

Heritage Statement, 3 Church Street, Frome

Alterations



3 Church Street, Frome BA11 1PW
Mr A Harding

1949 Rev

1.0 Historic and Special Importance of the Buildings

The use of this building has until very recently been an accountant's office. Little work appears to have been done in recent decades beyond decoration although it is understood that a first floor partition was been added.

2.0 Justification of the Listing.

The Listing is as follows below. Note that this refers to both number 3 and number 4 Church Street. Number 4 has now disappeared and the building forms part of number 7 which will be subject to a separate application.

1. 5363 CHURCH STR3ET

Nos 3 and 4 ST 7747 NE 10/462 GV

II

2. Late C17, altered. Painted rubble, 2 storeys, 2 windows, modern casements with wooden lintels. Ground floor has continuous fascia and 2 shop windows with flanking pilaster strips and central ½ glazed door. Pantile roof with large gabled dormer to rear. Gable end to east is timber framed incorporating end wall of possibly C16 houses. Linked to No 7 by low 3 storey former cottage (No 4), previously a 2½ storey gable fronted building which has ground floor garage doors, a 3 light ovolo moulded wood mullion window on 1st floor and modern casements on 2nd floor.

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1888m



1888

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1910 - 40



modern OS plan (subdivision between numbers 3 and 7 is not accurate)

3.0 The Buildings' Setting

Number 3 Church Street sits in the heart of the tightly built historic town of Frome. It forms one of a number of historic buildings along Church Street.

4.0 Justification for the proposed works and specification

4.1 Exterior

- 4.1.1 It is proposed to remove the modern paint which has been applied to the historic rubble stone walls to both the front and rear elevations. A sample area has been done to the stonework to the rear of number 7 using the DOFF system as a representative area of both addresses. This is available for inspection. It is noted that the erosion of the modern paint to the rear elevation has revealed an ochre coloured limewash and it is important that this is retained on the surface of the stone as evidence of the historic finish. The elevations are proposed to be reviewed and patch re-pointed using lime mortar. It is not proposed to reapply limewash.
- 4.1.2 The external joinery is proposed to be repaired then re-painted. Satin finish paint throughout, colours as below:
The render on front ground floor, street side, will be Lute 317
The window frames throughout will be Lamp Black 228
- 4.1.3 Two new Conservation Rooflights supplied by the Conservation Rooflight Company are proposed to be fitted to the front elevation of the roof, facing Church Street. These are to introduce light into the depth of the attic rooms. Note that there is another rooflight approved along Church Street in Listed property number 2b on the front elevation. In reality it is difficult to see the roofs from the street as the street is fairly narrow and there is no pavement opposite at the bottom of the retaining wall to the church yard.



Rooflight to 2b Church Street shown on Google Earth

A further Conservation rooflight is proposed in the modern roof to the rear to light the proposed new entrance.

4.2 Interior

- 4.2.1 **Ground Floor** – to the rear of the building the existing w.c is to be reconfigured to provide two toilets for use by the creche alongside a further adult toilet in the modern lean-to. All will use existing drains close by.
- 4.2.2 A new entrance to the rear of the property is proposed so that the customers of the hot desking spaces are kept separate from the creche for safeguarding reasons. A new w.c is proposed adjacent, within the modern lean-to as it will be required for the hot desking customers. Again, it is positioned close to existing drainage, and will not disrupt the historic fabric.
- 4.2.3 The new entrance is proposed to connect to the stair by removing a section of historic rubblestone wall as shown on the drawings. This wall sits at right angles to what appears to be a former bread oven. There is no evidence as to where the associated fireplace might have been. It is not proposed to disrupt the bread oven in any way.



View looking towards historic bread oven. It is proposed to open a new door adjacent, further along the wall with the boiler.

- 4.2.4 **First Floor** – the recently constructed partition is proposed to have an opening cut and bifold doors fitted. These will allow the two first floor spaces to be used flexibly whilst retaining two distinct rooms. The partition is shown below from both sides.

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April 2024

Note: this is an outline specification and not suitable for use on-site.

Design and Access Statement

1.0 Context

3 Church Street sits in the heart of the tightly built historic town of Frome

2.0 Amount

One campaign of repair work along with alterations

3.0 Layout

Externally, the layout remains unchanged.

4.0 Scale and Appearance

Externally, the scale remains unchanged. The appearance of the external walls will change owing to the removal of the existing modern paint and the introduction of two rooflights

5.0 Landscaping

The building is in an urban setting within the town centre. There is little external space associated with the building so very little opportunity for landscaping although it is noted that the building owner also owns the adjacent two properties, with the tarmacked open space behind. There are plans to improve this area but this will form part of a separate application.

6.0 Access

Access will remain unchanged from the existing arrangement.

Currently there is no parking associated with the property

5.0 Photographs



Front elevation facing Church Street



Rear of the building facing the courtyard

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Rear elevation showing location of proposed new door



Existing wc – this is proposed to become the children's toilets for the creche

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Stairs to first floor



Stairs to second floor

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Attic rooms showing location of proposed rooflights