



PROPOSED BEDROOM AND BATHROOM MODIFICATIONS  
BROOK LODGE, SILVER STREET, THORVERTON, EX5 5LT

**Heritage Statement and Statement of Significance**

## **Introduction**

The submission comprises a Listed Building application for minor internal alterations to Brook Lodge, Thorverton.

The proposal seeks Mid Devon District Council's agreement to two minor alterations in order to improve (and better cater for) evolving family life within the property.

## **Background**

The dwelling has undergone a variety of changes over the years and it comprises a remodelled, older dwelling whose brief history and evolution are explained in the attached Listed Building entry.

More latterly, Mid Devon District Council have received an agreed several small applications as follows: -

- 79/00494/FULL – Erection of a bungalow with 2 garages
- 10/00801/CAT – Crown reduction of Ash Tree
- 13/00762/LBC – Replacement fenestration and internal alterations
- 19/01336/CAT – Crown reduction of Ash Tree
- 20/01788/LBC – Internal alterations and first floor ensuite

Five applications can be seen and it is evident that the owners of Brook Lodge over the years have taken listed building ownership and the necessity for consent for changes seriously. Therefore, the building fully reflects the format of earlier submissions.

## **The Current Proposals**

As with all families, they grow and the needs of the household occupants change. Period property can often present some restrictions to effective and flexible C21 living and less sensitive, reasonable and appropriate changes are considered.

On this occasion, the growth of family children are causing a small bedroom to become overly restrictive for occupancy. The small room on the first floor (marked with an Asterix on the attached layout plan) will no longer provide space for a grown child with a bed, storage and a study space. The adjacent bathroom is much bigger and the proposal is to convert the current bathroom to a bedroom, the small bedroom to a shower bathroom and to provide a 'Jack and Jill' doorway between the newly formed bathroom and the adjacent larger bedroom.

**Listed Building Entry**

**Official list entry**

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1240902
Date first listed:	28-Aug-1987
List Entry Name:	BROOK LODGE INCLUDING GATES TO NORTH
Statutory Address 1:	BROOK LODGE INCLUDING GATES TO NORTH, SILVER STREET

**Location**

Statutory Address:	BROOK LODGE INCLUDING GATES TO NORTH, SILVER STREET
The building or site itself may lie within the boundary of more than one authority.	
County:	Devon
District:	Mid Devon (District Authority)
Parish:	Thorverton
National Grid Reference:	SS9262902087

**Details**

SS 90 SW 8/150

THORVERTON SILVER STREET, Thorverton Brook Lodge including gates to north

GV II

House. A thorough circa early C19 remodelling and extension of a C17 house; C20 extension at rear. Colourwashed rendered stone with slate roof, hipped at ends; front lateral stack to Silver Street elevation with brick shaft projecting through roof; slightly projecting early C19 lateral stack to garden (south) elevation; massive probably C17 projecting rear stack with truncated shaft. Plan: Pre C19 plan probably on L arrangement; present early C19 plan 3 rooms wide, double depth with an entrance from Silver Street into a heated entrance hall containing the stair, axial passage and service room to the rear of the entrance hall, 2 principal C19 rooms to the left, facing the garden; kitchen to rear. 2 storeys. The Silver Street elevation has deep eaves carried on moulded brackets and 3 symmetrical bays to the left plus 1 window to the right. Paneled front door with pilasters frieze and cornice, flanked by 12-pane sashes, 3 similar first floor sashes, the left one false. Similar first floor sash to right above a 4-pane window. To the right of the range there is an entrance into a courtyard with a good pair of C19 iron carriage gates. A modern garden wall with an old plinth to the south of the house has a good early C19 iron gate. Interior C18 joinery survives, including the stair; C19 chimneypieces and cornices. 1 C17 closed truss survives in the roofspace the other roof timbers are C19 replacements. The house is documented in 1758 and was probably the home of the Reverend John Reynell, Minister of the local Dissenters.

