

HERITAGE ASSESSMENT.

for

PROPOSED BARN CONVERSION.

at

***BARN ADJACENT TO EVENWOOD, No 10, SOULTON
ROAD, WEM, SHREWSBURY, SY4 5RR.***

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- 1 Description of the Heritage Asset and its Setting & Historical Background**
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1) Description of the Heritage Asset and its Setting & Historical Background.

The National Planning Policy Framework (NPPF) states at Paragraph 194 that local planning authorities should require applicants:

‘...to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposals on their significance’

This statement forms the proportionate Heritage Assessment required by NPPF

The barn at Evenwood, is estimate to have been built around 1940’s. The barn would have been built at the same time as the house at Evenwood.

The building is not listed in its own right nor does it lie within a Conservation Area.



A copy of the 'Landmark Historical Map' published 1938, does not show any development on the site.



2. The Characterises of the Building.

The barn was built as in association with the dwelling at Evenwood by Shropshire Council as small holding to help the farming industry at that time It is typical of the style and design of other former small holdings which the council developed around this time; 'U' shaped in plan and constructed of solid red brick under an artificial slate roof covering, with contrasting red ridge tiles. The windows are metal framed.

Internally the barn is mainly made up of milking stalls with raised bed, boosie (feed trough) and dung channels. The cow tie chains are also still in place. To the one end is the former plant room which would have housed the vacuum milking machine and milk storage tank back in the day; most of this has been removed, one assumes as part of the sale requirements.



Vacuum milking system.



Old Plant Room.

Apart from the introduction of the vacuum milking machine equipment back in the late 1970;s; prior to this milk churns would have been used to take the milk off site, both the exterior and interior have remained relatively unchanged.

The barn has some architectural detailing.



Blue bullnose sill bricks to window sills.



Corbelled detail to gable verges.

3. Describe the Street Scene.

The street scene is rural with dwellings peppered along the road leading from Soultou to Wem; quite a few of these are former County Council small holding properties with the same house and accompanying barn design.



Looking Westwards towards the site.



Looking Eastwards towards the site.

It is noted that there has been quite a barn conversion locally, and three sites which are similar to this; former County Council Small Holdings.



NS/06/01747/FUL **Barn at No 2 Lacon Holdings Soulton Road; this has now been converted.**



13/03353/FUL **Barn at No 1 Lacon Holdings Soulton Road; this has now been converted.**



NS/02/00758/FUL at 9 Lacon Holdings Soulton Road – Works are on-going.

4. Explanation of the design concept for the proposed development.

The applicants' desire; a family home for them and there 3 young children.

The main driver of the design is to use the existing openings so the exterior retains the same characteristics. To this end the majority of existing openings have been retained and re-used. However, two openings along the eastern elevation have been bricked for privacy given the adjacent barn on the adjoining site. In addition to this the gable wall north eastern corner will be partly demolished and re-built in line with the majority of the eastern wall to provide access down that side of the building.

The blue brick detailing to the window sills and the gable verge corbelling will be retained, and the re-built gable will have this detail to match.

5. Describing the impact of the proposed development.

The development proposals for the conversion of his non designated asset respects the scale, materials, colour, detailing and other significant features of the building concerned.

The proposal does not detract from the character or setting of the building concerned, especially with regard to its surrounding landscape, street scene and relationship with adjoining buildings and significant views; in fact given the fact the barn has been left vacant for so long, the works are required to ensure the barn is not lost.

Care has been taken to conserve the character and appearance of the barn.

The blue brick detailing to the window sills will be retained

The gable verge corbelling will be retained, and the re-built gable will have this detail to match.

Timber doors & windows will be used.

New Eaves gutter to be 100mm Beaded Deep Flow Cast Aluminium Polyester Powder Coated Gutters to fall to 89mm dia. Cast Aluminium Polyester Powder Coated downpipes.

Bricks for the rebuilt gable will be salvaged from the demolition, rebuilt in English bond set in mortar mix of Natural Hydraulic Lime (NHL 3.5) mortar 1:4 mix.

Repairs & Repointing to be kept to a minimum and to be undertaken by hand raking out joints to a depth of 20mm (not mechanically cut) and a mortar mix of Natural Hydraulic Lime (NHL 3.5) mortar 1:4 mix.

The new garage would have a softer appearance, almost that of a cart shed with timber boarding and a slate roof; it will match the one at No 10 Evenwood, your ref