

Proposed Expansion of CREDITON HAYWARDS Primary School, Dean Street, Crediton, Devon.

An Historic Building Appraisal



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for

NPS Group

by



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Front cover image: East elevation of Old Haywards School, from the east © Context One Archaeological Services 2016

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Non-technical summary

Context One Archaeological Services Ltd (COAS) carried out an historic building appraisal at Crediton Haywards Primary School, Dean Street, Crediton, Devon, in May 2016. The project was commissioned by NPS Group and funded by Devon County Council. A Site visit and associated research were carried out on 24 May 2016.

The request for the archaeological work follows advice given by Central Government as set out in the National Planning Policy Framework (NPPF). The objectives are to assess and determine the value of the Grade II Listed part of the school (Haywards Old Primary School and former Youth Centre), in order to inform the scope and nature of any Listed building constraints in support of a planning application relating to proposed alterations.

The assessment enables an understanding of phasing and development, together with modern alterations. The original school comprised four ranges surrounding a central courtyard which appears to have been used as a playground, a central division presumably separating the boys from the girls. There is evidence that the eastern side of the school (including a playground to the east side of the east range) was the boys' school, and hence forms the subject of this heritage statement. This occupied the east range and part of the south range, with one of two teacher's cottages in the north range directly accessed via a doorway (now blocked) from the east range. Overall, the present appearance of Haywards Old School is wholly recognisable from the original building. The most significant relevant change involved extensions to the south of the east and west ranges. This had occurred by 1874, and by 1905 both extensions were extended yet again, with a separate set of buildings to the south effectively creating a southern enclosed courtyard. Interestingly, all the extensions were carefully designed to emulate the original build so that the only discernible difference is the use of slightly different window surrounds in the latest phase. In this way, the expansions do not detract from the imposing Victorian institutional architecture. Most modern changes relate to the interior of the building, where walls have been knocked through and modern installations (including suspended ceilings and an office) detract from an appreciation of the original space. The garish colours in parts of the building are not in keeping with an historic building.

As a result of this assessment, it is considered that the proposed alterations are in keeping with advice contained within policy ENV12 of the Mid Devon Local Plan 1998. Specifically, the formal re-use of the building will ensure continued maintenance and provide a positive contribution to the community. Also, it is considered that the alterations will not adversely affect the building.

1. Introduction

- 1.1 Context One Archaeological Services Ltd (COAS) carried out an historic building appraisal at Crediton Haywards Primary School, Dean Street, Crediton, Devon (the 'Site'), in May 2016. The project was commissioned by NPS Group and funded by Devon County Council. A Site visit and associated research were carried out on 24 May 2016.
- 1.2 The objectives are to assess and determine the value of the Grade II Listed part of the school (Haywards Old Primary School and former Youth Centre), in order to inform the scope and nature of any Listed building constraints in support of a planning application relating to the proposed expansion of the school. The refurbishment of the late 19th century Haywards Old Primary School will provide a community room, food technology room, studio hall, art space, group rooms and accessible WC. Overall, the proposals will have a minimal external impact, with alterations to the fabric including the re-opening of a blocked door, refurbishment of the windows, and the installation of a new metal ramp to access the community room.
- 1.3 The request for the archaeological work follows advice given by Central Government as set out in the *National Planning Policy Framework (NPPF)*, which states that:

'Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation' (DCLG 2012, para 128).

'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal. Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible' (DCLG 2012, para 129).

- 1.4 This report summarises the location and statutory designations; presents the known historical resource; sets-out the results of the Site survey; discusses the historic development from the documentary and physical research; and considers the impact of the proposed alterations.

2. Site location and statutory designations

- 2.1 Crediton Haywards Primary School (centred on NGR SS 83655 00215) is located on the south side of the A377 East Street, in the centre of the small market town of Crediton, Mid Devon (**Figure 1**). The large town centre church of St Barnabus is situated c. 50m to the north-west on the opposite side of East Street, and the town centre shopping area begins a short distance to the west of the church.
- 2.2 In broad terms, Haywards Old School comprises four ranges enclosing a central courtyard with a further courtyard to the south. The former youth centre occupied the eastern range and part of the south range, overlooking the present primary school campus, with car park and playground to the east and 20th century school buildings to the south and south-east. A nursery and pre-school occupy the western range and part of the south range, while the two cottages of the north range overlooking East Street appear to be privately owned.

