



## Heritage Statement

Old Vicarage Care Home, Frampton on Severn  
Nov 2023 – Revision 01



## Purpose of Statement

This statement has been prepared in accordance with planning guidelines and regulations to demonstrate our commitment to preserving the historical and architectural significance of heritage assets.

The information should be read with the plans and details relating to the proposals in the variation of condition application.

The following heritage statement is for a variation of condition application, S.23/2161/VAR for the Old Vicarage Care home, Frampton on Severn.

During the Pre construction stage of the project a fire strategy and buildability review was undertaken. The review made some minor but important changes to the design of the building.

The purpose of the variation of condition application is to formalise changes and the purpose of this report is to put these changes in context and demonstrate any impact they have on the wider conservation zone which the site borders.



## Existing Site

The Old Vicarage Care Home is situated in a secluded position within a Conservation area, where buildings range in style from cruck cottages to Georgian and Victorian buildings.



Aerial View



OS maps (c. 1880s – 1930s)



OS Plan

The Old Vicarage dates back around 200 years when it was occupied by the local vicar. After being sold and replaced by a smaller Vicarage, it was given new life as a Country hotel before being converted into a Care Home.

The existing building is in a secluded location in the village, surrounded by mature trees and shrubs. Although the Old Vicarage is not a Listed Building, we recognise that it has a historic value in the village, as a consequence of which the proposed extension has been designed to respect both the existing building and its location.

The existing Care Home is part three storey, with a lift providing access to all levels. There are 31 single bedrooms and three shared en-suite rooms which accommodate a total of 37 residents. There are extensive communal facilities on the ground floor, including two main lounges, two dining areas and a reception area.

The home has a team of registered nurses and well trained, dedicated, care assistants who provide an excellent standard of 24 hours care. The home is under the operation of Genie Care, which is regulated by The Care Quality Commission.

There are wheelchair-accessible landscaped areas to two sides of the existing building, and all service users have access to all the communal living areas.



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## Proposal in Context

We would like to amend the approved plans with the following changes. Add an external door to the ground floor and a window to the first floor. This will be a fire escape door to the staircase and smoke opening vent window on the first floor for the corridor, both were added following a fire strategy review.



We would also like to add two rooflight AOV's. These have been added to the stairwells for smoke ventilation in the event of a fire.

We would like to amend the look of the corner window in the garden. The corner window is to be amended to two separate windows for structural reasons to allow a corner brick pier to support the wall, floor above.

The additional window and corner window is to have the same style as the rest of the windows, except it will be obscured glazing on the east side, first floor of the building.

The ground floor door will also have the same style as the other doors on the building. Both the additional window and door are on the east elevation of the building and are facing away from the conservation zone which borders the other side of the site.

One rooflight is on the south elevation of the building roof and

one is located centrally where it is not visible from the perimeter of the building at ground level.

The new extension is set within the care homes garden with a line of trees and hedges surrounding the extension. The hedges and trees screen the new extension to a degree.

The new smoke ventilation window to the end of a corridor at First floor level faces towards a pair of detached 1970s properties nos 7 and 9 Glebe Close.

We recognise that the existing trees and hedges to the boundary provide a considerable screen to this elevation of the extension from the adjacent dwellings, however to further respect the privacy of the adjacent dwelling the new window will be fitted with permanently Obscured glazing to prevent any overlooking. The nearest adjacent property No 7 Glebe Close is some 20+Meters away from the new window.

Due to the limited changes to the elevations, matching style of the proposals and surrounding vegetation we feel that the design has a minor/no impact on the conservation zone which borders the opposite side of the building.