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SUPPORTING DOCUMENTATION TO
ACCOMPANY THE PLANNING &
LISTED BUILDING APPLICATION FOR
THE PROPOSED ALTERATIONS AT
No.1 FRODESLEY HOUSE FARM BARN
FRODESLEY, SHROPSHIRE.



PHOTOGRAPH 1 - GENERAL VIEW OF
No.1 FRODESLEY HOUSE FARM BARN.

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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 and listed building application seeks permission to obtain consent for the incorporation of one bay of a two bay garage into the domestic element of an existing barn conversion. The existing metal garage door would be removed and replaced with a new glazed screen incorporating a wooden door. The space would be used as a Utility Room, whilst the second bay would be retained as a single Garage.

THE LOCATION

Frodesley is a tiny village located within the county of Shropshire between the villages of Acton Burnell and Longnor. The name probably derives from an Anglo-Saxon chief 'Frod', who was the founder, and the word 'leah' referring to a clearing. The village is mentioned in the Domesday Book. Most of the village extends perpendicular to the south-west extension of the Roman Road known as Watling Street which runs from Wroxeter to Leintwardine.

THE SITE

No.1 Frodesley House Farm Barns consists of the roadside element of a substantial range of barns which were converted into four dwellings in 1998. There is a two storey range of barns which sits at right angles to the road, and a single storey range which runs parallel with the road.

DESCRIPTION OF THE EXISTING ARRANGEMENT

The existing two bay garage is within the single storey roadside range and is located between the kitchen of the main house and a self contained unit of ancillary accommodation which is located at the far end of the single storey range. The single storey roadside range was originally constructed as a range of cart sheds and consisted of open bays between brick piers. The openings face into the courtyard, whilst the roadside elevation is limited to just a couple of window openings.

HISTORY OF THE PROPERTY

The structures to which this application relate originally formed part of the range of farm buildings belonging to Frodesley House Farm. The Farmhouse itself is listed grade two and within the listed building description which is contained within 'Appendix B', it is suggested that the Farmhouse originates from the 16th or 17th century. The range of farm buildings do not appear to be of this date, however it is mentioned that the farmhouse was extended in the 1830's. Therefore it is possible that this range of farm buildings were constructed at the time the house was extended.

REASON FOR SUBMITTING A LISTED BUILDING APPLICATION

Shropshire Council tend to impose their own interpretation as to the curtilage of a listed building which is quite often at odds to English Heritage guidance, but in this instance the Farmhouse does share a close relationship with the farm buildings and therefore the treatment of the farm buildings as being within the curtilage of the listed building is a fair assessment. Structures deemed to be within the curtilage of a listed building are treated the same as the listed building itself. That is why any works to these barns require the submission of a listed building application even though the barns themselves are not referred to within the description of the listed building itself.

PLANNING HISTORY

Permission was originally granted in 1990 under application references SA/90/0475 & SA/90/0838 for the conversion of the barns into five dwellings. This permission was extended for a further five year period in 1995 under application reference SA/95/1034. A further application was then granted under reference SA/97/0461 for the conversion of the barns into four dwellings. The works to convert the barns was carried out in 1998.

SIMILAR SCHEME ON NEIGHBOURING BARN

Applications SA/08/0053/F & SA/08/0040/LB were approved for the conversion of one bay of a double garage within No.2 Frodesley House Farm Barns. The applications were for an almost identical proposal within the neighbouring barn.

PRE - APPLICATION CONSULTATION

I have a degree in Building Conservation Technology which covers all aspects of altering / extending / renovating and restoring traditional buildings. With the above permission taken into account it was decided that no pre-application consultation would be necessary regarding this application.

DESCRIPTION OF THE PROPOSED WORKS

The existing dwelling which has been formed by the conversion of the former agricultural buildings is currently accessed directly into the Kitchen, which is not ideal. Sitting next to the kitchen is the existing double garage which has been formed by utilising two former cart shed openings with a central timber roof truss to the interior. It is proposed to convert one of these bays into a Utility Room which would also act as a new entrance into the dwelling. This proposal would also allow for the thermal improvement of the property as the existing garage and kitchen is currently divided by a solid 100mm blockwork wall. This existing configuration allows the heat to escape from the kitchen into the unheated garage area. The new wall which would be constructed to divide the existing two garages would need

to be constructed as a cavity wall to conform with the current building regs. This would greatly reduce the heat loss from the kitchen, which would provide a great improvement to the energy efficiency of the property.

The works would include the removal of the metal up and over garage door, which would be replaced with a glazed screen incorporating a central wooden door. The new screen would be fitted between the existing brick piers. The existing roof truss would be visible from within the proposed Utility Room, with a block wall built up behind it in the Garage.

