected the windows and doors around the perimeter of the building in turn and noted the following points:

1. West door (D1): in reasonable condition the stonework in good condition, the door's decorative finish is worn, redecorate in 5 years.
2. West window (W25): satisfactory, grillage in good condition, stained glass well protected.
3. Louvres to the tower: in reasonable condition, mesh in place.
4. West window (W1) to south entrance: in reasonable condition, plastic discoloured, sheeting to the leaded lights are protecting them satisfactory.
5. West window to first floor level to the west end of the south aisle (W2): in reasonable condition.
6. Main south entrance door (D2): in reasonable condition, doors stained finish unused.

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7. Four windows facing south from the south aisle (W3, W4, W5 & W6): all of leaded lights with opening hoppers. The hoppers are partially corroded and mesh coverings to all of them are partially missing, there is some distortion to the leaded lights and individual panes have been replaced in unmatching glass. Recommend preparation and painting of the hoppers and replacement of damaged glass. The structure of the windows are in good condition and no work is required to the stonework. The mullions to the westerly windows (W6) have been repaired at high level and there is a pattern of cracking through the side of the west side mullion and jamb which we suspect is pinned and a local stone repair is necessary within 5 years.
8. W4: A pattern of cracking is evident at the west end at high level. This has been repaired in the past a section of stone has spalled off the surface of the jamb and cracks occurred through the jamb which require specialist repair.
9. South transept door (D2) in good condition.
10. Two windows at upper level (W7 & W8) are satisfactory although the stained glass is extensively distorted, the stonework is in good condition, grillage is satisfactory, there is a crack through the cill to both which would benefit from pointing.
11. South windows to the chancel (W9 & W10): stained glass in good condition, grillage corroded but functional, stonework in good condition.
12. East window to Lady Chapel (W11): in good condition, grillage replaced to the lower sections and absent to the two upper sections, stonework in good condition, some staining from the previous ferramenta, no work required.
13. South windows to chancel (W12): lancet windows with cusped heads, in good condition.
14. Main east window (W13): grillage replaced recently and in reasonable condition, central section of grillage bowing out from the wall but secure stonework repaired and the repair is satisfactory to the jambs and mullions, no work required.
15. East window to vestry: repairs undertaken in sandstone to the jambs, satisfactory. Some spalling of the stone has continued on the jambs and within 5 years further indent stone repairs will be necessary. Open joints in the cusped heads in the north side over fill window. Allowance should be made detailed indent repairs within 5 years. Some delamination of mullions. Pointing eroded directly below the cill, requires repointing.
16. North window to vestry (W15): ferramenta require repainting and opening hopper light overhauling and making work, stonework in reasonable condition, no work required.
17. Vestry door (D3): in satisfactory condition, metal handrail requires repainting within 5 years.
18. Window behind organ (W16): metal grillage in place covering the window, ferramenta behind the grillage in reasonable condition though paint is missing, it would benefit from repainting within 5 years, stonework in reasonable condition.

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19. Two windows to the north of the north transept (W17 & W18): grillage in poor condition, ideally should be replaced. Ferramenta framework requires repainting to both windows.
20. Window to the gable end to north transept: metal frame requires painting and the glass is distorted. Access will be difficult.
21. Four windows north facing to the north aisle (W19, W20, W21 & W22): in similar condition, stonework in reasonable condition, opening hopper heads shows corrosion and the grillage is missing.
22. Closed north facing door to WCs (D4): stonework in reasonable condition, doors have stained finish which is in reasonable condition.
23. West window to north aisle (W23): partially concealed, appears in reasonable condition from ground level, no work required.
24. North window to WCs (W24): build-up of debris behind Perspex facing to the window ideally requiring taking off, cleaning and refixing, hairline crack on the left hand north side jamb and around lintel, not a structural concern.

14. Internal Ceilings

The ceilings in the main part of the nave north south aisle north and south transept, vestry and Lady chapel are of lath and plaster, in the chancel and the Lady chapel and the two transepts timber frames exposed and lath and plaster panels are fitted between the rafters and the central nave and north and south aisles have a waggon vaulted roof.

