

## **SUPPORTING INFORMATION – HERITAGE STATEMENT**

**APPLICATION FOR:** Improvement Works to Kitchen & Roof & Isolated Wall Repair at East Worlington Parish Hall, East Worlington, Crediton Devon.

**APPLICATION REF:** -

**APPLICATION TYPE:** Listed Building Consent

**APPLICANT:** East Worlington Parish Hall Management Committee

**AGENT NAME:** Richard Boxall, Burn Valley Property

**CONTACT NO.:** 01884 860288

**DATE:** January 2016. Rev 0

### **1. Application Documentation**

<u>Drawing Number</u>	<u>Drawing Description</u>	<u>Scale</u>	<u>Sheet Size</u>
<u>Burn Valley Property</u>			
C053 / 015	Kitchen Layout and Floor Section	1 : 20	A3
C053 / 016A	Floor Layout, Location & Site Plan	1 : 100, 1 : 500 & 1 : 1250	A3
C053 / 017	Existing & Proposed Elevations – Reroofing Works	1 : 100	A3
<u>Barry Honeysett Consulting Structural Engineers</u>			
14201 / SK2	Stitching Detail in Cob	1 : 50	A3

### **2. Summary of Proposal**

- 2.1 Listed Building Consent for extensive internal and external improvement works were approved in May 2015 under application no. 59367. These works commenced last year and are currently ongoing.  
The following document provides details of additional improvement works to the kitchen; for replacement of the roof covering to the north elevation and isolated crack repairs to the south gable cob wall. The document provides details of the history of the building, why the community wish to undertake improvements and the design proposals which seek to conserve the historic nature of the building.
- 2.2 The aim is to conserve the Parish Hall as a significant artefact of the local and national history, with public access, from which the community and beyond can develop a deeper understanding of our cultural heritage, and at the same time enable the building to provide community facilities for learning, recreational, social, health and infrastructural purposes.

### **3. Building Description**

- 3.1 History & Site Context  
East Worlington Parish Hall is formerly an Olde Tythe Barn dating from the 17th Century on 11th Century foundations. Following the Abolition of the Tithes Act 1836 the building was provided to the parishioners for use as parish rooms by the then Rector of East Worlington. In 1920 it was sold to the parish for £10 and has from then on been used as a parish hall.  
The Parish hall is located adjacent to St Mary's Church and the Primary School within East Worlington but also provides a community focal point for residents in the close settlements of West Worlington and Drayford.  
It is understood a general refurbishment and improvements were made to the building in the 1970's which included external masonry repairs, repointing, joinery and internal plastering and decoration. Some roof repairs may also have formed part of the works.

3.2 Listing

The building is listed Grade II, details of which are as follows:-

English Heritage Building ID: 97423

Date Listed: 3 October 1975

OS Grid Reference: SS7746313691

OS Grid Coordinates: 277463, 113691

Latitude/Longitude: 50.9096, -3.7443

3.3 Management

The hall is currently managed by a Management Committee of 12 members / trustees consisting of residents and user organisations' representatives within the community. These include the Parish Council, Parochial Church Council and local school academy. Committee members are able to contribute to and influence the leadership, management and organisation of the Hall, by expressing their needs and aspirations and deciding on priorities.

The membership includes 6 Elected Members 4 Appointed Members (Committee Organisation members), and 2 Co-opted Members.

3.4 Accommodation

The building currently comprises a main hall, entrance hall, toilets, kitchen and store room. The main hall occupies the area of the original tithe barn with the kitchen and store additions constructed late 19<sup>th</sup> or early 20<sup>th</sup> century. The lean-to entrance hall and toilets were constructed circa 1970. The gross internal floor area of the accommodation is 121.7m<sup>2</sup>.

3.5 Construction & Internal Environment

The original tithe barn was constructed with random stone external walls to approx. 1m above ground level and traditional cob upper walls. The original roof construction roof comprised oak A frame trusses supporting purlins, rafters and battens and a water reed thatch.

The kitchen and store are located in lean-to structures to the north elevation and comprise a combination of random stone external walls and single skin masonry external walls under a pitched roof. This pitched roof continues over the store / carport in the ownership of East Worlington House. The roof covering is concrete tiles to the north face and a slate roof covering to the south elevation facing the rear courtyard. The main entrance and toilets are located in a lean-to structure comprising single skin rendered blockwork under a lean-to roof with cedar shingle roof covering. New heating is currently being installed within the building.

3.6 External Environment of the Building & Site

The parish hall sits on a very small site with a tarmac parking area at the front of the building which immediately abuts the adjacent lane. The parking area provides space for approximately 5no. cars. The northern wall of the hall abuts the footpath leading to the school and St Mary's Church. The south and east (rear) walls immediately abut the driveway and courtyard to the privately owned East Worlington House.

**4. Project Description**

4.1 Statement of Need

For some time the parish hall has been under used and suffered from damp, cold and uninviting conditions for users. Regular feedback identified the poor internal environment of the building as a need for improvement and one that hinders the role of the hall in supporting the community.

A community survey conducted in January 2012. All 92 household of the parish were given a questionnaire with a 50% response rate. 83% of the respondents specifically highlighted the internal conditions of the as the major factor that hindered use of the facility. 92% of respondents specifically considered the hall to have a key role in the lives of people in the community

4.2 Evaluation of Works

The works represent the next phase of the on-going improvement works which seek to improve the facilities within the hall for the benefit of the community whilst addressing further restoration and conservation issues.

