

Listed Building Consent – supplementary information

The Old Hall
Chawleigh
Devon
EX18 7HH

Application by made: Helen Guyatt (helenguyatt@yahoo.com, tel 07874910206)

Date: 9th October 2022

Reference DN739686/LBC/001

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1. Listed Building Application

Schedule of proposed works for **restoration of floors and woodwork**

During a site visit for a pre-application for some structural work needed to the A frame of a wing of the house, the conservation and design officer, Jen Nixon, advised us that some work that had been carried out in the house that some of the work we had conducted in terms of removing white gloss paint from doors and interior mouldings of doors, and laying flagstones down onto concrete flooring should have been first approved through Listed Building Consent (LBC). She advised us that we would need to apply for a retrospective LBC.

The alterations are therefore as follows:

(1) Laying of flagstones over concrete flooring in the corridor

When we removed the carpets that covered the corridor from the front door round to the back of the house to the kitchen (extending into the downstairs bathroom), we discovered concrete – with some places covered in levelling compound. We had expected this from the structural survey, but did explore down to see if there were existing tiles/flagstones but we only found rubble. We took some advice from a tiler who had done similar properties and he suggested a flagstone type flooring would be most in keeping as although the back of the corridor is mid 1930, the front door has the C16 plank and muntin screen to the left. So in order to preserve the character of this part of the house we went for stone of random sizes in a light colour. The stones were laid directly onto the

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concrete/levelling compound that we found under the carpet -ie no alterations were made. This included onto the concrete steps where we tried to copy the style of these with a round edge.

The main corridor has been completed except for a section under a built in cupboard which needed some supports put in under it and the downstairs bathroom, as we are waiting for a plumber to lay some pipes. We have not started work on the kitchen yet but it is likely that we will also find concrete under the lino and that it would make the most sense to carry on with the same or similar tiling in the kitchen and into the utility room. Just as a note all the other rooms downstairs have wooden flooring but we advised that flagstones in the corridor would be more in keeping with the character of the older part of the property than wooden flooring (which would be more C19).

Please refer to Floorplan (Annex 1) noting the tiles have been laid to the area of white on the ground floor – the entrance hall around to the back corridor. Please note that we wish to lay also to the WC on that floor and then – depending on what we find underneath the lino in the kitchen and utility will look to lay similar flagstones on that area.

Please refer to the photographs.

(2) Removal of gloss paint from wooden doors, mouldings, window ledges and staircase etc.

Aside from the C16 GF plank and muntin screen and FF hall gallery joinery and screen/doors/stairs which have been lacquered brown, all the other wooden doors, mouldings, window ledges, staircase at the back of the house have been painted with white gloss – probably by the last owners. We have started to strip these pieces that have been white glossed back to the natural wood so that this is more in character with the age of the property. We have only done a few of the doors and mouldings near the corridor, and the back mid-1930 staircase. We have now been advised by Jen not to have the doors dipped but instead to use the methods we are applying to the mouldings and staircase. Only half of the doors are wooden – the other are plyboard for which we are looking for replacement wooden doors in the same 4 panel style as the wooden doors – except for the door by the muntin screen which is a brown painted plywood – where we hope to source an oak door in a similar style to the screen. The work has started but is not complete. The aim is to leave the doors natural wood and unpainted. This may not be an option if there has been a lot of woodworm damage or filler used, but we will only be able to determine that when the paint has been removed. The four panel doors which make up most of the house are pine. We have stripped one oak door that goes into the bathroom, and we believe that the door that goes into the old library (part stripped) may also be oak. Please note there is no plan to touch any of the C16 plank/muntin screen, gallery and the doors to the gallery staircase.

Please refer to Floorplan (Annex 1) noting the number and location of doors in the property, and the photographs which illustrate the doors already stripped, those to be stripped and those of painted plywood to be replaced with old pine doors.

List of plywood doors to be replaced by in character 4 panel pine doors

Door to bedroom 1 from landing

Door to staircase from Landing

Door to WC (first floor)

Door to Bedroom 3, bathroom and Bedroom 4 on that wing

Door from Dining hall to kitchen

Door from Reception to kitchen

Door from kitchen to corridor

Door from Kitchen to pantry

Double doors to cupboard under the stairs

2. Heritage Statement

Historic England notes Old Hall as a Listed Building (number 1106616) on 19th Feb 1986. <https://historicengland.org.uk/listing/the-list/list-entry/1106616?section=official-list-entry>
The Old Hall GV II House, former rectory. Probably early-mid C16, with C17 and late C18 improvements, and late C19 and circa 1930 extensions. Earlier part of plastered cob on rubble footings, extensions of plastered rubble; stone rubble stacks topped with C19 brick; slate roof.*

The proposed schedule of work relates to the sections of the house outside of the mid C16 medieval hall listed as Dining Hall on floorplan, aside from the doors going into the Hall from the corridor (plan to find an old oak door rather than the painted brown plywood), the doors that go from the kitchen to the dining hall (plywood to be replaced with pine/oak) and door from reception to dining hall (to be stripped of white gloss).

