



# East Worlington Parish Hall

East Worlington, Crediton, Devon EX17 4TS  
Charity Number 267969

## East Worlington Parish Hall Our Heritage Improve and Conserve Project 2015/2016

This document explains a little about our improvement and conservation project, why we needed to undertake it, and what we aimed to achieve.

The photographs help illustrate some aspects of our Hall and our project.



Outside the front of our Parish Hall showing the thatched roof in 2014 in need of re-thatching before we started our conservation projects.



Outside the front of our Parish Hall in 2016 showing the thatched roof following re-thatching which was one element of our conservation project.

# Welcome to our Parish Hall

*The front view of the Hall early in the 20<sup>th</sup> Century*

The Hall is a converted Tithe Barn which is Grade II Listed and is constructed mainly of cob walls with a thatched roof. In the 19<sup>th</sup> Century when the barn was no longer used to store corn, the clergy at the time granted the space to be used for public meetings. Following the end of the First World War the Hall was sold to the community and came under the ownership of the Parish Council.



*The front view of the Hall in 2014*



The Hall is now leased from the Parish Council and held in Trust by Charity Trustees who act as the Management Committee. The Hall is on a 35-year lease due for renewal in 2034.

The whole building consists of one main hall with a stage at one end, a kitchen, toilet and foyer addition and a small storeroom.

## Over 100 years of community use

*Early in the 20<sup>th</sup> Century this is an activity held in the Hall*



**Devon Dairy School**

*In 2012 the Hall's use has further developed but continues to have a vital community role*



**Community Jubilee Breakfast**

## Our Two Main Challenges

We have two main challenges:

1. To provide a facility that acts as a Community Hub for our rural community with many people living in isolated locations.
2. To conserve and promote our building as a significant artefact of our cultural heritage and act as a Heritage Learning Centre in support of our local heritage.

# How do we know what our community needs are?

Our plans for the Parish Hall are driven by our community needs and the need to conserve and preserve a Grade II listed historic building.

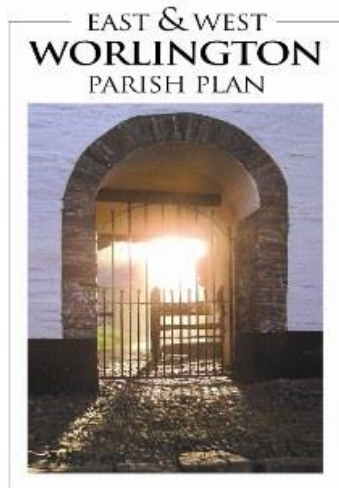
## How do we know our community needs?

### Stakeholder representation on the Committee

The Parish Hall Committee consists of members of the community and has four representatives from key local stakeholder organisations that all reflect the needs of the community for the Hall.

**Review and Audit** - We review and audit the current situation for the Hall against legal, constitutional and strategic requirements and priorities.

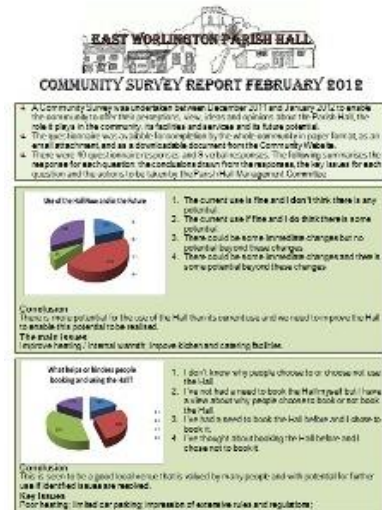
**Community Survey** - We have undertaken a Community Survey (January 2012) to help identify the community's needs, views and ideas.



**Strategic Reconnaissance** - We maintain a strategic reconnaissance role by accessing information about new developments and opportunities from a variety of sources, including, the Internet, networking, attending meetings and other events.

**Business Case Analysis** - To clarify our priorities and actions we undertake a business case analysis for our development and improvement needs to ensure we have carefully considered them and have sufficient evidence to make informed decisions.

