

Conversion of the Function Room at The Frocester
DESIGN, ACCESS & HERITAGE STATEMENT

Job ref: 22018

Date: May 2022

Contents

- 1.0 Introduction**
- 2.0 Site and Surroundings**
 - 2.1 Location
 - 2.2 Context
 - 2.3 Listing
 - 2.4 Stable Block
- 3.0 General External Photographs**
- 4.0 Design and Appearance**
 - 4.1 Design Proposal
 - 4.2 External Walls and Roof
 - 4.3 Internal Partitions and Ceilings
 - 4.4 Joinery
 - 4.5 Ground Floor
 - 4.6 Plaster Features / Staircases / Fireplaces
 - 4.7 Services
 - 4.8 Privacy and Amenity
 - 4.9 Refuse and Recycling
 - 4.10 Access
 - 4.11 Elevations
 - 4.12 Parking
- 5.0 Impact**
- 6.0 Drawings**

1.0 Introduction

This statement has been written to accompany a planning and listed building application for the conversion of the function room at The Frocester into residential accommodation to be used as lettable rooms in association with the pub.

2.0 Site and Surroundings

2.1 Location

Frocester is a village and civil parish in Stroud District, Gloucestershire, England. It lies below the Cotswold escarpment, 10 miles south of Gloucester and 4 miles west of Stroud.

Frocester was the site of a Roman settlement, on a Roman road which ran from Cirencester to Arlingham. In 1726 the line of the Roman road became a turnpike road, and formed part of the coaching route between Gloucester and Bath. Use of the road declined in the 19th century, and it is now a minor road.

The Pub itself is located in the centre of the village on the north-west corner of the central road intersection.

St Andrew's Church lies to the north-west and is Grade II Listed.



2.0 Site and Surroundings

2.2 Context

The Frocester is Grade II Listed and comprises a cluster of buildings ranging from one to three storeys (see opposite).

