

Heritage Impact Statement

Location: Llantroft, Llanfairwaterdine, Shropshire SY7 8PD

Proposed Development: Single storey link extension and two storey extension

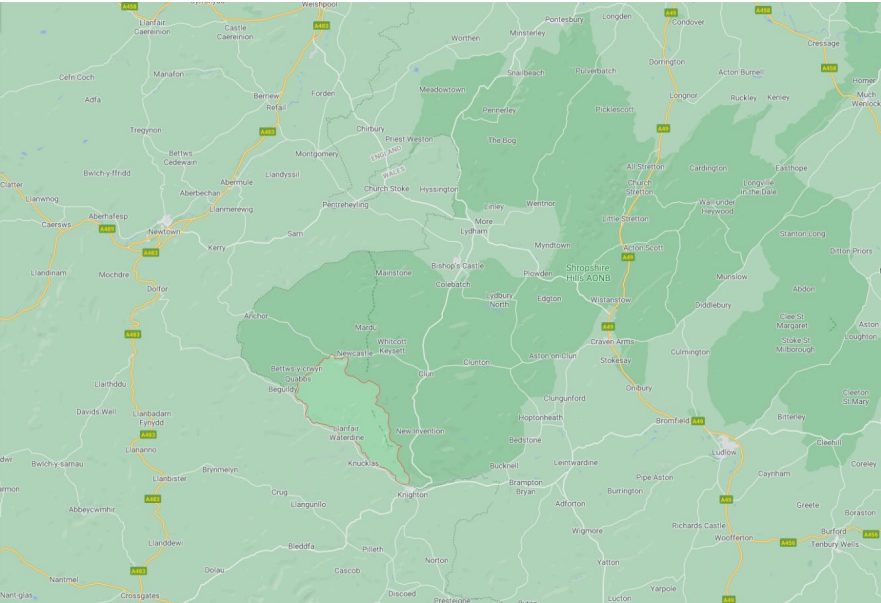
Contents:

1. Introduction
2. Summary of Proposal
3. Site Appraisal
4. Summary of Local Heritage Assets
5. Impact of Local Designated Heritage Assets
6. Conclusion

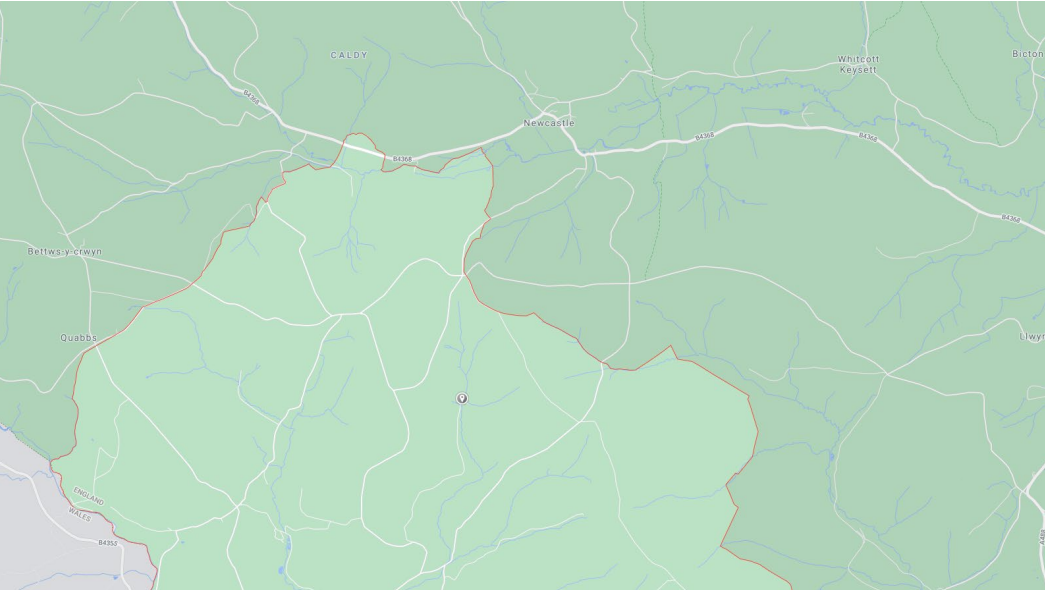


1. Introduction

This Heritage Impact Statement supports the Planning Application of a single storey link extension and a single storey extension to the property. This has been provided on behalf of our client and should be read in conjunction with the supporting documentation included in the application.



Location (Source: Googlemaps)



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2. Summary of Proposal

The proposal is to create a link to connect the existing farmhouse with the existing barn. Additionally a single storey extension will be constructed in position of the existing log store. The connection link between the two buildings will be made via a contemporary 'green' flat roofed, glazed link. The existing, end most window on the farmhouse's front elevation will be utilised and created into the doorway for access into the link. A W.C. will also be provided within the new link. This link is a crucial part of the design as it allows the currently separate buildings a cohesive singular use which is fit for modern day living.