**Open Debate** - We discuss our needs and priorities in our Committee meetings which are open to the public and enable full debate and different perspectives to be considered as part of the decision-making process.



**Analysis and Research** - We analyse documents holding vital information to support our understanding of our community, including the Parish Plan, and population statistics from local, regional and national sources.

**Customer Feedback** - We welcome customer feedback and user ideas and comments. We have a Compliments and Concerns policy, generally encourage dialogue between the community users and the Committee and have an ideas and comments box within the Hall.

Author: Simon Kirby, Chair of Worlington Parish Hall Management Committee  
Date: February 2012  
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## IMPROVEMENTS TO THE PARISH HALL

**BUSINESS PLAN 2012**

**APPROVED 08/03/12**



## How did we know our building needs?

### Comments from the Community

*“It's an uncomfortable venue to use in the winter months because of the on-going problem of all the pervading coldness which affects everyone using the hall. So to sit in a meeting for a couple of hours is more an endurance than a pleasurable experience. Also the cost of heating the hall makes it prohibitive for people, particularly when trying to keep costs down.”*

*“The heating needs improving”*

*“Heating poor and expensive. The floor is interesting but not 21st Century. Holding Committee meetings in the hall fills one with gloom and so is not conducive to the thinking. When you leave the hall it is invariably warmer outside.”*

*“Improved lighting, heating, sound, wiring. The Hall should be seen as more of a 'venue' than it currently is.”*

*“The comment has often been made that the hall is cold, costly to heat and damp.”*

(Source: Community Survey)

### Extract from Internal Condition Survey

*“Due to the presence of damp within the structure and the lack of heating, the internal conditions will naturally result in higher relative humidity (RH) levels and low temperatures. The combination of saturated air and cold surfaces will result in a high occurrence of condensation within the building. Condensation can form in two ways; surface condensation on elements such as windows, walls and cold pipework; or as interstitial condensation which occurs within the fabric of the building ie within the wall construction. Both forms of condensation are detrimental to the long term condition and lifespan of the fabric, from the degradation of masonry, mortars, plaster, the decay of timber, the corrosion of metal fittings and furniture and promotion of poor health conditions. To emphasise the importance of tackling condensation the Building Regulations dedicate a whole section to measures required in new buildings to eliminate condensation. Such measures include a combination of heating, insulation, ventilation and the use of vapour control membranes.”*

To ensure we had accurate information about the issues and needs associate with our Parish Hall building we commissioned a number of pieces of work which helped us understand the issues and consider the possible solutions. The commissioned pieces of work are outlined below:

- A building inspection with a conditions and maintenance assessment and schedule undertaken by Richard Boxall MSc MRICS Chartered Building Surveyor.
- A building inspection and analysis of the issues associated with the Internal Conditions of the building commissioned and undertaken by Richard Boxall with a report
- A report from K.T. PRESERVATION, Woodworm, Damp Proofing, and Dry Rot supporting and reinforcing the importance of improved heating in the building.
- Timber condition assessment by Leon Gooding, Woodworm Treatment Service.
- Building and Conservation assessment and report by a Conservation Architect.
- Asbestos Survey and Report
- An assessment of the thatching requirements by E.H.Frost and Son Ltd., Master Thatcher.
- A Health and Safety Audit highlighting the inadequate level of heat for activities associated with the hall; poor internal damp air conditions in Hall as potentially problematic to health and well-being; and issues with the condition of existing floor boards in the hall for some of the Hall's users, especially as regards health-related activities.

## Our approach to project planning

We are approaching our challenge as a total project for all the issues affecting the Hall and organising this into four sub-projects which we have prioritised and time-lined and which contribute collectively to achieving our overall aims.

