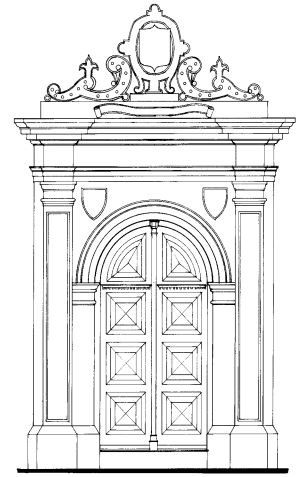


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**HERITAGE APPRAISAL &
PLANNING & JUSTIFICATION STATEMENTS
FOR
CONVERSION OF GARAGE TO
A SELF-CONTAINED ANNEXE
AT
FERLINGMERE HOUSE, MEARE
SOMERSET, BA6 9SP**



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1.00 Introduction

- 1.01 The purpose of this report is to support a listed building and planning application for the conversion of the garage to a self-contained annexe to the rear of the principal house at Ferlingmere House, 18, St. Marys Street, Meare, Somerset, BA6 9SP.
- 1.02 This report includes the heritage statement and assesses the significance of the building's designation as a heritage asset.

2.00 General Description

- 2.01 Ferlingmere House, formerly known as the 'Ring o' Bells' public house, is a detached property which fronts the principal road, St Marys Street, which runs East to West through the village of Meare. Ferlingmere House is thought to be of medieval origin in terms of setting, but largely rebuilt in C17th as a cross passage house. Further alterations and rebuilding have taken place through the C18th, C19th & C20th. The stables and a trap house, now the kitchen, attached to the west end of the house date from the late C18th/early C19th. A c1954 skittle alley is attached to the rear of the house, close to the east boundary, replacing an early C19th alley, originally located at the rear centre part of the former public house. The applicant has a letter from a villager confirming that Publicans, Mr & Mrs Cox, bought the Ring O Bells in 1954 and relocated the skittle alley to its present position at that time.

No work is proposed to the principal house as part of this application, the focus being the detached garage situated to the north west of the house.

The garage is a C20th rebuild of an earlier structure. The original building is thought to date from the early C19th, of which only parts of the stone walls appear to have been retained. This building lies within the rear enclosed garden of the property.

To the North East of the property is St Marys Church to which it shares eastern boundary.

- 2.02 The garage is of single storey form and constructed of rubble lias stone walls under a pitched roof finished with clay pantiles. The garage has an open front (south elevation), infilled with C20th framed timber plank doors with glazed panels. Above the doors horizontal timber cladding on a timber frame forms the gable apex. The rear (north) wall is of stone construction up to 1.8m high above the ground, with similar horizontal timber cladding to the gable apex. Internally, the walls are lined with fibre board. Tongue and groove boarding fitted to the sloping and flat parts of the ceiling. A C20th single glazed timber window with opening top light and timber lintel is located in the east side wall. The internal face of the north wall clearly shows C20th stone raising from a low mono pitched lean-to roof to the present duo pitched roof with gables. (See photograph 5 in the Appendix). The original building purpose is unclear but may have been used for stores or a piggery.
- 2.03 Ferlingmere House is listed Grade II as a heritage asset, with a listing date of 13th January 1986. As parts of the garage structure pre-date the 1948 Planning Act, and with the building being set in the curtilage of Ferlingmere House, it is deemed listed by association as a designated heritage asset.

