



Heritage Impact Assess

Alterations to Exterior Windows and Doors, and
Addition of 2no. Sun Pipes

4 Frodesley Hall Farm Barns

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PROJECT

Alteration of existing doorways, extension of existing windows opening into doorway and addition of 2no. sun pipes to roof.

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1. Introduction

- 1.1 This report has been prepared to accompany the Listed Building Consent for the alteration to an existing exterior doorway, the extension of existing window openings into a doorway and the addition of 2no. “sun pipes” to the roof.
- 1.2 The purpose of this report is to understand and assess the significance of, and to analyse the impact of the proposed work on this non-designated heritage asset, to comply with Paragraph 189 of the NPPF.
- 1.3 This Heritage Impact Assessment (HIA) should be read in conjunction with the other supporting planning documents and drawings prepared by Berrys and other consultants.

2. Methodology

- 2.1 The methodology in this report will be based upon Historic England's *Good Practice Advice in Planning 2 – Managing Significance in Decision Taking in the Historic Environment* and *Adapting Traditional Farm Buildings: Best Practice Guidelines for Adaptive Reuse*.
- 2.2 The assessment will take a staged approach based upon this guidance to understand the nature, extent and level of significance of the affected heritage asset/s and assess the degree to which setting contributes to the significance of the heritage asset/s.
- 2.3 The report has primarily been produced through desktop research, using relevant secondary sources, including:
- Historic Environment Records (HER)
 - Shropshire Archives
 - National Library of Scotland (online resource)
 - Historic England National Heritage List (NHLE)
- 2.4 Site visits were undertaken for photographs to assess the significance and setting of the heritage assets identified. Conditions were wet and overcast.
- 2.5 The assessment is primarily a desk-based study that has utilised secondary sources derived from a variety of published sources. The assumption has been made that this data is reasonably accurate. The records held by the HER and historic maps are not an infinite record of all heritage assets but a record of the discovery of historic features.

3. Identifying Heritage Assets

3.1 The NPPF (Annex 2 Glossary) defines a heritage asset as:

“A building, monument, Site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)”.

3.2 The application site, 4 Frodesley Hall Farm Barns (henceforth referred to as the ‘Site’), is a Grade II Listed Barn, converted into residential use in 2006 (SA/07/0355/F).

3.3 Fig. 1 & 2 identify the relevant heritage assets to the Site.

Figure 1: Designated Heritage Assets in Context





-  Listed buildings
-  Site

Figure 2: Designated Heritage Assets

Name	Grade	List No.	Description
Frodesley Hall Farm Barn	II	1390533	Early C18 Flemish bond red brick barn with earlier, possibly C16 timber frame. Previously part of an extensive dairy farm.
Church of St Mark	II	1307283	C17 mixed-coloured sandstone church with grey sandstone dressing.
Frodesley House Farmhouse	II	1177766	C16 timber framed farmhouse extended with brick in C18 and C19 and grey sandstone dressing.

4. Planning Policy

4.1 This statement is written in the context of the following legislative, planning policy and guidance:

- Planning (Listed Buildings and Conservation Areas) Act (1990)
- The Town and Country Planning Act (1990)
- Planning and Compulsory Purchase Act (2004)
- National Planning Policy Framework (2021) *'The Framework'*
- National Planning Practice Guidance: *Conserving and enhancing the historic environment (2019)*
- Conservation Principles: *Policies and Guidance for the Sustainable Management of the Historic Environment (2008)*
- Good Practice Guide 2: *Managing Significance in Decision-Taking in the Historic Environment (2015)*
- Good Practice Guide 3: *The Setting of Heritage Assets (2017)*
- Best Practice Guidelines for Adaptive Reuse: *Adapting Traditional Farm Buildings (2017)*

4.2 Section 66(1) of the Act (1990) states that when:

"...considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

4.5 Section 16 of the NPPF contains policies for conserving and enhancing the historic environment. All of which are relevant to this application due to the nature and scope of heritage assets potentially impacted. However, specifically to Paragraph 193 and 196.

