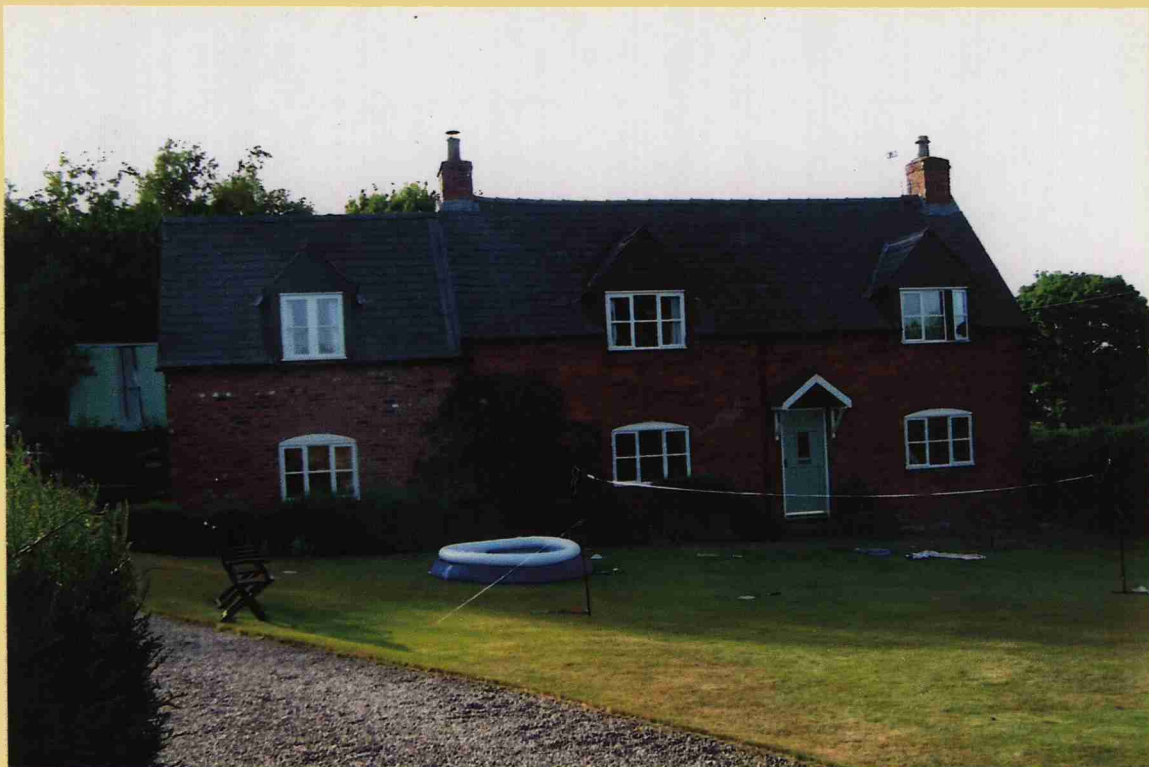


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SUPPORTING DOCUMENTATION TO  
ACCOMPANY THE PLANNING  
APPLICATION FOR THE PROPOSED  
SINGLE STOREY EXTENSION &  
INTERNAL ALTERATIONS AT  
SAWPIT COTTAGE,  
WESTON UNDER REDCASTLE.



PHOTOGRAPH 1 - GENERAL VIEW OF THE  
FRONT ELEVATION OF SAWPIT COTTAGE.

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*Survey drawings - Planning schemes - Working drawings and Applications*  
*Joinery details - Window schedules - Specialising in works to Listed Buildings*

## **SUMMARY**

This planning application seeks permission to construct a single storey timber framed garden room extension on the side of a non designated heritage asset which is located within a Conservation Area. The scheme also includes some internal alterations to an extension which was built in the late 1990's.

## **THE LOCATION**

The site is located on the outskirts of the small village of Weston Under Redcastle, which lies 6.2 miles east of Wem, within the North Shropshire District. The settlement was mentioned within the Domesday Book of 1086, under the name Westune.

## **HISTORY OF THE BUILDING**

Sawpit Cottage is located within the Conservation Area which covers Weston Under Redcastle (refer to 'Appendix B'), but the property itself is not listed. The current building as seen in 'photograph 1' on the cover of this report consists of the original cottage on the right and a late 1990's extension on the left. The original cottage contains quite extensive remnants of timber framing, (refer to photographs 5, 6 and 7 in 'Appendix A'). The ceiling joists which can be seen in photograph 6 are individually chamfered which would suggest a higher status building than just a cottage.

A simple two bay timber frame house would not usually be of sufficient status to warrant this detailing. What is common however is for timber framed buildings to be reduced in size as building styles and trends change. As timber framed buildings went out of fashion and were replaced with brick structures, the older houses which were once of a higher status often got sub divided and when parts fell into disrepair were often demolished to leave just remnants of an earlier house. The issue with Sawpit Cottage is that only fragments of the timber frame survives so it is purely down to conjecture as to the exact origins.

Based upon the quality of the workmanship and the precedent of other buildings which I have worked on, it is my suggestion that Sawpit Cottage could be the remaining wing of a larger house. With the decorative timber framing on the apex of the gable (see photograph 3) which faces the road, I would suggest that this could have been the original frontage. Where the timber framing has been lost and replaced with brickwork which forms the new frontage seen in 'photograph 1', the brickwork may have replaced an internal wall, which would mean that the rest of the earlier building could have been positioned where the front lawn is.

### **PLANNING HISTORY**

Planning permission was granted in 1996 for the erection of a two storey extension. A Building Regs Application followed in 1998, so I am assuming that the extension which can be seen in photographs 1 and 4 was constructed in about 1998.

### **BACKGROUND TO THE DESIGN PRINCIPALS**

I am a conservation architect with a degree in 'Building Conservation Technology', which is the preservation and conservation of traditional buildings. I also have over twenty years experience of preparing drawings and applications for alterations and extensions to traditional buildings.

### **SCALE / DESIGN / APPEARANCE**

The proposed single storey extension has been designed to minimise any potential harm to the non designated heritage asset. The proposed extension is to be located away from the historic core of the house and away from any area of potential archaeological interest. The use of timber frame has been chosen to respect the origins of the original house. This will also help unify the different elements of the house.

### **HERITAGE IMPACT ASSESSMENT**

The proposed single storey extension will not have any detrimental impact upon the core of the original dwelling. The extension is to be constructed up against the earlier extension and the proposed internal alterations affect the later extension and not the original core of the house.

### **IMPLEMENTATION OF PARAGRAPH 47 OF THE NPPF**

Applications affecting buildings set within a rural location quite often need more time than the statutory period designated for the determination of applications set by planning law. Rural and Heritage planning issues are completely different from those experienced within Urban applications and therefore a one size fits all policy does not work. We have to remember that Shropshire is predominantly a rural county. The implementation of fixed time scales and inflexible constraints upon planning officers is extremely unhelpful and will only lead to false recording of achievement targets. I therefore invoke my right under 'paragraph 47' of the National Planning Policy Framework (NPPF) which came into force on the 20<sup>th</sup> of July 2021 to agree to a longer period for the consideration of this and all of my other applications. This longer period will allow for discussions to be held between myself and the planning officer regarding any possible tweaks and amendments and will allow extensions to the determination date if necessary to allow for any revisions to be made to the drawings and submitted for consideration.

## **CONCLUSION**

The proposals contained within this application have been carefully considered to respect the original core of the house. The proposed internal alterations will make the house flow better and the proposed extension will improve the connection between the interior and the exterior of the property.

APPENDIX  
A  
-  
PHOTOGRAPHS



**PHOTOGRAPH 2 - GENERAL VIEW OF THE END GABLE WALL OF THE ORIGINAL PART OF THE COTTAGE. IN THE GABLE IS ONLY PART OF THE ORIGINAL TIMBER FRAMED BUILDING WHICH IS EXPOSED EXTERNALLY ALONG WITH THE SMALL SECTION ON THE REAR WALL WHICH CAN ALSO BE SEEN IN THIS PHOTO.**





**PHOTOGRAPH 3 - DETAIL OF THE EXPOSED  
TIMBER FRAMING WITH THE END GABLE.**



**PHOTOGRAPH 4 - GENERAL VIEW OF THE LATE 1990'S  
EXTENSION AT THE OTHER END OF THE HOUSE.**

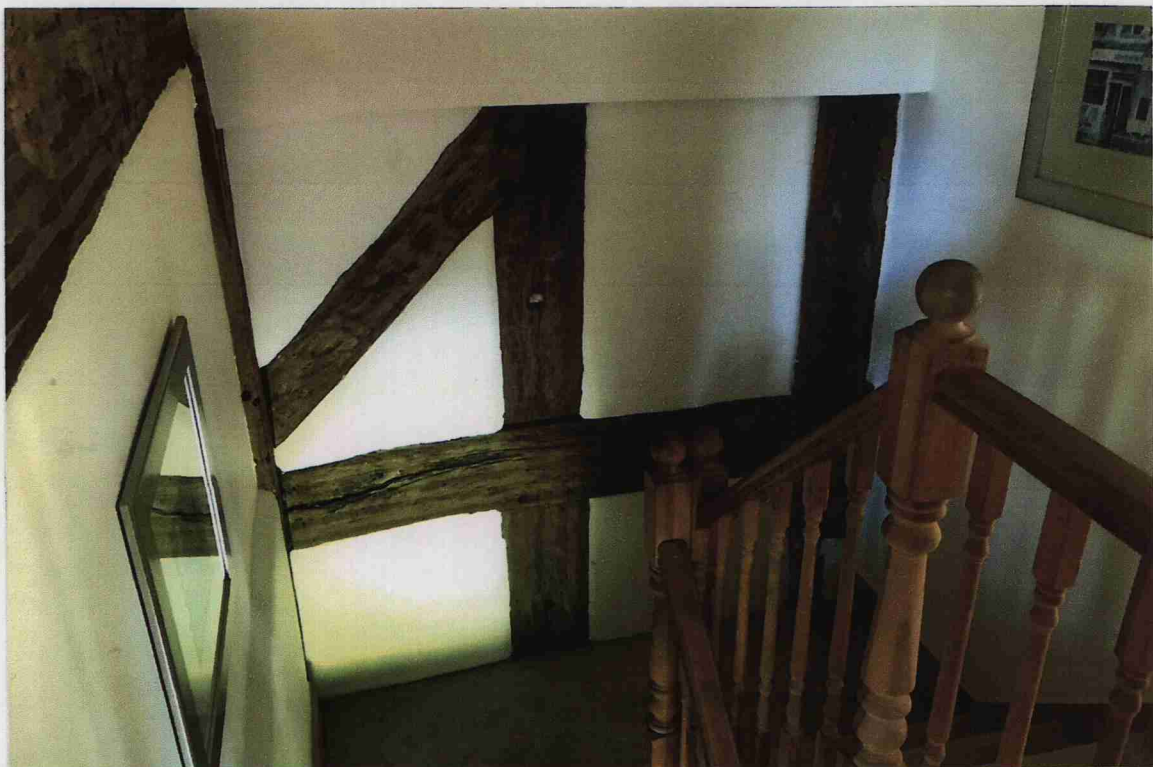


**PHOTOGRAPH 5 - DETAIL OF THE TIMBER FRAMING TO THE REAR WALL WHICH IS PRESERVED INTERNALLY WITHIN AN OLDER LEAN TO ADDITION.**





**PHOTOGRAPH 6 - DETAIL OF THE CEILING STRUCTURE  
WITHIN THE CORE OF THE ORIGINAL HOUSE.**



**PHOTOGRAPH 7 - DETAIL OF THE ORIGINAL TIMBER FRAMING  
TO THE REAR WALL OF THE HOUSE AS SEEN FROM THE  
LANDING LOOKING DOWN THE STAIRS.**

# APPENDIX

## B

-

# MAP OF THE LOCAL CONSERVATION AREA.



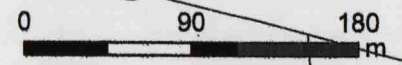
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**key.**

**CONSERVATION AREA OUTLINED IN RED**  
**APPLICATION SITE OUTLINED IN BLUE**



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**WESTON UNDER REDCASTLE CONSERVATION AREA**  
Designated: 10/1985

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