3.00 Heritage Appraisal

3.01 Planning history

- a) Replace existing derelict skittle alley with a new detached ancillary building Ferlingmere House 18 St Marys Road Meare Glastonbury Somerset BA6 9SP
Ref. No: 2022/0920/HSE
Status: Withdrawn
- b) Replace existing derelict skittle alley with a new detached ancillary building
Ref. No: 2022/0864/LBC
Status: Withdrawn
- c) Approval of matters reserved by Condition 2(Sample Panel of Pointing), Condition 3 (Sample Panel of Lime Render) and Condition 4(Joinery) of Listed Building Consent number 2010/3025.
Ref. No: 2011/0927|
Status: Decided
- d) Removal of 2 no timber posts in living room and introduction of steel fitch plate to support beams over
Ref. No: 2011/0643
Status: Decided
- e) Internal and external alterations including the demolition of the outside toilet, removal of steps to fire escape retaining landing with additional railings, replace metal framed windows with timber, replace doors and rooflights, new chimney pot, removal and alterations of partitions, insertion of folding slide doors to north elevation.
Ref. No: 2010/3025
Status: Decided
- f) Renewal of window frames and replacement porch (amended description)
Ref. No: 023578/016
Status: Decided
- g) Repair works to east gable (CAT A)
Ref. No: 023578/015
Status: Decided

3.02 Archive evidence

- i) Listed building description.

Grade II – 1986.

(Incorrectly marked on O.S. map as Ferlingmere House).

Monastic dwelling, subsequently a rectory, then an inn, now a house. Postulated medieval establishment, rebuilt C17, external features renewed C20. Roughcast, double

Roman tile roof, coped verges, 3 brick ridge stacks. Two storeys, 3 bays, 2 and 3-light stone mullioned windows, weathered string over right 2 openings to ground floor, small oval opening in a dressed stone surround. Door opening between first and second bays in a moulded stone surround with a 4-centred head, stopped label, reproduction ribbed door. Two bay outshut to left is not of special interest. Coursed and squared lias rubble wall at right-angles to right of frontage, dressed coping, rusticated ashlar gate pier at roadside with moulded capping. Included primarily for group value with the Church of St. Mary which is adjacent; some historical interest.

Listing NGR: ST4552341672

ii) Historic Maps

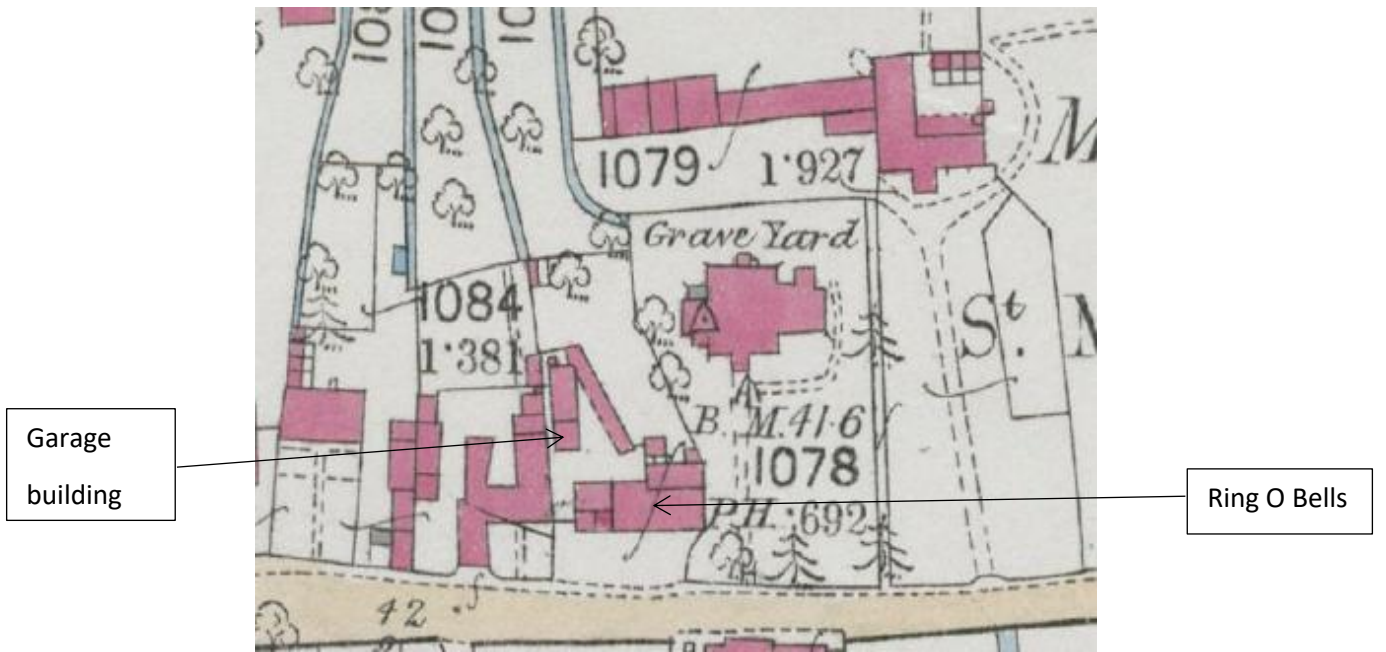
- a) A poor quality Estate Map of reputedly of c1804 shows the position of the church and the Meare farm set to the north east. The long, largely rectangular building fronting onto the road would appear to be the 'Ring O Bells public house with its east end set along the boundary with the churchyard. A small group of building are set behind the main building at the east end, coloured red as dwelling/domestic structures. A 'U' shaped house is set to the west of the public house. In the space between, set to the rear, is an outbuilding (grey coloured) which would appear to be the site of the garage building. A similar outbuilding is attached to the rear of the adjacent house.