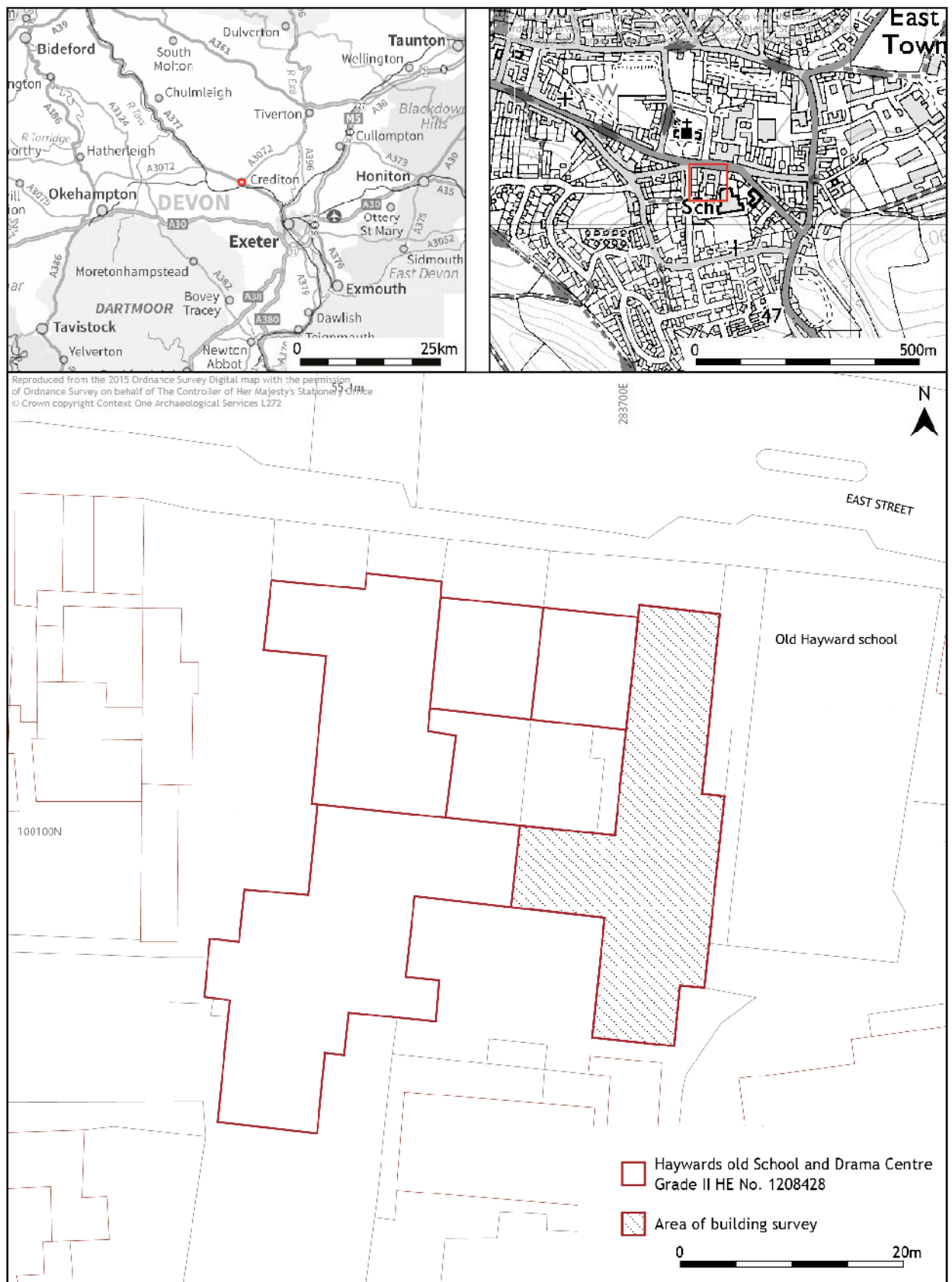


Figure 1. Site setting

Statutory designations

- 2.3 Statutory designations include Scheduled Ancient Monuments as set-out in the *Ancient Monuments and Archaeological Areas Act 1979 as Amended (1983)*; registered battlefields; listed buildings; registered Historic Parks and Gardens; UNESCO World Heritage Sites; and Conservation Areas. This legislation identifies archaeological sites and remains that are regarded as nationally and internationally important and which merit protection by statute. This is recognised also in the prevailing local and county structure plans.
- 2.4 Haywards Old School is a Grade II Listed building (List entry no. 1208428) first designated in 1992. The property is located within the Cridton Conservation Area, first designated by Mid Devon Council in 1981, extended in 1990, and further amended in 2003 (Mid Devon Council 2003).

3. Methodology

- 3.1 The building survey conformed to recording Level 2 as set out in *Understanding Historic Buildings - A guide to good recording practice* (English Heritage (now Historic England), 2006). This states:

“This is a descriptive record, made in circumstances similar to those of Level 1 but when more information is needed. It may be made of a building which is judged not to require any fuller record, or it may serve to gather data for a wider project. Both the exterior and the interior will be viewed, described and photographed. The record will present conclusions regarding the building’s development and use, but will not discuss in detail the evidence on which these conclusions are based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project.”

The survey also conformed to the *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* published by the Chartered Institute for Archaeologists (CIfA), formerly the Institute for Archaeologists (IfA) (December 2014).

- 3.2 The survey comprised photographs of the building, with each viewpoint including a scale where possible. The photographic survey set the building in context with general shots illustrating form and setting. All elevations (internal and external) were photographed where possible. Evidence for structural alterations, phasing and significant historic features were also photographed. The images consisted of digital images taken with a Nikon D40X 10.1 megapixel digital SLR camera fitted with an 18-55mm lens. Images were captured on a 4GB SD card in the field and were subsequently transferred to the COAS online server for storage.
- 3.3 The photographic survey was accompanied by a photographic register with observational notes.
- 3.4 The survey was supplemented by a separate examination of historical, cartographical and pictorial data primarily gathered from Cridton Library and the Devon Heritage Centre.

4. Historical background

- 4.1 The historical background for the Site and its environs has been drawn from secondary sources, including readily available cartographic and documentary sources. The primary and secondary records held at the Devon Heritage Centre includes tithe and Ordnance Survey (OS) maps (Appendix 1).
- 4.2 Cridton developed from two distinct settlement areas, with Haywards Old School located in the Eastern or Church Town which grew up around the church, the other area being Western Town or Borough Town which forms the centre of the town. Norden’s map of 1598 shows a row of houses on the street frontage of East Street in the plot now occupied by Hayward’s School. These were subsequently replaced with larger buildings relating to a tannery complex (see below).
- 4.3 According to the List Entry Description, Haywards Old School and Drama Centre dates from 1859 and is described as follows:

'School, incorporating 2 teachers' houses, now used as Youth and Drama Centres. 1859 by John Hayward, architect of Exeter, with additions of 1874, 1890 and 1894 (Bovett) in a matching style. Sneaked local volcanic trap with Ham Hill dressings; asbestos slate roof replacing natural slate; brick and stone stacks. Gothic Revival style. Plan: double courtyard plan, including two teachers' houses to front block, roofed parallel to the road. Exterior: houses single storey and attic; classroom blocks single storey. Symmetrical 1:3:3:1-bay front, the houses in the centre, each with 2 gabled dormers, the gable ends of the classrooms to left and right. Axial brick stacks with shafts with brick bands. Deep eaves with bargeboards decorated with various designs of blind tracery with apex pendants and wrought iron finials. Each house has a central 2-centred arched chamfered stone doorway with a hoodmould with label stops, original ledged and braced boarded doors with ornamental strap hinges, flanked by 3-light stone hollow-chamfered mullioned windows with hoodmoulds and label stops. Similar 2-light dormer windows. The gable ends of the classrooms each have large 4-light hollow-chamfered stone mullioned windows with high transoms, the right hand classroom has a C20 doorway with a boarded door inserted to the left. At the left end of the range a probably secondary 3-bay classroom block roofed parallel to the road, with an end stack and 3 2-light mullion-and-transom windows. The left return of the left classroom wing has a large shouldered lateral stack with set-offs and 4 3-light hollow-chamfered mullion and transomed windows. C20 door added to the right. The matching right hand classroom wing probably similar but is partly concealed. The remainder of the building is treated in the same style with mullion-and-transom windows and large lateral stacks.

Interior: Not inspected but may retain original open classroom roofs and other features. The school was built with money from the early C17 charity of Sir John Hayward, a Rochester merchant, the charity administered by Buller of Downes. Bovett suggests that the former combined English and Blue Schools, which had been sited at Penton since 1814, were transferred to this building in 1859. A plaque records that Ernest Bevin was a pupil at the school between 1890 and 1892. (Bovett, Robert: Historical Notes on Devon Schools: Devon County Council: P81-82).'

- 4.4 In 1665, Sir John Hayward of Rochester in Kent sold property to Sir Richard Buller and others *'that they might apply it for charitable purposed in such parishes as they should see fit'* (Heal 2004, 91). Following a court hearing in 1822, it was decided that the proceeds should be split between Rochester and Crediton (*ibid.*, 92). The money was initially used to fund a school at Penton, but later the Court of Chancery ordered that the Penton School be sold and the funds used to found a public elementary school opposite the Parish Church, on the site of a former tannery (*ibid.*). Hayward's School opened on 9 January 1860 and the United Charity School at Penton simultaneously closed (*ibid.*, 91). This was largely due to the efforts of James Buller, a descendant of Sir Richard Buller, and took place 20 years before the Education Act of 1880, which made education compulsory for children aged between 5 and 10 years.
- 4.5 Hayward's School was built at a cost of £3,000, the contractor being John Mason of Exeter and the architect Mr Hayward (Labbett 1987). Hayward's Charity School was for the education and clothing of 120 children (Courdomy 1970, 21). An c. 1880 photograph of the frontage shows very little change to the present day (**Plate 1**). Another photograph of c. 1906 shows boys playing in the eastern playground (**Plate 2**), therefore it is assumed that the eastern range and probably the eastern part of the south range formed the boys school, while the remainder was the girls school. Both photographs show a bell-cote above the north gable end of the east range, and brick pinnacles above the centres of both the east and west range.
- 4.6 In 1934, the Hayward Trustees handed over the fabric of the Schools to the local Education Authority, although they were still represented on the body of Managers and by the terms of the Trust (*ibid.*, 23). The school served Crediton for just over 100 years until, by the 1950's, it had become overcrowded and was no longer fit for purpose (Heal 2004, 92). In 1931 or 1937, steps were taken to cater for pupil numbers with the construction of the junior school buildings, with temporary huts erected in 1948 which were replaced by new classrooms in 2003 (*ibid.*, 93). Fortunately, other uses were found for the old school. Indeed, by 1989 Pevsner records that Sir John Hayward's Schools were now a drama centre, constructed of purple stone with Bath stone dressings, and comprising two large gables with small gabled dormers between mullioned windows

