



Heritage, Design & Access Statement

DAS 2101 15 February 2021

Heritage, Design and Access Statement for
The Lower Farm, Taynton, Oxon
Proposed replacement casement windows

CONTENTS

1. Introduction
2. Context of the Site
3. Use of the Site as Existing
4. Reason for Proposed Development
5. Planning Context and Policy
6. Conclusion

1.0 INTRODUCTION

- 1.1 This Supporting Statement accompanies an application for replacement/reinstatement of casement windows into the existing natural stone elevations of a listed building about to undertake refurbishment.
- 1.2 This statement has been prepared by Dowdeswell Architecture and Design in line with the planning submission requirements set out by Governmental Bodies, the Local Authority and CABE.

2. SITE AND APPLICATION CONTEXT:

2.1 The Site comprises secluded detached listed dwelling with associated outbuildings in a site of located on the northern edge of Taynton, Oxfordshire.

The buildings comprise a single listed farm house dwelling and a number of vacant barns, stables and further outbuildings which form an attractive overall composition. The dwelling and barns/outbuildings are accessed via two long drives which contribute to the seclusion of the dwelling, its outbuildings and its setting. Please refer to the accompanying Heritage Impact assessment for further details.

The property is to under some improvement works to the kitchen and bathrooms in the near future and within these works it is also proposed to replace a number of modern timber casement windows.

3. USE OF SITE:

- 3.1 The site has an established residential use which these proposals retain.

4. REASON FOR PROPOSALS

4.1 Please refer to the accompanying report by The Cotswold Casement Company which details the windows to be replaced and their current condition which require repairing/attention. The introduction of metal casement windows and doors will compliment the main windows of the original dwelling (front and side elevations) more than the existing timber casement windows to be replaced. It is suggested that rather than simply repairing the existing modern timber windows the new metal casement windows will better compliment the original metal casement fenestration of the farm house and will enhance the appearance of the Historical Asset.

5.0 PLANNING CONTEXT AND POLICY

5.1 Planning History

The dwelling is listed; the listing is as follows -Grade: II Date first listed:

Description

TAYNTON

SP2313

10/167 Lower Farmhouse

12/09/55 (Formerly listed as Lower

Farmhouse with Barn and

adjoining building)

GV II

Farmhouse. Probably mid C17. Stone ashlar, stone slate roof; stone end stacks, ridge stack to left of centre. 2-storey, 5-window range, with porch of 2 storeys and attic to left of centre. Ribbed door to 4-centre-arched doorway to left of centre with hood mould and end stops. Two 4-light stone mullion windows with hood moulds to right. 4-light stone mullion window with hood mould to left. 2-light stone mullion window with hood mould to right of centre. Two 3-light stone mullion windows with hood moulds to first floor left. Single-light casement with hood mould to right of centre. 2-light stone mullion window with hood mould to first floor of porch. Single-light casement to attic cross-gable. Interior not inspected but likely to be of interest.

Listing NGR: SP2327713969

5.2 The installation of new black metal double glazed casement windows will not impact upon or disturb the original listed fabric of the building and will create draft free, energy efficient windows

6.CONCLUSION

No historic features of building fabric will be lost.

The new metal casement windows will better compliment the original metal casement fenestration of the farm house and will enhance the appearance of the Historical Asset.