

Project: 8 Hopton Castle, Nr Craven Arms, Shropshire
Applicant: Mr & Mrs Lynskey
Ref: 22/03930/FUL Condition 3 & 22/03931/LBC Condition 3

Ref: Lynk.1
Date: 04.09.23

1.0 Introduction

1.1 This written specification for a scheme of photographic recording of the building is submitted in accordance with condition 3 of 22/03930/FUL and 22/03931/LBC for the demolition and replacement of single-storey rear kitchen extension; erection of a new timber framed front porch; removal of modern side porch; refurbishment works to include installation of replacement windows, re-rendering and mortar repairs.

1.2 Condition 3 confirms that:

No works to the dwelling, including demolition or stripping of existing fabric, shall commence until there has been submitted to and agreed in writing by the local planning authority a written specification for a scheme of photographic recording of the exterior and interior of the building in its current condition and throughout the course of the works, to 'Level 2' standards as defined in the Historic England document 'Understanding Historic Buildings: A Guide to Good Recording Practice' (2016). The recording shall be carried out in accordance with the approved details.

Reason: To provide an adequate record of the building's historic form and fabric, in accordance with Policies CS6 and CS17 of the Shropshire Local Development Framework Adopted Core Strategy.

1.3 This written specification for a scheme of photographic recording is submitted to discharge the above condition. No works to the dwelling shall commence until the written specification has been agreed by Shropshire Council.

2.0 Setting

2.1 The property lies in the small village of Hopton Castle, between Clun and Craven Arms within the boundary of the Shropshire Hills Area of Outstanding Natural Beauty. The property has views over open countryside to the front, with a substantial garden to the rear. The main house sits to the front of the plot and has a small front garden which mainly consists of a tarmac drive and parking area.

3.0 Brief description

- 3.1 The two storey building originates from circa 15th Century, with later extensions to both sides and front and historically was one residence. In the 20th century the house was divided into three separate dwellings and became known as no. 6, 7 & 8 Hopton Castle. Subsequently, no. 7 & 8 became one cottage at the western end of the property and no 6 the cottage at the eastern end, creating the two cottages described in the Listing description.
- 3.2 Towards the latter part of the 20th century the property was re-established as one home. This historic separation has resulted in a main façade which is fairly incohesive; the majority of the façade in coursed stone to the west, and a portion with a painted render finish and exposed timber framing within the gable end to the east. The division of the property has resulted in the windows and dormer sizes ranging in shape and style, and a number of entrance doors and side porches all on the south façade. These alterations have led to a cluttered front façade with little indication of a primary entrance to the building.
- 3.3 To the rear, a modern single storey flat roof extension has been added. The historic timber frame is partially visible to some bays to the rear façade and in a dominant side gable to the west side. The central area of the façade has been rendered to both sides of the rear extensions. Small lean-to porches and external stores have been added. The windows vary in style and age and there are a number of repairs to the render panels within the timber framed portions which evidence the historic replacement of these windows.
- 3.4 A pitched clay tile roof with green painted barge boards and rainwater goods is punctuated with a number of chimneys stacks serving a range of fireplaces - some still in use - and historic bread ovens found within the interior of the property.
- 3.5 The property is grade 2 listed reference: SO3644278169

4.0 Context

- 4.1 This written scheme of investigation has been prepared by Trevor Hewett LLP to satisfy condition number 3 of 22/03930/FUL & 22/03931/LBC. It provides information on the methodology that will be employed by the appropriate qualified person during the level 2 photographic survey.
- 4.2 The Conservation officer at Shropshire Council has recommended that in accordance with policies CS6 and CS17 of the Shropshire Local Development Framework Adoptive Core Strategy, a photographic record shall be made of the buildings historic form and fabric.
- 4.3 The details set out in this document outline procedures to be undertaken during the building recording. This work will result in an archive standard photographic record and a report. All work will be undertaken by suitably qualified person and in accordance with the standards and guidelines of Historic England document 'Understanding Historic Buildings: A Guide to Good Recording Practice' (2016) to a Level 2 standard.

5.0 Site Specific Objectives

- 5.1 The primary objective of the Building Recording will be to record all of the key internal and external components of the building so that a permanent record survives prior to alteration of the building. This will be completed by means of an English Heritage Level 2 Building survey. The work will result in a report, which will provide a photographic and written record of the building.

6.0 Methodology for Historic Building Appraisal

Recording

- 6.1 The Historic Buildings Appraisal will be undertaken by a suitably experienced person who, during the site investigations, will be able to 'read' the structure and record the important details. The photographic record (Level 2) will be a comprehensive record to archive standard of the existing buildings and structures, both externally and internally.
- 6.2 The recording will be completed to a standard equivalent to Historic England Level 2 (Historic England 'Understanding Historic Buildings: A Guide to Good Recording Practice' 2006, revised 2016).
- 6.3 All photographs will be taken in a high resolution (10+ Mega Pixel) digital format. For both general and specific photographs, a photographic scale shall be included. The photographic record shall be accompanied by a photographic register detailing as a minimum, feature number, location and direction of shot.

Monitoring

- 6.4 Shropshire Council will be contacted on commencement of site works. Any changes to this Written Scheme of Information only following approval from Shropshire Council.

Shropshire will be given access to the site so that they may monitor the progress. Shropshire Council will be kept regularly informed about developments, both during the site works.