The existing concrete floor within the garage bay which is to be converted would need to be broken up and a new floor slab would need to be laid. This would need to occur to ensure that the fire regulations regarding the division between a garage and the domestic part of the house were satisfied. There needs to be a step of 150mm up from a garage floor to the house to avoid any potential fuel spillages from entering the house. The rear wall of the two bay garage has already been dry lined. The section within the proposed Utility Room may need to be removed as part of the building works to enable the works to be carried out to the floor slab. The dry lining would then be reinstalled.

HERITAGE IMPACT ASSESSMENT

None of the works being proposed would have any significant impact upon the heritage asset. If anything the removal of an up and over metal garage door and its replacement with a glazed screen incorporating a wooden door would actually greatly enhance the building. When this is added to the improvement to the energy efficiency then the proposals contained within this scheme would be of great benefit.

IMPLEMENTATION OF PARAGRAPH 47 OF THE NPPF

Applications affecting buildings set within a rural context quite often need more time than the statutory period designated for the determination of applications set by planning law. I therefore invoke my right under 'paragraph 47' of the National Planning Policy Framework (NPPF) which came into force on the 20th of July 2021 to agree to a longer period for the consideration of this application. This longer period will allow for discussions to be held between myself and the planning / conservation 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 and designed to help preserve / compliment and enhance the existing building without causing any harm to the fabric of the building.

APPENDIX
A
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PHOTOGRAPHS



PHOTOGRAPH 2 - GENERAL VIEW OF No.1 FRODESLEY HOUSE FARM BARN AS SEEN FROM THE ROADSIDE.



PHOTOGRAPH 3 - GENERAL VIEW OF No.1 FRODESLEY HOUSE FARM BARN AS SEEN FROM THE COURTYARD SIDE.



PHOTOGRAPH 4 - DETAIL OF THE COURTYARD SIDE OF THE SINGLE STOREY ROADSIDE RANGE WHICH SHOWS THE FORMER CARTSHED OPENINGS.



PHOTOGRAPH 5 - DETAIL OF THE EXISTING TRUSS WITHIN THE GARAGE BAYS. THIS WOULD BE VISIBLE WITHIN THE PROPOSED UTILITY ROOM AFTER THE PROPOSED WORKS.



PHOTOGRAPH 6 - DETAIL OF THE EXISTING GARAGE BAY WHICH IT IS PROPOSED TO INCORPORATE AS A UTILITY ROOM. THE GARAGE DOOR WOULD BE REPLACED WITH A GLAZED SCREEN INCORPORATING A WOODEN DOOR.



PHOTOGRAPH 7 - DETAIL OF THE ADJOINING BAY WHICH ALREADY HAS A GLAZED SCREEN INSERTED INTO THE FORMER CART SHED OPENING..

APPENDIX

B

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LISTED BUILDING
DESCRIPTION OF
FRODESLEY HOUSE
FARMHOUSE

FRODESLEY HOUSE FARMHOUSE

Listed on the National Heritage List for England.

Search over 400,000 listed places (<https://historicengland.org.uk/listing/the-list/>)

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1177766**

Date first listed: **14-May-1986**

Statutory Address 1: **FRODESLEY HOUSE FARMHOUSE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

Corrections and minor amendments (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **FRODESLEY HOUSE FARMHOUSE**

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

District: **Shropshire (Unitary Authority)**

Parish: Frodesley

National Grid Reference: SJ 51513 01180

Details

FRODESLEY C.P. FRODESLEY SJ 50 SW 6/118 - Frodesley House Farmhouse GV II Farmhouse. C16 or C17, extended c. 1830 and extended and altered in the late C19. Timber framed, partly rebuilt and extended in partly painted brick, and rendered addition; plain tile roofs. L- plan with c.1830 range to front. 2 storeys. Front range with integral brick end stacks and brick ridge stack off-centre to right; C16 or C17 external brick stack in angle to rear with grey sandstone dressings to lower part. 3-bays; 16-pane glazing bar sashes; central 6-panelled door with panelled reveals, 3-part rectangular overlight, and porch with unfluted Doric columns supporting frieze and cornice with blocking course above, and late C20 glazed draught lobby. Interior: chamfered ceiling beams with large square joists; large open fireplace with C19 kitchen range; salt cupboard near blocked open fireplace; timber-framed cross-walls; c.1830 staircase in front range with open string, cut scrolled brackets, 2 stick balusters per tread, moulded handrail, and curtail with columnar newel post.

Listing NGR: SJ5151301180

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 259775

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale.
This copy shows the entry on 06-Oct-2022 at 11:01:36.

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End of official list entry