3. Photographs

Photo 3.1. Corridor by the front door and close to the C16 screen. Note the plywood brown painted door where a replacement is being sought more in character with the screen; removal of gloss paint from front door frame, and the new stone tiles.



Photo 3.2. Door to the Library (on the floorplan). Note some paint removal to the door – with bottom of door frame having been recently replaced, and the new stone floor.



Photo 3.3. The built in cupboards on the back corridor near the step (refer to floorplan). Note the original concrete/levelling compound floor that was found under the carpet.



Photo 3.4. Double doors under the stairs (plywood) and exposed concrete floor before tiles were laid.



Photo 3.5. Door to Kitchen and back staircase. Note the door frames stripped of white gloss and the new stone tiles.



Photo 3.6. Back corridor. Note bathroom door stripped and the new stone tiles.



Photo 3.7. Back staircase. Note staircase part stripped of gloss paint and the new stone tiles.



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Photo 3.8. Bathroom (WC on floorplan). Note original floor after stripping carpet of levelling compound over concrete, floor tiles and stripped door and frame.



Photo 3.9. Door to WC to landing – plywood panel



Photo 3.10. Door to bathroom from landing on first floor – gloss painted pine to be stripped

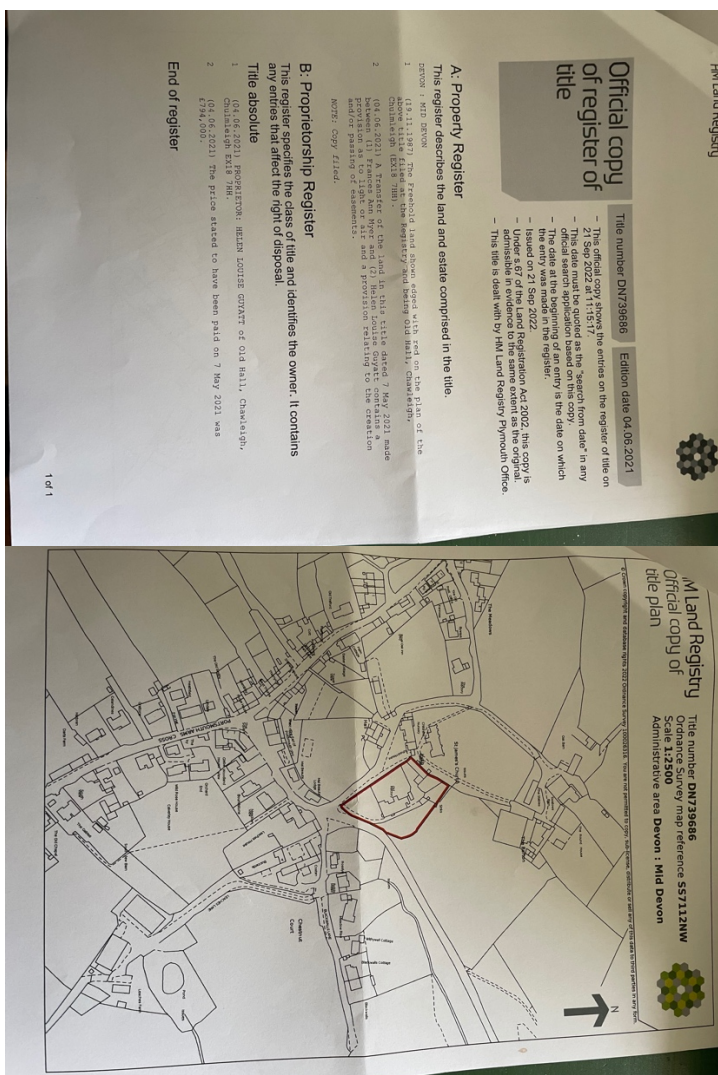


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Annex 1. Floorplan



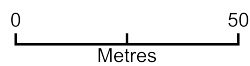
Annex 2. Official copy of register of title.



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Annex 3. Location Plan

The Old Hall, Chawleigh, Devon, EX18 7HH



Plan Produced for: Mid Devon District Council

Date Produced: 21 Sep 2022

Plan Reference Number: TQRQM22264122825621

Scale: 1:1250 @ A4

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