"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed

against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”

4.6 Public benefits do not need to be *visible* or *accessible* to the public. They may include:

- sustaining or enhancing the significance of a heritage asset
- reducing or removing risks to a heritage asset
- securing the optimum viable use of a heritage asset

4.7 The following policies from the Shropshire Local Development Plan Framework are relevant inclusive of the Draft Historic Environment SPD:

Core Strategy 2011

- CS6: Sustainable design and development principles
- CS17: Environmental Networks

SamDev Plan 2006-2026

- MD13 Historic Environment
- MD2: Sustainable Design

4.8 It should be noted that Shropshire Council is currently undergoing a review of its Local Plan Review, which will replace the Core Strategy and SAMDev Plan and will cover a plan period of 2016-2038. The review is at an advanced stage. The key policy in the emerging plan which may attract some limited weight in advance of the adoption is:

- DP23 Conserving and Enhancing the Historic Environment

5. Heritage Impact Assessment

5.1 Significance is defined in the Framework as:

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest...significance derives not only from a heritage asset’s physical presence, but also from its setting..”

5.2 Historic England’s Conservation Principles, 2008 set out National guidance for identifying heritage values. A revised draft was consulted in 2017, incorporating amended definitions of these ‘values’ to reflect the terminology adopted in the NPPF. Therefore, both versions of the document are referred to.

5.3 The Site is situated in Frodesley, a small village approx. 5km south of Conover, on the Roman Road linking Wroxeter with Church Stretton, much of which continues to be used.

5.4 Listed in the Domesday Book as a small settlement of just 6no. households, Frodesley was noted for its extensive woodland with 100 pigs.

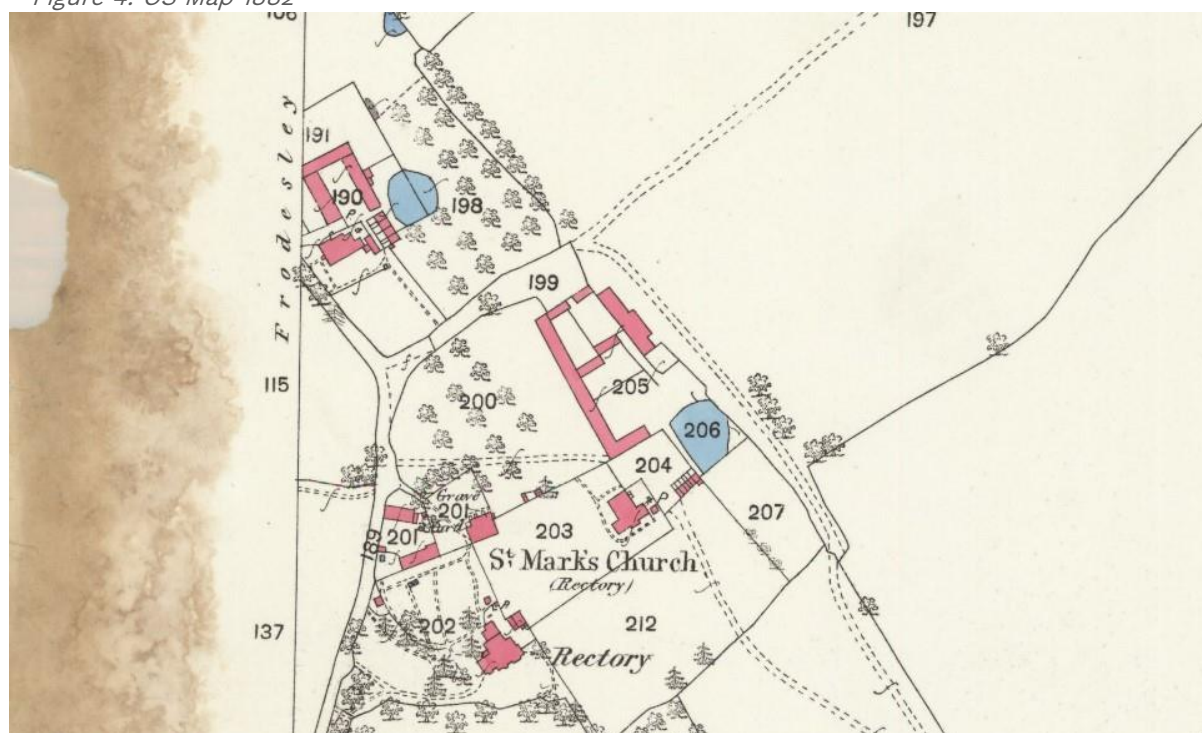
5.5 Few village records exist until the Tithe map of 1843, which shows that the land had largely been cleared for arable use.