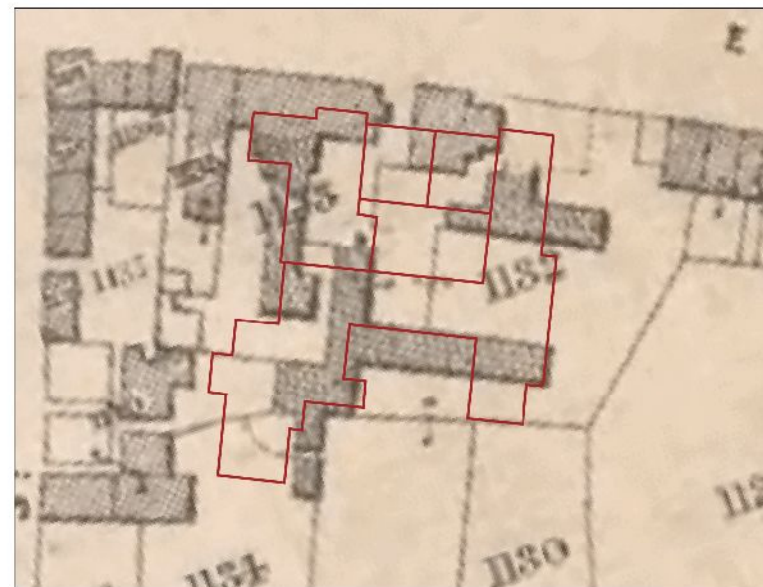
(Pevsner 1989, 298). Until recently the eastern range of the former school was used as a youth centre resulting in previous adaptations of the interior spaces.



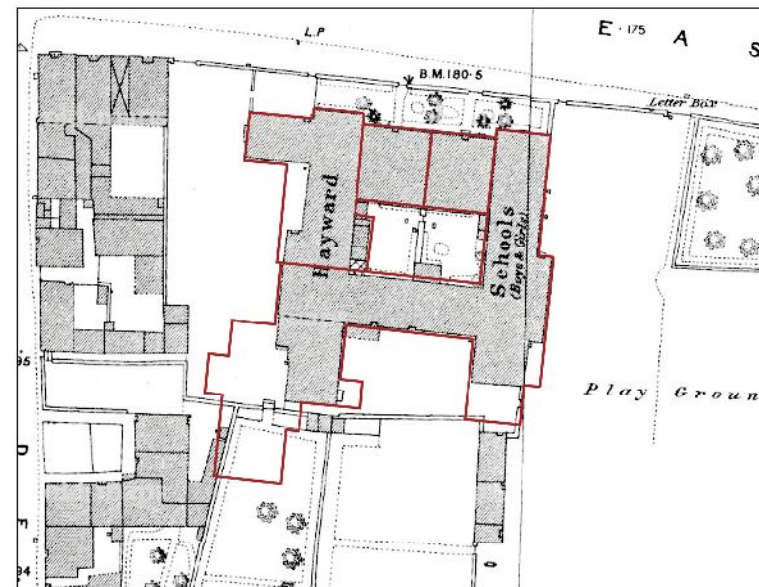
Plate 1. Haywards School, East Street, c. 1880 (from Labbett 1987)



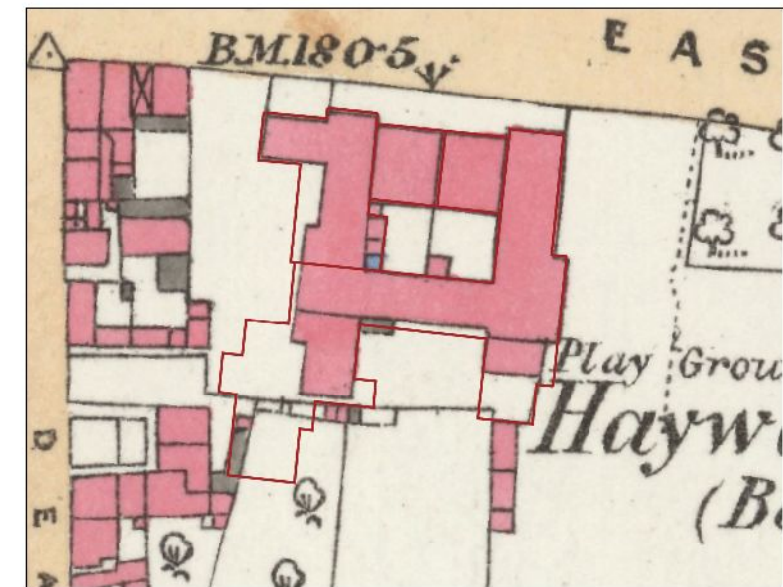
Plate 2. Playground at Haywards School, c. 1906 (from Heal 2004, 93)



