

5 Grope Lane

Design & Access Statement

For Mr & Mrs Harris

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ST. MARY'S HALL, ST. MARY'S COURT,
SHREWSBURY, SY1 1EG
TEL: (01743) 241111
EMAIL: admin@arrolarchitects.co.uk
WEBSITE: www.arrolarchitects.co.uk

ArrolArchitects
Architects | Surveyors | Planning & Conservation Consultants

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Appendix A

Heritage Impact Assessment.

Appendix B

Existing and Proposed drawings

Introduction

This Design and Access Statement is intended to be read in conjunction with a Listed Building Consent Application for: Internal re-ordering of 5 Grope Lane, introduction of new rooflights and works to structure. This application represents a comprehensive and holistic set of proposals in order to address the needs of the applicant. This document will contain a comprehensive Heritage Impact Assessment in support of the application.

This document details our approach to the design of the various elements to ensure that the proposals have a positive impact on the Grade II* Listed timber frame building.

Location

The site is located in a prominent position in Shrewsbury. The property is along the historic streets of Grope Lane and Shrewsbury High street. Grope lane is significant as it was first recorded as this name in 1561 and as it was a main thoroughfare of the town and leading to the Old Market Hall (Originally Market Hall).

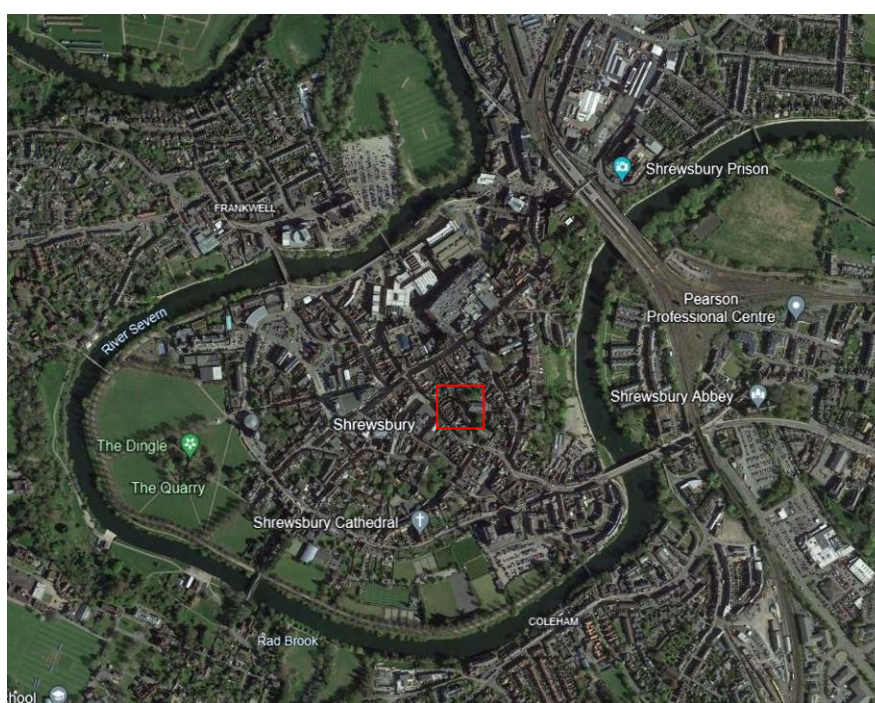


Fig 1: Aerial View of 5 Grope Lane

Previous Planning History

The following Planning Permissions and Listed Building Consents have been recently previously granted regarding the property:

11/03825/FUL: Conversion of existing building to form one 3 bedroom town house.

11/03826/LBC: Conversion of existing building to form one 3 bedroom town house.

SA/06/1278/F: Change of use of offices (Class A2) to one residential dwelling (Class C3).