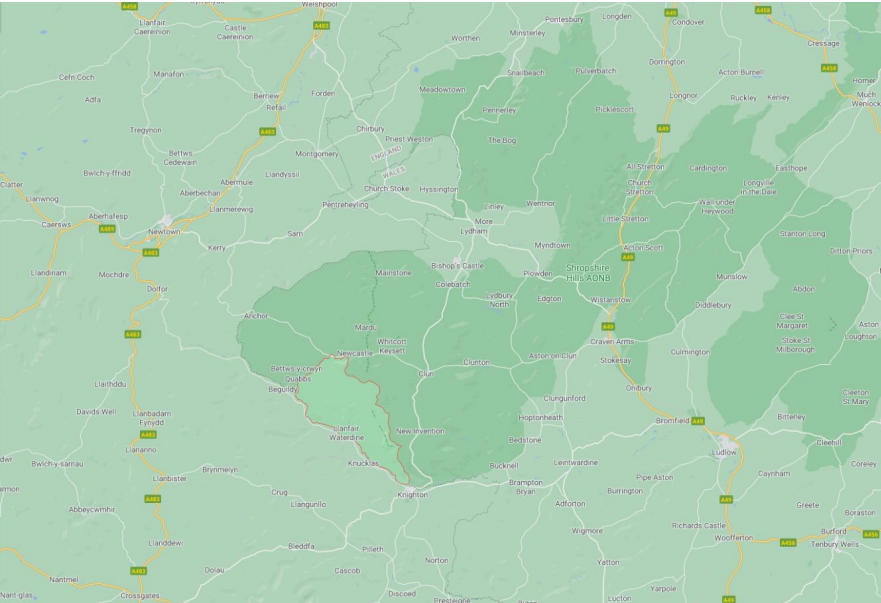
The proposed single storey extension to the east of the barn will be constructed using the footprint of the existing log store and will angle to the south of the site. This space will form an additional two bedrooms both with en-suites. Access can be gained by a new internal doorway connected the building to the barn and a new external doorway that will provide exclusive direct access.

The extension comprises a pitched roof section adjoining the existing barn with a flat roof section projecting to the south. This flat roof section will be a green roof build up. This has carefully been considered to ensure that this section of the building has limited impact on the site as possible. The green roof is a conscious decision to create a sustainable building and will help it to blend into the surrounding area, whilst also contributing to the local wildlife. The elevations to the extension will be finished with a combination of horizontal timber weatherboarding and stonework as can be seen from the submitted proposed plans and elevations. Windows will be in a similar style to the existing to ensure a continuity across the site.

The design in terms of massing, layout and materials used has been considered with BS7913 in mind ensuring the historical asset not only the listed buildings but curtilage listed and site as a whole is enhanced and making the buildings fit for the living standards today.

3. Site Appraisal

Llantroff comprises an historic stone cottage which historically would have been occupied by a farming family. It sits low within a valley in a very rural location. The site consists of the main farmhouse and adjoining barns and outbuildings. Surrounded by a large garden and fields all around the site. It is understood that the property dates back to the late C18. The site has two listings attached: The farmhouse and adjoining cow shed, now converted. (Grade II, ref.1176276) and the timber framed barn (Grade II, ref. 1054432).



Location (Source: Googlemaps)



Farm House



Farm House



Wash House and Stable



Barn



Logstore



Site Entrance



Location (Source: Googlemaps)