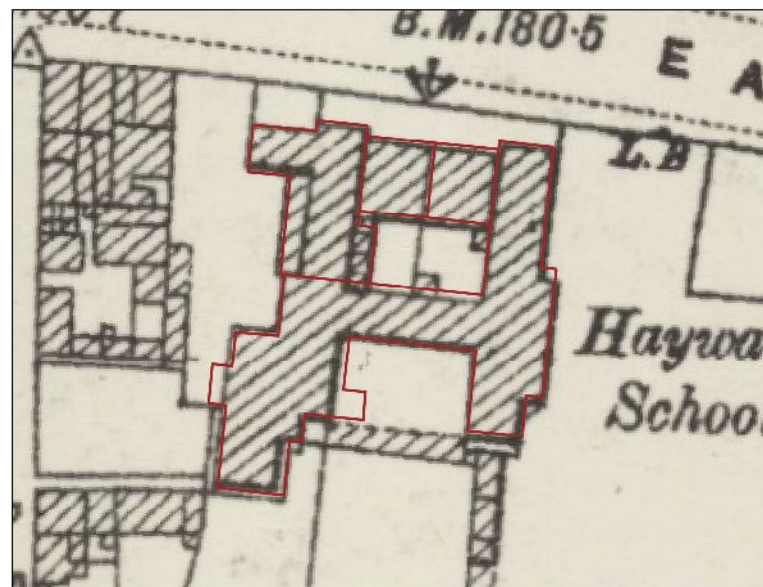
a) Detail from Tithe Map, 1841



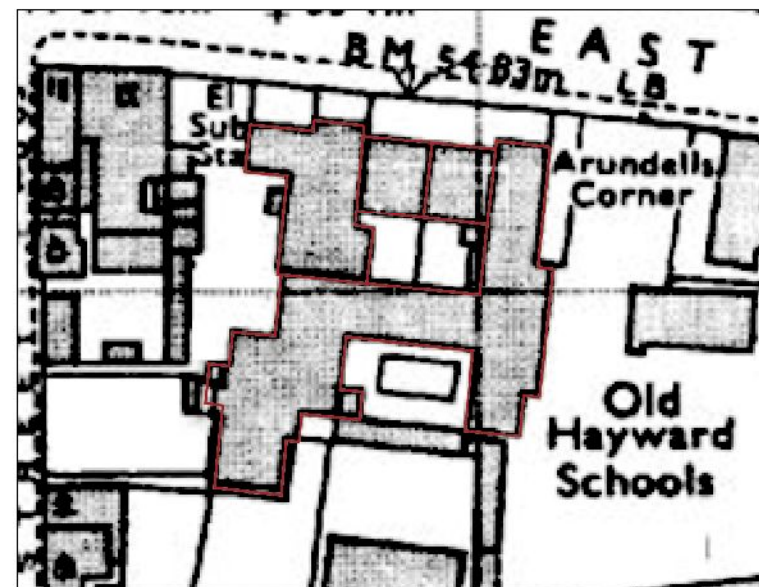
b) Detail from Ordnance Survey 1:500 Map, 1889



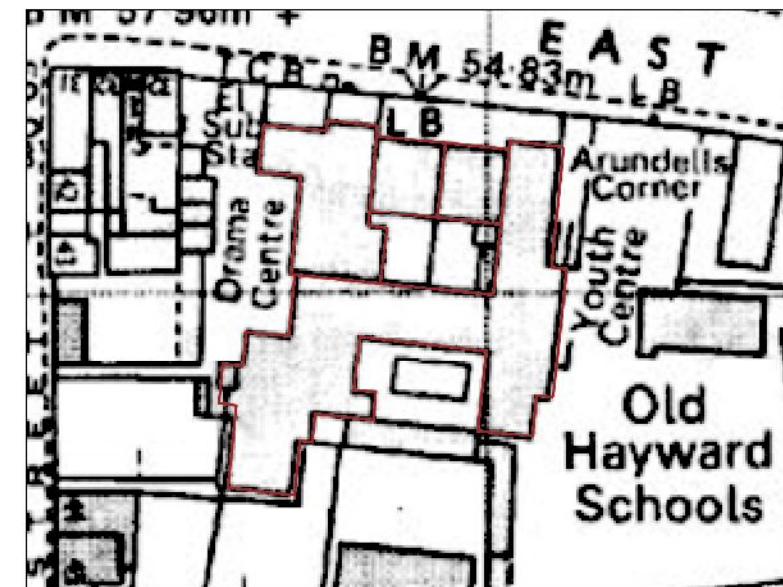
c) Detail from Ordnance Survey 25" Map, 1890



d) Detail from Ordnance Survey 25" Map, 1905



e) Detail from Ordnance Survey 25" Map, 1971



f) Detail from Ordnance Survey 1:2500 Map, 1985

Figure 2. Historic map regression

Map regression

- 4.7 The tithe map of 1841 shows the plots of land later occupied by Hayward's Old School encompassing four separate building ranges, probably all relating to the tannery complex (see **Figure 2; a**). The 1889 OS map (both the 1:500 and 25") show Hayward Schools (Boys and Girls) (see **Figure 2; b & c**). This presumably illustrates the school following the first phase of additions in 1874, and depicts four ranges surrounding a central rectangular courtyard. The long east and west ranges were connected by a south range, with no internal structural subdivisions depicted although these were certainly in place. However, the north range, sandwiched between the gable ends of the east and west ranges, was divided into the two teacher's houses. These overlooked a centrally placed garden flanked by two paths leading to each of the front doors (see **Plate 1**). A garden is also shown to the east and west of the garden paths, in front of the gable ends of the east and west ranges. A few small structures were arranged around the periphery of the courtyard, which seems to have been divided by a central wall aligned approximately north to south. The 1874 additions no doubt relate to the rooms projecting from the southern end of the east and west ranges, and to the west of the northern end of the west range.
- 4.8 The 1905 OS map shows further extensions to the southern end of the east and west ranges, again with the more substantial work relating to the west range (see **Figure 2; d**). For the eastern range, the south extension was expanded slightly further to create another room, with a small narrow passage added to the east side of the earlier extension. By this time, buildings were present to the south of the school, almost enclosing the space between the south extensions and effectively creating a second southern courtyard.
- 4.9 The 1971 OS map shows little change, with the exception of two small additions to the west range, however by this time the buildings are labelled as Old Hayward School (see **Figure 2; f**). By 1985, OS mapping shows the west range as the drama centre and the east range as the youth centre, although overall the entirety was still labelled as Old Haywards School (see **Figure 2; g**).

5. Site survey

- 5.1 A Site survey was carried out on 25 May 2016 during dry and bright weather conditions. The viewpoints of the digital photographs taken during the visit are shown on **Figure 3**. For the purposes of this report, the east range is divided into the North Room (new Community Room), Central Room (new Studio Hall), South Room (new Art Room), South Extension (new Group Rooms), and South Range (new Food Tech Room).
- 5.2 The frontage of Hayward's Old School is predominantly unaltered from c. 1874, the only appreciable difference being the absence of the bell-cote to the gable end of the east range, and the loss of the two pinnacles above the centre of the east and west ranges (see **Plates 1, 3 & 4**). The extension to the west presumably relates to the 1874 additions. The removal of the bell-cote and pinnacles is also evident from the east elevation (see **Plates 5, 6 & 7**), the only other alterations on this side relating to the installation of concrete access ramps to the main entrance porch (**Plate 8**) and to the south room (**Plate 7**), and steps to the north room. A path runs between the south extension of the east range and the buildings to the south, providing access to the southern courtyard (**Plate 9**).
- 5.3 In relation to the south extension, the division between the 1874 extension and the further extension shown on the 1905 OS map should fall at a mid-way point (see **Figure 2; d**). Neither the east or west elevations show alterations in the pattern of facing materials at this point, which for the east elevation equates to the south side of the chimney (**Plate 6**). However, for the west elevation this falls in the middle of the large mullioned window (**Plate 10**), revealing that the window was constructed as part of the modifications. This is supported by the identical form of the window surrounds to the smaller window immediately to the south and to the opposing window in the east elevation, all of which have two orders comprising an outer hollow chamfer and an inner straight chamfer. By contrast, the window surrounds throughout the earlier parts of the building have a single straight chamfer. There is no obvious difference between the south range and the south extension (**Plate 11**), although the south range was part of the original building. The two windows within the south elevation of the south range are placed symmetrically, with a central narrow doorway and an off-set door of slightly different proportions to the west of the western

window. The slight difference in form suggests that one of these doors (probably the central door) predates the other.