Listing NGR: SS9262902087



The building is recognised in its origins as C17 with a variety of progressive changes, culminating in a remodelling during C19.

Subsequently, a variety of C20 and C21 changes are recorded including the erection of a bungalow in the 1970's on associated land and preserved tree maintenance on two occasions.

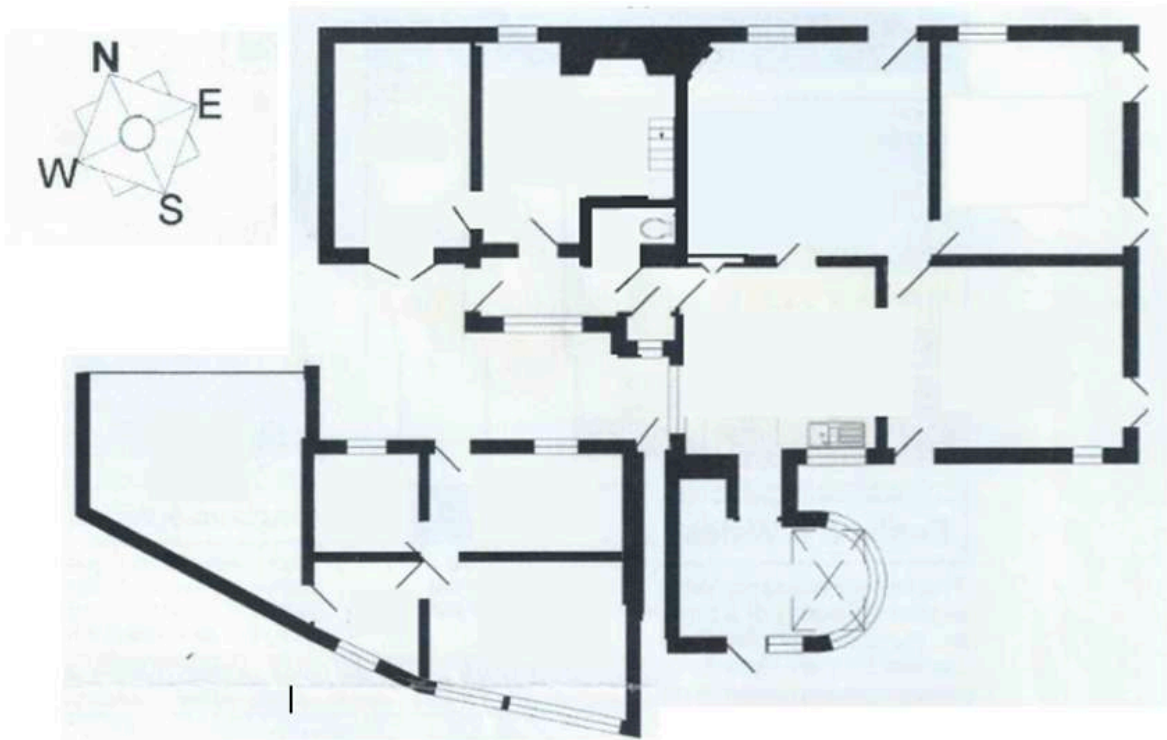
Latterly, the house has gained consent for elements of alteration which include adjustments to historic fabric with varying levels of significance. These changes seek to better reflect modern lifestyle requirements whilst maintaining respect for an important building.

Changes to walls (removal and infill) have been agreed to include the creation of new partitions and doorways. These alterations work with and respect a structure and are of limited significance. None of the alterations have affected the exterior façade or the adjacent stable and hayloft which forms the court yard to the northwest where entrance gates connect to the public highway.

## PROPOSED BEDROOM AND BATHROOM MODIFICATIONS

### Current Layout

The current layout on both floor levels is shown on the plan below and the area of the home under consideration for alteration is highlighted in orange.



