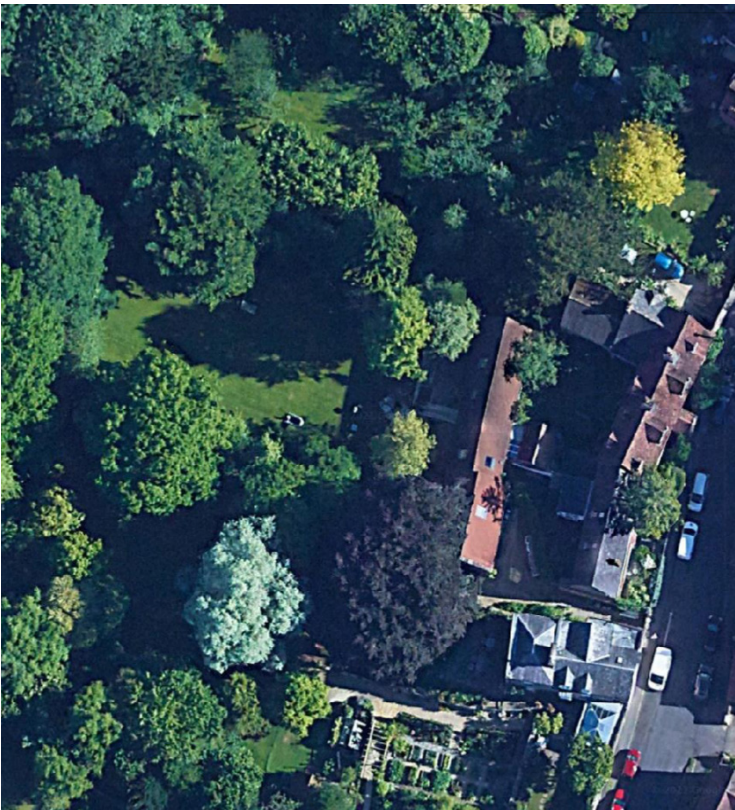


■ **cwd** architects 

for Mr & Mrs J Brown



Heritage Statement

for

Proposed Garden Office/
Annexe

The Malt Barn, 96 Church Way
Iffley,
Oxford, OX4 4EF

06 March 2021

Prepared by: James Cauwood
BA (Hons) Dip ACS. Dip Arch RIBA
Arch.Hist. PG Oxon

Ref: Mbi_Annexe_HBIA_06.03.21

Contents:

Part1 -Design and Planning

- 1.1 Introduction
- 1.2 Supporting Information
- 2 Assessment of the building
- 3 Planning History
- 4 Consultation
- 5 Proposed works
- 6 Heritage Impact Assessment
- 7 Conclusion
- 8 Appendix

1.1 Introduction

This Heritage Statement has been prepared to support the Planning and Listed Building Application in a Conservation Area for the proposed garden office annexe at The Malt Barn, 96 Church Way, Iffley, Oxford, OX4 4EF on behalf of the owners Mr and Mrs J Brown.

The proposal is for the erection of a garden building to provide a home office ancillary to the existing residential barn conversion, replacing the current garden shed with a high quality design and construction in keeping with the barn aesthetic of the main building.

This document considers the history and character of the site at Malt Barn and outlines the process which has informed the development of the proposals including:

- Site analysis, Inspection and survey
- Documentary and plan research
- Design development in response to the above to meet the clients requirements.

This process has enabled a thorough understanding of the building's significance within the Iffley Conservation Area and the curtilage of the Grade II listed Malt Barn.