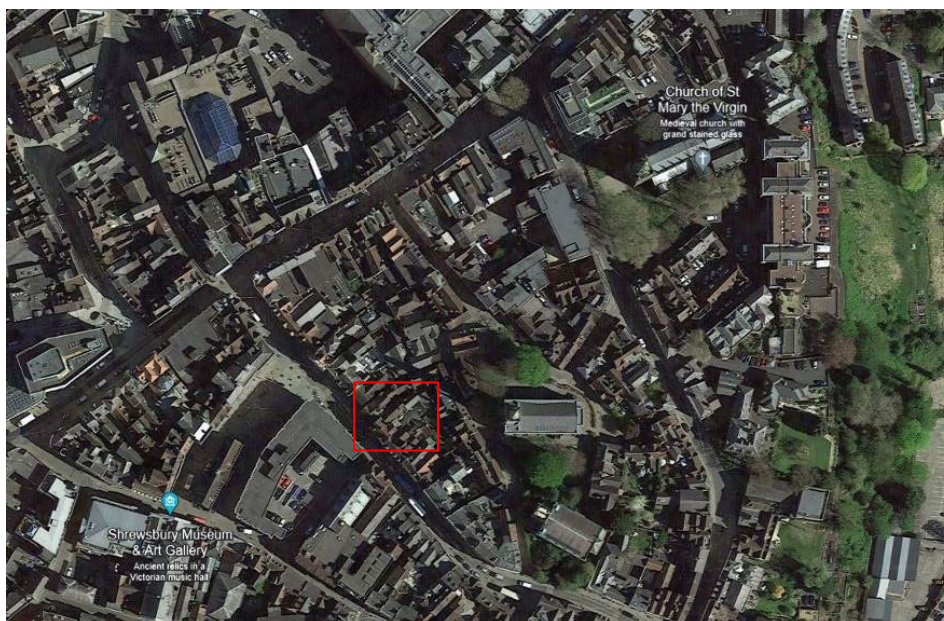


Fig 2: Aerial View of 5 Grope Lane

Listing Description

Official List Entry

Heritage Category: Listed Building

Grade: II*

List Entry Number: 12545512

Date first listed: 10-Jan-1953

List Entry Name: 15 and 16, High Street

Statutory Address 1: 15 and 16, High Street

Location

Statutory Address: 15 and 16, High Street

The building or site itself may lie within the boundary of more than one authority.

District: Shropshire (Unitary Authority)

Parish: Shrewsbury

National Grid Reference: SJ 49196 12488

Details

SHREWSBURY

SJ4912SW HIGH STREET 653-1/15/347 (North East side) 10/01/53 Nos.15 AND 16

II*

Formerly known as: Cross Keys Inn. Inn, now shop. Timber-framed with plain tiled roof. Dated 1575. 2 storeys, 2-window range with inserted late C20 shop front to ground floor. Right-hand bay projects, perhaps as former full-height porch. Jettied with moulded bressumer, close studding with middle rail and herringbone studding in side walls. 4-pane sash window inserted at first floor. Left-hand section also formerly jettied, with moulded bressumer, and square panelling with twisted shafts superimposed on vertical members and sunk quatrefoils in the horizontal. Inserted 4-pane sash window. Some panel infill renewed in brick and painted over. Single segmentally-arched dormer window in roof. Return

elevation to Grope Lane framed and decorated in similar manner with wide gable over shop front, with 6-pane sash window, and renewed plaque bearing date, 1575. Lower jettied central range with close studding links this gable with a narrower upper gable, with 5-light mullioned and transomed window and projecting casement in gable apex. Beyond this a further 2 bays, the ground floor renewed, but moulded bressumer to jettied upper storey, with close studding. Mullioned and transomed windows of 2 and 4 lights are late C19 insertions. Loading door and hoist in gabled dormer. (Smith JT: Shrewsbury: Topography and Domestic Architecture to the Mid C17: 1953-).

Listing NGR: SJ4921712491

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 457321
Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

The Building as Existing

15/16 High street is a fine Grade II* 16th century timber frame building in the centre of Shrewsbury (List entry number 1254512). The property is located in the parish of Quarry and Coton Hill. The full listing description is contained within Appendix A.