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**

First floor area of the house affected by the proposed works. These comprise the formation of a doorway between two adjacent bedrooms, the creation of a bathroom in the small bedroom (\*) and the conversion of the existing bathroom to a bedroom. Localised floor plans at 1:50 scale also provided.



PROPOSED BEDROOM AND BATHROOM MODIFICATIONS

Images Of The First Floor

Images of the relevant areas of the first floor are shown to illustrate the current format and its detailing.



Large northeast corner bedroom



Wall safe in northeast corner bedroom



Northeast corner bedroom door to landing



View of landing from northeast corner bedroom, facing west

**Images Of The First Floor (continued)**



View into small bedroom planned to become bathroom



View into existing bathroom planned to become larger bedroom



View within current bathroom

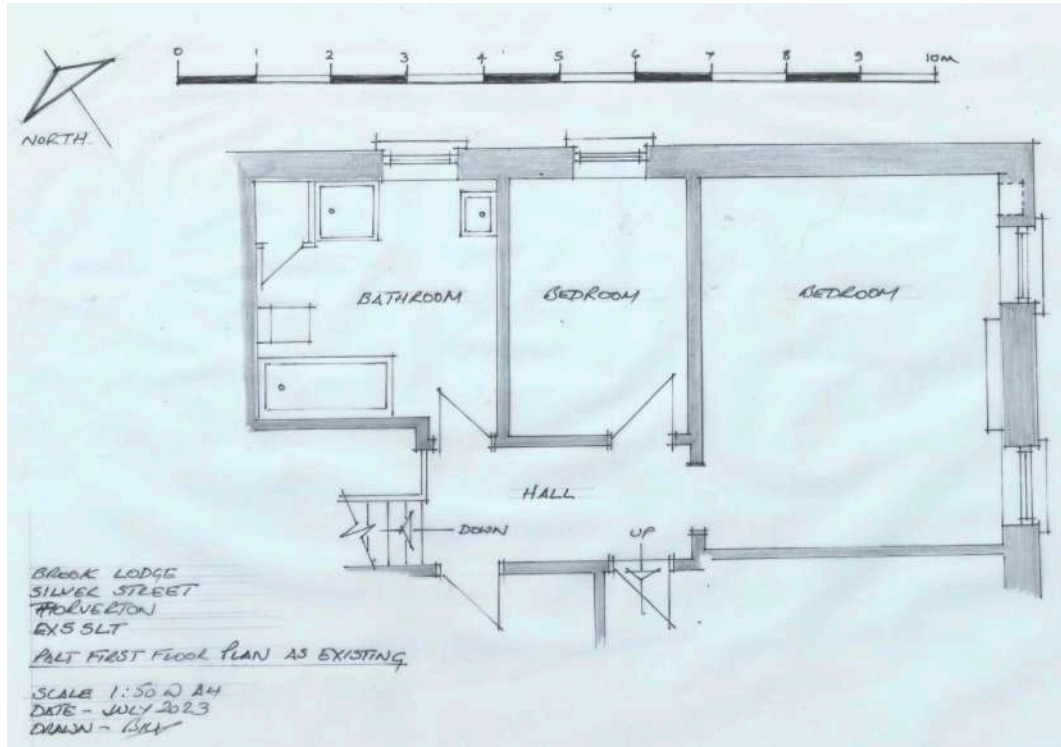


View of landing from staircase facing east

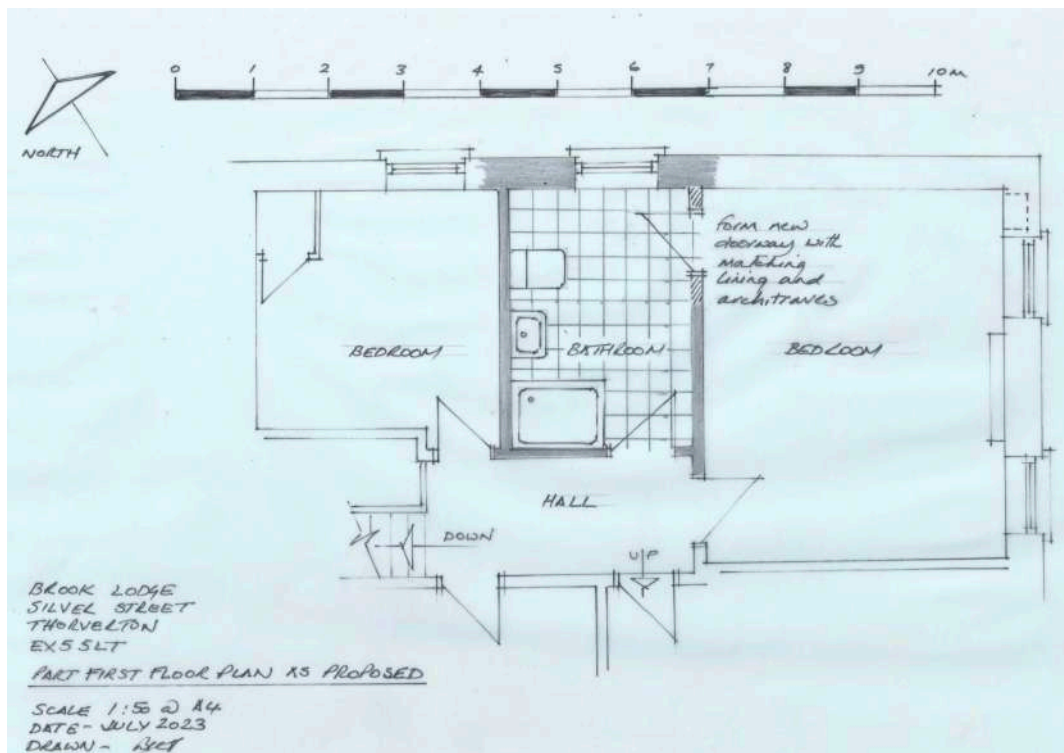
## PROPOSED BEDROOM AND BATHROOM MODIFICATIONS

### Proposed Alterations – Layout Plans

The plans set out below show the localised area of the first floor where modifications are suggested. They are provided with the application to a scale of 1:50 at A4 paper size.



Existing



Proposed



