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OLD SCHOOL HOUSE, AMPTON  
PLANNING STATEMENT

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Issue 1

## 1.0 Introduction

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This statement is to support a retrospective application for new windows, internal dry lining and a replacement roof.

This statement has been prepared in accordance with NPPF paragraph 190 and HE guidance on statements of heritage and significance.

A review of historical records has been made including the National Archives, Heritage gateway, Francis Firth and online mapping and photograph records and local Parish documents.

## 2.0 Setting & Context

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Ampton is a civil parish circa 5 miles from Bury St Edmunds in West Suffolk.

The properties are set in the centre of Ampton. Ampton is made up of a series of houses as well as Ampton Farm and Ampton Hall, in all the village is part of the Ampton Estate.

Within the centre of Ampton there are 15 listed structures. Within 100m of the properties there are a further 6 listed structures

Wall & Gates to Ampton Hall	Grade II	List UID 1197997
Church of St Peter	Grade I	List UID 1198006
Park House	Grade II	List UID 1031273
Almshouses	Grade II	List UID 1284044
Boundary Wall & Gates to Number 1 Garden Cottage	Grade II	List UID 1031232
Ampton Hall	Grade II	List UID 1031272

The property is within the village conservation area.

The Old School House sits in a prominent location within the village, adjacent to the Parish Church and opposite the Jacobean Ampton Hall and its separately listed gates, as well, as sitting in a row of six consecutive listed structures.



### 3.0 Existing Building & Site

The Old School House is a grade 2 listed property under a combined listing. As the name suggests the building is the former school house and now is divided into two private residences.

The listing description reads as follows

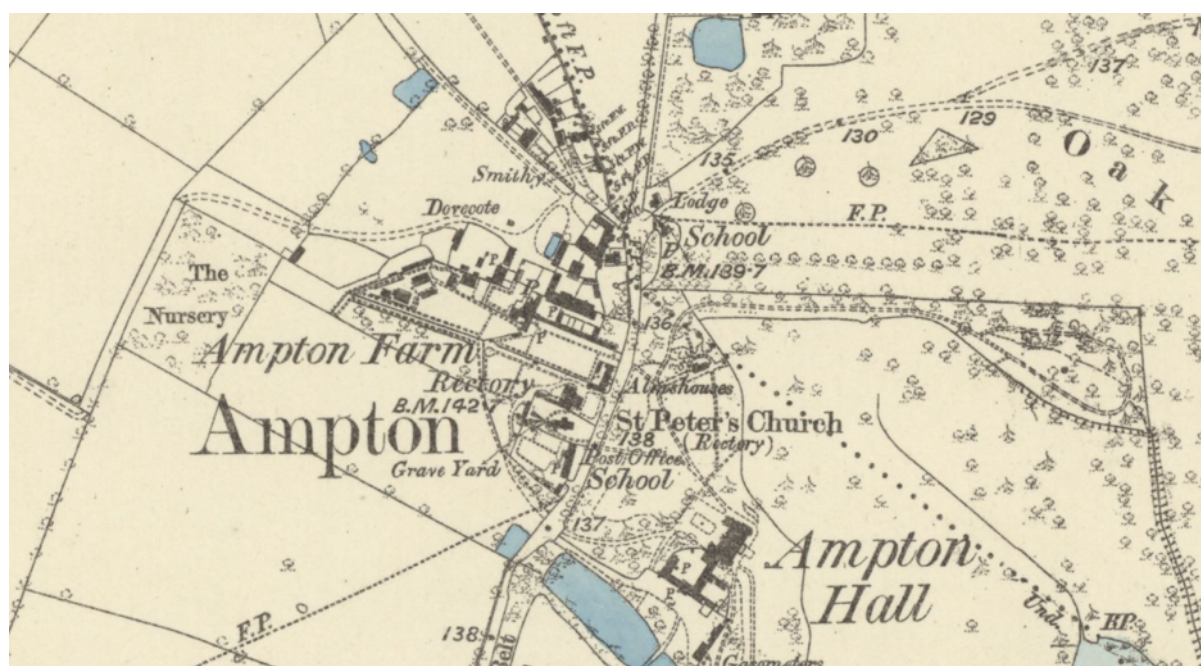
*“14.7.55 GV II Former Charity School. Dated 1705: a Latin inscription on the front commemorates the founding of the school by Sir James Calthorpe. 2 storeys and attics. Colour-washed brick front, flint with red brick dressings to sides and rear. String course, stone copings to gable ends, plaintiled roof. 4 window range: C20 casement windows with hood-moulds. 4 dormers with hipped roofs. Central 6-panelled door. Later 2-storey wing at rear in red brick. In 1692 Sir James Calthorpe conveyed property for the maintenance of a school for 6 poor boys between the ages of 7 and 14 years, from Ampton and the neighbouring parishes. The endowment was subsequently enlarged by other bequests, and the number of pupils increased. They wore blue caps and blue coats with the monogram 'J.C.' on the front. The Latin inscription reads "MDCCV JACOBUS CALTHORPE ARM. HOSPITIUM HOC PUERORUM MELIORI AEO D.D.D.Q DISCE LIBROS CALAMOS NUMEROS HIC FRUGIS IN ANNOS COPIA NE DUBIAE FLUITES SPE PENDULUS HORAE". It later became a National School.”*