5 Grope Lane was likely built around circa 1575, probably for the well-known Draper William Jones (Holt, Clwyd). William Jones died 13th July 1612 and his tomb was originally located in the church of St Alkmunds however later moved in 1789 to the Abbey of Saint Peter and Saint Paul, commonly known as Shrewsbury Abbey.

The building was then passed on to the children of William until it became an Inn from 1780 known as the Globe before changing to the Cross keys by 1820. The property was later purchased by H.F. Newman, a wine and spirit merchant in 1896. The building was extensively repaired and improved with decoration in the 1990s.

More recently the property was split in to commercial premises currently Costa on the ground floor with offices above. There has been since been further change in which the first and second floors of the property were converted from office use to residential in 2011. The residential property on the first and second floors is now known as 5 Grope Lane.

5 Grope lane (Incorporating 16 High street) is a fine timber framed building. The building has a plain tiled roof with a shallow first floor jetty on the first floor. New timber framing was introduced on the ground floor which forms part of the Costa Coffee shop, these works were carried out in the 1990s.

High Street Elevation

The ground floor of this elevation features a glazed timber frame which forms the wall in what is currently the Costa Coffee. This 20th Century decorative framing sits atop a Staffordshire blue brick which has a single cant brick to the top course.

The right hand bay projects with a small jetty and was perhaps a former full height porch and features a moulded bressumer with decorative close studding to front and herringbone studding in side walls. This bay features a projecting casement 6 pane window with shaped finials, decorative beam to form jetty and moulded bargeboards.

The left hand bay projects with a former small jetty and similar to the right hand bay and was perhaps a former full height porch. This bay features a moulded bressummer, close studding to underside and adjacent to a projecting casement 10 pane window. The panelling also consists of twisted shafts superimposed on vertical members and with sunk quatrefoils. This bay features a shaped finials, decorative projecting decorative beam to form jetty and moulded bargeboards.

Grope Lane Elevation

The ground floor of this elevation features a full height glazed timber frame. This 20th Century decorative framing sits atop a Staffordshire blue brick which has a single cant brick to the top course. Further up Grope lane and towards bear steps there is a plain rendered wall and a timber door and window which lead to 5 Grope lane.

The first floor features a wide gable over the shop front which includes a moulded bressummer beam. This gable has a projecting casement 10 pane window which has close studding to the underside and to the bressummer beam. There is sunk quatrefoils adjacent to the projecting casement window which sits neatly underneath a decorative beam. This beam forms a jetty above the projecting casement and has a herringbone struts. There's a 3 paned window to the second floor.

Further along Grope lane there are a further two bays one of which features a loading door with joist. This dormer is gabled and has brickwork above the loading door with the dormer cheeks clad in leadwork. The second dormer has a Timber mullion and transom window with a gable dormer which is finished in render. There is close studding on the first floor section of this elevation with plain render infill panels.

The north elevation has a brickwork gable which has a timber framed window with leaded lights. This brickwork gable has been built atop timber framing with brickwork infill between this timber framing. The gable features a brick on edge parapet which is clad in leadwork to form the flashing to the plain tiled roof.