1. Provide equipment in the kitchen (completed 2012)
2. Address the rising damp, condensation, poor heating for the whole building and poor floor timber condition in the main hall. (completed 2016)
3. Make necessary improvements and conserving the historical value of the roof by removing asbestos based ceiling, exposing historical timber structures and re-thatching (completed 2016)
4. Improve the kitchen to ensure it meets modern standards for health and safety environmental requirements, supports the Hall as a 'fit for purpose' facility for community use and business development, and enhance and sustain the heritage value
5. Make necessary improvements and developments to the foyer area, toilets and storage capacity

**The following section highlights some of the challenges we faced with the building when we started to plan our project.**

### *Under floor Condition*

The floor was of timber construction with joists resting on wall plates that were supported on stub walls. The stub walls were solid with no gaps for air ventilation and were built straight onto an earth subfloor. There were no damp protection membranes. The soil remained damp which affected the air condition inside the hall. The rising damp was rotting the wall plates and was affecting the joists.



## ***Floor Condition***

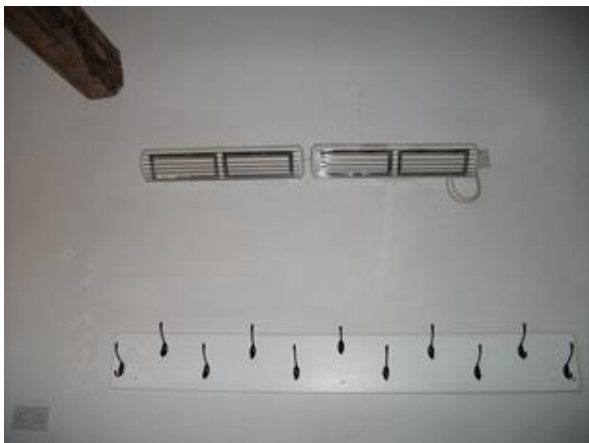


The floor surface of the main hall was constructed of timber boards laid side by side. They were not 'tongued and grooved' joined. This allows dampness from the under floor to rise into the building.

The condition of the floor was poor in parts and not suitable for some uses of the hall, for example children's PE lessons. This became a health and safety issue.



## ***Heating***



The current heating was provided by wall-mounted radiant heaters which were ineffective, inefficient costly and contributing to damaging condensation. The heating was so poor that in cold weather (late Autumn Winter and early Spring) the Hall was almost impossible to use with any level of comfort or user satisfaction. The temperatures were so low that it could be described as a health and safety issue. The community survey highlighted heating as the number one priority for improvement.

## ***Ceiling Concerns***

The ceiling in the hall was of an asbestos-based product and needed removing from the building. It also covered the original roof timbers which are of historic and heritage significance. This was noted in the English Heritage listed building consent '*roof which may be of interest not seen as concealed by a C20 ceiling.*'

The lighting was poor and unsuitable for some potential hall uses.





## ***Roof Space***



Above the ceiling was the roof space which is constructed of timber frames, purlins and rafters, some we believe dating back to the original erection of the building and others replaced over time. The roof offers a rich example of our building heritage and shows the story of roof restoration through its history but it was hidden.

By opening up the roof space to expose the timbers we maximised the heritage potential of the building and provided opportunities for visitors to learn about tithe barns and their construction.

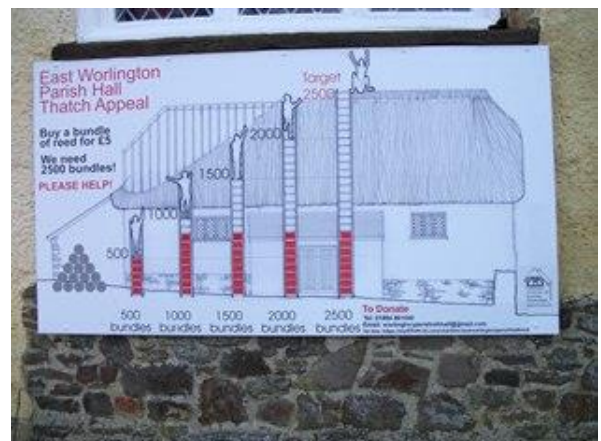


## ***Thatched Roof***



The thatched roof required a re-thatching not only to preserve the integrity of the building as a usable facility for the community, but also to emphasise the value of the roof as a fine example of heritage associated with such buildings.