There are plasterboard ceilings in the parish office, WCs and the kitchens.

We noted the following points:

1. The lath and plaster ceilings showed two areas where sections of the lath and plaster appear to have come away, one in the east side of the south transept and one in the Lady's chapel. In both cases the plaster has fallen away from the laths and we would anticipate that this has occurred as a result of slipped slates above leading to water ingress, softening of the nibs holding the plaster in place and 'loading' of the plaster leading to a loss of material. We cannot be certain of the key of the lath and plaster adjacent or elsewhere, where the construction is similar. It is important to replace slates and remove the possibility of water penetration and to repair the sections of ceiling in like material.
2. The ceilings in the waggon vaulted areas appear secure from the floor but there are areas where the paint finish is cracked and the surface of the paint appears to be pulling away from the plaster beneath re painting is required.
3. The ceiling to the lower ground floor section of the vestry is of fibre board material which is of a poor quality, it remains functional.

15. Internal Wall Finishes

The internal wall finishes are generally of directly plastered stonework in the main parts of the Church partially panelled in the Lady Chapel and tiled in the sanctuary.

We noted the following points:

1. The paint finish to the walls are marked in places and affected by condensation and have disbonded from the underlying surface in places. The solid construction of the walls and the original lime based plaster require the use of a mineral paint, we recommend either Keim or Beeck paint and suggest that a sample of the paint be applied prior to repainting.
2. In areas at low level around the building particularly in the WCs and in the narthex at ground floor level moisture penetration is occurring through the solid structure of the walls.
3. Damp staining and flaking paint from the surface of the plaster is evident in the choir room and particularly above the cupboards on the south wall. The surfaces require preparation and repainting.
4. The paint around the window reveals and at high level adjacent to the gutters appears to be have been flaking for some time and water penetration has occurred as a result of leakage from the lead lined parapet gutter between the vestry and the chancel. There is an element of mould growth at the westerly end under the gutter in the first floor vestry which we think is not dry and we are concerned that intermittent water penetration is occurring through the gutter and in that location and needs analysis externally and the application of sealant.
5. Similarly at the easterly end of the gutter water penetration has caused damage to the plaster as well as the paint in that location and requires locally repainting following removal of the source of dampness from above.
6. Various monuments are fixed to the surface of the internal face of the walls, particularly along the internal face of the north wall of the north aisle and the south of the south aisle, and around the north and south transepts. We reviewed the monuments in turn and there is no sign of corrosion indicative of failure or corrosion of the background fixings. However, moisture is clearly eroding the surface of the paint directly beneath the air exit grille for the heating system and condensation damage is occurring to the monument to St Francis chapel and beneath that to St William Grant and it would be beneficial to clean the surface of the monument and minimize further damage. The damage appears superficial.

16. Floors

The floors are of timber boarding in the pew areas, quarry tiles in the aisle in the main nave north and south aisles and decorative ceramic tiles including stone detailing in the choir area and more sophisticated tiling of the same type in the sanctuary. The floor in front of the altar adjacent to the pulpit is carpeted as is the Lady Chapel and part of the north transept. The pews have been removed in the south transept revealing the timber boarding beneath. The floor in the narthex is carpeted as are the floors in the parish office at first floor level and are vinyl covered in the WCs and kitchens.

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We noted the following points:

1. There are some rocking and insecure tiled sections in the aisles particularly in the edged tiles which are rectangular rather than square rock and provide a lip which could be considered as a trip hazard. Care should be taken to re-bed these tiles accordingly.
2. There are some areas of damaged tiling particularly in the aisle adjacent to the north aisle.
3. Where the pews have been removed in the south transept the timber floor boarding is now revealed and there is an edge between the tiling and the boarding and tiling is distorted up to that edge, again providing a trip hazard.
4. The tiled flooring in the south aisle has compressed in one area adjacent to the central window probably as a result of the ground / screed beneath it being poorly supported in this area, this is a long term issue and should be monitored and eventually the floor coverings will need to be raised with a new section of sub-floor laid and the floor tiling reinstated.
5. Where the pews have been removed there remains voids and metal fixing plates which would benefit from removal.
6. The boarded floors in the first floor of the narthex shows some movement at the joints in the boards which are reflected in ridges in the carpet, they are functional but relatively cheap sub-floor lining beneath.
7. The vinyl floor finishes in the WCs are in good condition and that in the kitchen is new but is rucked, there is a fold air bubble underneath it in line with the centre of the double doors.

