

DESIGN ACCESS & HERITAGE STATEMENT
5 Farleigh Road, Norton St Philip, BA2 7PG

November 2023

Rev.A 13.02.24 Para. 5.05 Railing colour amended

1.00 INTRODUCTION

- 1.01 Norton St Philip lies in the north-east corner of Somerset, on the edge of the Mendip Hills, about 9 miles south of Bath.
- 1.02 5 Farleigh Road forms part of a distinctive group of buildings at the intersection of The Bath Road, Bell Hill, The High Street and Farleigh Road. The building occupies a prominent location and contributes positively to the character of the Conservation Area.
- 1.03 This report accompanies planning and listed buildings consent applications to extend the existing entrance lobby outwards, new garden wall and gateway and three new electric car charging points. The report outlines the impact of the proposals on the heritage asset.
- 1.04 The assessment fulfils the requirements of paragraph 194 of the National Planning Policy Framework (the NPPF, July 2022) and meets Somerset's validation checklist for applications affecting listed buildings.

2.00 HERITAGE DESIGNATION & PLANNING HISTORY

- 2.01 According to the My Mendip information page, the property is within the conservation area and does not appear to be listed. The Conservation Area Appraisal for Norton St Philip identifies 5 Farleigh Road as an 'unlisted positive building', see extract in Appendix A. However, the previous planning application associated with the property included a Listed Building Consent application. The Oaks, a detached late 18th century property to the north of 5 Farleigh Road, is Grade II listed and historically the two buildings probably formed part of the same ownership.
- 2.02 The Historic England listing does not include a description of the collection of buildings which constitute 1, 3 & 5 Farleigh Road, only The Oaks is described:
Detached house. Late C18. Ashlar Douling stone, with plinth and string courses, double Roman clay tile hipped roof with end chimney stacks. 2-storey, 3-window front with central entrance porch. 6-panel, fielded and moulded door, top 2 panels glazed, set in stone porch with corner incised pilasters, fluted frieze and entablature with acroteria. 24-pane sash windows with marginal glazing bars.
- 2.03 The site is within an Area of High Archaeological Potential and the Bath Consultation Zones Mells Valley SAC and Bath and Bradford on Avon SAC.

2.04 Previous planning applications:

2023/1245/L2PA	Pre-application advice sought for the proposed lobby extension. Meeting on site with Jayne Boldy and colleague 2.30pm Tuesday 26th September 2023.
2015/2236/HSE	Alterations to 5 Farleigh Road and external store.
2015/2237/LBC	Approved with conditions December 2015
2015/1009/VRC	Application for variation of condition 5 (parking spaces) for application 2010/2725. Approved with conditions June 2015
2012/0011 (Planning)	Alterations and single storey extension to unit 1, The Old Forge.
2012/0073 (Listed Building)	Approved with conditions May 2012
2011/0232	Approval of matters reserved by condition for application 2010/2725: Joinery and parking. Approved April 2011
2011/0360	Approval of matters reserved by condition for application 2010/2726: Joinery. Approved April 2011
2010/2725	Conversion of office building to form 3 dwellings.
2010/2726	Approved with conditions January 2011
103290/000	Garages and Restore Former ? Approved August 1981

2.05 Notes from the pre-application site meeting are included in Appendix B.

3.00 DESCRIPTION OF CONTEXT AND BUILDING

3.01 Norton St Philip developed at the intersection of two important historic routes where the road to Salisbury from Bristol and Bath crosses the road from Taunton to Wells on its way towards London. The village was a thriving cloth and wool trading centre in medieval times with its own fair and charter market. The village is surrounded by farmland on all sides.

3.02 Much of the medieval street pattern and individual dwellings remain. Many of the village's buildings are 17th century stone structures, at least the street elevations; some have been rebuilt over the intervening years. The cohesive groups of buildings along the High Street (B3110), North Street, and Church Street are linked by a more sporadic ribbon of buildings along Bell Hill (A366).

3.03 1, 3 & 5 Farleigh Road, previously known as The Old Forge, occupies the sharp angled plot between Bath and Farleigh Roads. 1, 3 & 5 Farleigh Road form part of the significant group of buildings, The George, The Fleur de Lys and The Plain. 1 & 3 Farleigh Road are late 19th century and appear on the 1838 Parish Tithe Map. There is a date stone inside no.5 Farleigh Road with 1831 engraved.