We had been fund-raising for a number of years but only to enable us to re-thatch the roof. In 2012 we launched our thatching appeal under which we encourage people to buy a sheaf for £5.00. Our target was 2500 sheaths, and our picture opposite shows our progress at the beginning of 2013.



## What was and continues to be is our overall aim?

Our aim is to provide a fit-for-purpose community facility, as a Community Hub, for learning, recreational, social, health and infrastructural purposes, and at the same time we aim to conserve East Worlington Parish Hall. The Hall is a converted Grade 11 listed Tythe Barn dating from the 17<sup>th</sup> Century, and it is a significant artefact of our local and national history. We want to improve public access so more people from our community and beyond can develop a deeper understanding of our cultural heritage.

## Where were we in 2013?

- A building let for events, functions and meetings
- Used but not widely
- Cold
- Damp
- Poor insulation
- Poor ventilation
- Poor and costly heating solution
- Under floor wood decay and unsuitable flooring quality
- Limited storage space
- Poor toilet facilities
- Poor lighting
- Poor acoustics
- Uninviting environment
- Roof needing refurbishment
- Historical value under-developed
- No telephone or internet connectivity

## Where did we want to be?

When we started our project, we wanted to have a Parish Hall which fulfils its role as

- A Community Hub offering:
  - Social, Recreational, Learning, Health-related, Arts and Cultural activities
  - A Community Meeting and Community Infra-structural facility
- A Heritage Learning Centre which provides learning about our local heritage.



## What we aimed to do to improve and conserve our Parish Hall

### Improve

- Install new under floor heating
- Remove rising damp
- Improve the internal environment for greater comfort
- Improve insulation where possible
- Improve the foyer and toilet area
- Improve storage space
- Improve lighting
- Provide internet access

### Conserve

- Remove the C20th asbestos ceiling
- Conserve the roof timbers
- Re-thatch the roof
- Conserve the old barn door
- Increase the heritage learning potential associated with the barn



# What did we achieve?

## Vision

The Trustees had worked hard on clarifying their vision for the hall and articulating their hopes, aspirations and ambitions into a statement of vision and intent.

The project started to build in 2012 and options were discussed, analysed and clarified. A Business Case and Business Plan were developed.

Author: Steve Baber, Chair East Worlington Parish Hall Management Committee  
Date: February 2012  
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**IMPROVEMENTS TO  
THE PARISH HALL  
BUSINESS PLAN 2012  
APPROVED 08/03/12**

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## Needs identification

### Community

Important to the process was the work we undertook on needs identification. In 2012 we undertook a Community Survey which provided an opportunity for the whole community to express their needs, ideas and thoughts about the Parish Hall, its facilities and uses. This survey was recorded in a report and underpinned our project plan and business plan.



**Report on the Community  
Survey to Inform East  
Worlington Parish Hall  
Long Term Improvement  
and Development  
Planning**

Report Approved by Committee 08/03/12

Author: Steve Baber, Chair East Worlington Parish  
Hall Management Committee 05/02/2012

### Building

As part of our needs identification process we had a conditions survey undertaken on the building and sought a range of professional reports to support our knowledge about the condition of the building and possible actions needed to conserve and improve it.

Schedule of Condition / Maintenance

of  
East Worlington Parish Hall  
East Worlington  
Crediton  
Devon  
EX17 4TS



Burn Valley Property  
Chartered Building Surveyors  
Yarners Cottage  
Crediton  
Devon  
EX17 4LS  
Tel: 01362 86228

## Create a plan and specification

We were very fortunate that a local resident who is a Chartered Building Surveyor volunteered his services and created a plan and specification for the work and act as project manager.