17. Furniture, Fittings and Organ

The organ was not tested but it is superficially in good condition, we understand that it is maintained by Michael Farley.

The altars to the Lady Chapel, the chancel and the sanctuary are in good condition, an altar has been brought forward to the crossing similarly.

The cedilla to the south side of the sanctuary is in good condition some moisture ingress has occurred to the stonework but is not substantially damaged.

The font is in good condition and satisfactory, located at the entrance to the north transept. The pulpit is of decorative stone and in satisfactory condition.

The brass outer rail and screen, and its adjoining handrail and the decorative metal rail and handrails at the entrance to the choir area are both in good condition.

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18. Space Heating

The space heating is provided by the gas fired warm air heater and is distributed from the air vent at high level on the east wall of the north transept. Fan assisted heaters are introduced in the first floor of the narthex and there are radiators in the WCs and in the first floor area of the tower.

The space heating is clearly likely to use substantial quantity of fossil fuel (gas) and an alternative source heating would be beneficial. The building is inherently poorly insulated, has an un-insulated roof, it is a large volume and poor fitting single glazed windows and solid masonry external walls. The heating system appears to be well-maintained by MBH in Taunton and is working satisfactory, but it was not tested.

The boiler at high level in the disabled WC has been replaced and appears to be functional.

19. Ventilation

The original vents in the ceilings down the centre of the nave is covered externally with zinc panels.

The heating system relies on positive pressure and external 'leakage' of air, and we understood that it is in good condition.

The hoppers around the perimeters of the building are generally sealed shut and we understand that the heating system is such as to require this to remain this to be the case.

Further detailed analysis of the potential to alter the heat source and to reduce the use of fossil fuel is recommended.

The inherent characteristics of the building with high ceilings, a large internal volume, poorly insulated walls and ceilings makes it difficult to influence the poor heating criteria.

20. Electrical System

We understand that the electrical system has been tested within the last 5 years and a Test Certificate is available.

21. Lightning Conductor

The lightning conductor: we understand that this was tested within the last Quinquennial period.

22. Lift

There is a Stannah platform lift to access the first floor level narthex and appears in working order and is maintained on a Maintenance Contract.

23. Sanitary Fittings

The WCs have been re-planned and refurbished in the last 5 years and appear satisfactory.

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24. Fire Precautions

The fire extinguishers are located at various points throughout the building and are maintained on a Contract and there is signage adjacent to each of the call points. An annual inspection following a maintenance contract is required.

25. Churchyard and Boundaries

We understand that the churchyard maintenance including grass maintenance and the tarmac finished paths is carried out the Local Authority and that they are continuing to keep grass and pathways maintained.

The pathways are generally of tarmac and are worn and uneven in part but serviceable.

The covered gate to the northwest entrance requires some detailed repair, we understand that this is the Church's responsibility.

The Yew tree adjacent to the west entrance has low branches become a hazard for those relatively tall people, the maintenance responsibility for the tree is the Councils and this should be kept under review.

Metal entrance gates at the entrance to the churchyard are in reasonable condition, they require repainting and the rendered panel to both sides of the entrance also is worn and requires repainting. There is considerable valerian growth on the northerly wall of the churchyard which will accelerate damage to the walling beneath and should be drawn to the Local Authority's attention.

The gate to the northwest into the churchyard is extensively distorted and deflected down to the east side of it, appears structurally stable in its distorted position held by metal and brackets which have been applied on the easterly side.

The storeroom / shed adjacent to the gate has a slated roof and the slate has been haphazardly placed into position and there is some loose slates and would benefit from overhaul.