Figure 3: Tithe Map



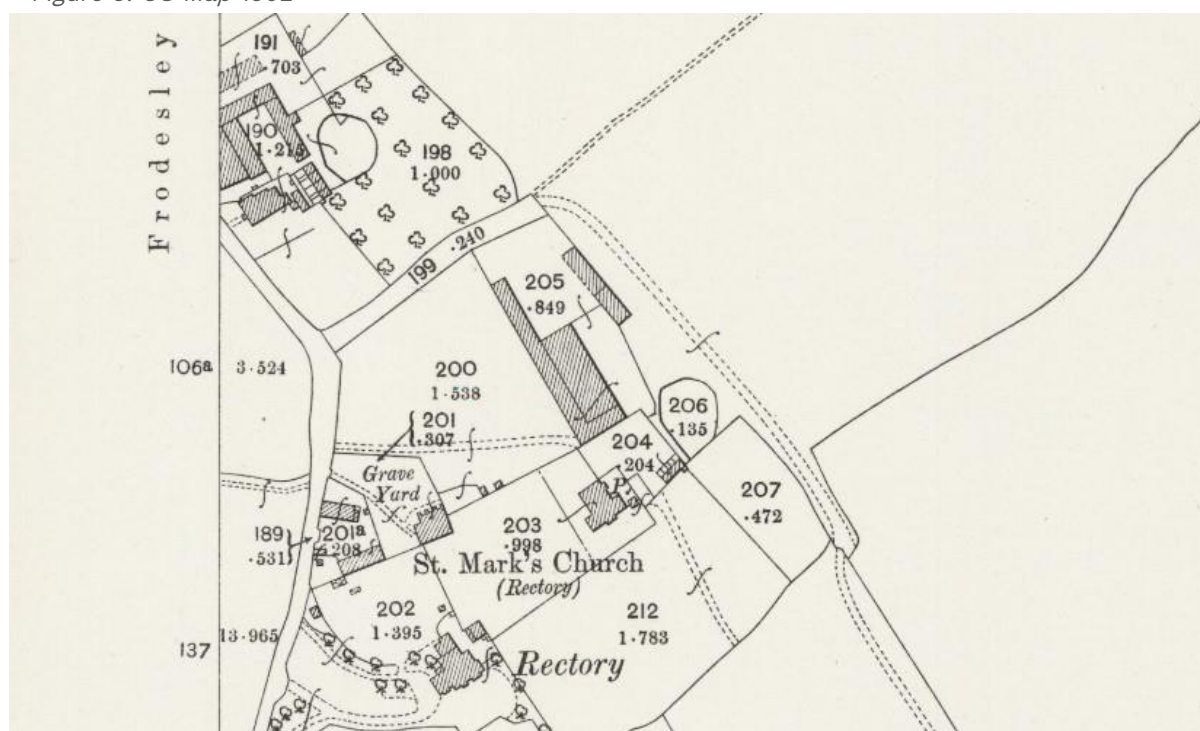
- 5.6 The Site is included in the Tithe Map, listed with Frodesley Hall as a “House, Garden, Buildings, Fold and Lanes”. The barn shows a courtyard plan of barns adjacent to the Hall, rented with 285 acres of farmland by Robert Scott, a farmer with four servants. The land surrounding the barns is recorded mainly as pasture with a small orchard between the Barns and Church.
- 5.7 More details of this layout are shown in the 1881 OS Map, which records the barns’ more accurate size and scale. Additional barns were also added throughout the C19, partitioning the original courtyard into a series of smaller yards.

Figure 4: OS Map 1882



- 5.8 Rubble course walls on the northwest bays of the courtyard barns and the stone foundation of the courtyard's southern bays suggest that these were the oldest to survive, although extensively altered with local brick in the late C18. Wide arched-headed doorways suggest the barns were used as cow houses, with haylofts above, commonly found along the Welsh borders.
- 5.9 Adaptation of the barns continued, as recorded in the OS map 1900. An additional structure was added to the courtyard in the late C19. This was likely a covered yard, which were increasingly common through the C19 with the rise of Model Farm methods.

