

## **Heritage Statement**

Listed Building Consent



### **Front foyer replacement**

East Worlington Parish Hall  
East Worlington  
Devon  
EX17 4TS

## Background

- 1.0 The Parish hall is located adjacent to St Mary's Church and the Primary School within East Worlington and also provides a community focal point for residents in the close settlements of West Worlington and Drayford.

East Worlington Parish Hall is formerly an Olde Tythe Barn dating from the 17th Century on 11th Century foundations. Constructed with traditional cob/stone walls and oak timbers under a Devon reed thatched roof, the building probably comprised a single large space with loft area at the western end. A single storey lean-to (no date) in similar construction was later added to the western elevation.

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. It is likely that the lean-to was converted to kitchen use at this time. In the late 20thC an opening was made to the North wall to allow a connection to the adjoining farm buildings and the creation of a store room.

In February 1966 planning permission was granted by South Molton Rural District Council for the 'erection of ladies and gents toilets & reconstruction of entrance on front elevation'. This was constructed in single skin rendered blockwork under a cedar shingle roof. The new entrance foyer extension was opened in October 1970.

It is understood a general refurbishment and improvements were also made to the building in the 1970s which included external masonry repairs, repointing, joinery and internal plastering and decoration. In 2000 minor external render, decoration and internal repairs were undertaken.

The hall was recently refurbished under Listed Building Consent 55197 including internal works and renewal of the thatched roof. Completed in 2016, these works have greatly contributed to the future conservation of the internal fabric.

In 2018, the kitchen area and the adjoining store and farm building roofs have been refurbished in accordance with Listed Building Consent 60647.

## Listed Building status

Source: Historic England

- 2.0 The building is Grade II listed. List entry Number: 1170913. Historic England listing details:

'EAST WORLINGTON EAST WORLINGTON SS 71 SE 8/18

East Worlington Parish Hall 3.10.75 GV II Barn, now village hall.

Probably C17. Rubble and cob, rendered and colourwashed, half-hipped straw-thatched roof. Rectangular on plan, with former opposing doors to winnowing floor. Opening on frontage blocked and obscured by a late C20 lean-to; set high up on each side a 3-light ovolo-moulded wooden-mullioned window, wood lintels, diamond-paned lights with lead canes, probably inserted C20. Left return with a similar 2-light window. Rear elevation with original large door opening with plank doors remaining, though they are blocked inside; no window openings. Interior: featureless, roof which may be of interest not seen as concealed by a C20 ceiling. Listing NGR: SS7746313691'

## Summary of proposal

- 3.0 It is proposed to replace the existing 20thC entrance foyer extension to provide improved accommodation comprising an additional accessible wc and hall storage.

## Consultation

4.0 A pre-application submission of the proposals was made to NDC Planning Department on 19.02.2018. The following changes have been made in response to comments:

- Front porch element removed and entrance simplified
- Roof pitch increased
- Windows removed and replaced with side roof rooflights

## Details & justification of proposal

### Refer to Drawings: P01 - P05

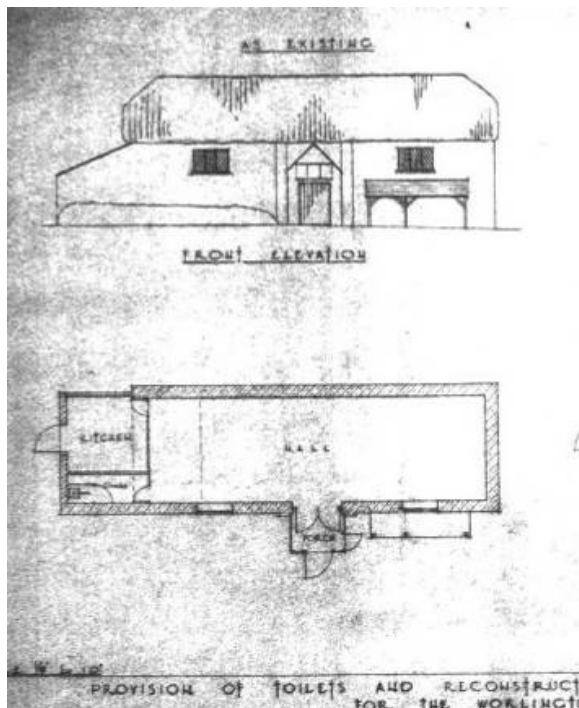
- 5.0 **P01 - P03. Existing.** The existing space consists of two wc spaces and a small vestibule, which leads into the main hall.
- 6.0 **P01 & P04. Sanitary accommodation.** The current accommodation no longer provides adequate sanitary accommodation for the newly refurbished hall that serves the needs of the whole community, including those with disabilities. A new accessible wc unit fully compliant with Approved Document M and including baby changing facilities will help to address this shortfall. This will be complemented by separate male & female wc units
- 7.0 **P01 & P04. Storage.** Additionally, the hall suffers from a lack of storage to support the range of activities which currently take place and which restricts the prospects of any future opportunities to generate essential revenue. Without these activities the hall will be under-used and from the resulting loss of potential revenue may have an uncertain or unsustainable future. Currently, all tables and chairs have to be kept within the hall, which is considered unsightly and which prevents a range of sporting and other activities or events from taking place. The adjacent Primary School is a regular user but the children cannot safely play sport or store activity equipment. The existing store is accessed via several steps and is partly occupied by boiler, maintenance and AV equipment. A new storage facility at hall level will provide space for all of the tables and chairs plus capacity for other community club activities ie table tennis, fitness, yoga, art, photography etc.
- 8.0 **P04. Vestibule.** The new space will be defined by the original barn opening and the oak portal frame will be restored to accommodate the new doorway into the hall, replacing the modern 'Georgian glazed' fire doors.
- 9.0 **P02 & P05. Elevation.** Prior to the existing 1970 extension, the front entrance was framed by a pitched roof porch and flanked by a lean-to storage area (see 11.0 Photographs). The fabric of the existing extension is of non-traditional 20thC construction and does not meet current building regulations for space standards and energy conservation. The new structure will provide the opportunity for sympathetic elevational materials including lime render, stone, exposed oak, hardwood windows and natural slate roofing to complement the existing hall building. Purpose built oak notice boards will be attached to the front for community use. Provision for signage and external lighting of the hall will be made including:
- lettering or signage attached to the front elevation
  - a detached sign on a permanent post or structure adjacent to the hall which could accommodate temporary signage for community activities or events
  - wall mounted lighting attached to the front wall either side of the entrance
- 10.0 **P05. Roof.** The new roof will avoid any impact on the (newly refurbished) thatched roof or existing front windows.
- 11.0 **P03. External space, parking & bins.** The enhanced accommodation will result in an increased footprint on the external space in front of the hall. Originally, this was a turfed area with timber fencing and a pathway leading to the entrance. Currently it has a tarmacadam surface and provides 'ad hoc' unmarked parking and bin space.

The new proposal will not result in any reduction of parking spaces, but to ensure that optimum numbers are achieved the spaces will be clearly marked. A dedicated 'disabled' space with set down areas will be provided for wheelchair users in front of the main doorway. Bin space will continue to be provided to the right-hand side of the doorway.

## 12.0 Photograph & original pre-extension drawings



Existing 1970 Parish Hall front extension



Parish Hall front prior to 1966 extension

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15 February 2018  
Rev C