We understand that the mausoleum on the boundary of the churchyard is independent from the Church's responsibility for repair.

26. Outline Review of the CCB 'Practical Path to Net Zero Carbon'

We have reviewed the Church Building Councils publication 'a practical path to Net Zero Carbon for Churches and confirm the following general points:

1. The building has a large and high internal volume and it is not feasible to sub-divide the space.
2. The space heating is by ducted gas fired warm air which is introduced through a single louvre which distributes throughout the main part of the building and it would not be feasible to sub-divide the area to be heated.
3. There are no roof voids in the main building into which insulation could be introduced and adding insulation is not feasible. Similarly introducing insulation of the external walls is not possible.

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4. The window hoppers require some repair but we understand that in the general volume of the building the hoppers are designed to be sealed.
5. A specialist heating engineer's advice would be required to assess whether the heating could be replaced with one which does not rely on fossil fuels.
6. There is a south facing inner slated roof slope onto which it would be possible to fit solar PV panels. The slope would not be visible from ground level. the roof slope appears to be at around 40°.
7. The lighting installation has been renewed in 2018 and all lamps are of low energy usage.

27. Summary and Conclusions

The Church is generally well maintained and items identified in the previous Quinquennial Inspection report has been addressed.

We append a summary schedule of the main items in the report which are prioritized with suggested timing for the execution of each item.

The inspection undertaken by West Access is beneficial and their recommendation should be implemented.

It is important to address slipped slates and valley gutter linings and particularly to regularly inspect and address water penetration beneath the valley gutter between chancel and vestry. Over the medium term a programme for re-slating should be implemented.

We suggest that the potential and opportunity for the introduction of solar photo voltaic panels is researched for the internal south facing slated roof slopes.

We append photographs taken at our inspection.

Please contact the writer should you wish to discuss any of the issues raised in the report.

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28. Prioritised Schedule of main items of work recommended

1.	Confirm that an asbestos survey has been prepared. Include a copy in the log book for the Church. Incorporate comment on asbestos cement sheeting to shed adjacent to vestry. Have asbestos survey available for any Contractors to review.	Immediately
2.	Continue to maintain valley gutters, hoppers, etc. and perimeter dished channels and hardstanding at the base of the downpipe.	Annually
3.	Range over projecting cills and horizontal surfaces to main walls and remove vegetation.	Annually
4.	Review, lift and re-secure loose floor tiles.	Within 1 year
5.	Note and eliminate trip hazard to edge of pew plinth in south transept.	Within 1 year
6.	Remove fixing plates for former location of pews.	Within 1 year
7.	Temporarily apply cover tapes to lead cover flashings to perimeter of tower roof.	Within 2 years
8.	Replace temporary flash band repairs around base of flagpole.	Within 2 years
9.	Reapply decorative finish to roof access door.	Within 2 years
10.	Range over all roof slopes and refix with metal tingles any slipped / missing slates. Allow for 40 slates.	Within 2 years
11.	Refix lead flashings at junction between north and south transept gable ends.	Within 2 years
12.	Remove vegetation growth from the copings above the chancel arch and report.	Within 2 years
13.	Repair south window to south aisle (W4), reinstate masonry section of mullion with indent.	Within 2 years
14.	Point up open joints in cills to W7 and W8 (south transept).	Within 2 years
15.	Indent repair to stonework to W14 (vestry).	Within 2 years
16.	Repair sections of missing lath and plaster ceilings to match (areas beneath water penetration).	Within 2 years
17.	Replace cracked panels of lead sheet to tower roof.	Within 5 years
18.	Replace lead cover flashings to perimeter of tower roof.	Within 5 years
19.	Carry out indent stone repairs to badly eroded stonework to tower roof pinnacles.	Within 5 years
20.	Prepare remake and reseal joints, replace cracked components and repair all cast iron rainwater goods.	Within 5 years
21.	Clean open joints in stonework and repoint.	Within 5 years
22.	Prepare and refinish west main entrance door.	Within 5 years
23.	Prepare and repaint corroded metalwork to all hopper heads within windows.	Within 5 years