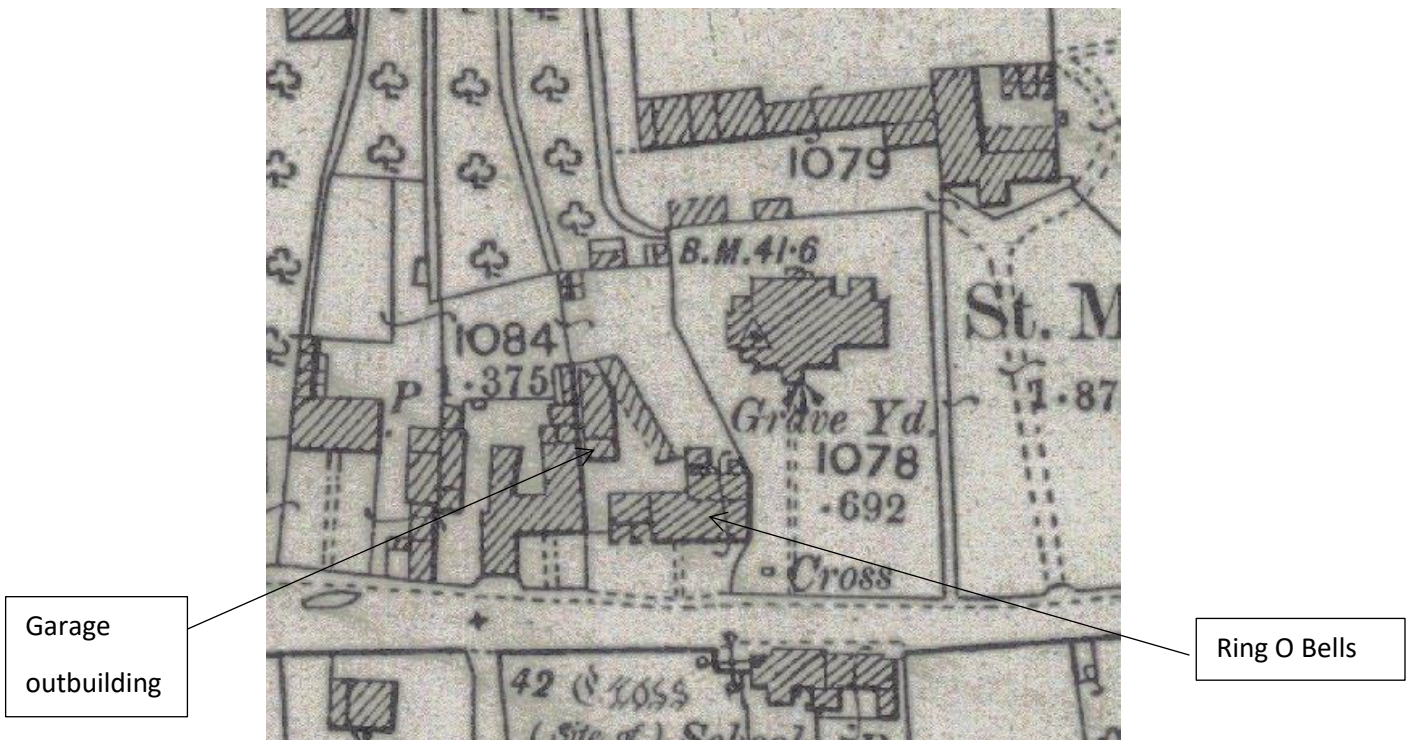
b) c1842 Tithe map

Unfortunately, the 1842 Tithe map is not available On-line, though the land around the village is recorded.

c) OS Map c1888. This map clearly shows the extent of the Public House and its associated buildings. A larger structure has been added to the north of the 'garage' outbuilding, along with the original skittle alley.



d) OS Map c1914, shows little change from the c1888 OS map.



Later mid C20th OS maps show little change until the 1973 edition below.

e) 1973 OS Map – A basic quality map which shows the main building but the garage is missing. We assume this is a mapping error as the garage is clearly visible in the 1962 photograph below, very similar to the present day.



iv) Historic photographs

1962 aerial photograph



v) Interpretation – Garage structure

a) Phase 1 – Late C18th/ early C19th out- building to public house, purpose and function unknown. Lais stone walls with mono pitched roof with low eaves above the west wall, as indicated by internal north wall stone alignment, similar to outbuilding behind shown in 1962 photograph.

- b) Phase 2 – c1954 – c1962. Substantial rebuild of previous structure as detached garage including new front wall, raising of west and north walls to gables with weatherboarding to gables. New roof and floor structures. Former door to east wall infilled and window inserted.
- c) Phase 3 – Late C20th – ceiling and walls lined internally, east window replaced.
- d) c1986 – Ring O Bells property added to Statutory List.

vi) Historic Significance

a) Medium Significance–