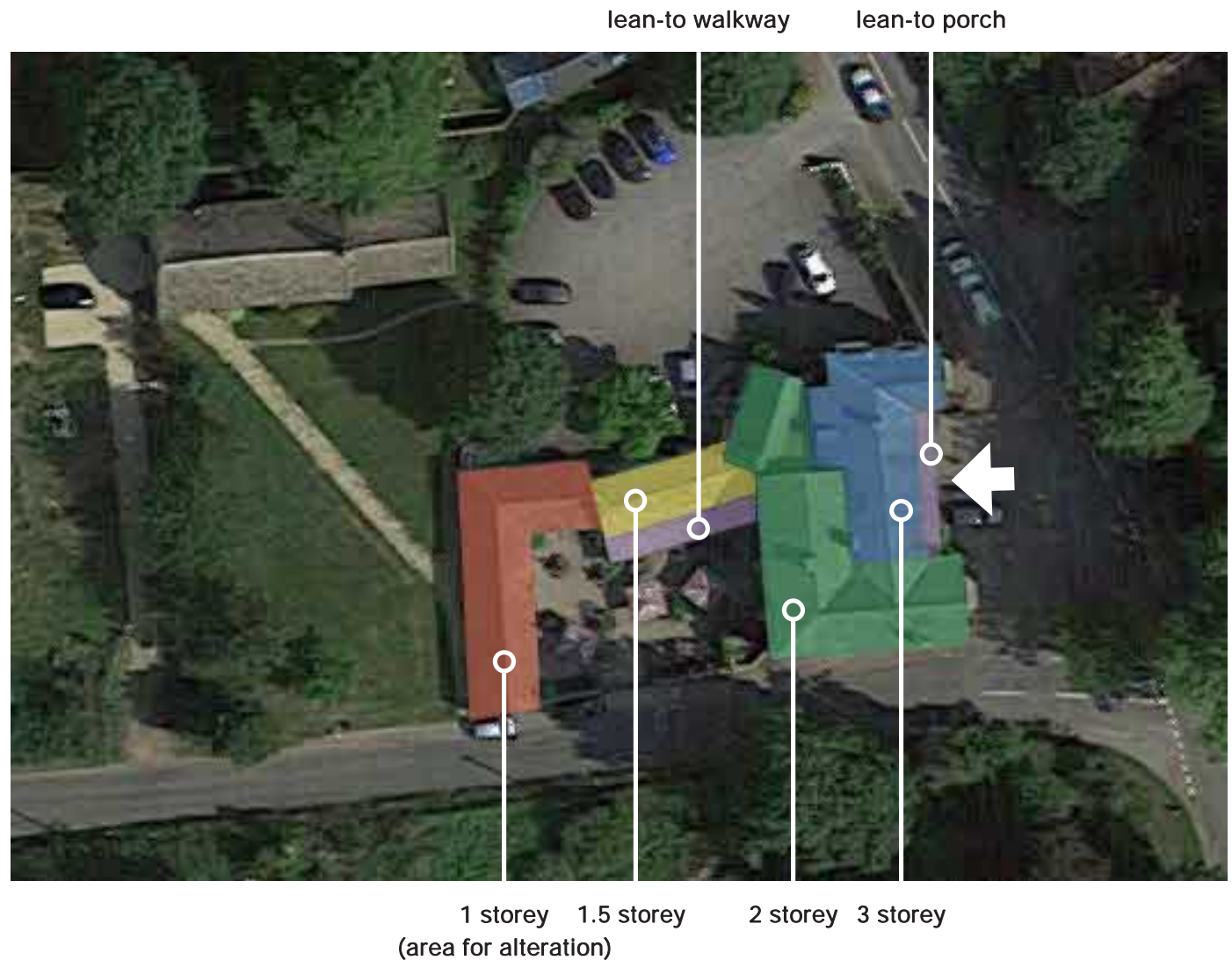
The buildings are arranged around a courtyard which is open to the south and adjoins Peter's Street. The car park lies to the north of the buildings and the main entrance is off the Bath Road to the east

The area for alteration is the single storey function room to the west of the cluster which is likely to have been a stable block.

2.3 Listing

The listing reads as follows:

Former coaching inn, now hotel. Part CI8, mostly rebuilt c1820. Random rubble limestone, mostly smooth rendered; brick chimneys; Welsh slate roof. Three-storey with 2 projecting front wings. East front: 3-window fenestration to central part, large 16-pane sashes to ground and middle floors, 8-pane to upper floor. central glazed lobby entrance beneath continuous lean-to canopy with iron column supports. Each wing has large canted ground floor bay window with 16-pane sashes, left wing 2-storey with 16-pane upper floor sash, right 3-storey, fenestration as to main part of front. South side: exposed rubble masonry with scattered 12-pane sash fenestration. Eaves-mounted brick chimney. North side: 2 projecting chimney stacks, both with brick shafts. Single-storey outbuildings to rear incorporating former stables and coach house.



2.0 Site and Surroundings

Interior: stone vaulted cellar in rear wing. Some other C18 and C19 features. Stands on Gloucester-Bath turnpike, superseded by easier route constructed along Nailsworth valley.

2.4 The Function Room (former stables)

The single storey function room is generally constructed from red multi facing brick apart from the south facing gable which is random coursed rubble stone with dressed stone quoins. The courtyard elevation has been painted white. The roof is natural slate and just below the eaves is a sawtooth brick course. Original openings have been retained and the joinery is black painted timber. Most of the joinery has been replaced with modern units.

The interior comprises an L-shaped function room with separate bar room and store. Original trusses and purlins have been left exposed; and the ceiling follows the roof slope up to the purlins and transitions to a flat section between the purlins.

The walls in the function room have been lined with plasterboard.

Refer to the photographs opposite and overleaf.



