

LISTED BUILDING CONSENT APPLICATION

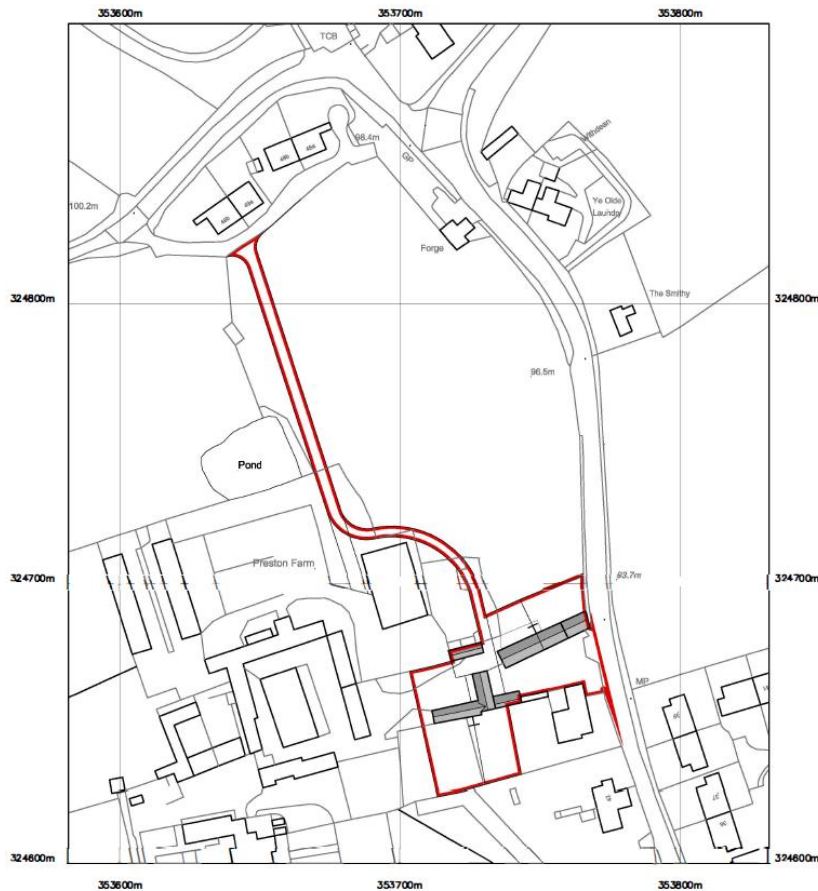
Preston Farm, Preston Brockhurst, Shrewsbury, Shropshire

Supporting Statement

Planning permission was granted on 17th December 2020 (under reference 20/02120/FUL) for Conversion of barns to four residential dwellings and garages.

The location of the site in Preston Brockhurst village is shown below.

Location Plan



Planning permission was granted subject to pre-start conditions covering the submission of details of the access track, and a foul and surface water drainage scheme. These details were submitted on 25th April 2023 and approved under reference 23/01751/DIS, on 12th May 2023.

A material start on the planning permission will be made prior to its expiry date, although no works will be carried out to the buildings themselves until this Listed Building Consent application has been determined.

The need for LBC has been highlighted by the Conservation Officer (Ruth Hitchen), in view of the fact that the adjoining Preston Farmhouse is a listed building, even though the application buildings themselves are unlisted.

The proposals are for the conversion of barns to four residential units. Barn A to the north will convert to 2 units (A1 and A2 on the approved site plan below), as will Barn B to the west (units B1 and B2).

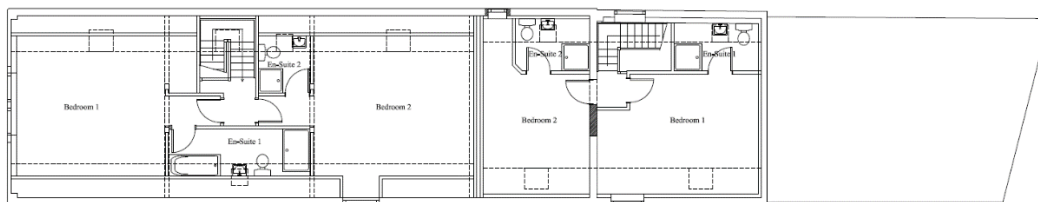
Site Plan



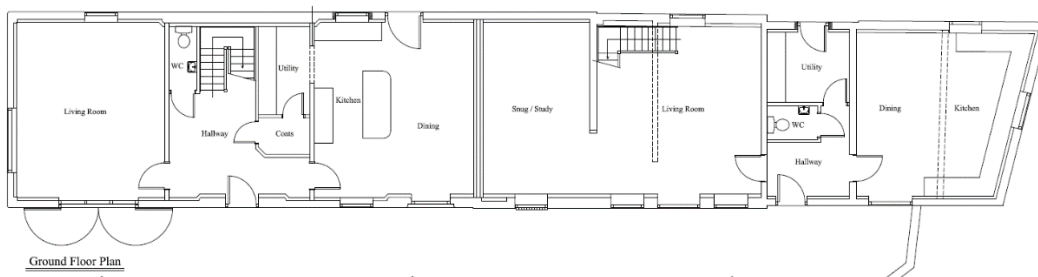
This application is supported by a Heritage Assessment by Richard K Morriss.