Plate 3. North elevation overlooking East Street (from NW)



Plate 4. North elevation overlooking East Street (from N)



Plate 5. East elevation overlooking playground (from NE)



Plate 6. East elevation overlooking playground (from WSW)



Plate 7. East elevation overlooking playground (from WSW)



Plate 8. Main porch leading to central room, with modern concrete ramp access (from N)



Plate 9. South gable end & west elevation of south extension (from WSE)



Plate 10. West elevation of south extension of east range overlooking southern courtyard (from W)



Plate 11. South elevation of south range overlooking southern courtyard (from S)

- 5.4 Turning to the interior, the survey runs from north to south. The north room is lit by an imposing mullioned window in the north elevation (**Plate 12**), and two smaller mullioned windows in the east elevation (**Plate 13**). Beneath the level of the east elevation window sills, wood wall panelling extends around the room with an additional tier of panelling in the north elevation (**Plate 12**). This spans the gap between the lower tier and the window sill (the window is positioned higher in this wall). A blocked doorway is evident in the west elevation (**Plate 14**), once providing direct access from the teacher's house into the schoolroom. The doorway at the north end of the east elevation, now occupied by the fire door, appears to be an original opening as the wood panelling continues into the door recess (**Plate 15**). At the southern end of the east elevation, the original fireplace has been blocked, although the fireplace surround is intact together with the ornate metal vents in the wall above (**Plate 16**).
- 5.5 The central room also has two mullioned windows in the east elevation, with wood wall panelling running around the room beneath sill level (**Plates 17 & 18**). A doorway in the east elevation originally opened onto the courtyard but now gives access to a store cupboard. Immediately south of the windows in the east elevation is a large chimney breast with two ornate metal vents, and blocked fireplace beneath with intact fireplace surround (**Plate 19**). On the south side of the fireplace is the original main entrance to this side of the school, accessed through an entrance porch (**Plates 20, 21 & 22**). A door in the south elevation of the entrance porch provides access to a store room alongside the south room. The wall between the central and south rooms has been knocked through and replaced with large folding doors (**Plates 20, 23 & 24**). The south room has been subject to the most alteration, with a wide opening into the south range (currently the kitchen) (**Plate 24**) and two wide openings created within the south elevation providing direct access to the south extension (**Plate 25**). The chimney breast with two ornate metal vents occupies the centre of the south elevation, although with the exception of the stone ledge above, the fireplace is now covered by wood panelling which continues around the walls. It is considered likely that the panelling was re-used from the walls that were knocked through.
- 5.6 Wood wall panelling is also present around the walls of the south range, with a single mullioned window in the south elevation (**Plate 26**) and two mullioned windows overlooking the courtyard in the north elevation (**Plate 27**). A blocked doorway in the west elevation would have provided access to the western part of the south range (**Plate 28**).
- 5.7 Returning to the south room, a doorway at the eastern end of the south elevation was probably an original doorway, but now leads into an entrance hall with parquet wooden floor which was constructed by 1905 (**Plate 29**). Further doorways lead off the hallway into the eastern side of the south extension (**Plate 30**) and into a small wood-panelled room fitted with rows of coat hooks (**Plate 36**). The wide opening at the western end of the south elevation provides access to the western side of the south extension, lined with wood wall panelling and coat hooks (**Plate 31 & 32**). Parts of the south extension are open to roof level, so that the original open classroom roof can be appreciated (**Plates 33, 34 & 35**); elsewhere modern suspended ceilings are in place at eaves level. The southern end of the south extension is divided into two storeys, the first floor office also open to the roof (**Plate 37**).

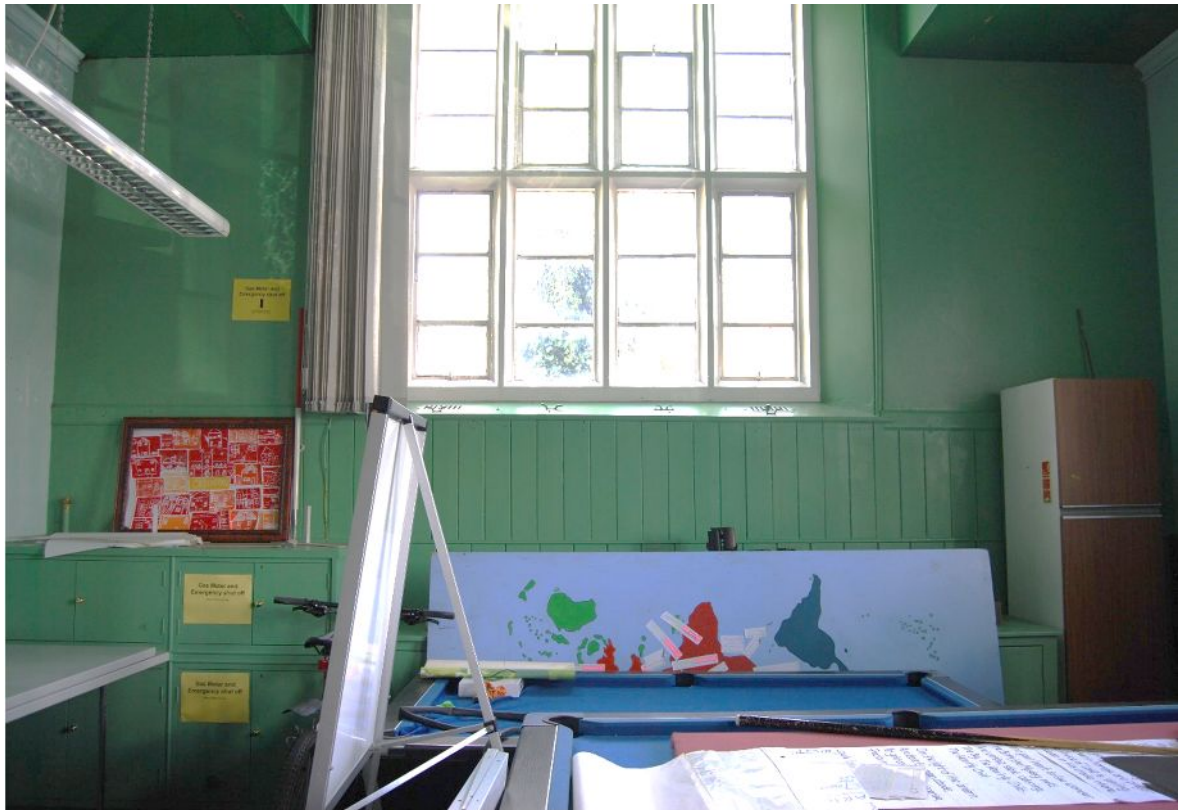


Plate 12. North elevation of north room with two tiers of wood panelling beneath the window (from E; 1m scales)



Plate 13. East elevation of north room with two windows (from NW)



Plate 14. West elevation of north room with blocked doorway behind notice board (from NE)



Plate 15. Doorway in north room at north end of east elevation (from W; 1m scales)