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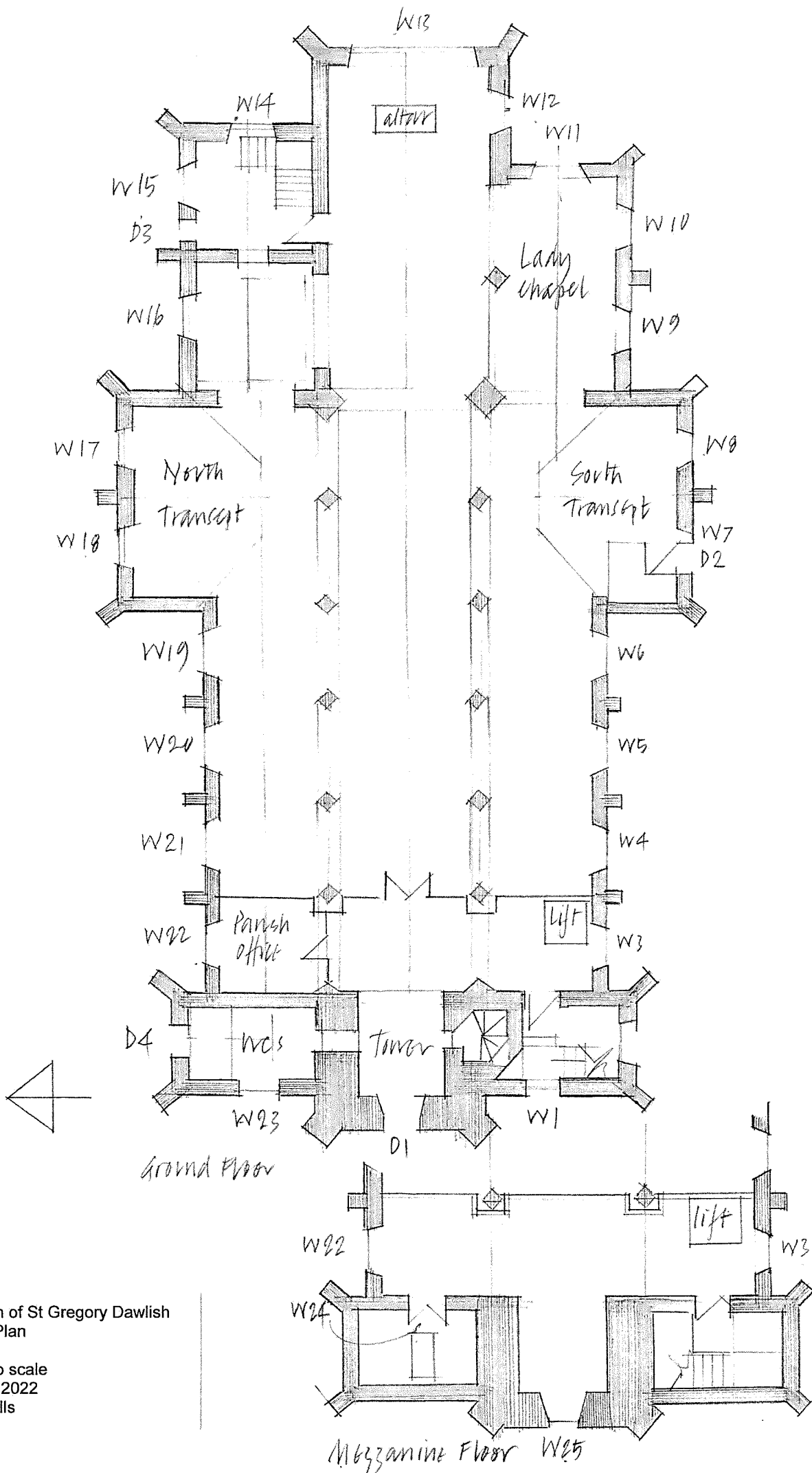
24.	Repaint window behind organ, W16.	Within 5 years
25.	Replace grillage to windows where disintegrating or missing throughout.	Within 5 years
26.	Repair high level window to north transept.	Within 5 years
27.	Prepare plaster surfaces and remove any source of moisture to the external walls. Paint in a vapour permeable material.	Within 5 years
28.	Address the staining on the surface of the walling around the air input grille.	Within 5 years
29.	Prepare and repair timber fabric and repaint the area to the south of the vestry at first floor level (following re-waterproofing valley gutter).	Within 5 years
30.	Recommend improvement to quality of carpet and underlay in first floor above narthex.	Within 5 years
31.	Monitor distortion in floor to south aisle.	Information