#### 4.3 Project Aims

The current proposals form part of the wider improvement programme, which has the overall aim for the whole community to benefit from the greater use of the Parish Hall. This includes an increase in the number and variety of needs-led services and activities held there, including film nights, dances, musical events, learning activities, social activities, evenings, arts events, community lunches, exhibitions, physical activity, etc. In particular users will experience the following improvements:-

- Older people will have a warm and inviting place to meet others, socialise through organised activities they want, learn new skills, be well informed about topics of interest, engage in mental and physically stimulating activities, and gain support through having a place to let others know their needs, ask questions, and organise their own activities, etc.
- Younger people will have a place where
  - a) the environment is more conducive for learning,
  - b) they can attend organised social and recreational activities and events,
  - c) they can engage in activities open to all e.g. table tennis, skittles, and
  - d) they can display their work in a public place.
- Parents will have a place where they can meet other parents through events and activities, including coffee mornings, interest talks, parent self-support groups, etc.
- Community organisations and groups will have comfortable and appropriate meeting and catering facilities.

While the project is about improvements to the parish hall and ensuring it is fit for purpose, the refurbishment is intrinsically linked to the identified needs of the community. To clarify the priorities and works proposed a business case analysis was undertaken to ensure they are carefully considered and there is sufficient evidence obtained to make informed decisions.

#### 4.4 Heritage Aims

In general terms the heritage aims of the project are to preserve and restore an old converted Grade II listed Tithe Barn for use by a rural Devon Community as a Parish Hall. More specifically:-

- To remove previous poor quality and unsympathetic works to the hall and replace with materials and finishes sympathetic with the age of the building.
- To improve the internal environment within the hall to assist with the preservation of the fabric of the building.
- To achieve greater public access and usage by ensuring the building is fit-for-purpose as a Parish Hall.

### 5. **Design Principles Applied to the Proposal**

#### 5.1 General Proposals

The project involves the upgrading of the kitchen for comfort and hygiene purposes, undertaking measures to preserve the fabric of the building and to restore and enhance the appearance of the historic features of the building. The following schedule details the proposals and should be read in conjunction with the drawings listed in section 1.

#### 5.2 Kitchen

The works to the kitchen to comprise:-

- 5.2.1 The existing kitchen will be stripped out back to existing finishes. The existing shallow concrete floor is currently provided directly over the earth sub-floor and without any form of damp proof membrane. This will be removed and the area excavated for the new insulated floor construction as detailed on the drawing. Within the new screed an under-floor heating circuit will be installed as an extension to the new system currently being installed. The floor will be finished with slate or complimentary tile.
- 5.2.2 The single skin blockwork wall fronting the access path to the school / church and the blockwork enclosing the oil tank will be lined internally with an insulation backed plasterboard lining thus reducing heat loss. The internal timber framework separating the kitchen from the stage will be lined internally with plasterboard to provide improved hygiene standards. There are no proposals to insulate the stone walls as this will affect breathability of the structure, however isolated areas of painted stonework will receive a lime plaster finish to match elsewhere in the kitchen.

- 5.2.3 The existing single glazed window to be removed and replaced with a painted hardwood timber window with sealed double glazed units complying with current building regulation standards.
- 5.2.4 New base and wall kitchen units will be provided in 'country house' kitchen style, along with new wall tiling, associated electrical works and decoration of walls with limewash.
- 5.2.5 A ventilation hood will be provided over the cooker position with extraction to outside via a roof ventilator tile.

### 5.3 Roofing Works

The roofing work to comprise:-

- 5.3.1 The existing concrete roof covering to the north elevation is believed to date from repairs to the buildings following the storms of 1987 when a number of the roof coverings forming the courtyard to East Worlington House sustained damage. It is most likely the original roof covering was a slate to match the adjacent school building and church.
- 5.3.2 It is proposed the existing concrete roof covering is removed and replaced with a second hand slate roof covering. The opportunity will also be taken to provide insulation at rafter level to current building regulation standards, complete with new internal plasterboard linings.
- 5.3.3 As the existing concrete roof covering also extends over the storage accommodation owned by East Worlington House, it is intended the reroofing works will include both portions of the roof and the works undertaken by the same contractor as a joint project.
- 5.3.4 New double glazed rooflights will replace the existing single glazed units. The existing roof light over the new oil tank location will be repositioned to provide light to the cooking area. The rooflights will be the black Velux 'Conservation' type with central glazing bar.
- 5.3.5 The existing black plastic rainwater goods to be removed and replaced with black 'heritage' style cast aluminium guttering which has a similar appearance to traditional cast iron guttering.

### 5.3 Repairs to Cob Walls

- 5.3.1 Vertical cracks have developed at the junction of the southern gable wall with the front and rear walls. The cracks have been monitored over a period of time and the results indicate some minor movement of the upper section of the walls. See Photograph nos. 5 and 6.
- 5.3.2 To prevent any further movement stitching repairs are proposed using 'Helibar' bars at 450mm vertical centres as detailed in the Structural Engineers details 14201/SK2. The works will be undertaken from outside and any minor damage to the external render will be made good with lime render and limewash to match existing.

**Photographs:**

Photos of the application site are shown below:

**1. Front Elevation (West)**



**2. Side Elevation – (North) – Showing concrete roof covering to be replaced with slate roof covering**





**3. Side Elevation – (North) – Showing concrete roof covering to be replaced with slate roof covering**



**4. Rear Elevation**



**5. South Elevation – Location of stitching Repairs**



**6. Hall – Internal view of junction of south gable wall with front elevation, showing vertical crack.**



7. Kitchen – Door through to stage to be blocked up. Floor to be removed and new insulated floor to be provided, with slate or tile finish.



8. Kitchen





**9.** Kitchen – Painted stone walls to be plastered and decorated for hygiene purposes



**10.** Kitchen – Single glazed timber window and rooflights to be replaced, single skin blockwork wall and sloping ceiling insulated.