3.04 The use of local stone and building lines close to the road edge provide an overall unity to the junction at the top of Bell Hill which continues with the terraces along the High Street, North Street and Bell Hill.



Fig. 1 View looking north-east toward Farleigh Road



Fig.2 View looking south-west towards The George Inn



Fig. 3 View looking south-west into courtyard



Fig.4 View looking south within courtyard

3.05 The group of buildings which form 1, 3 & 5 Farleigh Road have a U-shaped footprint. Whilst the outer elevations form part of the street scene, the inner elevations overlook a more private, inward looking, irregular courtyard area where residents park. A high wall alongside Farleigh Road helps to conceal this area with views in possible from the Fleur de Lys car park and through traffic approaching the busy junction.

3.06 The buildings which make up 1, 3 & 5 Farleigh Road vary slightly in character. 1 & 3 having a mix of window styles, some with dressed stone surrounds, some with timber lintels and stone sills, dressed stone blocks form the parapet wall on the northeast facing gable. Interesting features of 5 Farleigh Road include a round headed first floor window with dressed stone surround overlooking the inner courtyard. Windows openings at ground floor, with arched heads show signs of earlier full height openings into what may have been stabling or the forge workshop with accommodation over. Raised stone quoins to the north facing gable with dressed stone surround to an original door opening and to the gable parapet.

4.00 ASSESSMENT OF SIGNIFICANCE

- 4.01 1, 3 & 5 Farleigh Road have been altered over the years to suit a number of different uses. The buildings original external features and their character contribute positively to the immediate surroundings and Conservation Area. The variety of detailing to openings and ‘quirky’ angled junction between 1, 3 & 5 give the courtyard an interesting layout.
- 4.02 The exterior fabric of the building remains largely intact and where more recent alterations have been made these remain legible. The single storey kitchen extension is contemporary in design and has timber cladding and zinc roofing making it distinct from the historic fabric.
- 4.03 The first floor arched window could potentially be an early example given the simple mechanism where the lower section only, slides vertically across the fixed upper section, without the aid of weights or pulleys and is held in position by a series of pegs. The upper fixed casement has a simple meeting rail without horns, a detail also indicative of an early window. Previous repairs are failing and rust staining from surface fixed brackets is apparent. The window is extremely difficult to open in its present condition. See Appendix C for more photographs.
- 4.04 The ground floor windows are all new single glazed, sliding sash windows, fitted into original full height arched openings. They all have square heads with a solid infill to the arched section over. The middle window was fitted later and has slimmer, glazing bars with moulding details. The windows either side have thicker, squared frame and glazing bar sections. See Appendix D for more photographs.



Fig. 5 First floor courtyard window



Fig.6 Ground floor courtyard middle and right hand windows

5.00 SUMMARY OF PROPOSALS

- 5.01 The proposal is to extend the existing entrance lobby outwards to ease the internal circulation, provide additional storage for outdoor clothing and create a covered porch over the repositioned front door. New garden wall and gateway to better define the external space and parking arrangement. The new entrance hallway and external enclosure would also improve the security, privacy and amenity of the small garden areas adjacent to the kitchen. Three new electric car charging points are proposed, one for each parking space. See proposed plan and elevation drawings 72-P-04, 05 & 06, 72-E-04, 05 & 06.

- 5.02 The new lobby plan and garden walling is laid out with unusual angles to reflect the geometry of the present buildings and courtyard space. The extension is small scale and will follow the roofline of the timber clad kitchen. The extension will also be clad in timber and have a zinc roof, to be read clearly as part of the 21st century additions. New low stone walls will tie the new lobby in to the existing garden walls. A tall double gate and simple, steel ‘estate’ style fencing with a dark grey paint finish will improve security and obscure the private garden area from public view.
- 5.03 A floor to ceiling window will form the junction of the new lobby with the existing timber clad wall alongside the present front door. This creates a separation between the new build and the existing quoins leaving the quoin detail visible. The new dressed stone plinth and roof build-up will meet, but not overlap the quoins. See detail drawing 72-D-04.
- 5.04 Improving the energy efficiency and repairs are also proposed to the east facing windows. Repairs would be limited to piecing in matching timber to replace rotten sections and re-painting the windows to match the present finish. A magnetically fixed secondary glazing system to be fitted to the inside of each sash requires minimal alteration to the existing windows. See detail drawings 72-D-01, 02, 03 & 72-D-12.

