

# THE POTTERY

## Design and Access Statement

---

December 2021



## Introduction

---

This document has been produced on behalf of Richard and Kathryn Griffiths, with the desire to present a contemporary, coherent and relevant proposal for the creation of a new home for a young family.

Having moved away from the area several years ago, Richard and Kathryn are looking to return to where they grew up with their young family. Hoping to replicate their own childhoods of learning through doing in the countryside with room to play and open space to explore. The proposal would create an opportunity for the family to live more sustainably, improving their quality of life, spending more time as a family and allowing children to spend more time with their grandparents.

The proposal is a change of use of commercial buildings to a residential dwelling and erection of a single storey extension. This creates two properties, maintaining the existing dwelling in The Pottery with studio and substantial garden. Whilst repurposing existing outbuildings linked by a new single storey extension to create a sustainable family home with its own private outdoor spaces.

Pre-application advice was sought prior to this application - PREAPP/21/00239

## Site

---

The Pottery in Culmington is owned by Mark and Sarah Griffiths from which Mark has run a successful pottery business for over 30 years. Originally Culmington School when the Griffiths' bought the site much of the play grounds and teaching out buildings remained. They have since repurposed the out buildings as workshops and storage for Mark's pottery whilst developing an extensive garden in the old grounds.

The current site comprises of the main school house which is the family home; a studio/gallery area for the Pottery in the old hall; clay shed and workshop spaces in the old outbuildings and an additional storage shed. The majority of the trees and vegetation on the site were planted by Mark and Sarah, whilst Seifton Brook runs along the its Western edge.

Vehicle access is directly off the B4365 on to a generous gravelled area allowing parking and turning for family vehicles and visitors to the Pottery.





## Site

### History

#### Development of the school and connection of the canteen kitchen (now Clay Shed)

Culmington Church of England National School was built in 1865 by the Diocese of Hereford. The land was gifted by Edward Wood Esq. Lord of the Manor.

The School was enlarged in 1900 to accommodate up to 95 children from the rural parishes of Culmington, Vernolds Common, Seifton and Westhope.