1.2 Supporting Information

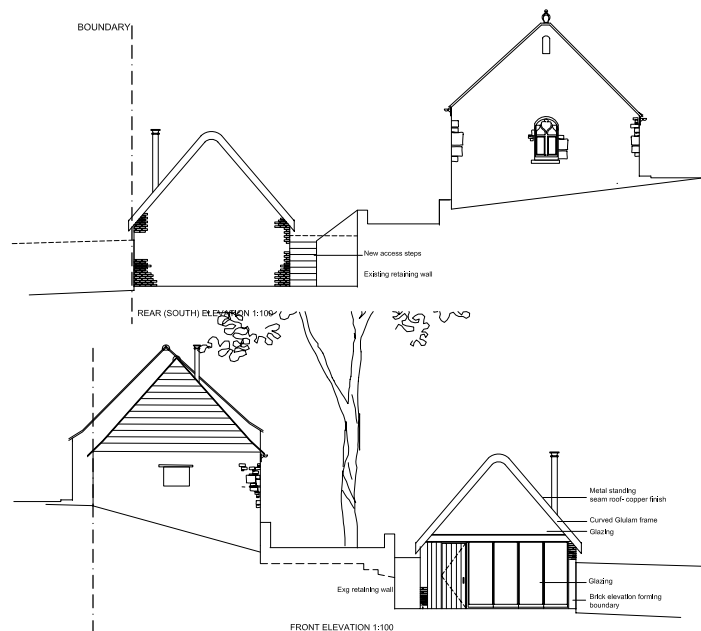
Drawings 001, 002, 010.

2.0 Assessment of the site.

Malt Barn is a detached Grade II listed building within the Iffley Conservation Area, it was converted into a residential dwelling in 2014-15. It is set in a generous site with private driveway access on to Church Way, and is located behind two other properties that front on to that road. To the west the land attached to the property extends down towards the River Thames, the site is therefore screened by buildings to the front and sides and trees to the rear. Topographically the property is located on a sloping site with the barn and its retaining walls excavated into the slope of the site.

The proposed annexe building is situated on an existing area of excavated ground with a retaining wall to the east, the frontage of the proposed annexe faces north. The existing barn is a former agricultural building of a traditional stone vernacular barn type which was converted into a contemporary residential barn conversion in recent years. The barn also has vestiges of religious detailing due to its use as a methodist chapel and Victorian gothic folly at different periods.

The building is set back from public view in an enclosed area of land which is well screened by surrounding buildings and established trees and planting. The site of the proposed annexe is currently the location of a garden shed and other storage items.



2.1 Assessment of the context

The Malt Barn and associated site is located in Iffley, a quiet residential suburb in the north east of Oxford. Its tree lined streets are characterised by old cottages, small terraces, and to the west side of Church Way larger detached Victorian and Georgian houses set within generous gardens which extend towards the river with wooded gardens on the edge of the Thames. Despite its urban location Iffley retains the quality of a village.

The buildings are almost entirely residential with narrow gaps between the properties, with the exception of pubs and the C12th Church. Historically Iffley was developed due to its proximity to the Thames. During the 12th century a water-mill was built at Iffley, which was bought by Lincoln College in the C15th to mill flour, malt and as a fulling mill, the mill burned down in 1908.

The Malt Barn is a vernacular agricultural building with elements that date from the 16th century subsequently altered and extended over the centuries. The whole structure forms a long rectangular building of stone construction with plain tile roof trusses. Structurally it is apparent that it has had a number of rebuilds and alterations and over its lifetime has probably had a number of different functions. The building is set on a sloping site with the barn and retaining walls built into the slope of the site.

The area to which the current proposals relate is a piece of previously excavated ground bounded by the historic retaining wall and is currently the site of an existing garden shed and storage area. The ground is flat and level and requires only minor additional digging to form the proposed foundations.

The barn is Grade II listed, the listing reads as follows:

"Malthouse at rear and to the North-west of No 94. 1 storeyed barn-like structure with ashlar quoins and red tiled roof, probably C16-17 in origin. Reset into the walls are fragments and remains of carved and sculptured work of various dates. There is an ancient braced and tie-beam roof."

The primary reason for its listing is the Baltic pine roof.

