

Joint Supporting Statement – The School House

The School House is situated in Ampney Crucis, within a conservation area and is of Grade II Listing. It was previously the village school built in 1791, around 1950/1960 the school was rebuilt next door and The School House was made into the headmasters house. In the late 1970's my late parents bought the property from the Pleydells Trustee (School), I came into ownership of the property in 2021.

We would like to make a few repairs to maintain it and make some minor alterations to better its aesthetics, make it warmer, more environmentally friendly without disturbing its character and historic value.

We would like to undertake the following works:

Re-pointing Roof Verges (LBC required)

Where necessary we would like to repoint the roof verges (in lime) on the main part of the building as per photographs of proposed works (see south and south west elevation photos). Daylight can be seen from the attic due to this, although no water is ingressing this is a distinct possibility in the future therefore we would like to safeguard against this happening.

Chimney x4 to be Repointed (LBC required)

The chimneys on the property are in need of repair both chimneys on the south facing elevation and also the north elevation. To be repointed in lime and repaired as necessary to prevent water ingress. See supporting photographs.

External walls/string course to be Repointed (LBC required)

South facing elevation is in need of the most repointing in lime in places, depicted in the elevation photographs. Particularly on the ground floor area near the window to the right. Also an area to the top of the building. String course to the south elevation is also in need of repointing in lime. Some minor pointing below the chimney of the front elevation (west facing) and also on some parts of the north facing elevations, minor repointing.

Replace/repair of Cornices (LBC required)

We would like to repoint where possible and replace if necessary the cornices depicted in the south side of of the property, as per photograph.

Replace Grey UPVC gutter/downpipe with Black UPVC (LBC required)

To replace grey UPVC: horizontal gutter on South Elevation in black, Front downpipe and horizontal gutter on Front (west facing), All depicted in the photographs supplied..

Replacing in black UPVC to match neighbouring property at Kate's Cottage/ No 29 (also Grade II listed). As per attached photograph. Our plan would be to replace all grey UPVC and replace with black UPVC and paint remaining original rainwater goods in black to match. This would be more in keeping with the area and to the betterment of the building.

Replace Front – West facing Elevation Window (LBC and planning permission required)

The above window is currently rotten, does not open, is beyond repair and is aesthetically rather unsightly, it is of a wooden/metal construction of 1950/1960's. Currently as the window does not open and does not aid ventilation within the property which does not aid us in stopping the property getting damp inside. Additionally as it is single glazed, secondary glazing has been installed, which means we cannot use the original internal shutters. It is not original and we would like to replace it with a wooden window in a like for like design, three panes across and four down. Flush Casement with bars, ovolo sash, bevel frame, brass hinges, thick sashes. Made of Meranti wood. Glass type: 4/6/4 Slim Light Clear Toughened Low E Krypton Filled.

See supporting and proposed drawings of the installation. This is more in keeping with what would have originally been installed.

In a neighbouring property Trinity Cottage (the other side of the School, also Grade II listed) has had replacement windows in a similar style with thin double glazing. See attached photographs in supporting information. This would also make this particular window/room more eco-friendly as there would be less heat loss. Other Grade II listed properties have had the style of window I propose installed therefore would be in keeping to the local area.

Replace Subframe of Window in the North Facing Elevation (LBC required)

As per elevations photographs the current window subframe is rotten and is beyond repair and does not close properly, making it very draughty and not very energy efficient. It also looks unsightly and replacing the subframe would be to the betterment of the building and more aesthetically pleasing, the current window looks unsightly. See supporting drawings of the new frame. The metal hexagonal metal frame will remain in tact so that the original features of the house remain in tact. We are keen to keep original features of the the building in tact where we can. See drawing.

Replace North, South and East facing fences and East facing rear gate (LBC and planning required)

Current north facing fencing is in disrepair and in need of replacement see supporting photographs (currently a mix of wattle and panel fencing), we would like to replace this with heritage framed willow hurdle fencing which would be in keeping to the natural environment and would look be more attractive. Made by local craftsmen in South Gloucestershire, made with locally grown willow. Drawings and photographs of this enclosed.

Existing south facing fencing is panel fencing (see photographs), we would like to replace this with heritage framed willow hurdle fencing. Drawings and photograph enclosed.

The existing east facing fence is closed boarded fencing and is in disrepair as per photographs, we would like to replace this is double slatted fencing as per enclosed proposed photographs and drawings. Double slatted on each side of the gate making it attractive from both sides, this would match neighbour at Montrose's double slatted fencing.

Removal of 1970's brick fireplace and fire grate in sitting room (LBC required)

The sitting room currently has a dated and rather unsightly 1970's fire surround and hearth (on the west facing wall, as per photographs/drawings/site plan (with internal works marked). We propose to remove this and plaster the wall in lime and insert a stone fireplace, of cast stone limestone construction and wood burner (Ecosy, Rock CD 5 Kw). As per supplied photograph and

manufacturers specification. Our proposal is much more in keeping with the building, will be more energy efficient and eco-friendly than an open fire, burning 3 times less fuel in the same period of burning as an open fire. The woodburner we propose installing is DEFRA approved and cast iron.

We also believe the fireplace is not original, red fire-bricks have been set into the fireplace that lead us to think it is not an original fire grate.

We have chosen a fire surround to match the period of the property and a stove that is in keeping with the property. We would like to install the hearth and inglenook five back chamber kit to match. If we gain approval, we hope to fit this surround/stove in but until we take the existing fireplace out we will be unsure of the space we are left with.

Removal of Plaster to internal walls of sitting room on small area of south and east facing internal walls (LBC required)

Removal of plaster to south facing and part of east facing wall, that has suffered from ingress of salts and damp. Currently a mix of gypsum, cement and lime plaster. To re plaster in lime so that the wall can breathe. See photograph of existing wall. This is a very small area of the room.