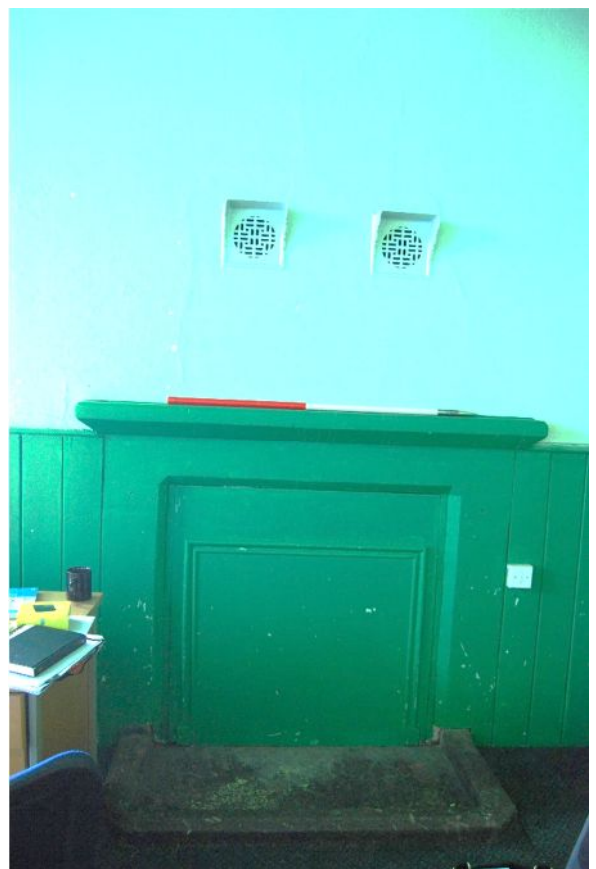


Plate 16. Blocked fireplace in north room with vents above, at south end of east elevation (from W; 1m scales)



Plate 17. Southern part of central room showing door in west elevation (from N; 1m scales)



Plate 18. Northern part of central room (from S; 1m scales)



Plate 19. Chimney breast, fireplace & main door in east elevation of central room (from W; 1m scales)



Plate 20. Main entrance porch to east range & to central room (from WSW; 1m scales)



Plate 21. Exterior door of main porch (from SSW; 1m scales)



Plate 22. Roof of central porch showing wood panelling (from W)

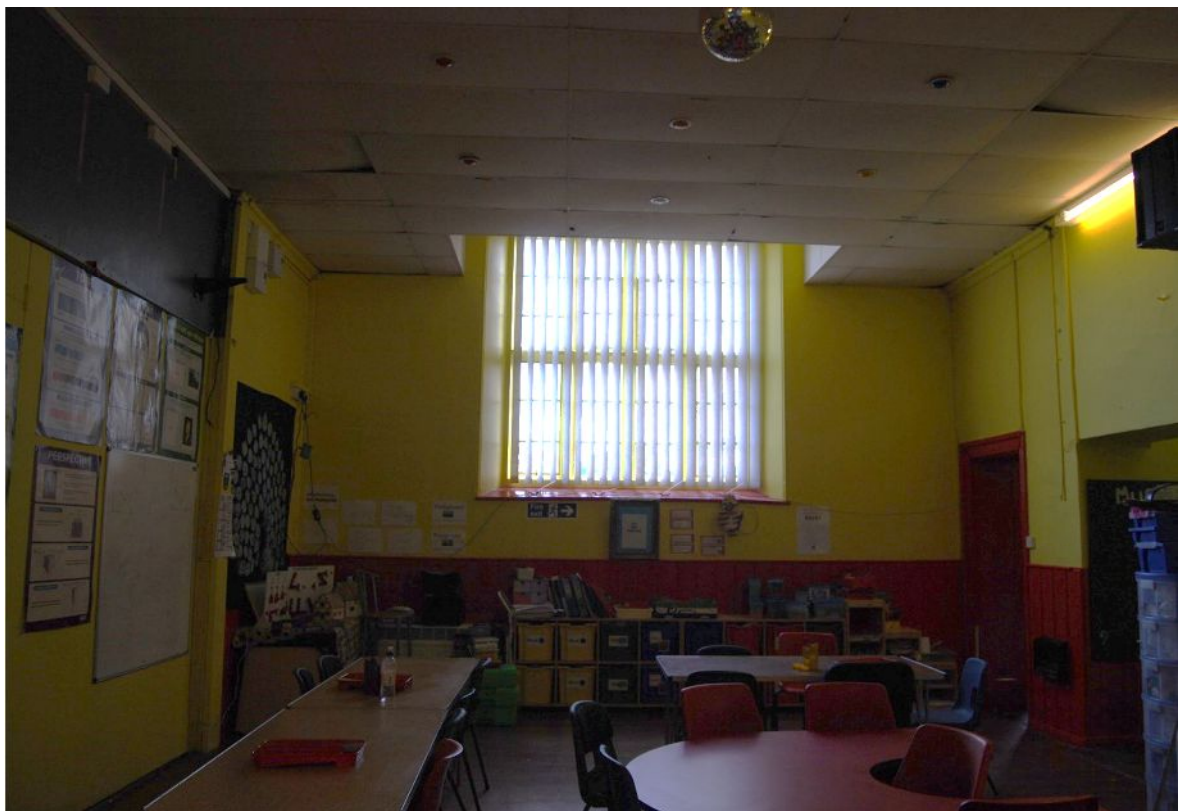


Plate 23. Eastern part of south room (from W)



Plate 24. Western part of south room towards south range (from E)



Plate 25. South elevation of south room towards south extension (from N; 1m scales)



Plate 26. South elevation of south range overlooking south courtyard (from N; 1m scales)



Plate 27. North elevation of south range overlooking north courtyard (from S; 1m scales)



Plate 28. Blocked doorway between two parts of south range (from E; 1m scales)

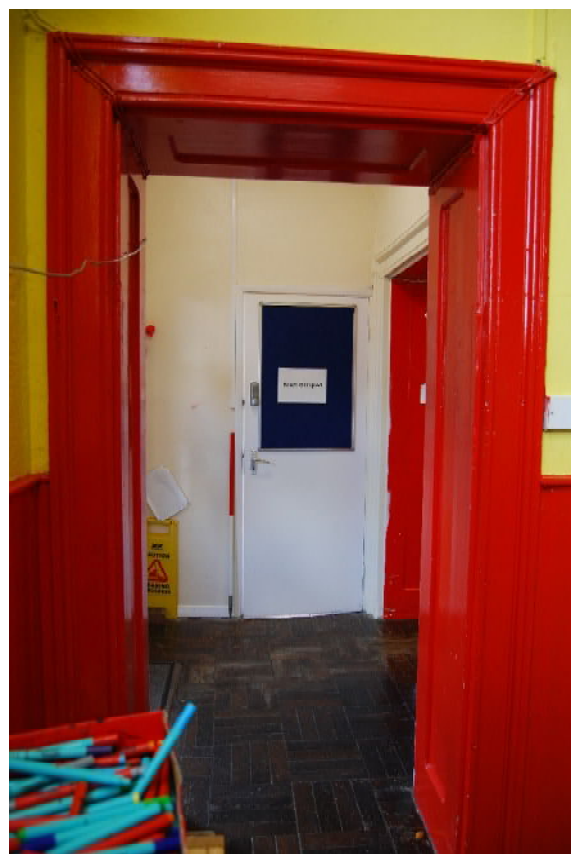


Plate 29. Door from south room to entrance hall, showing door to south extension on right & office door ahead (from N; 1m scales)



Plate 30. South elevation of south room towards entrance hall & south extension (from N; 1m scales)



Plate 31. South elevation of south room towards west side of south extension (from N; 1m scales)



Plate 32. West elevation of south extension overlooking south (from NNE)



Plate 33. Roof of south extension (from SE)