3.0 Planning History

In 1990 Listed Building Consent L/0454/90 was granted for alteration and improvement, the works included extensive repairs and renovation, the southern end of the building (the garage) was converted to residential use at ground and first floor. New concrete floors, retaining walls and damp proofing were undertaken, the northern end remained unused.

In 1997 Listed Building Consent 97/00136/L was granted to convert the barn into a 4 bedroom dwelling ancillary to 96 Church Way. The plans to divide the open plan barn into cellular accommodation were not undertaken.

In 2001 Listed Building Consent 01/01182/L was granted to convert the barn into a 4 bedroom dwelling as a revision to the previous scheme.

In 2002 application 02/01620/FUL for Change of Use to form a separate dwelling from 96 Church Way was granted.

In 2009 planning conditions relating to the openings formed to the west elevation were discharged on the 25.08.2009 to LBC 01/1182/L (see appendix).

Mr and Mrs Brown acquired the property in September 2013 and submitted the application for planning and listed consent in 2014 which was approved under permission 14/00849/LBC for external and internal alterations to form a residential dwelling which were undertaken in 2015.

4.0 Consultation

The neighbours at number 98 Church Way have been informed and raised no objections to the proposals or alteration to the boundary.

Arboricultural advice including is currently being undertaken to assess the tree protection measures, to include both construction phase protection and the foundation design requirements to avoid damage within the root protection area, to include a Tree Constraints Plan and Arboricultural Impact Assessment which will be submitted either as a condition or as part of this application subject to the Local Authority Tree Officers request.

5.0 Proposed works

The proposal consists of a garden building to provide a home office ancillary to the existing barn conversion, replacing the current garden shed with a high quality design and construction in keeping with the barn aesthetic of the main building.

The proposed siting of the garden annexe is the current location of a garden shed and storage area which is already excavated and level and will require no further digging out or alterations to the ground levels and no alterations to the listed building, attached structures or retaining wall.

The proposals are to the rear of the property and have no impact on the street scene and contribute positively to the Conservation Area.

The proposed building is subsidiary in roof height and eaves to the host dwelling, the pitched roof and elevational detailing is sympathetic to the barn character of the original dwelling with windows and materials to match the main barn presenting an improvement on the existing boundary and outbuilding.

The proposals have no impact on wildlife or ecology. A tree survey is being undertaken to support the application. The proposal is not in the flood plain.

The proposal is compliant with the 25/45 degree access to light and does not impact on the neighbours daylight and does not require a daylight assessment.

6.0 Heritage Impact Assessment

The National Planning Policy Framework defines significance as 'the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic.' (NPPF, Annex 2, Glossary, 56), therefore Malt Barn can be categorised as of 'historic interest', due to its historic structure as described in its listing, however this contribution is not affected by the proposals as the proposals do not affect the building structure. The proposals are not visible from the street scene and are an improvement on the current outbuilding and do not affect the retaining wall or require further alterations to the ground levels and topography.

The planning history acknowledges that the principle of alteration and enhancement of the site is acceptable and the new proposals seek to improve the site.

The current proposals do not affect the historic interest or contribution to the Conservation Area other than in a positive way. The high quality, proportionate scale and detailing of the proposal makes a positive contribution to the setting and is in keeping with the Malt Barn.

The proposals are an improvement on the existing outbuilding and boundary treatment and provide Mr and Mrs Brown's required ancillary space without detriment to the listed building and surrounding context.

7.0 Conclusion

The proposed design is appropriate for its context. By replacing the utilitarian and ad-hoc present shed and storage area with a carefully thought-out and properly detailed new annexe, and by improvement to the boundary treatment, the proposed building would make a positive contribution to the appearance, character, quality and local distinctiveness of the Malt Barn and site.

8.0 Appendix 1

Site photos



Site. View towards the south boundary



Retaining wall/ramp



Rear elevation of the Malt Barn



Site. View towards the north boundary