6.00 HERITAGE IMPACT ASSESSMENT

- 6.01 The design and scale of the proposed extension is modest and would be built using the same materials as the present single storey kitchen extension and dry-stone walling used in the garden. The ‘quirky’ angles mirror the unusual plan geometry of the existing buildings. The set back window detail where the new extension attaches to the existing ensures that the stone quoins on the two-storey building are not concealed. These measures ensure that the new extension sits comfortably within the courtyard and respects the integrity and detail of the historic parts of the building.
- 6.02 Windows WG.01 & 03 are the worst affected by decay as the timber sill sits directly on the stone sill and these windows were replaced prior to WG.02. Window WF.01 is extremely difficult to open and has been repaired previously. Limited repairs to the east facing windows would prevent water ingress, draughts and further decay to the frames. This would not affect the character of the property and ensure the windows remain fit for purpose.
- 6.03 Three new electric car charging points fixed to the external walls of the buildings/garden wall would give the buildings occupants the more sustainable option of having an electric car. There would be minimal impact on the building fabric or appearance.

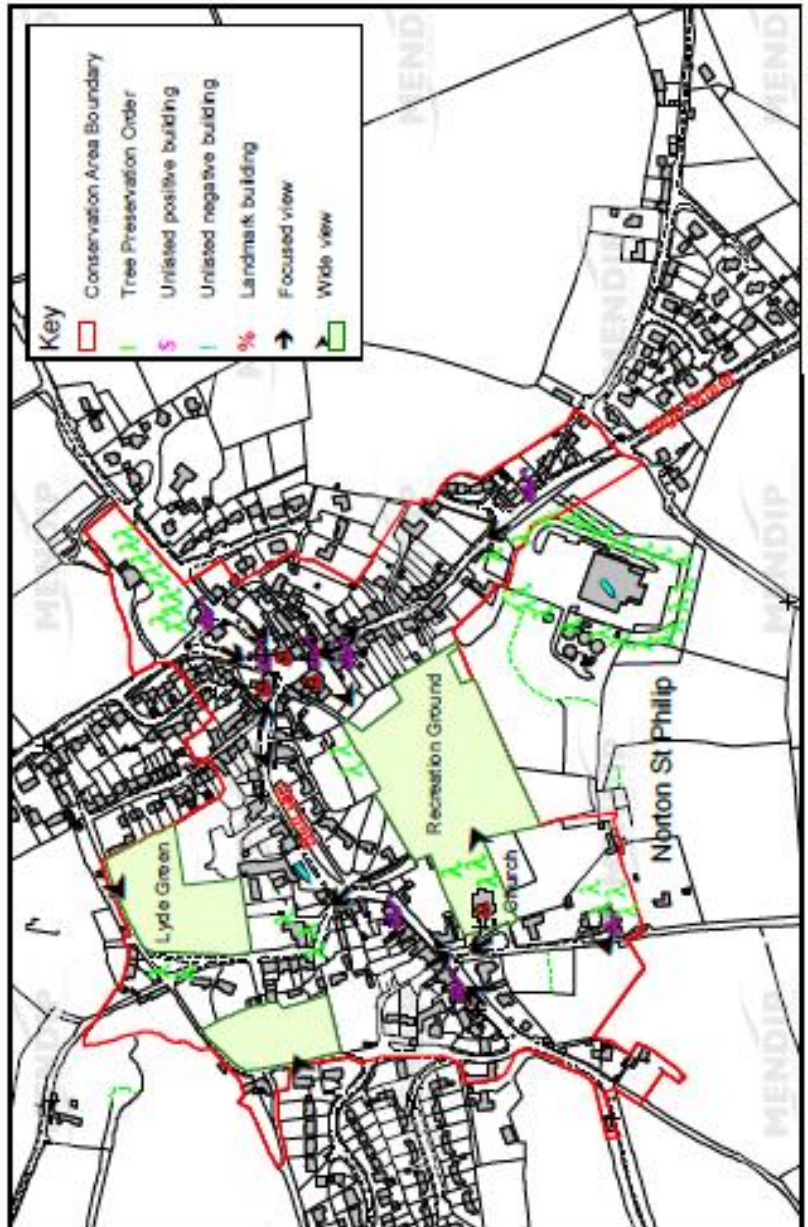
7.00 CONCLUSION

- 7.01 The new entrance hallway and external enclosure are modest in scale, in keeping with the existing building and would significantly improve the privacy and amenity of the small garden areas adjacent to the kitchen. The new garden wall and gateway would define the external space and parking arrangement. The new electric car charging points would have minimal impact. The proposals are within the courtyard area and would not significantly affect the Conservation Area. Limited repair work to the existing windows and secondary glazing are necessary to prevent further decay and improve the energy efficiency of the dwelling.

APPENDIX A

Extract from Norton St Philip Conservation Area Appraisal, October 2007

5. Spatial Analysis



Ordnance Survey Map showing Spatial Analysis

APPENDIX B

MEETING NOTES

5 Farleigh Road, Norton St Philip, BA2 7PG

26th September 2023

1.00 CONSERVATION OFFICER SITE VISIT

- 1.01 Meeting 2.30pm Tuesday 26th September
Present: Val Fox (VF), Anna Hammond (AH) and Jayne Boldy (JB), Somerset Conservation Officer and new Conservation Officer with Somerset.
- 1.02 The meeting was arranged in relation to the pre-application submitted 30th June 2023, Ref: 2023/1245/L2PA.
- 1.03 The proposal to enclose the garden area was discussed.
At present the garden area associated with the property is open to the shared driveway and wide opening onto the road, with the Fleur De Lys car park directly opposite. JB acknowledged the benefits of enclosing the garden area to improve the amenity and security of the space for VF. The principle of enclosing the garden with a low stone wall with some form of screening above was considered acceptable.