The latest approved plans are submitted with the application, and the floor plans are reproduced below.

Proposed Floor Plans – Barn A

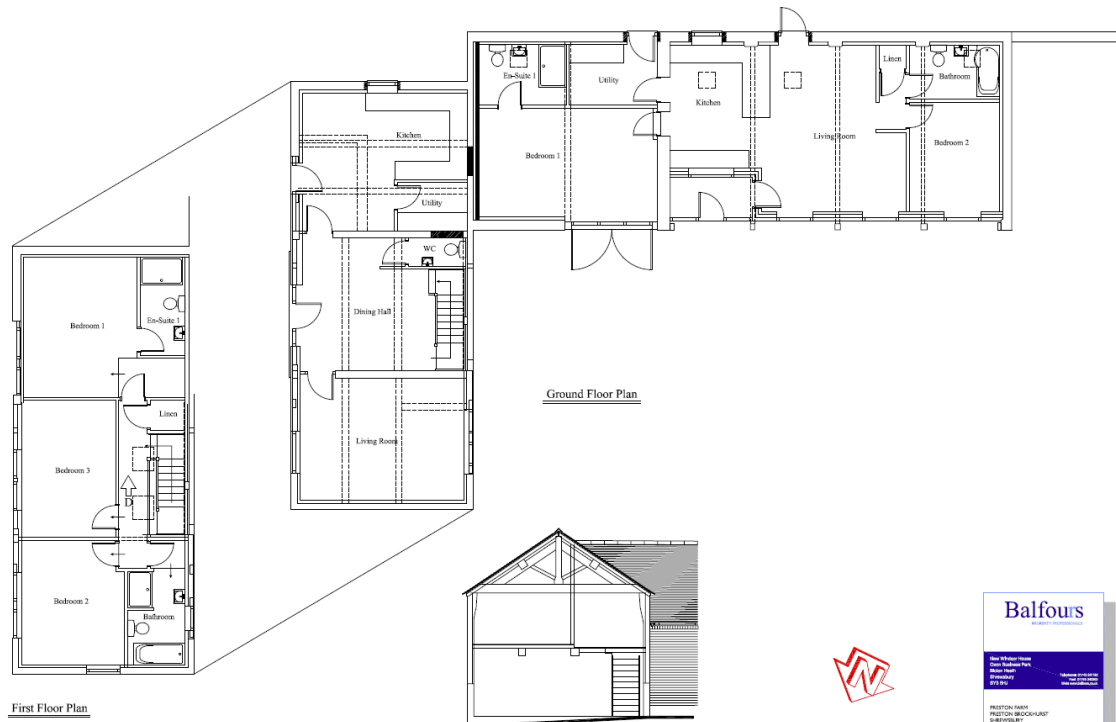


First Floor Plan



Ground Floor Plan

Proposed Floor Plans – Barn B



This LBC application contains a number of approved amendments arising from the Conservation Officer's comments on the original layout and design of the scheme, principally involving the following :-

- With regards to Barn A, we are suggesting building a masonry wall under Trusses A and B, then cutting out a section of the bottom chord, then restraining the truss to the new wall. The only way of leaving the truss intact is to have a convoluted staircase arrangement. Truss C remains untouched as it is to the one side of the party wall.
- We have rejigged the layout of Barn B slightly to have a lower level landing which will give 1.8m headroom under the trusses as they are, then we step up into the bedrooms. This will mean slightly lower ceiling heights at ground floor in part of the dining hall, utility and part of the living room. As we are putting a new first floor over the living room, we will be putting new beams in, so the lower section of ceiling will look like a quirk that is supposed to be there.
- To address the initial concerns regarding alterations to the rear elevation of Barn B, we are suggesting demolishing the two garages attached to the front of the barn. We then propose to move the kitchen door to the front and centralise the kitchen window in the gable of Unit 1.
- In Unit 2, we have deleted the utility window and half glazed the door. We have also reduced the width of the new opening from the living area to a single door.