## Community consultation

During the period of the project we held two major public consultations in the Parish Hall. Both were well attended and both gave resounding support for the project.



## Achieve permissions and approvals

With the support of our project manager we secured listed building planning permission and building control approval.

## Investigate sources of funding

Much work went into identifying possible sources of funding including community activities, possible grant funders and supportive donors. The support and commitment of our local Community fund-raiser opened the door to different grants and donations.

## Fund-raise through community activities, applications for grants and donations

The community were brilliant and supported many fund-raising events. The development of a heritage project plan enabled a successful application the Heritage Lottery Fund.

## Heritage Project Work

This fund provided funding to contribute to the conservation work and to implement a Heritage Research and Learning Project. This project is being steered by a group of community members.



### Secure sufficient funds to undertake the project

Over a period of several years sufficient funding was secured and this enabled us to move forward with the implementation of our plans. Here is the list of people and organisations that provided financial support for our project.

Alan Evans Memorial Trust	£1,000
Awards for All - Big Lottery Fund	£9,400
Bernard Sunley Charitable Foundation	£2,000
Community Council of Devon (now Devon Communities Together)	£5,000
Community Self-fund Raising	£21,000
Devon County Council	£7,300
Devon Masonic Group	£4,000
East Worlington Parish Council	£500
Friends of West Worlington Church	£1,000
Garfield Weston Foundation	£15,000
Golden Bottle Trust	£1,000
Heritage Lottery Fund	£65,200
Leonard Laity Stoate Charitable Trust	£700
Norman Family Charitable Trust	£500
North Devon Council	£300
Pilgrim Trust	£5,000
Tanner Trust	£3,000
Veneziana Fund	£1,000
Viscount Amory Trust	£10,000

### Appoint a Project Manager

A key to the implementation of the project was to be supported by a community volunteer who is a Chartered Building Surveyor to act as a project manager.

### Tender for a contractor and secure a contractor based on best value principles

We went out to tender and three contractors provided us with estimates for the project. Using Best Value Principles and taking account of references for the quality of work the Parish Hall Committee selected a main contractor, R. J. Slee. The Thatcher was appointed Richard Frost.





## Implement the project

The project was implemented between October 2015 and May 2016

### The work of volunteers

Community volunteers were a key part of our project. A volunteer team started the conservation and improvement process by stripping the hall of the old stage and the old flooring.



### Achieve the project outcomes and celebrate

The conservation and improvement work was completed by May 2016. We held a Grand Opening event to celebrate the achievement.

We were very fortunate that David Fursdon HM Lord-Lieutenant of Devon agreed to open the hall



**LOTTERY FUNDED**

PLEASE JOIN US FOR THE  
*Grand Opening*

With Her Majesty's Lord-Lieutenant  
of Devon Mr David Fursdon

A celebration of our community's heritage -  
its past, its present and its future.

**FRIDAY 3rd JUNE 11-30am**

**FEATURES OF THIS SPECIAL OCCASION WILL INCLUDE:**

- Entertainment by our Primary School pupils.
- Viewing of their carefully crafted community collage and hearing of their fun in making it.
- The unveiling of the Commemorative Plaque, celebrating this special occasion.
- Delicious cocktails for your refreshment, created by our wonderful Worlington cooks.

**HER MAJESTY'S LORD-LIEUTENANT WILL THEN VISIT THE ADJACENT:**

- Primary School: View its significant restoration and hear of its future.
- St Mary's Church: Representing our churches spiritual support with an organ interlude.

RSVP: Judith Kaurtze, Grove House, East Worlington, EX17 4SY. Email: judith.kaurtze@btinternet.com

This important restoration of our heritage hall has been made possible by the significant support given by our community, donors and contractors.



# Project Photographs

Here are some photographs that illustrate some of the work involved in the Conservation and Improvement Project

## Work on the floor and underfloor heating





## Work on the old barn door



## Work on the thatching





## Work on the roof inside



## Work on the stage