West elevation of the function room



South elevation of the function room



North elevation of the function room



East elevation of the function room

2.0 Site and Surroundings



Door to the store



Door to the bar and glazed screen to function room



Full height window to be replaced with door



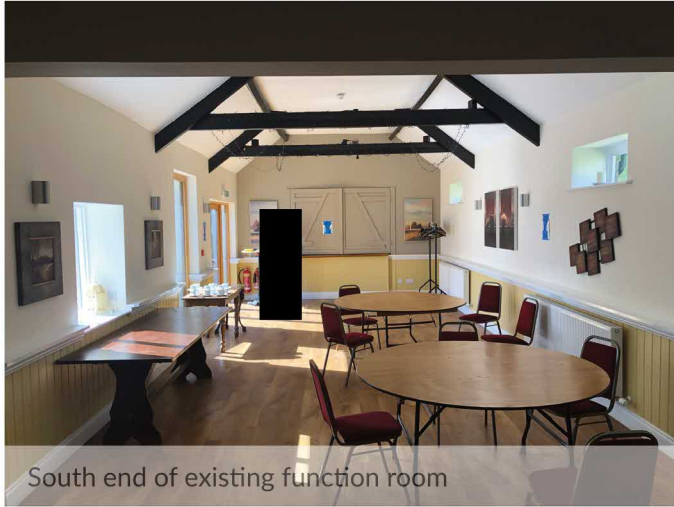
Full height screen and window to be retained



East leg of existing function room

East and south courtyard elevations of the function room

2.0 Site and Surroundings



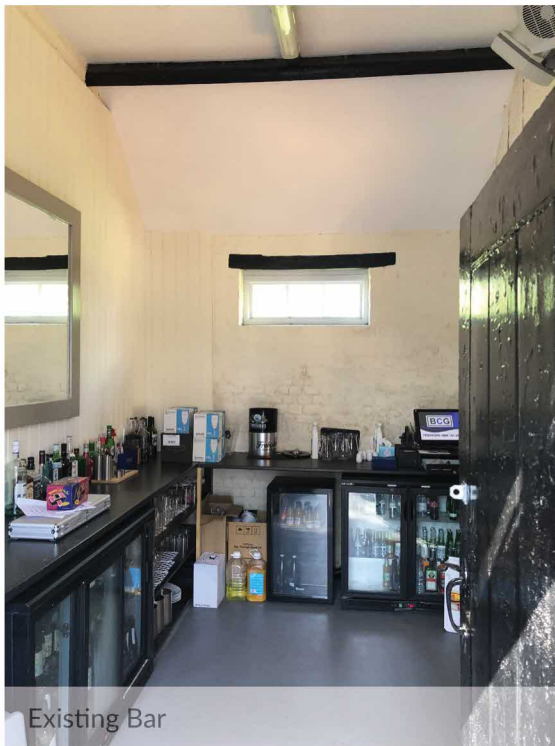
South end of existing function room



North end of existing function room #1



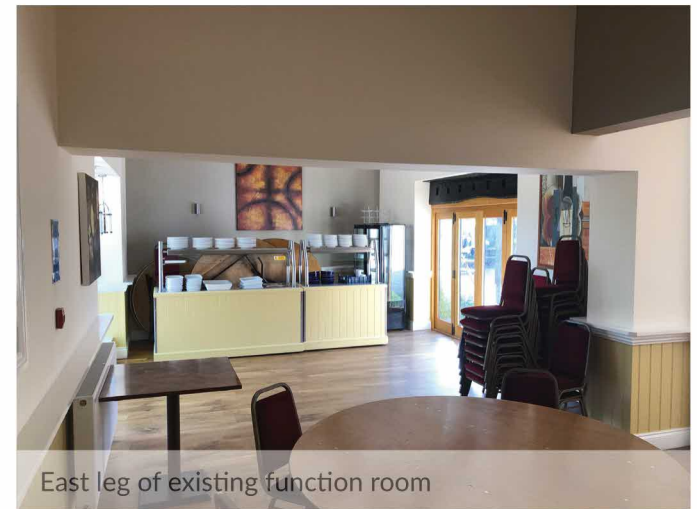
North end of existing function room #2



Existing Bar



Existing store



East leg of existing function room

Internal photographs of the function room

3.0 General External Photographs



4.0 Design and Appearance

4.1 Design Proposal

The hospitality sector has been under significant pressure during recent years, and in order to maintain viability, it is important for owners to review profitability on a regular basis.