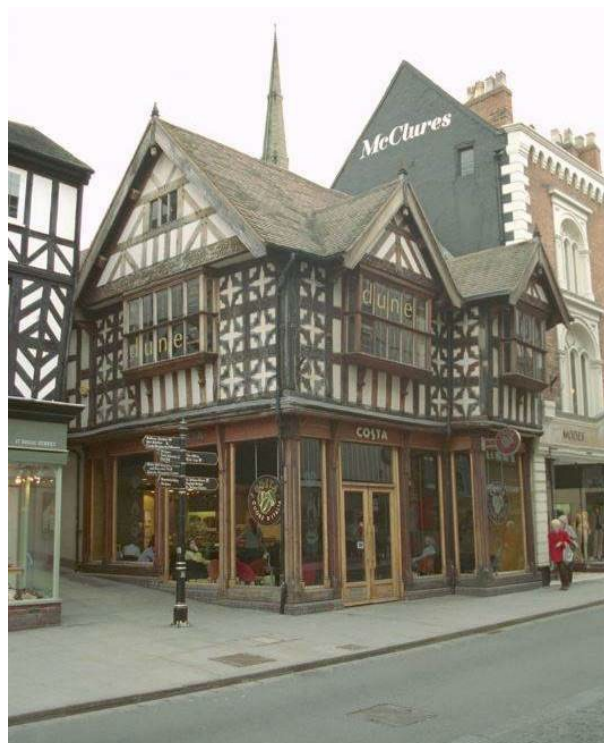


Fig 3: Photograph of 15/16 High Street (2003)

Internal

The interior contains some interesting features with timber beams and walls on display throughout the house. To access the second floor there is a modern staircase adjacent to the current entrance to the property with a grander timber staircase within the older part of the building.

The grander staircase is adjacent to a glazed window from first to second floor which has leaded lights, a similar architectural detail can be found on the windows within the living room.

The second floor has purlins, valley rafters and trusses on display throughout the property. This is an interesting feature and one which will be retained.



Fig 4: Photograph of staircase and lead window.



Figure 5: Photograph of living room



Fig 6: Purlins and roof structure on second floor .



Figure 7: Windows in living room

The Design Proposals

The design proposals are required to ensure that the house can be best used, our client has carefully considered changes over a period of time and how they would like to use the property for the foreseeable future. The changes that are proposed by the client are respectful and aim to enhance the listed building. As such the proposals consist of the following:

Internal Alterations

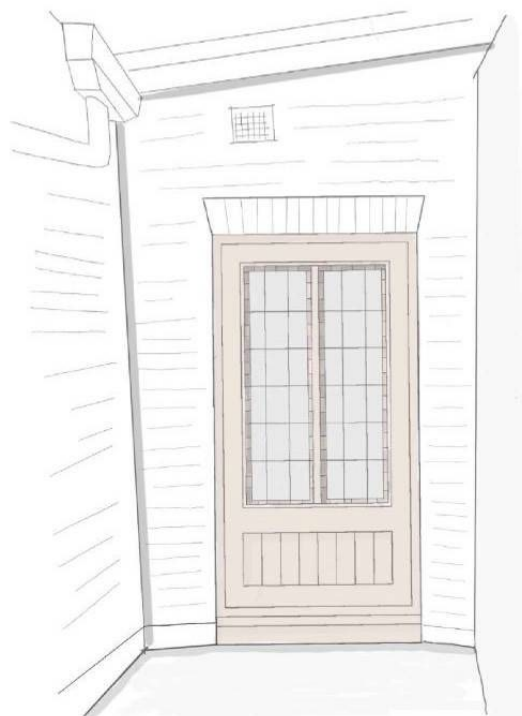
Introduction of door in place of existing window

Currently rear (east side) of the house is completely inaccessible which, as well as being a safety issue, is a significant issue for the maintenance of windows, guttering and roofing along the whole of the rear of the building. Therefore, the client would like to introduce a new door in place of an existing modern window. This door will be constructed out of timber and with mouldings matching those of the adjacent windows within the living room. These windows have interesting leaded lights which will be replicated within the glazed panel of the door.

As the external roof is at a higher level than that of the first floor two steps will need to be introduced to access this area of the roof. These will be sensitively introduced with plain mouldings; they will be constructed out of oak and will have a stained finish.



Window - As Existing



New door access to roof - As Proposed

Fig 9: Existing and proposed access to existing first floor roof.

New log burner with flue

The property currently suffers from poor thermal performance which is due to there being limited thermal insulation and only limited scope to improve the thermal efficiency of the building. As such our client would like to introduce alternative means of heating for the property which would be beneficial to its ongoing use and running costs. As such the client is proposing a new log burner to be installed with a flue. This will be installed within the living room where it would be the most beneficial. The flue will be constructed out of matt black pipework. This element will not be seen by the neighboring properties, High Street or Grope Lane as it will be installed to the east. We have provided a drawing which indicates the proposed height and also the adjacent ridge and eaves heights to demonstrate that the proposed flue will not be seen by the neighboring properties and also confirm that it complies with Part J of the latest Building Regulations.