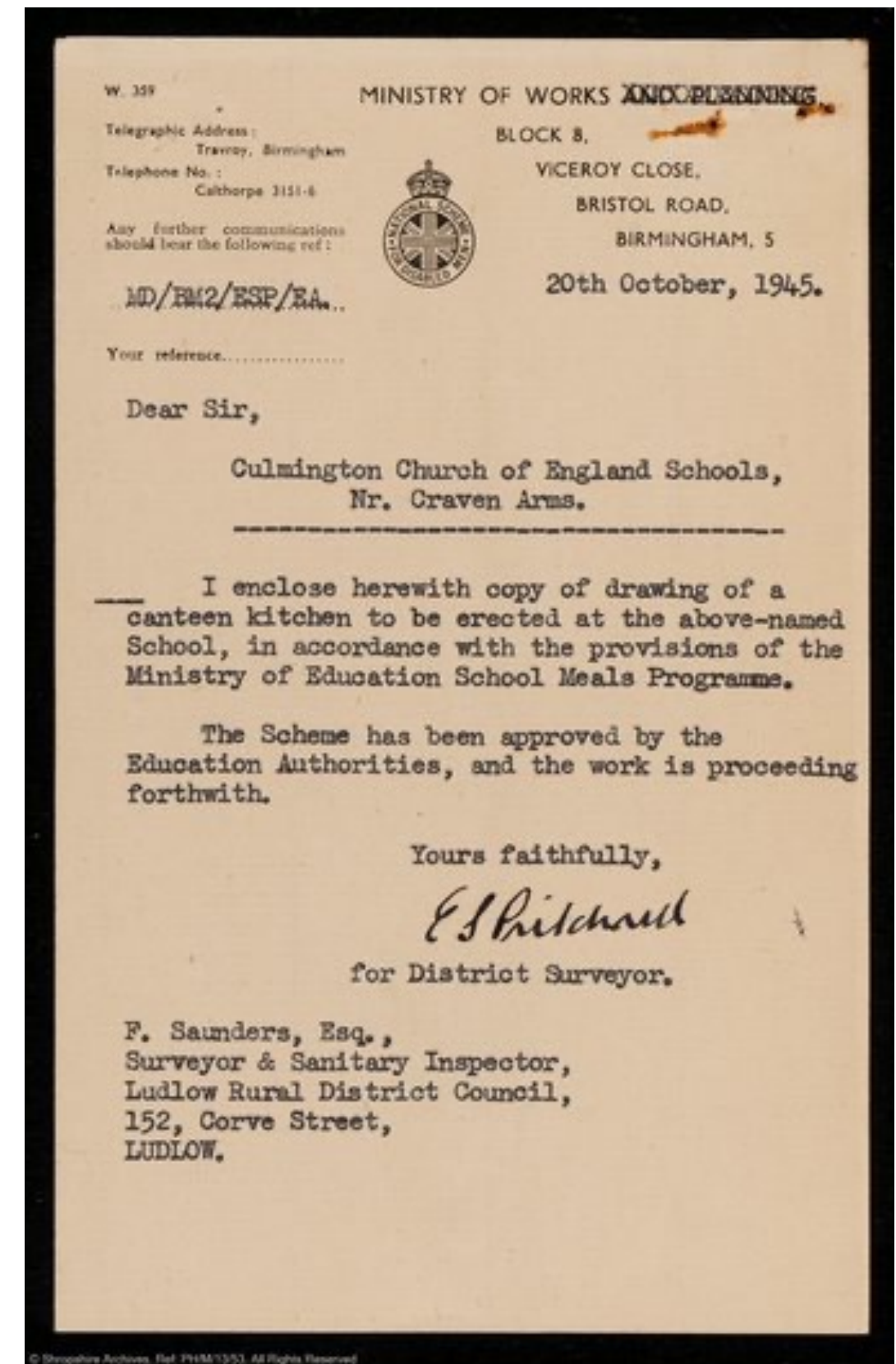
The 1944 Education Act, with its aims to create a fairer system of education for working class children also required all LEAs to provide a midday meal and set nutritional guidelines to follow:

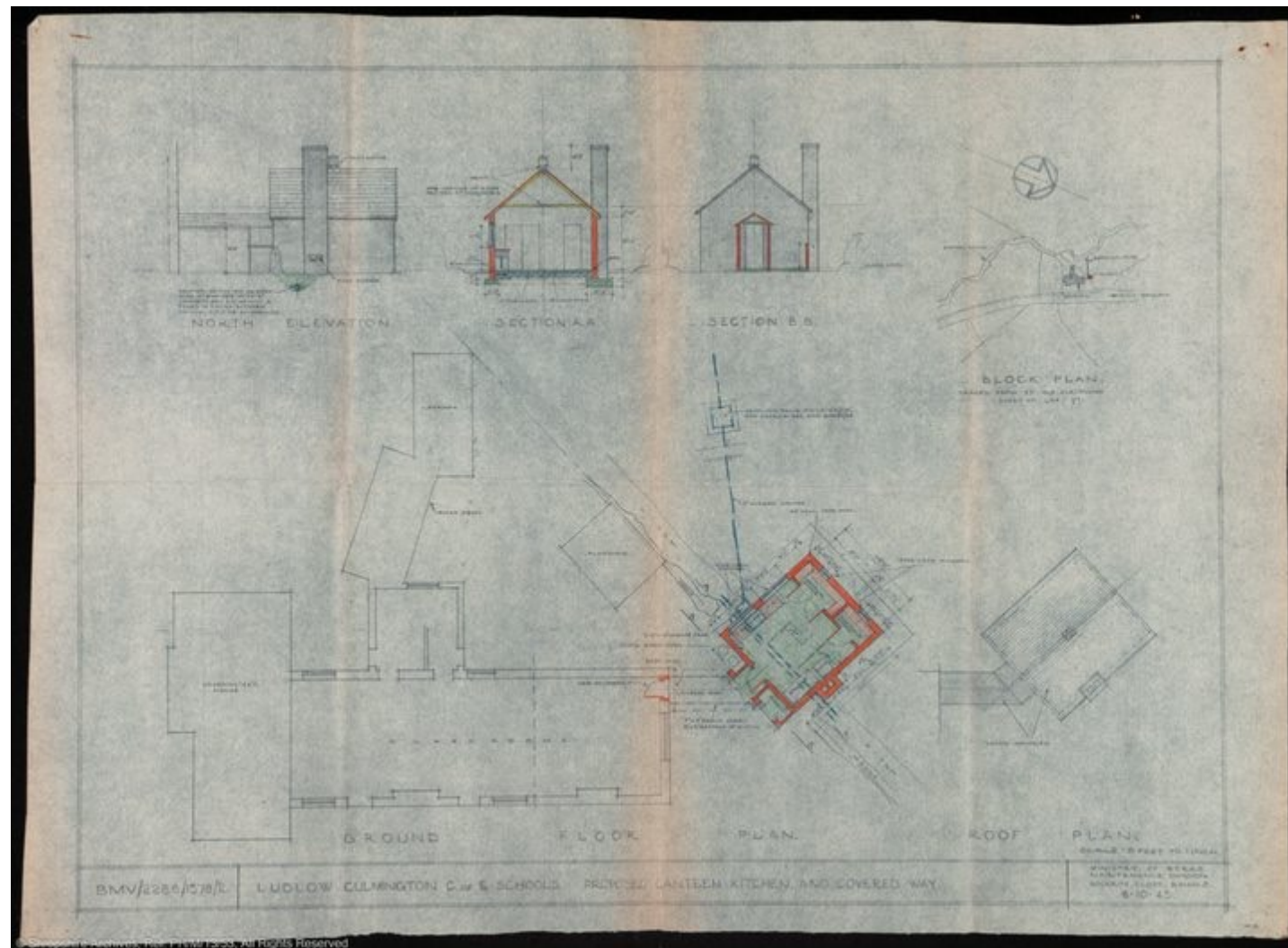
*'Provision of milk and meals*

*Regulations made by the Minister shall impose upon local education authorities the duty of providing milk, meals and other refreshment for pupils in attendance at schools and county colleges maintained by them; and such regulations shall make provision as to the manner in which and the persons by whom the expense of providing such milk, meals or refreshment is to be defrayed, as to the facilities to be afforded including any buildings or equipment to be provided'.*

As a result of this requirement, the Secretary of Education, Salop C.C. granted permission for a canteen kitchen to be built at Culmington C.E. School in September 1945 for the provision of school meals.

The letter for this can be seen on right hand side of page and the plans attached on next page, where the date can be seen in the bottom right corner as 8th October 1945.





### Materials and Local Significance

The canteen kitchen is built of Ludlow brick made at the Ludlow Brick & Pipe Works, Fishmore Road, Ludlow which was in operation from around 1884 until they closed in 1948. It is very similar in style and materials to the sentry building at nearby Peaton that was erected in 1941 at the entrance to the factory producing fuel tanks for Stirling Bombers during WW2.

The canteen kitchen, built in 1945 is as much a part of the history of the school as the Victorian schoolroom and headmaster's house. In its stark economic design, the canteen kitchen is a good example of a functional building quickly erected at a time when building materials and labour were in short supply. The covered walkway was the architect's solution to the problem of a detached structure and it created a visual link between the two buildings.

And in a wider context, the canteen kitchen adds interest to the older Victorian school buildings because the two buildings were functionally inter-dependent when in their original use.

There are very few who remember the canteen kitchen being built, but many who were served dinners prepared in it by a succession of cooks. And those memories and the canteen kitchen are part of the story of how a small rural village school transitioned into a post-war system of state education in England and Wales, just as the 1944 Education Act had proposed.

**Culmington Resident 1**, aged 83. 'I remember they used to carry the school dinners across from the canteen kitchen to the school room in all weathers until they erected the demountable building in 1960. They built the covered archway between the canteen and the schoolroom to protect the cook carrying the dinners from the rain'

**Culmington Resident 2**, aged 86 and living in Craven Arms. Bought up in Vernolds Common. She attended Culmington School and left in 1946. She remembers the canteen kitchen had been built by the time she left. Her mother lamented that Janice hadn't been there when free school meals had been available.



# Site





## Site

---

### Reason for commercial to residential conversion

The new scheme at The Pottery seeks to make use of surplus business buildings by converting them to create a new home for a young family.

Mark Griffiths Pottery moved to the Old School, Culmington in 1982. The Pottery traded successfully for many years making and selling terracotta garden pots and stoneware domestic pottery. This involved using the canteen kitchen as a clay room for the preparation of a large volume of clay and the school room was converted to a gallery for the sale of pots directly to customers.

Direct sales of the pottery have declined over the last ten years. Customers no longer visit the premises to purchase the pottery and the gallery space in the school room is no longer required. Sales are now made through commercial galleries and online channels, although very much reduced.

The canteen kitchen/clay shed is no longer used to house the machinery that was needed to prepare the clay and is now surplus to the business. Clay preparation takes place in the workshop which involves less carrying of heavy materials.

Shifting tastes, changing ways of selling, a varying market and a reluctance by customers to drive out to the gallery have all contributed to a decline in the business. Mark Griffiths Pottery will continue to trade but in a reduced, more manageable way occupying a smaller part of the premises.





## Proposal

The proposed conversion seeks to create a three bedroom home that gives a young family room to grow, whilst respecting the scale and proportions of the original school buildings.

Having grown up at the Old School Richard is very much attached to the property and its surroundings and feels passionate that anything built on the site should only add to its charm and character.

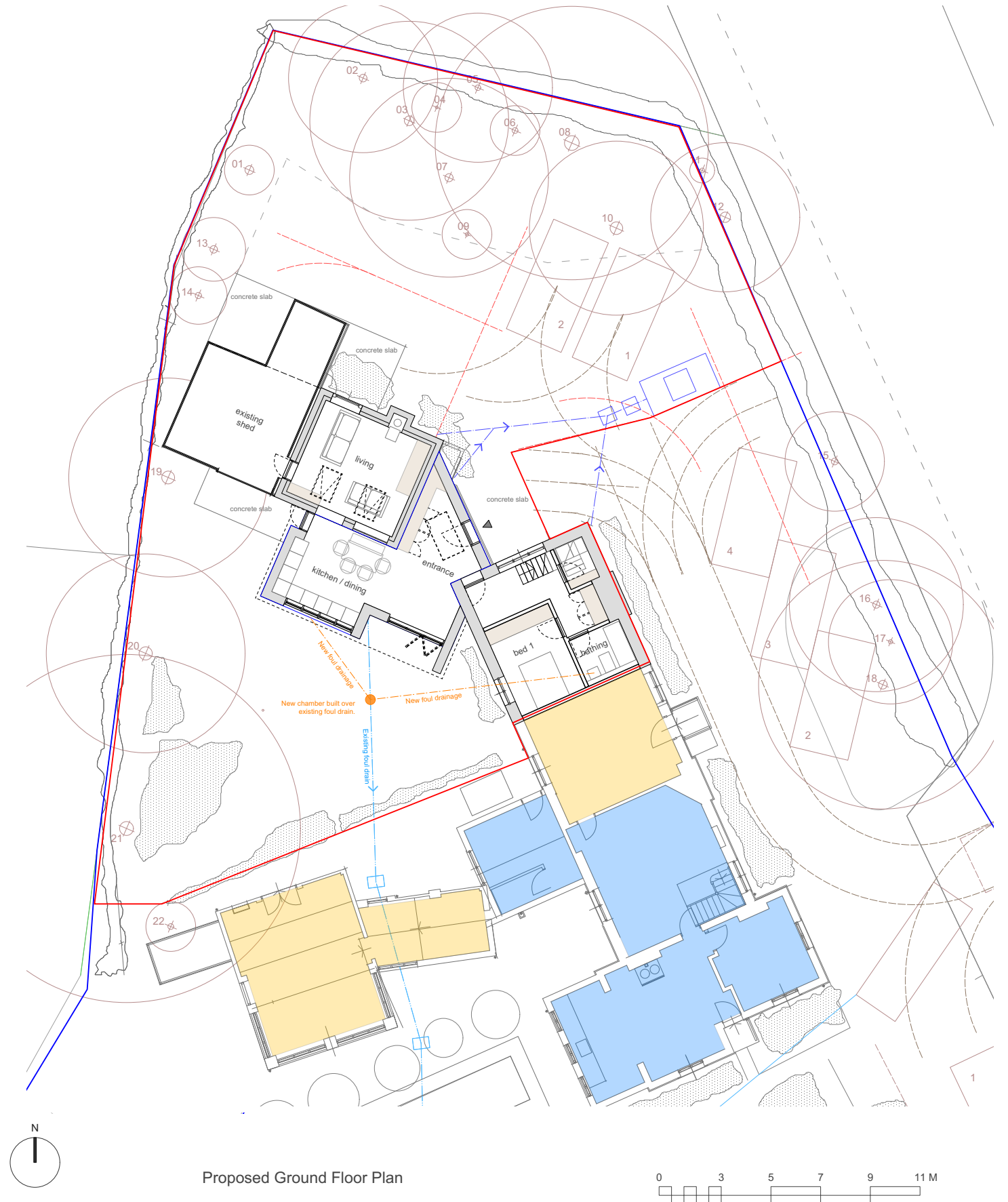
The proposal repurposes part of the existing gallery space, along with the brick-built clay shed, to form the base of the new dwelling. The intention is to convert the clay shed into the living room, whilst opening up an existing doorway into the gallery allows the space to be converted to contain three bedrooms, utilising the existing windows. With an additional roof light required to the front facade in line with the existing roof light above the stairs in the current house. A double height space incorporating the existing large north facing window maintains the integrity of the original space alongside the contemporary interventions.

The two buildings are linked along the original axis of the covered link by a new single storey extension.

The extension maintains a compact design to remain subservient to the two original buildings, with a glazed internal facade to the courtyard, looking south west and creating an intimate family space with a strong connection to the outdoors. As well as providing a new entrance into the heart of the home. No additional openings are required to link these spaces, maintaining much of the character of the existing brick buildings, contrasting with the light touch of the new. The plan has been arranged to limit the impact on the boundary vegetation and ensures no removal of trees is required.

Overall the new extension adds approximately 35 square meters to the plan, adding to the existing 72 square meters to create a suitable family home. Whilst, the current storage shed, which is a lightweight corrugated tin structure, will be tidied up, made good with new timber and used as it is currently for storage.

Highways access will stay as existing, with generous direct access onto the B4365. Whilst two new parking spaces have been allocated within the boundary of the new proposal, and four allocated to the existing Pottery. Providing ample spaces for both residents and any potential customers to the Pottery.







Proposed view looking South



Proposed view within courtyard looking North

### Materials and Sustainability

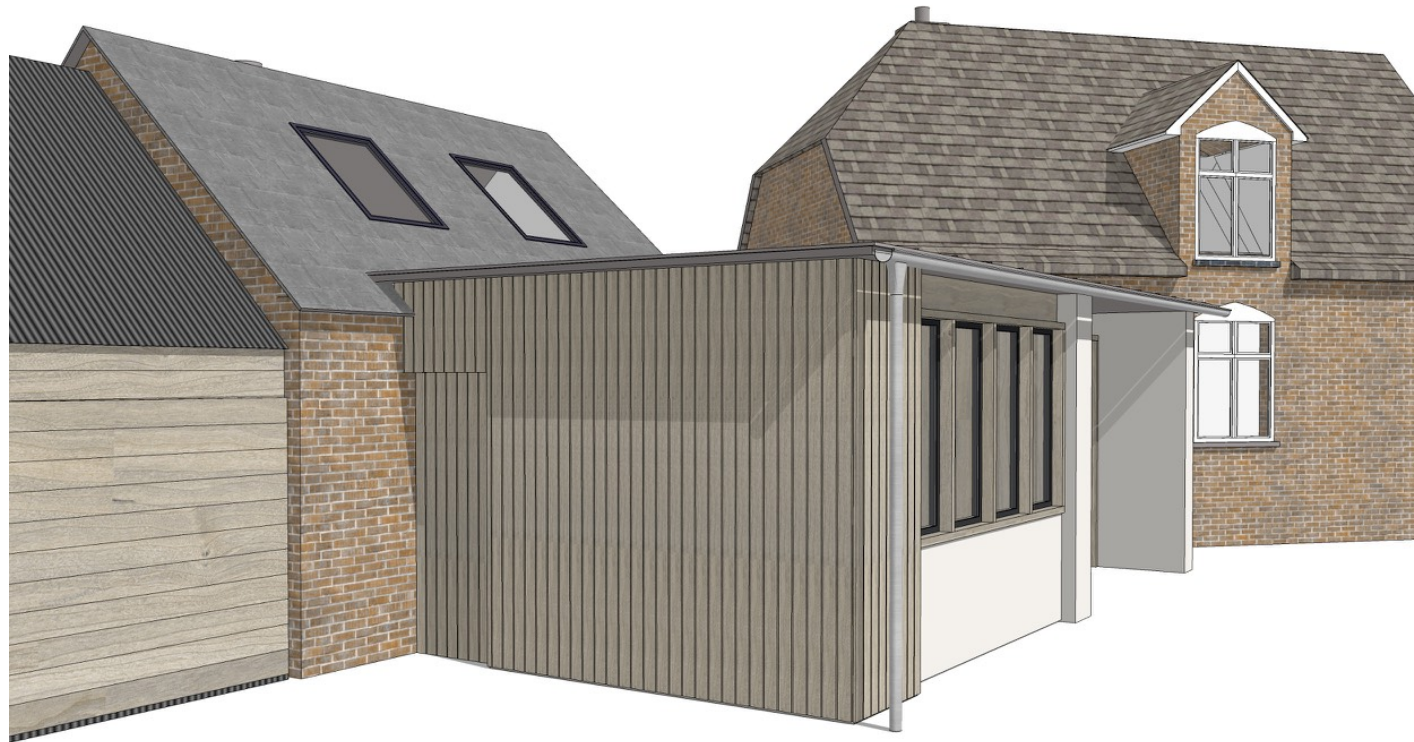
The existing brick buildings shall be reconditioned and lined internally to meet current building regulations. Whilst the new elements will follow ‘fabric first’ principles, designed to perform above the standards required under the current building regulations. Sustainability principles will be adopted to achieve a building with low energy demand incorporating generous levels of insulation, minimal cold bridging and low air tightness values which together with high efficiency energy sources look to achieve minimal energy demand.

The existing clay shed roof is unsuitable in its current condition and shall be replaced with new timbers, insulation and traditional slates to match the existing school house.

The new link shall have a high performing standing seam zinc roof. The standing seam roof with galvanised guttering references the local agricultural vernacular with metal sheet roofs whilst providing a gentle tonal palette that complements the existing red brick. New windows will be high performing aluminium units to match the tone of the zinc.

Douglas Fir timber from the family woodland in Wales shall be milled and used for cladding the new link, reducing the environmental cost and impact for new materials in the scheme. Again referencing the local agricultural vernacular, the timber will silver gently developing a natural tone against the brick, creating a contemporary facade with a familiar feel.





Proposed view within courtyard looking East

### **Foul drainage**

The pottery has an existing foul drainage system which leads to a multi-chamber settlement tank and pumping station connected to an existing outfall to the Seifton Brook. The new dwelling will be connected into the existing foul drain network on the Pottery site. A new Treatment Plant package will be installed sized to serve both properties. The existing pumping station will be decommissioned and removed from the site. A legal agreement for the management, maintenance and repair of the new drainage plant will be drawn up between the occupiers of the two properties.