Due to the restricted nature of the car park and the lack of opportunity to increase its capacity, the function room is underused as a venue, generally only having a minimal number of bookings a month.

On the other hand, the rooms at The Frocester are well used and often over-booked. Having bed-and-breakfast customers is beneficial to both the pub and local attractions.

The intention is therefore to improve the usage of the function room by converting it into additional bed-and-breakfast rooms. This will also improve the long term viability of the pub.

As the stables are currently used as a function space, the alterations required to create bed-and-breakfast rooms (five in number) are minimal and largely confined to internal works.

4.2 External Walls and Roof

The external walls have mostly already been lined with the exception of the bar and store which will be lined with insulated plasterboard as part of this proposal.

An existing window on the west elevation which has been boarded over internally will be opened up and brought back into use.

A window on the north elevation will be enlarged to create a new door.

The roof requires no additional work apart from the insertion of four new conservation rooflights.

4.3 Internal Partitions and Ceilings

Alterations to existing walls comprise a new opening in the brick wall between the bar and store, and the alteration of the opening between the bar and the function room to create a single door.

New internal partitions and doors will be added to create the five en-suite bedrooms.

4.4 Joinery

The existing joinery is to be retained apart from: a replacement door to the store; conversion of a modern full height window into a door (to match the existing doors to bar and store); removal of a window to create a new entrance door.

Internally, the modern dado height timber panelling will be removed.

4.5 Ground Floor

Ground floors comprise a new concrete floor so no further alterations are required.

4.6 Decorative Plaster Elements / Staircases / Fireplaces

None present.

4.7 Services

New connections will be required to the existing drainage. Light fittings and sockets will need changing to suit the new layout. Extract fans will be required for the en-suite bathrooms and kitchen.

The existing heat pump mounted externally outside the store will be removed.

4.8 Privacy and Amenity

An intermediate space between the stables and the courtyard will be created by the construction of planters and trelliswork. This will create privacy for the rooms as well as providing an external space for patrons to sit and drink coffee.

4.9 Refuse and Recycling

We assume that the current system for refuse collection will be maintained.

4.10 Access

Access to the stables will remain unchanged from the courtyard but a new access is to be created from the car park.

4.0 Design and Appearance

4.11 Elevations

Visually the elevations will largely remain unchanged apart from the changing of a full height window into a door, and the replacement of a window with a door.

The wall-mounted heat pump will be removed but bathrooms will require mechanical extract systems which will be routed through the external walls.

4.12 Parking

Existing parking provision will remain unchanged.

5.0 Impact

The proposed alterations are necessary to ensure the long-term viability of the pub.

The proposed alterations have been described in detail in section 4.0, and from this we can conclude the following:

External alterations are minimal, the most noticeable being the addition of the rooflights to the west facing roof slope and the replacement of a window with a door on the north elevation.

