

# Heritage Statement for Old Hall (EX18 7HH)

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## **Historic and special architectural importance of the building**

Old Hall was designated a Grade 2\* listing in February 1986 (entry number 1106616). It was a former Rectory and Priory, with strong associations with the neighbouring Grade 1 church. The oldest part of the house is the early-mid century medieval hall which is still open from ground to roof. This and some of the C16 oak features it contains such as plank and muntin screen and the bressummer of the “minstrel gallery” represent its historic and architectural importance. The main block of the house is derived from a 3 room and through passage plan house. There are C17 and C18 improvements and late C19 and 1930 extensions. The main external walls are plastered cob on rubble footings, extensions of plastered rubble and stone rubble stacks topped with C19 brick. The house has a slate roof.

## **Particular physical features that justifies its designation as a listed building**

As noted above it is the medieval hall and its C16 features which justify its designation as a listed building. From the passage to the hall is a mid C16 oak plank-and-muntin screen – moulded on both sides (hall and passage). A minstrel gallery jetties in over the screen into the hall. Although the balustrade is relatively modern, the bressummer is mid C16. It is an oak beam with deep mouldings with the bottom large roll carved as a wreath of ribbon and beads. A C16 oak flat-arched doorframe containing an old plank door leads to a staircase and another smaller oak door onto the gallery. The hall has a large timber 5 light window probably built in C19 but in C17/C18 style. It contains leaded panes of glass in a geometric pattern (see photo above).

### **The building's setting**

The Old Hall (formerly The Rectory) is situated at the edge of the village of Chawliegh adjacent to St James church (Grade 1 listed). It faces onto a small area of parking which also serves the village hall – known as Jubilee Hall (opposite) and the Old School House (now converted into a pre-school nurse and a residence). Both these are Grade 2 listed. Behind the Village Hall is a recreational ground. Two roads border the Old Hall property. One road at the side of the property leads into the village from Cheldon mainly used by agricultural vehicles and local residents. The other road passes in front of the house and is used by people accessing the village hall, nursery and church by car – or going for a walk with their dogs. The main view of the house from the road is only visible if you go close to the small front gate as the house sits 10 metres below the level of the road and there is a high wall and trees that block any view of the house from other parts of the road (though the roof is visible). The property is not also visible from the other road because of the trees that surround the property. The rear of the property is only visible from orchard of the farmhouse behind (The Barton). The side of the property is only visible if someone walking through the graveyard looks over the wall which borders the small kitchen garden and the outbuildings. There have been some new builds close to the property including Mai Beaute Lodge at the entrance to the road to the church (opposite our side gate) and on Blackwells lane – that feeds into this same junction.

In summary, the property is located close to other listed buildings, but there are some new builds at one edge of the property near the main road. The house is hidden from view from most aspects of the road and adjacent land, even though it is in a potentially busy part of the village with the church and the village hall within 100 metres. If anyone comes to look into the property from the small gate then the view they see is the front of the house painted white (see picture above).

### **The effect of the proposed works on the heritage asset**

The proposed works relate to (1) placing flagstone tiles over concrete in the passage way (and then leading into the downstairs loo) and potentially the kitchen and utility room; and (2) removing white gloss paint from woodwork – doors and frames – or replacing plywood doors with more appropriate pine/oak doors. Both these proposed works aim at restoring the areas around the medieval hall to a more appropriate state for the age and historic nature of the building.

None of the C16 features will be touched or affected. The tiling in the passage way borders the muntin screen and then carries onto through to the 1930 extension. There are 3 doors that enter the medieval hall which will be affected (1 of which is pine covered in gloss and 2 which are plasterboard and we will be sourcing appropriate replacements more aligned to the woodwork of the medieval hall).

More details of the flagstone tiles and the doors and frames, including photos are provided in the Listed Building Consent application.