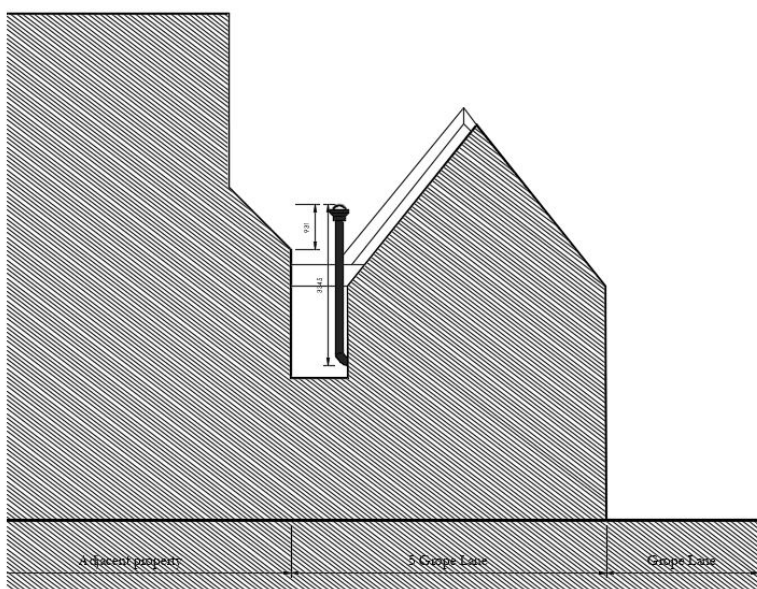


Fig 10: Flue position compared to adjacent properties.

Rooflights

The property currently suffers with limited natural light in the living spaces in particular these being within the bathroom and two bedrooms on the second floor. To make these rooms more livable our client proposes that additional rooflights are installed. These will be installed between the existing rafters to retain as much historic structure as possible, they will be installed in line with the existing roof and be of a conservation type with a central glazing bar. The proposed positions for these are in areas in which they will not be visible by neighboring properties or from Grope lane.

We are proposing to replace the existing rooflight within the bedroom on the second floor and install a slightly larger unit. This will enable safe access to the top of the roof which will enable maintenance and repair works to be carried out. Maintenance of the roof is made difficult with little to no access available and a larger rooflight will resolve this concern. Furthermore, the existing rooflights are not of a high quality and are fixed atop of the rafters which means they are projecting out.



Figure 11 and 12: Proposed in line rooflight on left and existing on right.

The proposed new rooflights will be inline as described and, due to the increase in size, will conform to the standard access egress size.

Repositioning of purlin and installation of Juliet balcony

Our client is proposing the repositioning of the existing purlin within the hobby room on the second floor. This position of the purlin is drastically reducing the head height within this room and as such it is proving difficult to use this space. As such our client would like to carefully move the existing purlin in this area to a higher position across the existing dormer, which would enable head clearance. . We believe that this is a sensitive solution which retains the historic structure whilst also ensuring that the second floor space is livable. Making this change to the historic structure also enables better readability and understanding of the historic use of this dormer for its intended purpose with its loading door and winch.

Our client is proposing that a simple cast iron Juliet balcony is installed to the outside of the existing dormer window. This is required as our client would like to make use of the existing doors and open them for their enjoyment. This enhances the historic opening by making this area usable but also safe as there is a significant drop to Grope lane from this opening. The simple cast iron Juliet balcony will ensure that the existing feature is retained with minimal alteration to the existing opening.

Access

Due to the constraints of the Historic property and its Grade II* listing, disabled access is largely not possible as, once entering the property via Grope Lane, there is a set of stairs which take you to the first floor of the property.

Heritage Impact Statement

A tabulated Heritage Impact Assessment is contained within Appendix A.