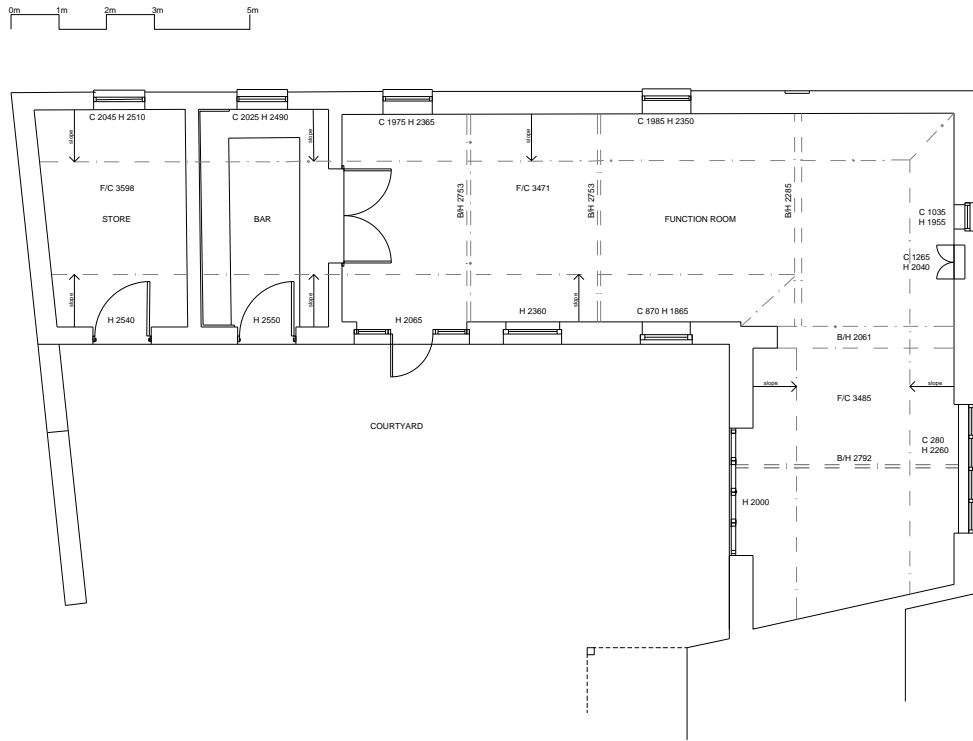
Regarding internal alterations, because the building is already in use as a function room, the changes required to convert it to en-suite bedrooms are minor in terms of loss of historic fabric. The main intervention being the creation of a door between the store and the bar.

In terms of additions to the interior, the proposed partitions are timber stud construction which can easily be removed if necessary.

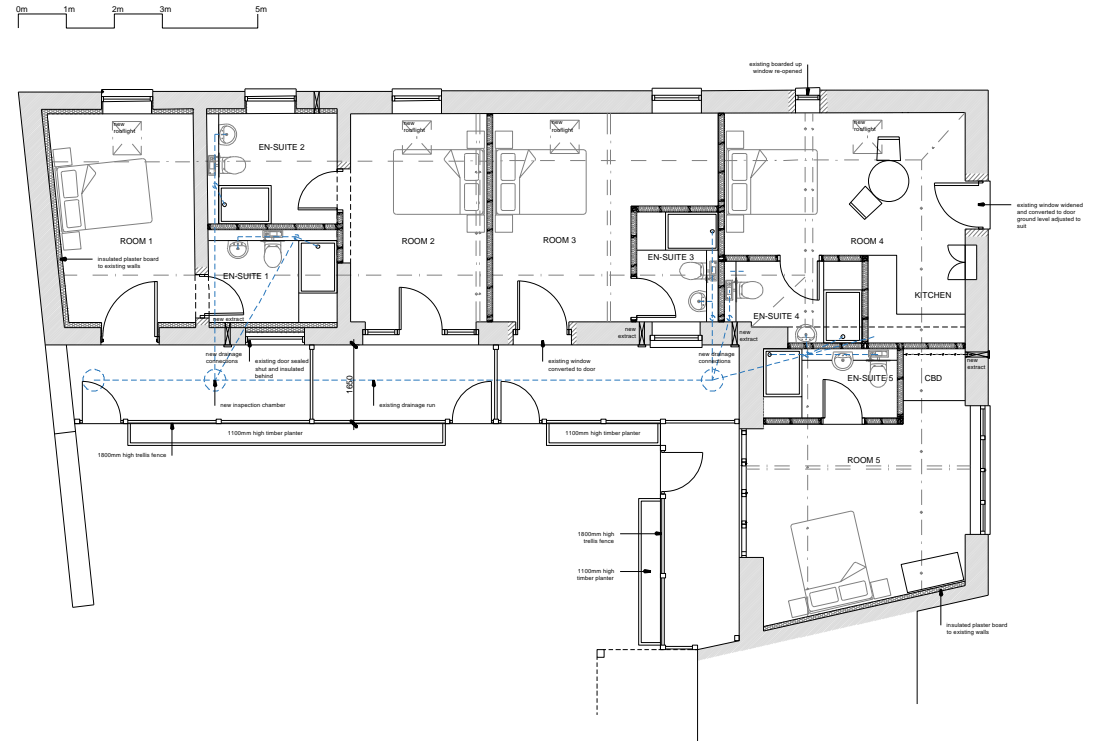
The impact of the alterations on the setting of the pub and the adjacent church are negligible.