- 1.04 The proposal to extend the existing entrance lobby was discussed.
A small extension in the same materials as the present kitchen would provide additional storage and a covered porch. The overall height of the new addition could match the present zinc roof, or ideally sit just below this to help reduce the impact of the new extension. The form of the new extension could mirror the curious angles and junctions between 1, 3 & 5 Farleigh Road. JB was keen to retain the quion detail to the left of the present front door as this is a significant and largely intact feature of the building. The possibility of designing a glazed junction at this point to preserve the quions, retain a visual link and create a separation with the new built form was considered a positive design feature. The proposed small extension was generally considered acceptable in principle, subject to a sympathetic design and careful detailing.
- 1.05 Replacing/improving the east facing windows with either new double glazed units or secondary glazing was discussed.
The first floor arched window could potentially be an early example given the simple mechanism where the lower section only slides vertically across the fixed upper section, without the aid of weights or pulleys and is held in position by a series of pegs. Previous repairs are failing and rust staining from surface fixed brackets is apparent. The window is extremely difficult to open in it's present condition. Given that the window is potentially early, careful repair and conservation would be the only acceptable way forward.
The ground floor windows are all new sliding sash windows, fitted into original full height arched openings. They all have square heads with a solid infill to the arched section over. The middle window has slimmer, glazing bars with moulding details. The windows either side have thicker, squared frame and glazing bar sections. Despite the 1831 date stone inside the building suggesting that it is Victorian, JB considered the georgian style windows appropriate in the setting. Current guidance would preclude double glazing in these windows, even slim 'heritage' units. Secondary glazing would be considered acceptable, subject to approval of details.

APPENDIX C

First floor, courtyard arched window WF.01.



Fig. C.1 First floor courtyard window - interior



Fig. C.2 First floor courtyard window – exterior showing rusting angle repairs



Fig. C.3 Detail of metal angle repair, moulding along bottom rail have been lost through repair



Fig. C.4 Detail at meeting rails, shows repairs to upper casement meeting rail, moulded detail lost

APPENDIX D

Ground floor courtyard sash windows WG.01, 02 & 03.



Fig. D.1 Window WG.01



Fig.D.2 Window WG.02



Fig. D.3 Window WG.03



Fig. D.4 Window WG.01 - interior



Fig. D.5 Window WG.01 – detail



Fig. D.6 Window WG.02 - detail



Fig. D.7 Window WG.01 – detail



Fig. D.8 Window WG.02 – detail



Fig. D.9 Window WG.02 - detail