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Ref 22.16

May 30, 2022

The Old Church School, Talaton Minor internal alterations to 20th Century additions

Design and Access Statement

Planning and Listed History:

75-C1500 The original approval for the conversion to a house
00-P1184 rebuild of conservatory and incorporation of room into the house.
09-1609FUL and 09-1611LBC
Alterations to the low side former toilet block
Alterations to works approved in 00-P1184 to rebuild parts using a slated roof
And new internal partitions.

The Asset Itself:

As noted above there is a Planning and Listed Building history since the school was closed as a school in the 1970s. The fabric of the building remains being cob and thatch with a rear wing in brickwork, all retained and still intact. The changes made to convert this to a house are contained in the noted approvals, and this application specifically refers to alterations to this fabric of the building done in those approvals, nothing else, so the asset is NOT affected by these proposals, as explained.

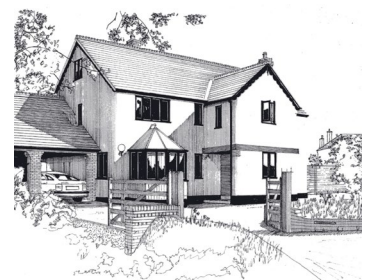
It should be noted that the Listing covers the Old Church School and the School House as a group. It does not mention the interior of the school itself. The interior walls of the conversion are all 1970/80s vintage and have no historical value. See the photos following.

The works

This application seeks approval to remove some of the internal partitions that were approved under 09-1609FUL and 09-1611LBC as noted on the application drawings.

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View from the south



The replacement of the paired front doors (door 1 on the plans) on the south elevation, is necessary because the 1970s timber doors have rotted out, as shown.

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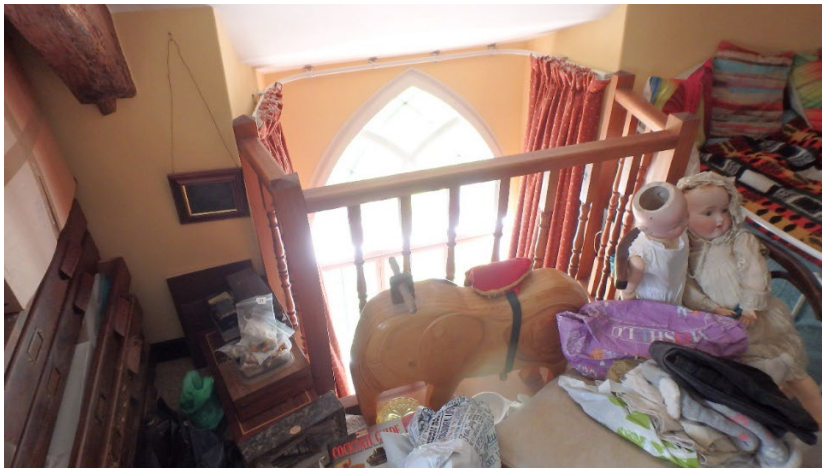




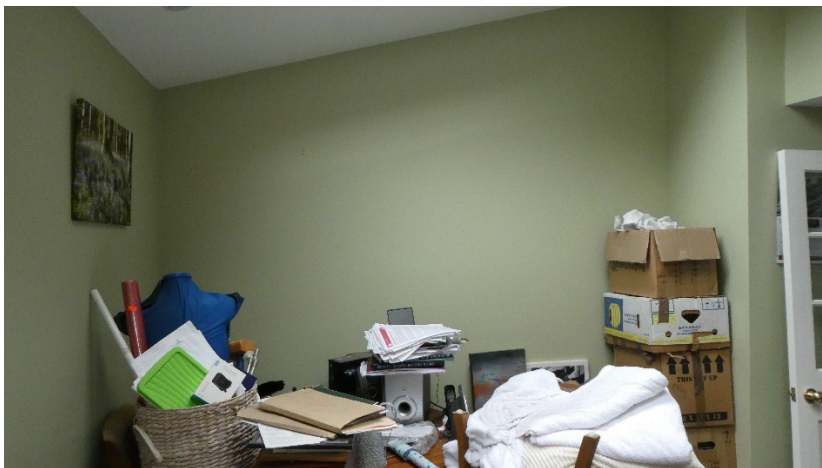
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Alteration is proposed to the first floor bedroom 2 as noted. Here there is an internal balcony arrangement to accommodate the arched window, (see below) which is open to the living room below. Here it is proposed to fill this in as a floor but only to the face of the original walls. Support will be from the non original floor structure installed under 75-C1500, in the original conversion. The window aperture closed off on the internal line of the old wall by a sheet of laminated glass to preserve the view of the window and make the room work better. All as detailed.



There will be internal alterations in order to relocate the kitchen into the day room being the original conservatory. Below is the plasterboard wall 3 in question taken from what will be the new kitchen.



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The partition 2 on the left is to be removed.



The room side of partition 2, clearly not original.

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Door 2 to the left, is to be infilled in studwork with plasterboard and skim.

There are no other changes to, or near to the original Listed building, access remains and the elevations are unaltered. These changes are proposed to improve the use of the house as a dwelling.

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Heritage Statement

TALATON SY09 NE 6/186 The Old School - GVII

Converted school and master's house. C18 origins rebuilt in the mid C19, mid C20 modernisation when school converted to domestic use. Part is plastered cob on stone rubble footings; some early brick, east side rebuilt in C20 brick; brick stacks topped with C19 and C20 brick; thatch roof. Plan: L-plan building facing south. The front block has a 2-room lobby entrance plan. To left is the former master's house which has a 1-room plan. To right is a former school room. There is an axial stack between the 2 rooms. 2-room plan block projects to rear of the right end. These rooms are also former school rooms and the first room has an inner lateral stack. The former master's house is 2 storeys with C20 conservatory on the end, the rest is the same height but single storey. Exterior: 2-window front with central doorway containing twin C19 4-panel doors. To left a single C20 casement with glazing bars; there are more on the left end. To right is a C19 full height arch-headed windows with timber Y-tracery and leaded glass (there is another in the end of the rear wing). Other windows are C20. The front block roof is tall and steeply pitched and half-hipped each end. Interior: not inspected. The Old School is one of an exceptionally attractive group of listed buildings in the vicinity of the Church of St James (q.v).

Listing NGR: SY0677799671

Aesthetic Community and Historic Value:

The Church School itself, to which this application specifically relates externally, is completely unaffected by these internal changes to 20th Century partitions and room uses.

The pair of external doors (Door 1) on the south elevation, are to be replaced with like for like double glazed doorsets, as maintenance. These date from the original conversion, not the original building.

Justification of the work:

The removal of the partitions applied for will allow the property to benefit from an improved kitchen, and may allow reuse of the original entrance doors (Door 1) that are sought for replacement, and presently little used, due to rot. I submit there is **no** impact on the **original** Listed Building in these works, as proposed.

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