**Proposed Alterations – Outline Specification**

Essentially, only one small alteration to an element of non-structural stud wall fabric would be necessary and that relates to the creation of a slender door between studs to create a Jack and Jill connection to the newly formed bathroom from the larger northeast corner bedroom.

The proposed doorway is felt to be a minor alteration with limited significance in the hierarchy of the building, its structural fabric and in the context of earlier permitted alterations. It is also an easily reversed change which could be reinstated using matching and historic materials if ever necessary.

In general terms, the works comprises : -

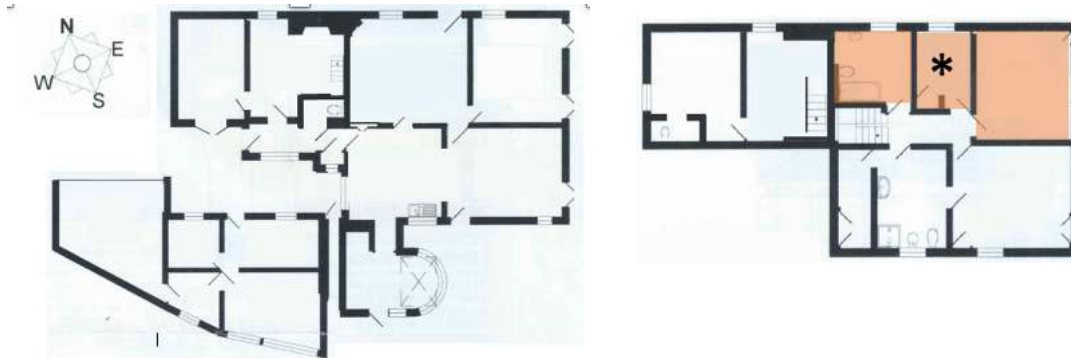
- Formation of new door to suit stud pattern with lining, architraves, matching door and suitable ironmongery to reflect the style and character of the room (see photographs for door style)
- Removal of sanitaryware and plumbing in existing bathroom whilst retaining the water tank and its cupboard enclosure
- Localised making good of building fabric in the former bathroom prior to decoration
- Installation of above floor soil and vent pipe to link the new bathroom sanitaryware to the existing drainage stack. Box in and decorate
- Installation of a shower cubicle, handbasin and WC with plumbing and drainage connections in the current small bedroom
- Re-decorate and locally tile the newly formed bathroom