Original footprint and remains of C19th stone walls. Clay tiled roof. Building form contributes in a minor way to the setting of the main heritage asset.

b) Low Significance-

C20th floor, areas of rebuilt stonework, modern window and doors.

4.00 Planning & Justification Statement for proposed alterations

4.01 Conversion of garage to a self-contained annex.

- a) The applicant has no requirement for a garage at the property and the building has fallen out of use, other than for temporary storage. A viable reuse of the building is identified to justify investment and security of the existing structure, by way of providing additional living accommodation as a self-contained annex.

The proposal will also provide accommodation as an Airbnb, if required by the applicant.

The principal structural elements of the building are in satisfactory condition to take the conversion without substantial rebuilding, though internal improvements are required in terms of thermal insulation to ensure the building is as efficient as possible to minimise its energy use.

The building is considered to have a medium to low historic significance, given the substantial mid C20th rebuilding, but does contribute to the general setting of the principal asset, Ferlingmere House, itself added to the Statutory List for group value around the Church.

The use of the annexe is for temporary overnight accommodation by family and third parties which will not be subject to a tenancy agreement. On this basis the annexe remains within C3 use, (domestic)

The accommodation provided comprises an open plan living space, with sofa-bed, a small run of worktop, sink and basic cooking facilities, along with an enclosed wc/shower cubicle.