Plate 34. Roof of south extension from mezzanine (from S; 1m scales)



Plate 35. Dormer window in south extension (from W)

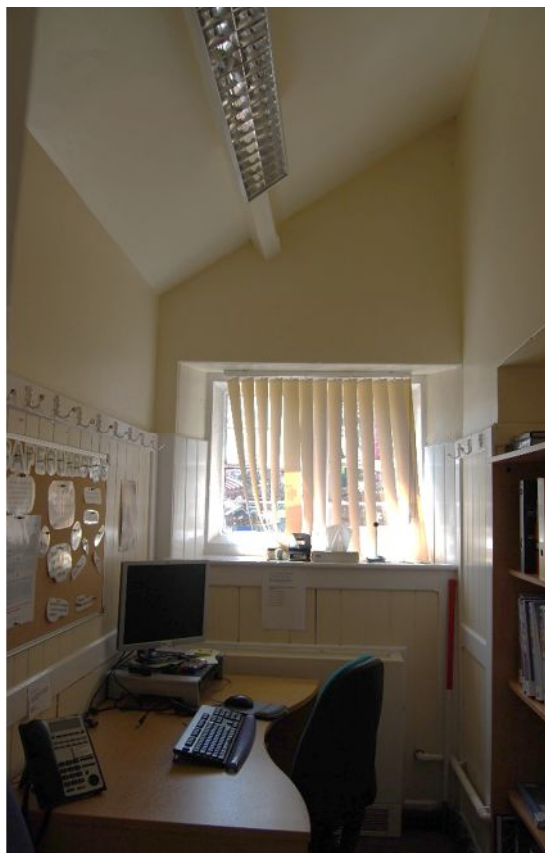


Plate 36. Office in south extension showing wood panelling with coat hooks (from N; 1m scales)



Plate 37. 1st floor office in south extension (from E; 1m scales)

