

**Proposed Conversion and  
Extension of Existing Pool Barn,  
into Residential Dwelling**

**Catherton Farmhouse  
Cleobury Mortimer  
Shropshire  
DY14 0LJ**



## Design and Access Statement

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### Introduction

A Full Planning and Listed Building Application has been prepared for the renovation, conversion, and extension of an existing Pool Barn building at Catherton Farmhouse, Cleobury Mortimer, Shropshire.

The Pool Barn is set within the grounds of Catherton Farmhouse. The existing building is comprised at ground floor level of a swimming pool, changing rooms, WC, and plant room. At first floor above the changing rooms area areas of storage accessed via a small staircase.

Proposals are drafted for the renovation, conversion and extension of the existing pool barn which will seek to add:-

- Conversion of Pool Barn into Residential Dwelling
- A small single story oak framed extension to the existing building,

The design proposals have been developed to maintain the scale integrity and external appearance of the existing building with existing window and door features being retained and renovated throughout.

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### Existing Building and Context

The existing Pool barn is one of a collection of stone buildings that are clustered around the main farmhouse building.

The Pool Barn is located within a stone walled garden area directly adjacent to the existing main farmhouse building Catherton Farmhouse.

Collectively the pool barn, farmhouse, walled garden area and other farm buildings are all clustered in a typical arrangement commensurate with a rural farm of this age and location.



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### Design Proposals

The proposals seek to renovate and extend the existing building to an energy efficient modern dwelling- minimising the use of energy to keep the property thermally comfortable during winter and summer seasons.

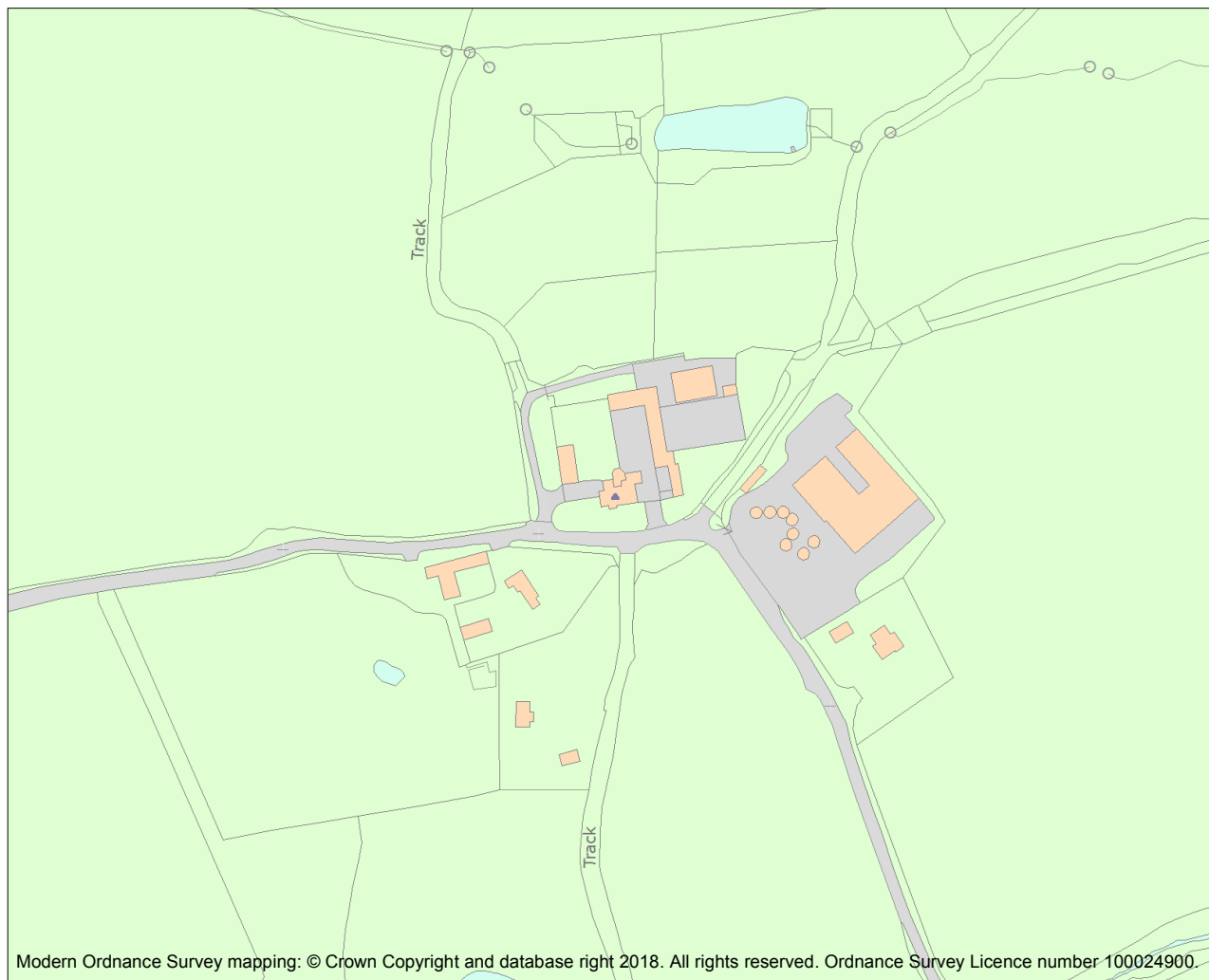
This will be achieved in the following way-

- 1) The Existing building contains a Swimming Pool, which will be decommissioned. The existing pool excavation will be used to create a new basement space, that will be used as an additional living room, accessed from a new staircase arrangement at ground floor
- 2) The ground floor areas, are proposed to be converted into an open plan living space, containing a living room, kitchen and dining room areas, linked to a small walled terrace area- which will be an extension of an existing stone walled garden arrangement to the existing farmhouse.
- 3) A small Oak framed extension is planned at ground floor, designed to be subservient to the existing barn structure, and continue the linear nature of the existing building form
- 4) At first floor- the barn is proposed to receive a first-floor area- which will be introduced within and around the existing timber truss arrangement. At first floor this area will provide bedroom and bathroom accommodation, with the introduction of conservation style roof lights on each side of the existing pitched roof.
  
- 5) **Ecology** – A separate Ecology report accompanies this planning and listed building application.
- 6) **Drainage**- The existing building uses an existing drainage infrastructure for both foul and rainwater. Foul water is currently collected via a septic tank, and rainwater taken to a soak-a-way land drain. As part of these proposals, it is proposed to modernise the treatment of foul water, with the introduction of a small Bio-Disc style treatment plant, which will sustainably treat the foul water drainage, in accordance with environment agency and local water authority specification requirements.

# Design and Access Statement

## Historic Environment

A desk top search of the site has been carried out using the. Historic England Map Search . The extract below provides evidence of Catherton Farmhouse having a grade II listing; as referenced below -



Name: CATHERTON

This is an A4 sized map and should be printed full size at A4 with no page scaling set.

<b>Heritage Category:</b>	Listing
<b>List Entry No :</b>	1383535
<b>Grade:</b>	II

<b>County:</b>	
<b>District:</b>	Shropshire
<b>Parish:</b>	Hopton Wafers

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

<b>List Entry NGR:</b>	SO 65368 78425
<b>Map Scale:</b>	1:2500
<b>Print Date:</b>	3 November 2021

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Location

Statutory Address:

CATHERTON

The building or site itself may lie within the boundary of more than one authority.

District:

Shropshire (Unitary Authority)

Parish:

Hopton Wafers

National Grid Reference:

SO 65368 78425 **Details**

HOPTON WAFERS

SO67NE Catherton 582-1/2/124 12/11/54

Farmhouse now house. C18. Red brick, with brick storey band, stone rubble rear wings. Plain-tiled roof with brick-coped end gables. Central brick ridge stack, integral C19 brick gable-end stack to rear wing. Plan of front range with 2 gabled rear wings. EXTERIOR: front is a 2-storey, 4-window (formerly 5-window) range of wood mullion and transom casements with brick segmental lintels at ground floor and right-hand window enlarged to 4-light window under flat lintel. Projecting 2-storey hipped tile-roofed porch to centre left with 2-light first-floor casement and brick segmental-arched opening with glazed panelled front door. Right side: gable end of stone rubble with C20 single-light windows. Rear wing to right of stone rubble with C19 restored 2-light and 3-light casements partly covered by flat-roofed single-storey extension to right. Rear: brick wall mostly covered by 2 stone rubble 2-storey gabled wings flanking brick lean-to extension; 2-light ground-floor casements to left-hand wing; casements with leaded lights to gable end of right-hand wing. INTERIOR: not inspected.

Listing NGR: SO6536878425 **Legacy**

Legacy System number: 483965

## **Design and Access Statement**

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### **Water Management**

The proposed extension will use existing on-site drainage connections for both storm and foul water systems.

The proposed new kitchen will use aerated taps, to minimise the use of water in the scheme proposals.

The proposed new bathrooms will be specified to use low flush WC systems and aerated taps for whb.

The existing building uses an aging foul-water drainage strategy incorporating a septic tank. It is proposed that this will be removed and replaced with a new Bio-disc style foul water treatment plant. This system will treat the foul water from the building and discharge clean water to the local watercourse.