- b) The conversion does not affect the scale or mass of the building, as all the proposed work is internal, except for a new door opening to the rear of the building, and rainwater goods.
- c) Alterations
 - i) The existing modern concrete garage floor is not insulated. A new floor is to be provided with complainant insulation on a damp proof membrane. There is no loss of historic fabric and is deemed essential to reduce heat loss.
 - ii) The existing stone walls are currently lined with fibreboard which is of poor quality and is to be removed. The walls are to be internally lined with insulation between a timber studwork and finished with plasterboard to thermally upgrade the structure. The insertion of the shower partition is considered a minimal intervention in terms of new internal walls. There is no loss of historic fabric and is deemed essential to reduce heat loss and create a suitable living environment.
 - iii) The existing late C20th bi-folding timber garage doors to the front are to be retained and a new insulated timber frame structure installed behind the doors.
 - iv) The existing east side late C20th window is to be replaced with a more appropriate hardwood flush casement double glazed unit. This is considered an enhancement.
 - v) To provide a suitable access to the building and create a connection with the rear garden area, a new pedestrian door is proposed to be inserted in the rear north wall. This new door opening will be the principal entrance to the annexe. This keeps activity visible from the road to a minimum. The insertion of the opening at the rear of the building does not impact on the setting of the house and is not considered to cause harm to the asset. The wall section where the door is to be located appears to have been rebuilt, as disturbance in the stone bonding is visible. The door will be a traditional hardwood framed plank ledge and braced hardwood door with small glazed window.
 - vi) Extractor fans are to be installed in the shower room and in the kitchen area to comply with the building Regulations. Wall vents are to be located in the rear elevation within the horizontal boarding of the late C20th gable apex, to minimise their impact.
 - vii) The existing C20th roof is to be insulated between and below the rafters completing the thermal upgrade of the building, with plasterboard to the form the ceiling. Two new conservation rooflights are proposed on the eastern roof slope to add natural light. This additional light is seen as essential to reduce the need for electric lighting in daylight hours to illuminate a relatively dark interior and provide a comfortable living space.

viii) There are currently no rainwater goods fitted to the roof eaves, without which the walls are subjected to wetting during rainfall. The risk of long term damage to the lias walling stone and dampness internally is high. New traditional half round gutters and tubular downpipes are proposed of black powder coated heritage section cast aluminium. The proposal is deemed essential and the design an enhancement.

d) Phosphates and drainage

The new foul drainage will connect to the foul existing inspection chamber located directly in front of the annexe, which is connected to the public sewer in the road.

The property falls within the Meare non-RAMSAR water recycling centre catchment area, which based on the former Mendip DC information, does not require measures to deal with any phosphates resulting from the new annexe foul drainage load.

The rainwater will connect to an existing inspection chamber to the rear which connects to an existing soakaway.

e) Flood risk

According to the Environment Agency flood risk map, the site is considered to be at very low risk of flooding, so no flood risk measures are required.

f) Ecology

An ecology survey was carried out by JH Ecology in June 2023 which concluded that no bat roost was found nor emerging bats were recorded, in relation to this building. They stated that no further work or mitigation is required as part of the proposed work, but recommended some site enhancement, which will be adopted. A copy of their report forms part of the application documentation.

5.00 Comment and Conclusion

- 5.01 The heritage statement has identified the historic significance of the building and its development. which has been fundament to understanding the impact that these proposals may, or not, have on the heritage asset. The statement has been carried out in accordance with NPPF 2021 paragraphs 194, 197 & 199.
- 5.02 The proposal is deemed to comply with the former Mendip District Council local plan policies DP3 – Heritage Conservation, subsections 1 a) & b) and 2. DP 23 – Flood risk, and NPPF 2021 planning paragraphs 80 c), 84 c), 179 b), 194 & 199.
- 5.03 The proposed conversion is considered to be sympathetic to the character of the heritage asset. The proposal does not have a negative impact on the character and setting of Ferlingmere House.

Research and report prepared by

A handwritten signature in black ink, appearing to read 'Andrew T Hayes', written in a cursive style.

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RICS accredited in building conservation

August 2023

5.00 – APPENDIX A
SITE PHOTOGRAPHS

Photo 1 – Front elevation



Photo 2 – Rear elevation



Photo 3 – East elevation



Photo 4 – Internal view looking towards doors



Photo 5 – Internal view looking toward rear.



Photo 6 – North east view showing area of outside space to rear