### **Storm water drainage**

New storm water drains will be installed as part of a sustainable drainage system. Storm water will be collected for use on all garden spaces. Any excess storm water will be connected to a soakaway to infiltrate into the local environment as shown on the proposed site plan.

Please see separate Flood Water and Drainage document which shows details and calculations of proposed interventions and systems.



# Proposal

---

## Pre-Application

Pre-application advice was sought prior to this application - ref: PREAPP/21/00239 - with a favourable response received on 30th June 2021.

The overall design and principle of the scheme has not changed since this pre-application. The various required additional surveys and studies have been added for Ecology, Trees, Drainage and Flooding for which separate documents have been created.

The Pre-application response highlighted two key areas - the current considerations of the National Planning Policy Framework (NPPF) and the importance and relevance of non-designated heritage assets within the local community.

## Response to planning

The Local Plans are under review and to date a revised plan has not been adopted/published for Culmington.

Core Strategy Policy CS3 recognises the market town of Ludlow as one of Shropshire's larger, 'sustainable' settlements, S10 of the SAMDev plan confirms there are no Community Hub or Community Cluster settlements in the outlying Ludlow area, (other than the designated sites of Burford, Clee Hill and Onibury). Therefore, open market housing would not usually be permitted in the specified location or within the village of Culmington.

Whilst isolated homes in the countryside are not supported, the NPPF highlights development that would re-use redundant or disused buildings and enhance the setting, (Para 79) would be acceptable. The NPPF also seeks to make effective use of land, particularly where previous development has taken place. In addition, opportunities to promote the controlled growth of villages to maintain the vitality of rural communities should be considered.

Furthermore, the Rural Housing section of the NPPF encourages the support for opportunities for development in rural settings which respond to local circumstances and reflect local needs. One of the exceptional circumstances, as referred to in the NPPF, Core Strategy Policy CS5 and SAMDev Policy MD7a would include the residential conversion of structures which constitute 'heritage assets', on account of their historic interest.

A 'heritage asset', referred to in the Type and Affordability of Housing Supplementary Planning Document (SPD) as a building which pre-dates 1950; comprises of traditional materials and building methods; is of a permanent and substantial construction; of local significance and adds value to the landscape.

The history section of this document highlights both the build date of 1945 and the local significance of the existing buildings at the Pottery. The proposal seeks to improve the condition of these buildings, marrying the two with a sensitive modern addition. Whilst the below excerpt from Historic England outlines the importance of non-designated heritage assets to both local communities and planning authorities;

### ***Local Heritage Listing: Identifying and Conserving Local Heritage - Historic England***

*'In all cases, communities, neighbourhood forums, town or parish councils, and other community organisations may play a valuable role in the identification of non-designated heritage assets, and the development of relevant policy, as well as the local heritage lists themselves....just as lists developed by local authorities or neighbourhood forums are best progressed with the close involvement of the community, so those same groups should work closely with local planning authorities and neighbourhood forums, so that non-designated heritage assets are properly recognised, and considered appropriately within the planning system.'*

Finally, the NPPF promotes design of exceptional quality particularly where the design significantly enhances its immediate setting and is sensitive to the defining characteristics of the local area. The design of new developments should be outstanding to raise the standards in rural areas especially where sustainability and energy saving principles are a prime consideration.

The proposed scheme seeks to conform to all the current high expectations for designing in the rural setting. The proposal will allow the young family of someone locally born to return to the community and support the activities of the Parish.



---

Agent/Designer :

Jack Lines

[jacklines12@hotmail.co.uk](mailto:jacklines12@hotmail.co.uk)

07904463078

Client :

Richard and Kathryn Griffiths

[richardguygriffiths@hotmail.co.uk](mailto:richardguygriffiths@hotmail.co.uk)

07817168708