

Design and Access Statement with Heritage Statement



History

A house connected with the church has stood on the site of Iffley Rectory (as it was known for most of its history) for a very long time - possibly indeed from the date of the church's foundation in the 12th century. Furthermore the building as it exists today is one of only two or three parsonages in Oxfordshire of which there is a substantial amount surviving from before the Reformation of the mid-16th century.

Iffley Rectory is now divided in two. Only the northern half is owned by the Landmark Trust and is called the Old Parsonage. The southern half is still the Rectory, the home of the Vicar of Iffley and his family. For historical purposes, however, the building will be described as one.

The main range of Iffley Rectory runs from north to south, with a staircase tower on the north-east corner, and a larger wing at the south-east. The building divides naturally into two separate halves. Of these the southern is the older, and the more complex, while the northern contains the finer rooms. The south end contains the walls of a small stone hall of the 13th century. In the late 14th century, apparently, a timber-framed second storey was added to these. Slightly later again a solar wing was added on the east, with an arch-braced roof. In one wall are curious carved stone fragments of the 13th century, reassembled and possibly imported from the church.

Traces of other structures have been found to the north of this small house, some of them dating back to the 12th century, but the north end in its present form did not exist before

about 1500. Its fine rooms, with their mullioned windows and wide fireplaces, were clearly intended to form the principal living quarters. The service rooms were in the south end, which now had new floors, and walls rebuilt entirely in stone.

The Tudor rooms of the north end were altered in small ways over the following centuries. The sitting room has a late 16th-century moulded plaster ceiling; the ground floor rooms are lined with 17th-century panelling (this does not fit very well, and may only have been brought here in the 19th century). Upstairs there are 18th-century fireplaces. On the staircase is a piece of stained glass on which is inscribed 'William Moore new leded ye window 1753'. Soon after this, however, the building suffered a period of neglect and in 1790 it was declared unfit for habitation.

It remained in this state for another 30 years. Not until 1819/20 were improvements carried out by a new vicar, Rev. Edward Marshall, who happened also to hold the lease of the Rectory. A two-storey corridor was added on the east, to make communication between the two halves of the building easier. A hall was made in part of the dining room, which meant reducing the width of the windows, but they were made deeper instead. The inscriptions from the Vulgate in the sitting room may date from this time, or they could date from 1857/8, when J.C. Buckler was employed to carry out improvements to the service quarters, forming a new kitchen and sculleries, with a new housekeeper's sitting room and bedroom.

Alterations in the 20th century, before the restoration of 1979-80, consist of the little oriel window above the garden door; the replacement of Stonesfield slates by tiles in 1953; and a new kitchen and larger windows at the south end in 1960.

The Landmark Trust bought Iffley Rectory in 1979 from the Church Commissioners with a view of carrying out essential repairs and combine continued use by the church alongside use as a Landmark. Architect Philip Jebb drew up plan for a small and manageable house for the vicar next to the church, while the north end became holiday accommodation, generating income for its maintenance.

Relevant Policies and Designations

NPPF

189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

192. In determining applications, local planning authorities should take account of:

(a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

(b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

(c) the desirability of new development making a positive contribution to local character and distinctiveness.

Oxford Local Plan

Policy DH3: Designated heritage assets

Designations

The Old Parsonage and The Rectory are a designated Grade II* Listed Building as designated in 1954 under the name Rectory, Mill Lane.

The buildings also fall within Iffley Conservation Area as designated by Oxford City Council since 6th October 1969 and extended 21st October 1985.

Significance

As a grade II* listed building, the Old Parsonage is 'of special interest, warranting every effort to preserve' it (Department for Digital, Culture, Media & Sport, 2018). It has special architectural interest in its design and craftsmanship. It has special historic interest in its association with St Marys, Iffley Church and in relation to J.C. Buckler, a notable British Architect, who carried out repairs to the building in the 1800's. The Old Parsonage has group value in its relationship with The Rectory, St Marys Church and the other ancillary buildings.

Several heritage values contribute to the significance of the Old Parsonage (Historic England, 2008). There are historical associative and social values in the links to St Marys and Buckler and the continued use of the parsonage. There is aesthetic value in the stone construction and leaded windows. The parsonage has communal value as part of the whole Rectory site.

Proposal

Existing cast iron guttering is not sufficient to collect all water from the roofs of The Old Parsonage and The Rectory. The rainwater is overflowing the gutter and pouring down the outside of the building causing staining to the stonework, water ingress into the kitchen of The Old Parsonage and running water into the small higher-level window of The Rectory.

The second area of concern is a piece of gutter attached and serving The Old Parsonage solely. The gutter here does not fall into the downpipe and consequently the gutter overflows and runs down the outer wall. There is now a growing damp patch forming on the outside of the wall.

During a meeting on site with Rev Andrew McKearney, the resident of The Rectory and a representative from Cotswold Rainwater Services several options were discussed. It was decided that a hopper head could be installed where the downpipe from The Old Parsonage and the gutter from The Rectory meet to allow more water to collect and flow down the existing down pipe.

The proposals for the two problem areas of gutter will include the replacement of one piece of guttering and one small section of down pipe and the insertion of a hopper head. All will be cast iron and decorated to match existing.

Details

The Old Parsonage and The Rectory – Installation of one large rectangular cast iron hopper 305 x 250 x 200mm with colour to match existing.

Lowering of existing swan neck.

Redirection of high-level down pipe into new hopper.

The Old Parsonage – Replacement of gutter between chimney breasts with 125mm half round cast gutter with colour to match existing.