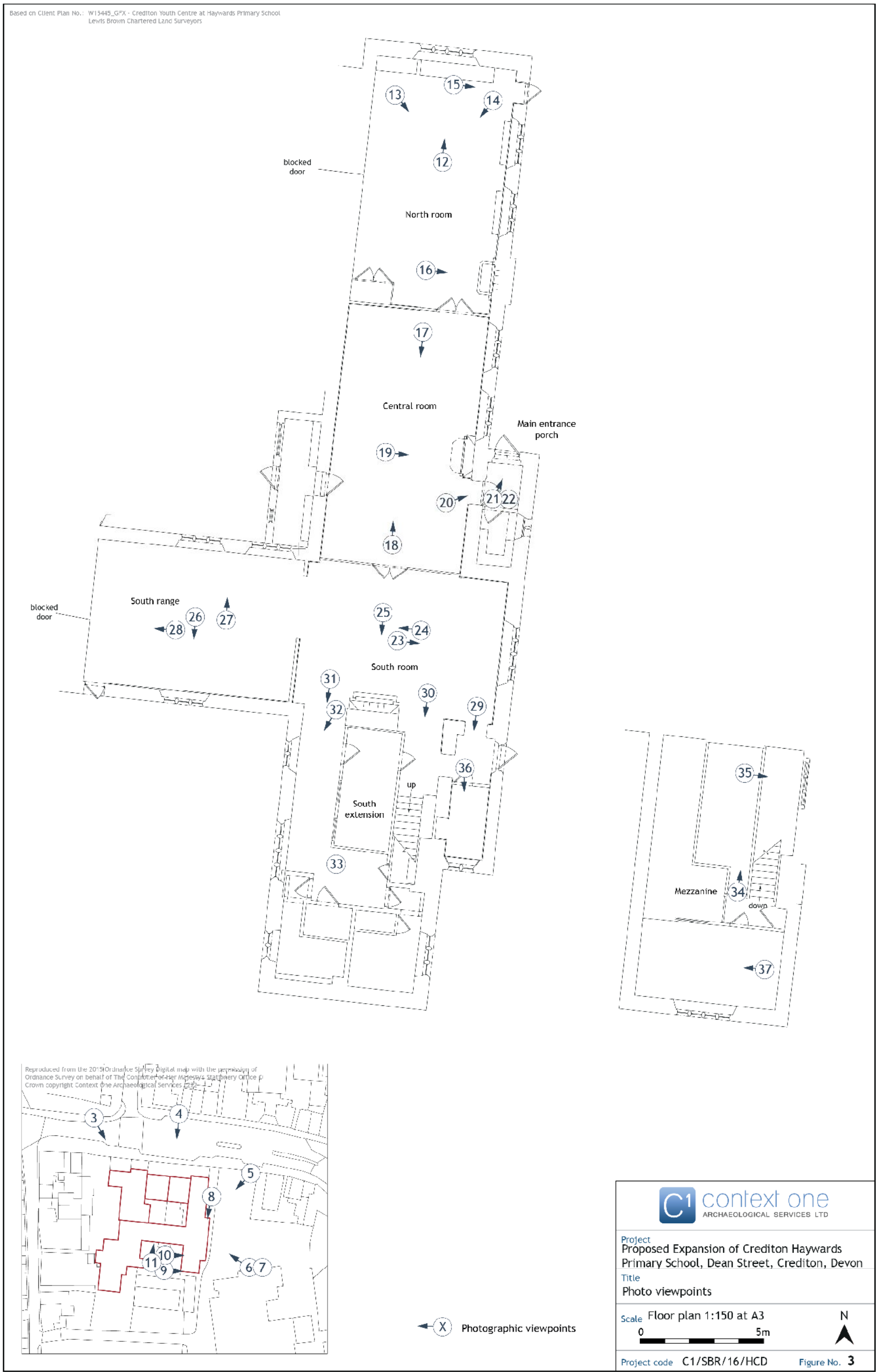


Figure 3. Detailed site setting showing photographic viewpoints

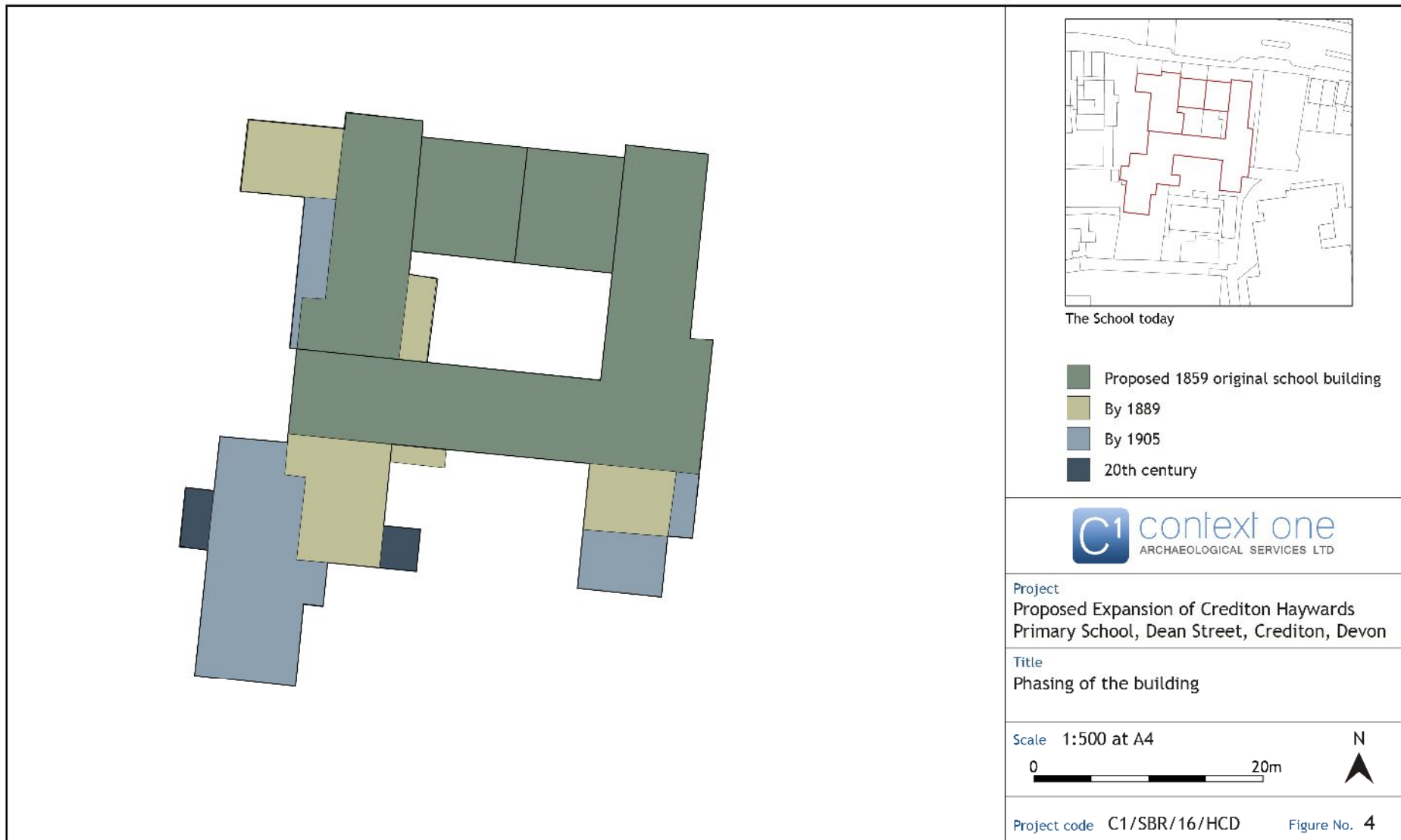


Figure 4. Phasing of the building

6. Discussion

- 6.1 The survey and assessment of Haywards Old School has enabled an understanding of phasing and development, together with modern alterations. This evidence is summarized in **Figure 4** which shows the proposed phasing of the entire building. The original school comprised four ranges surrounding a central courtyard which appears to have been used as a playground, a central division presumably separating the boys from the girls. A photograph dated c. 1906 shows a playground on the eastern side of the school, indicating that the two playgrounds existed either simultaneously (perhaps for different ages) or that one replaced the other. The children in the eastern playground are all boys revealing that the eastern side of the building (and hence the part of the school subject to this heritage statement) was the boys' school. This occupied the east range and part of the south range, with one of the teacher's cottages of the north range directly accessed via a doorway (now blocked) from the east range. The other cottage was presumably associated with the girls' school in the west range. Interestingly, all the extensions have been carefully designed to emulate the original build so that the only discernible difference is the use of slightly different window surrounds in the latest phase (in the southern end of the south extension). In this way, the expansions do not detract from the imposing Victorian institutional architecture. It should be noted that the stone used for the dressings is not Ham Hill stone as recorded in the Listing, but a fine quality oolitic Bath stone.
- 6.2 Overall, the present appearance of Haywards Old School is wholly recognisable from the original building. The most significant relevant change involved extensions to the south of the east and west ranges. This had occurred by 1874, and by 1905 both extensions were extended yet again, with a separate set of buildings to the south effectively creating a southern enclosed courtyard. The secondary phase of additions also involved the construction of a narrow extension alongside the south extension, providing an entrance hall for the south room and south extension, and a small room. The latter retains rows of coat hooks at adult height, suggesting this was the teacher's cloakroom.
- 6.3 Modern external alterations previously undertaken to the east range comprise the removal of the bell-cote at the north gable, removal of the central pinnacle (presumably for a weather vane), the addition of concrete ramps to the main central door and the southern door, and concrete steps to the northern door. Internally, more significant alterations have taken place, particularly at the southern end of the building. The doorway between the east range and the adjoining teacher's cottage is blocked; all three exposed fireplaces (in each of the original classrooms) are blocked, although the fire surrounds remain exposed in the north and central rooms; and decorative vents are present in the chimney breasts above all three fireplaces. The doorway between the north and central rooms appears to be in the original location, with *in situ* wood panelling along the remaining stretches of wall to the west. However, the wall between the central and south room has been replaced with large folding doors. Indeed, the south room has undergone the greatest structural changes, with two areas of walling opened to create wide doorways into the south extension, and an even wider opening into the south range. Suspended ceilings have been installed throughout the building, with the exception of the south extension where a central modern office created from studwork walls also provides the floor for a mezzanine. This part of the building is mostly open to the roof and therefore is the only place where the original height of the classrooms can be fully appreciated. The south extension has undergone further modern adaption with the addition of a first floor office at the south end, although once again this is open to the roof.
- 6.4 In conclusion, it is considered that the proposed alterations are in keeping with advice contained within policy ENV12 of the Mid Devon Local Plan 1998. Specifically, the formal re-use of the building will ensure continued maintenance and provide a positive contribution to the community. Also, it is considered that the alterations will not adversely affect the building. The removal of the stud wall office in the south extension will improve the appearance of this part of the building and allow full appreciation of the original interior height. The removal of the concrete steps to the doorway at the northern end of the east elevation will be an improvement, and the installation of the new metal ramp (to access the new Community Room) has been designed to be lightweight to reduce the impact on the Listed buildings setting. Refurbishment of the windows to ensure they are in working order will help ensure the building is fully functioning, and re-painting of the internal frames white to match the exterior will improve the aesthetics. The new WC and lobby in

the north room (Community Room) will enclose the original fireplace so it will no longer be visible, however the works do not appear to impact the feature. It should be noted that the installation of a new door in the western end of the partition between the north and central rooms will result in the removal of some original wood wall panelling, however the impact of this may be reduced by re-using the panelling in front of the new WC and lobby. Finally, re-painting in neutral colours will be in keeping with a historic building of this type, and will bring the rooms back into harmony by using the same colour scheme throughout.

7. COAS acknowledgements

- 7.1 We would like to thank the following for their contribution to the successful completion of this project:

Steve Hellier, NPS Group
Staff at Crediton Haywards School

8. Bibliography

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Appendix 1. Historic maps and documents

Map date	Type	Reference	Comments
1841	Tithe Map of Crediton	Devon Heritage Centre	Site occupies plot 1132 and 1133.
1889	Ordnance Survey: 1:500	Devon Heritage Centre	See text
1890	Ordnance Survey: 1 st edition 25"	Devon Heritage Centre	See text
1905	Ordnance Survey: 2nd edition (revised), 25"	Devon Heritage Centre	See text
1971	Ordnance Survey: 25"	Devon Heritage Centre	See text
1985	Ordnance Survey: 1:2500	Devon Heritage Centre	See text