Figure 5: OS Map 1902



- 5.10 The Barns continued to be adapted through the C20 with the removal and addition of additional buildings and walls within the courtyard. Towards the end of the C20, these traditional farm buildings became redundant as the surrounding agricultural land was converted from livestock grazing to arable use.
- 5.11 The barns are historically significant for their demonstration of the village's growth and changing requirements.
- 5.12 Permission for the removal of the covered yard and conversion of the barns into 7no. dwellings was initially granted in 2003 (SA/03/1440/F, SA/03/1441/LB). Work took place for the conversion in 2006, and further permissions were sought in 2007 for work outside the initial Listed Building Consent, including rebuilding the gable end wall of the Site. Additional roof lights to the neighbouring barns outside the Site, were also permitted.
- 5.13 The conversion of the barns to residential use significantly impacted the historic fabric and character of the buildings. Following intervention from the

Local Planning Authority, the developers were instructed to rebuild the gable end walls of the Site. The wall's removal exceeded the remit of the original Listed Building Consent and required rebuilding like-for-like to restore the historic form of the building. Whilst the form was reinstated, the historic fabric of the building was severely compromised.

- 5.14 The proposed addition of 2no. sun pipes to light the windowless first-floor corridor at the rear of the former barn will not impact the building's historic significance. A number of options were considered, including alterations to the first-floor layout and the addition of roof lights or new window openings. The addition of sun pipes is considered to have the least impact on the historic agricultural character and fabric of the building.

Figure 6: Front Elevation (Access to Rear Elevation Restricted)



- 5.15 The small, unobtrusive black framed panels will sit flush to the roofline, utilising a similar design to the conservation-style rooflights visible across the barn ranges. The sun pipe roof panels will be smaller than the rooflights of surrounding buildings, ensuring the additions are unobtrusive. They will

also be positioned to avoid impact to the original timber frame beams within the barn. Their addition will allow the rear corridor to be enjoyed without the need for continuous artificial light, increasing the area's utilisation.

Figure 7: Velux Sun Pipe Illustrations @VELUX



Figure 8: Rooflights visible on adjoining converted barns



5.16 The repurposing of the window opening on the gable end into a door opening will also not impact upon the significance of the building. The gable end wall was entirely rebuilt during the initial conversion of the barns. It is unclear if any original material was repurposed for this. Nevertheless, the original layout and any features of significance have already been lost, and the addition of a doorway would not impact the appreciation of the building's historic significance. The alteration to the window opening will not notably alter the patterns of fenestration, nor the brick-to-void ratio.

Figure 9: Rebuilt Gable End



- 5.17 A small section of the top course of rubble wall soleplate will require removal to accommodate the doorway, allowing this to sit flush with the internal level. The original soleplate line will remain clearly legible as this continues from either side of the new doorway, and the understanding of the building's significance will remain unaltered.
- 5.18 Finally, increasing the opening size of the two front elevation windows into doorways whilst maintaining their current width and arched headers will not impact the building's historic significance. The addition of the glazed doorways, in the same style as an adjacent door (see Figure 10), will not alter the character or appreciation of the building's agricultural past. Whilst some historic brickwork will be removed to accommodate the doors, the rubble wall footings below remain unaltered, reducing the historic fabric impacted by the proposal.

Figure 10: Timber Frame Fully Glazed Door in Arch Header of Adjoining Barn Conversion



Figure 11: Proposed Doorway Design Illustrated On An Adjacent Converted Barn



6. Conclusion

6.1 The National Planning Policy Guidance (NPPG), helps to define what constitutes harm and how to assess the impact. It explains that:

“It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.”

6.2 In summary, the historic significance of the barns is as an indicator of the village’s growth and changing needs, which will not be impacted by the proposal. The change of use to the former agricultural barns has resulted in some loss of significance, however it is considered that the proposed development will not result in further domestication of the converted barns nor impede the understanding of the building’s significance.

6.3 Much of the historic fabric of the building has been altered through the conversion of the building, and the proposal seeks to limit further alteration to the historic fabric. The impact on the historic fabric will thus remain low.

6.4 Finally, the vernacular character of the building will be respected, with the proposal remaining in keeping with the design already in place across the range of barns. The proposal ensures that the legibility of the building’s former use is respected and maintained. The proposal will, therefore, result in no harm.