It can be seen from the brief method statement above that the extent of works would be limited with little effect (or significance) on the general structure of the building. All works would be easily reversed and the building could be returned to an earlier format.

There would be no need to cut structural joists or break through masonry walls. Ceilings and floors would remain intact and period detail joinery can be introduced to reflect the format and style of the rest of the first floor.



**Statement Of Significance**



The general layout of the building is one where certain alterations can be seen and these have fallen under the scrutiny of Mid Devon District Council via earlier listed building approvals. In this respect the house has remained compliant to legislation with the necessary consents.

With regard to the building footprint, general room divisions, principal staircase location and relationships with the outbuildings, little has changed, albeit the dwelling has embraced C20 upgrades to its wiring, plumbing, decoration and certain modifications agreed in around 2020.

It can be seen that the house has retained, for the large part its long-standing layout and most likely that relates well to the C19 upgrade and remodelling that took place. Some kitchen and bathroom alterations can be seen, and more bathrooms are evident than would have been the case in earlier centuries.

The basic building envelope remains intact and wall thicknesses indicate that this aspect of the structure dates from a similar period. Many internal sub-divisions (particularly those upstairs) are of a timber stud construction, located off an original central staircase and first floor landing. There is potential for an occasional first floor wall to be different from the original C17 to C19 periods but any that are evident today have been in place for long periods and to pre-date the August 1987 listing. The home was internally inspected at that time and the extent of the appraisal allowed logical and correct observations to be recorded.

**Statement Of Significance (continued)**

In terms of elements of building significance the primary order would comprise : -

- The main structural walls
- The principal staircase
- The roof structure and coverings
- External façade treatments, doors and windows
- Ground intermediate floor constructions
- Non-structural internal partitions
- Period features, plaster work and joinery
- Later (and agreed) miscellaneous alterations
- The installation of necessary C20 and C21 kitchen and sanitary accommodation

From this brief assessment it is suggested that the proposed linking doorway would affect a non-structural element of the building ranked at sixth on the list of significant building elements.

It is not suggested that this entire wall would be removed and only a small doorway between the studs would be created. This alteration would facilitate appropriate use of a shared bathroom, the current bathroom would revert to its former use as a bedroom and the smallest bedroom would become a shower bathroom.

Taking these factors into consideration and, bearing in mind the lower significance of the wall which would accommodate a door, it is felt that the alterations are reasonable and easily reversed. Record photography could assist in creating historic information regarding the change and a little more detail regarding the wall concerned. The plumbing and sanitaryware installation are of a 'surface mount' nature and they need not disturb the building fabric.

In summary, the evolving family needs of the occupants of Brook Lodge require improved bedroom spaces and more flexible bathroom accommodation. No new bedrooms or bathrooms would be created, and the proposal comprises a simple rearrangement of existing accommodation.

A small amount of non-structural partition would be affected and the works to that could be easily reversed. Also, in making the necessary Listed Building application (and hopefully achieving consent) would leave Brook Lodge legislatively compliant in line with its history of appropriate and agreed alterations.

Under these circumstances, the proposed alterations are felt to be appropriate to C21 family life, respectful of the structure and they seek very limited physical change to the building. The alterations are of low significance seeking only one small change to a non-structural partition.