5.0 Drawings

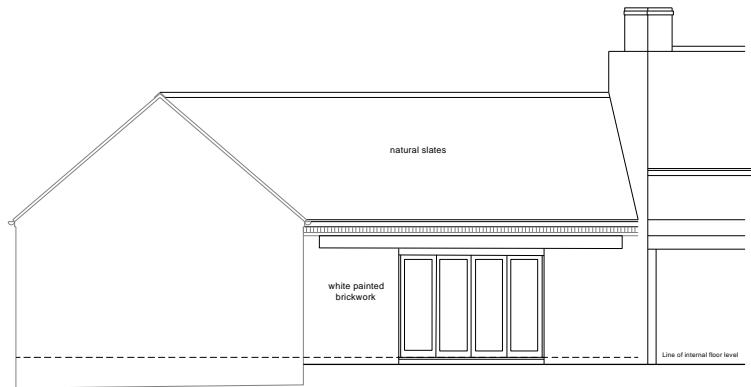


Existing floor plan

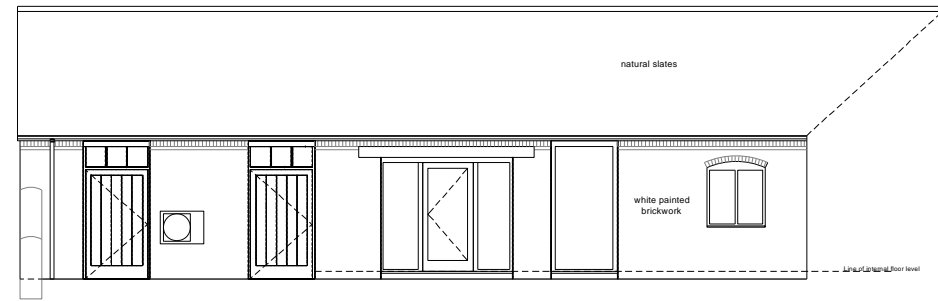
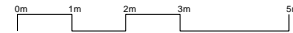