Conclusion

It is felt that this comprehensive Listed Building Consent Application will provide 21st century living accommodation and will enhance the property with minimal impact on the Historic fabric to ensure the long term viability of the property at Grope Lane.

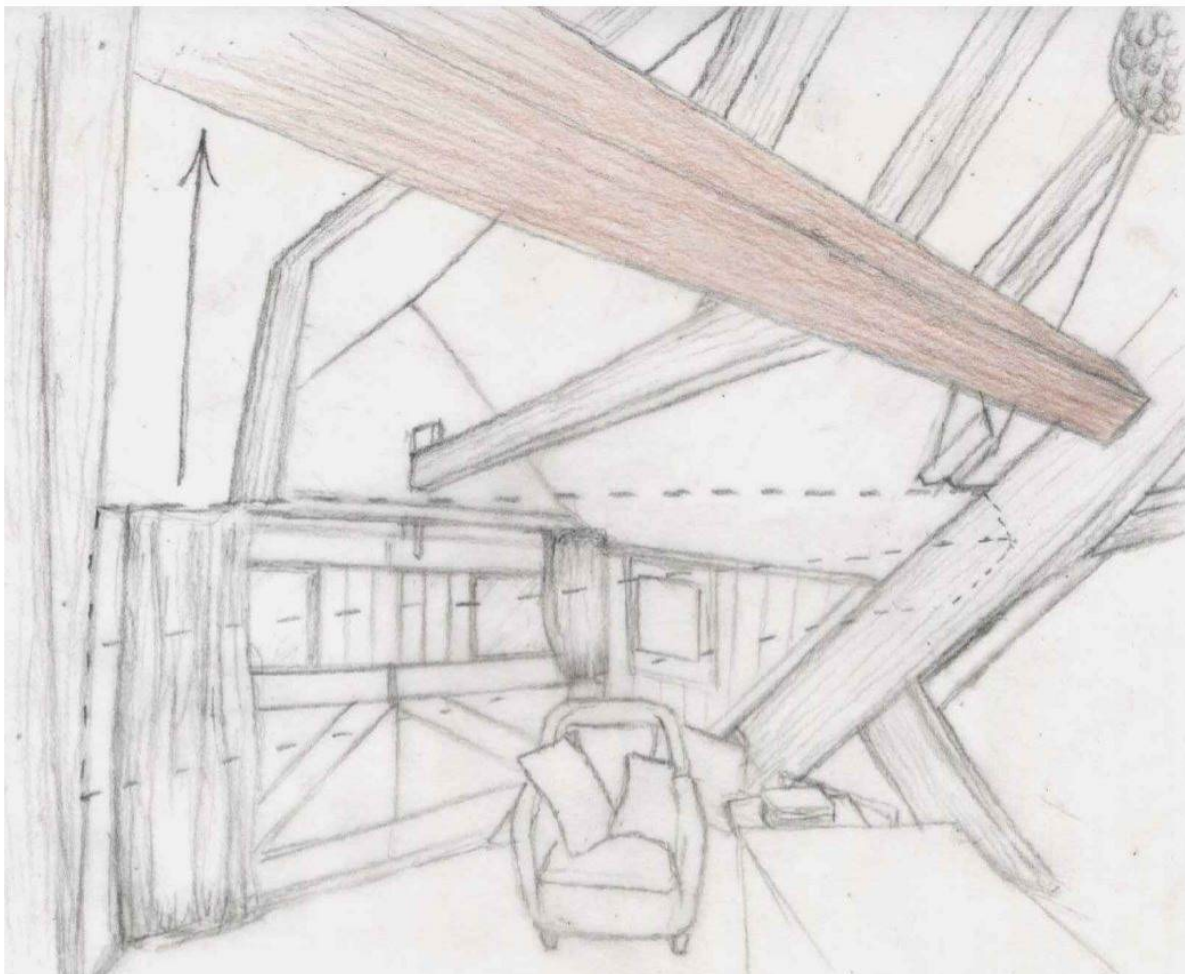


Figure 13: Sketch of new Beam position