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Appendix I – Church Plan



Church of St Gregory Dawlish
Floor Plan

Note to scale
March 2022
© Savills

Quinquennial Inspection Report

St Gregory's Church, Dawlish



Appendix II – List Description



PARISH CHURCH OF ST GREGORY

Listed on the National Heritage List for England.

[Search over 400,000 listed places](https://historicengland.org.uk/listing/the-list/) (<https://historicengland.org.uk/listing/the-list/>)

Official list entry

Heritage Category: **Listed Building**

Grade: **II***

List Entry Number: **1164203**

Date first listed: **17-Jul-1951**

Statutory Address 1: **PARISH CHURCH OF ST GREGORY, CHURCH STREET**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/)

(<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **PARISH CHURCH OF ST GREGORY, CHURCH STREET**

The building or site itself may lie within the boundary of more than one authority.

County: **Devon**

District: **Teignbridge (District Authority)**

Parish: **Dawlish**

National Grid Reference: **SX 95330 76643**

Details

SX 9576 DAWLISH CHURCH STREET

7/37 Parish Church of St Gregory 17.7.51 - II*

Mediaeval tower, the rest of the church rebuilt in 1824 by Andrew Patey and with alterations of 1873-5. The west tower is built of sandstone in 2 stages, having octagonal turret, crenellated crockets and waterspouts. The 1824 additions are in stone rubble and consist of 6 bay nave, transept, north and south aisles and south porch. Traceried windows. The interior contains a good series of late C18 to early C19 wall tablets to people who died while visiting the fashionable resort of Dawlish, including a Flaxman memorial to Frances Mary Hamlet. These have recently been repositioned on a modern structure. Victorian tessellated reredos. The churchyard contains some C18 chest tombs and headstones.

Listing NGR: SX9533076643

Legacy

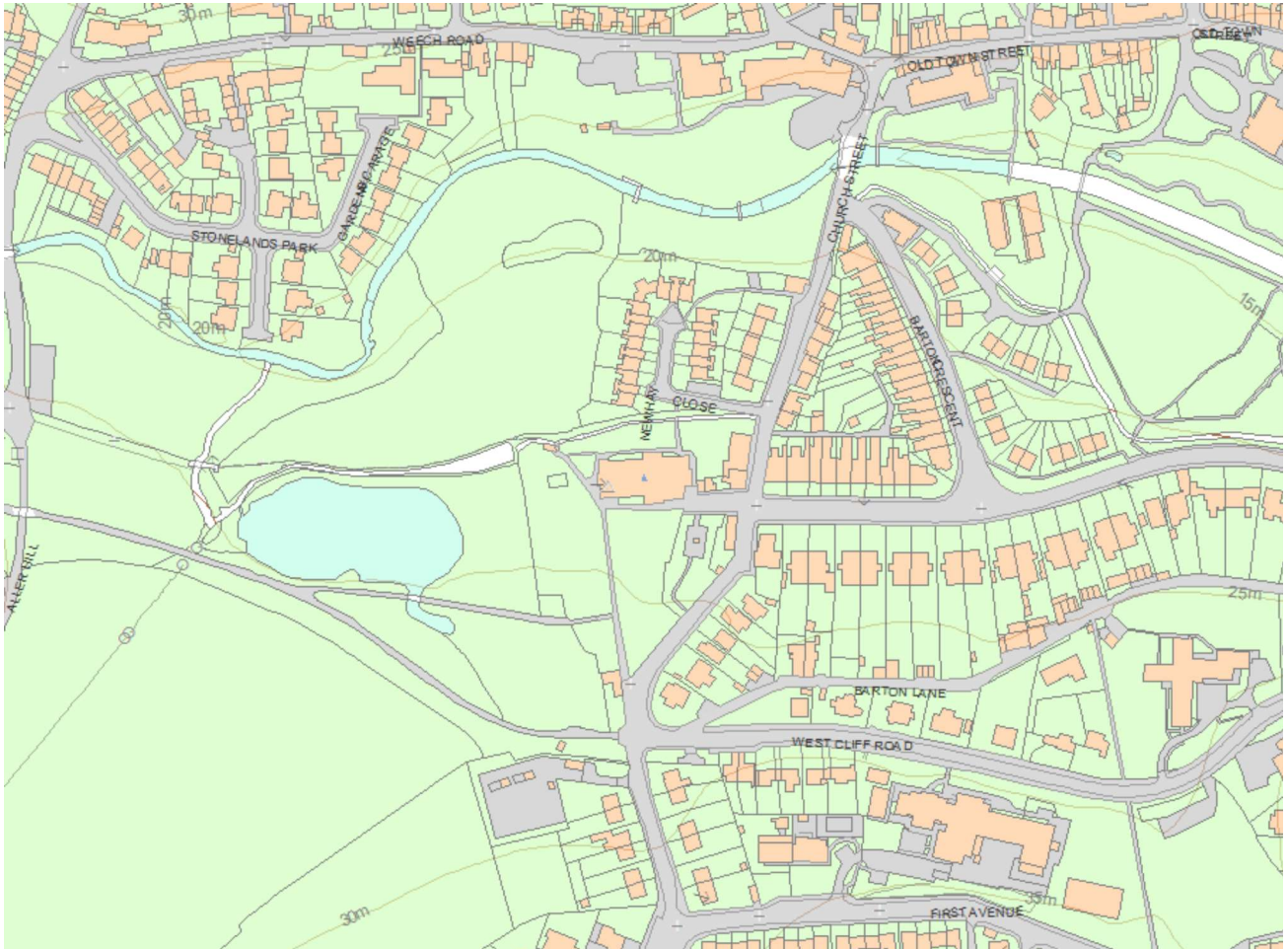
The contents of this record have been generated from a legacy data system.

Legacy System number: **84355**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale.
This copy shows the entry on 12-Jan-2022 at 16:39:04.

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End of official list entry

← [Previous - Overview](#)

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Appendix III – Photographs

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Schedule of Photographs

- 1336 Base of flagpole, temporary waterproofing, tower roof
- 1337 Crack in lead sheet tower roof
- 1338 Crack and previous weld repair tower roof
- 1339 Crack in lead flashing perimeter tower roof
- 1340 General view lead at central step/lap detail
- 1341 Wind erosion to perimeter corner pinnacles
- 1342 Wind erosion to perimeter corner pinnacles
- 1343 Wind erosion to perimeter corner pinnacles
- 1344 Wind erosion to perimeter corner pinnacles
- 1345 Start to crystallization and deterioration in lead sheet to tower roof
- 1346 General view roofs
- 1347 Detail roof panel south aisle
- 1348 Detail central valley gutter nave to south aisle, slipped slates, patched lead
- 1349 Detail north transept to south aisle, slipped slates at eaves
- 1350 Detail valley gutter vestry to chancel, uneven slates
- 1351 Detail valley gutter north aisle to nave, bitumen over coating
- 1352 Underside tower staircase roof, damp/water penetration/staining
- 1353 Underside tower roof structure
- 1354 Detail internal face belfry wall, former repairs and general stone condition
- 1355 Detail internal face stone detailing belfry, corroded mesh
- 1356 Detail steel built into tower walls, limited corrosion former repairs
- 1357 Perimeter of bell frame steel work
- 1358 Underside 2nd stage roof
- 1359 General view bell ringing chamber
- 1360 West face north transept roof
- 1361 South face lady chapel roof
- 1362 Detail valley gutter north transept to lady chapel
- 1363 General view of church from south
- 1364 Central section south elevation south aisle
- 1365 Detail west elevation WC
- 1366 Detail gutter / parapet / rainwater detailing south elevation west porch
- 1367 East face south porch roof
- 1368 North face chancel roof and eaves
- 1369 Detail heating vent north of chancel
- 1370 General view east elevations lady chapel, sanctuary and north aisle
- 1371 General view from south east
- 1374 Detail rainwater downpipe, corrosion

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- 1375 Detail roof to shed/addition east elevation
- 1376 Detail corroded base of downpipe
- 1377 Detail hopper and downpipe
- 1378 Eaves gutter detail/hopper (south elevation) typical
- 1379 General view west elevation tower
- 1380 West elevation south porch
- 1381 General view from north-west
- 1383 Storage room
- 1384 Steps to boiler room
- 1385 Area by boiler room steps
- 1386 Area/materials by boiler room steps
- 1387 Steps to vestry entrance
- 1388 Vestry east elevation high level
- 1389 Vestry cornice
- 1390 Vestry cornice/junction with chancel (gutter)
- 1391 North window to vestry
- 1392 Detail east window to vestry
- 1393 East wall staircase to vestry
- 1394 Plaster conditions behind organ
- 1395 Area behind organ
- 1396 Tiled floor surfaces in sanctuary
- 1397 General view nave to west
- 1398 Lady chapel
- 1399 Stone screen lady chapel
- 1401 Detail roof to wall junction south transept
- 1402 View to west south aisle
- 1403 Floor detail, void adjacent to heating duct
- 1404 On surface wiring detail unprotected
- 1405 Tiled floor aisles, raised tile edges
- 1406 Distorted floor tiles at aisle to pew junction
- 1407 Aisle tiling to pew distortion in tiling
- 1408 Loose tile detail adjacent to pews
- 1409 Wall plaster detail
- 1410 Plaster/paint detail east wall north transept
- 1411 Detail lath and plaster ceiling
- 1412 General view to east, nave
- 1413 Detail damaged stone mullion south aisle west window
- 1414 Detail ceiling panel
- 1415 Pulpit detail

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- 1416 Sanctuary rail detail
- 1417 Wall finish adjacent to heater, WC
- 1418 General view entrance lobby to east
- 1419 General view entrance lobby to south
- 1420 Wall finish adjacent to loft south wall
- 1421 Wall/plaster finish entrance area adjacent to door to stairwell
- 1422 External detail southeast gates and adjacent wall



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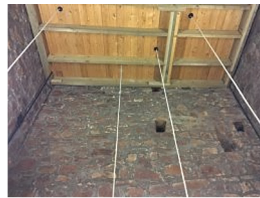
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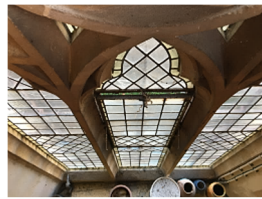
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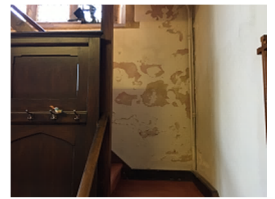
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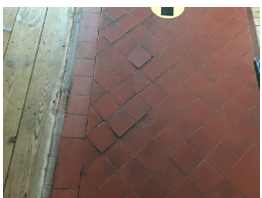
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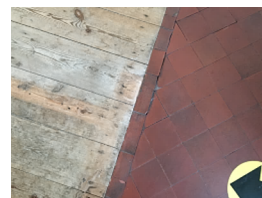
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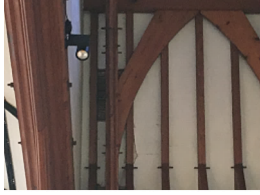
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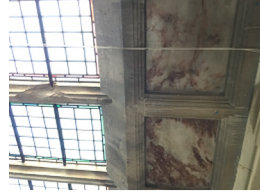
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