Proposed floor plan

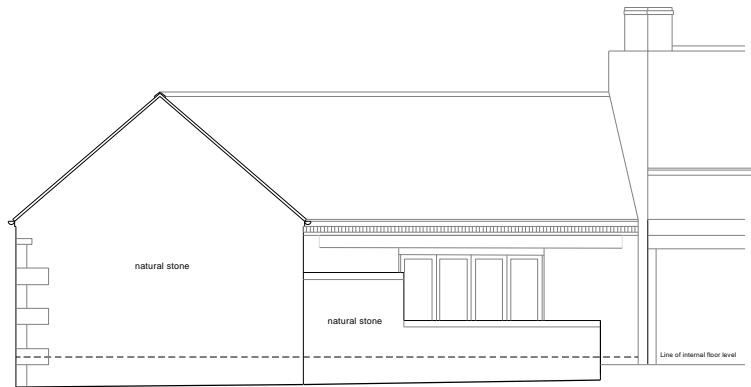
5.0 Drawings



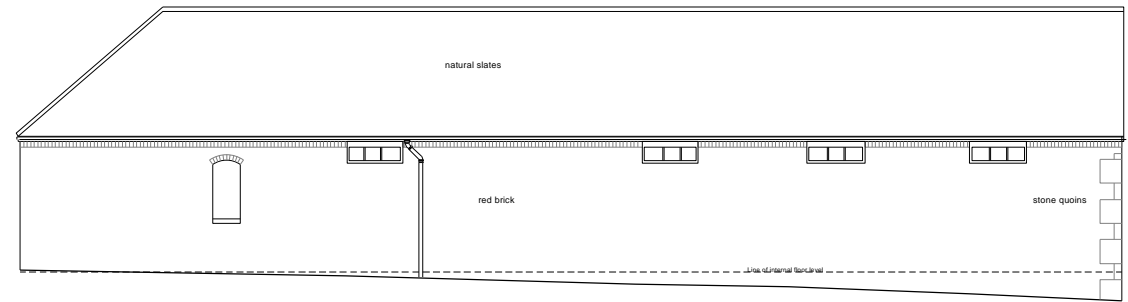
INTERNAL SOUTH ELEVATION



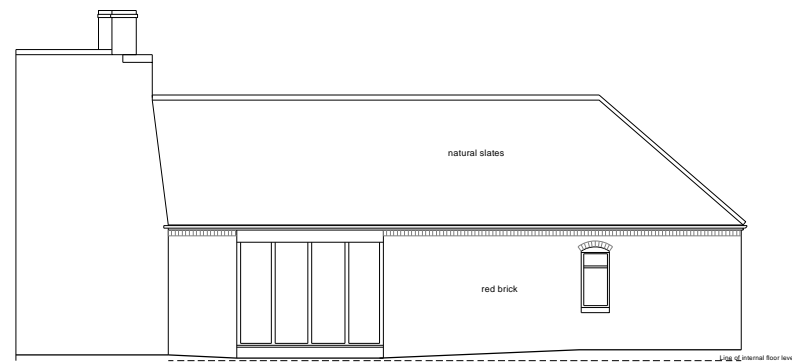
EAST ELEVATION



SOUTH ELEVATION



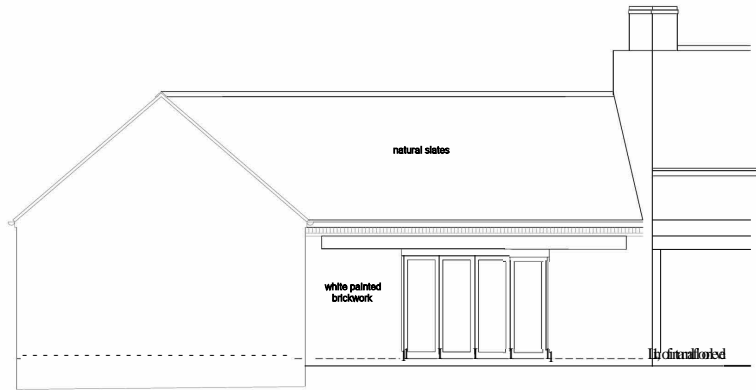
WEST ELEVATION



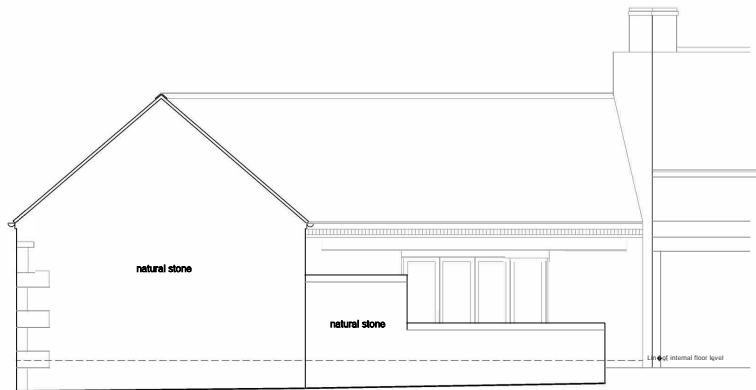
NORTH ELEVATION