<https://historicengland.org.uk/listing/the-list/list-entry/1376931?section=official-list-entry>

The house sits prominently on the street scene with a painted brickwork façade, with brick detailing and stone hood mouldings over the windows at ground floor level. The property is three storey, with dormer windows to the third, covered in lead to the cheeks and small hipped roofs. The gables are parapeted to the roof and run into the chimney on the southern end with kneelers to their bases. A second chimney is placed further along the roofline. The roof is clad in clay plain tiles.

To the rear there is a two storey red brick extension, again with a parapet gable with kneelers. The rear façade of the main house is finished in flint, with brick quoining and a horizontal brick band runs at story level matching the front elevation. An ancillary single storey range, projects out of the rear of the southern end of the house toward the west. This is finished in red brick with a clay plain tile roof. All joinery is painted softwood.

The 1883 map shows the building prominently labelled as the School and at this point it was part of the National School System, having been previously part of the Ampton Charity School Trust, which was established by James Calthorpe in 1692 for the local parishes.



Extract from 1883 OS map



East (front) Elevation



South Elevation



West & North Elevation (north end)



Southern end of West Elevation

#### 4.0 Proposal

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The works undertaken was the replacement of new timber windows, internal dry lining and re-roofing.

#### 4.1 Use

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The property is a private rented residence.

#### 4.2 Appearance & Materials

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The overall appearance of the property and materials in use has remained unchanged.

#### 4.3 Scale, Amount & Layout

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There has been no alteration to scale, amount of development or layout of the property arising from these works

#### 4.4 Justification & Mitigation

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The windows replaced are noted to have been C20th windows and therefore not original to the building, most probably part of an overhaul of the building. The detailing of the new windows replicates the previous windows in place on the building, in profile and elevation.

The windows replaced had been left in a poor state of repair and with minimal upkeep and deteriorated to a state where a complete overhaul was required.

The re-roofing was necessitated due to the deterioration of the existing. The roof had been subjected to numerous patch repairs and ad hoc maintenance. This form of repairs however cannot be sustained and eventually a more thorough approach was required as repairs were no longer viable nor were they benefitting the building, leading to the risks of rot as well as damaged timbers.

As is common with such roofs that have been left or been subject to spot repairs many of the tiles were not salvageable and could not be reused.

A second-hand tile was selected that matched the profile and finish of the existing. The majority of the existing tiles were not fit for re-use but those that were, were retained and laid in randomly with the new tiles to blend the two together. This has ensured that a new weathertight and consistent roof both visually and in respects of the fabric has been laid.

The re-roofing was undertaken in as close as practical like to like reinstatement and has not disturbed the setting of the heritage asset or its architectural interest or its social interest, given its historical usage. Therefore the works undertaken, including the windows have not disturbed the value of the heritage asset or devalued its integrity.

Internally the external walls have been dry lined using 50mm Celotex insulation. This was installed to comply with the EPC requirements of the landlords when renting out properties and has improved the thermal performance of the property. The buildings architectural features have not been disturbed or impacted by the works.

A minimal amount was selected to balance between meeting the legal EPC requirements and preserving the integrity of the buildings architectural interest, ensuring the timber frame remains expressed within the building.

The works undertaken have been required to ensure the buildings overall longevity in respect of the repairs undertaken.

The recent changes to EPC requirements for landlords has meant minimum standards now have to be met. Without the addition of insulation, the building would not have met these requirements and as such would mean the building would not have been rentable and would have been left without a viable use. The works have therefore ensured the continued use of the listed building with minimal disruption to the historic fabric.

The changes are considered to be in the best interests of preserving the heritage asset and retaining its local significance without disturbing its overall heritage value. In accordance with Paragraph 195 and 196 of the NPPF.

#### 4.5 Access

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There has been no change to access to and access around the property arising from these works.

#### 4.6 Landscaping

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No landscaping has taken place, as part of this application.

#### 4.7 Consultation

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Pre-Application consultation has taken place with Christine Leveson, with regard the content and necessity of the application