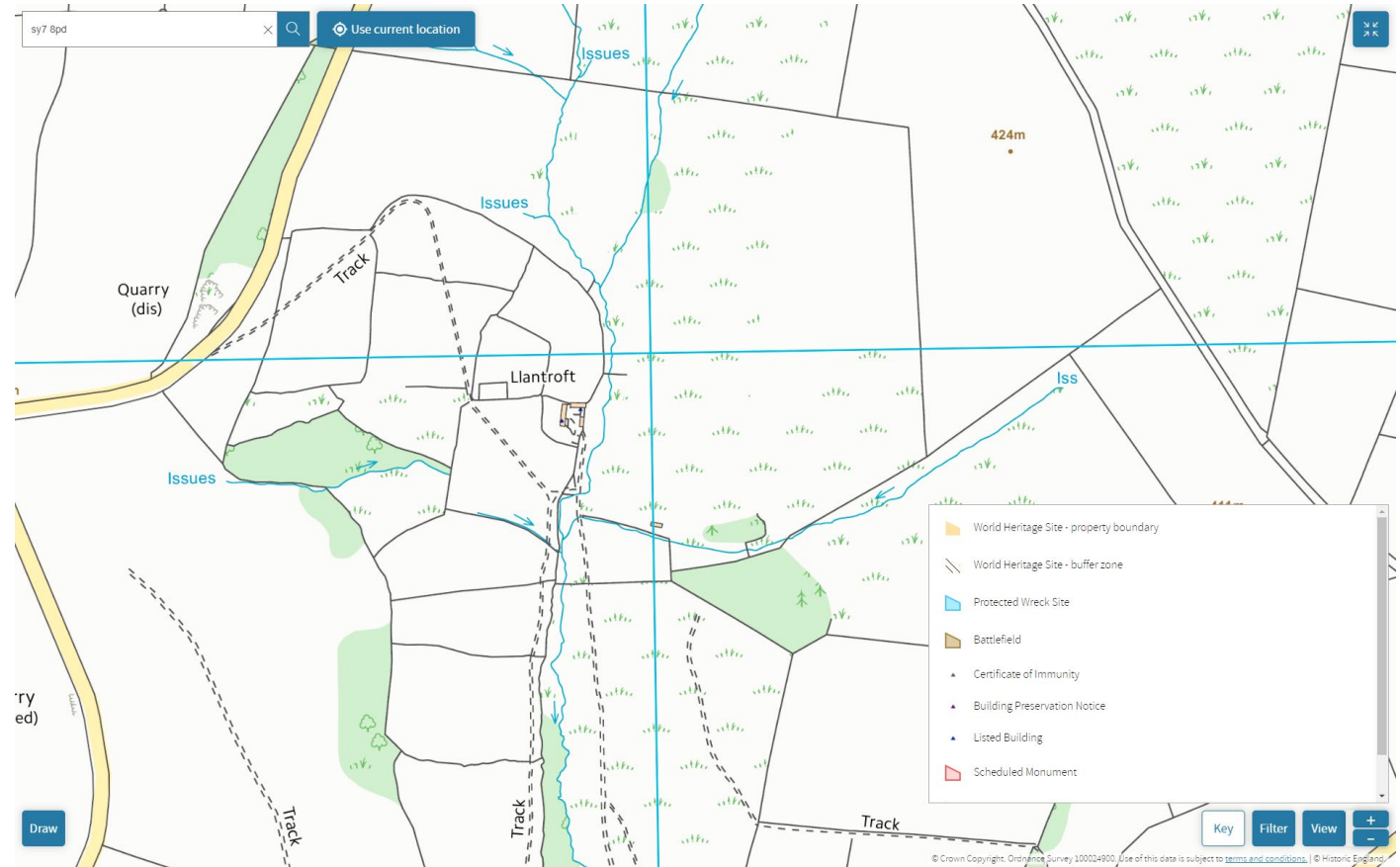
4. Summary of Local Heritage Assets

The site sits within a very rural valley in a sparse area of Shropshire therefore the closest neighbouring buildings are some miles away and cannot be seen from the site. The closest listing found on Historic England's website is: Offa's Dyke: Section on the western slope of Llanfair Hill which is a Scheduled Monument (List UID-1020902) This is approximately 1 mile East of the site and is not visible.

The two listings on the site are

Llantroft Farmhouse and Adjoining Cow Shed (List UID 1176276) – Grade II

Barn Approximately 15 metres North East of Llantroft Farmhouse (List UID – 1054432) – Grade II



Source: Historic England

5. Impact of Local Designated Heritage Assets

As part of the proposal it is the goal to ensure the site is restored and converted into a dwelling that is suitable for the lifestyle of the residents in a way that is both sympathetic and complimentary to the existing buildings and materials used on site. This has been achieved through the design process and careful consideration to the size and layout of the extension and the use of materials.

The side extension to the barn which will accommodate the required additional bedrooms utilises the footprint of the buildings currently in place where the massing of this extension ensures it appears subordinate to the larger adjoining barn. The use of the green flat roof will also help the building to seamlessly fit into the surrounding landscape. The external finishes will include timber weatherboarding that will be of a similar style, colour and texture to that which has been used on the outbuildings and stone faced walls to match the stonework on these buildings.

The connecting link has a more contemporary appearance with the south facing elevation being completely glazed with a door for access and a combination of glass, stonework and timber to the north elevation. The design ethos of the connecting link is to provide a clearly defined structure that visually does exactly what its use is: to connect two separate buildings to create one dwelling in a light way.

6. Conclusion

To conclude the proposal demonstrates that it through the careful design consideration given the to the proposal in terms of layout, size and materials used it will enhance the site as a whole. This will ensure the listed buildings are kept in good long lasting condition and improving the dwelling to suite its current use and thus should be supported by the council.