5.0 Drawings

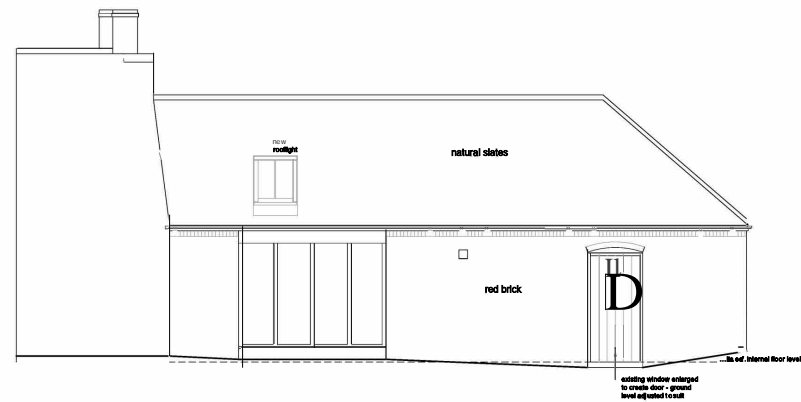
this data for reference purposes only to assist in coordination with other disciplines



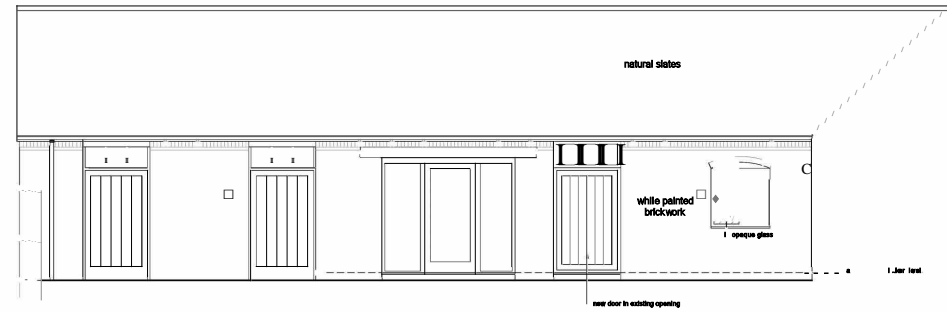
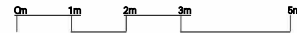
INTERNAL SOUTH ELEVATION



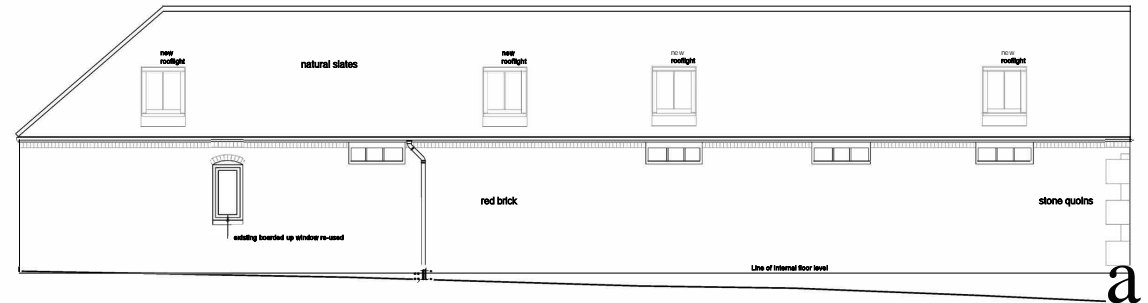
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION