

## Heritage Statement

**Ref: Proposed Greenhouse at Old Foxcote Farmhouse, Foscot, Chipping Norton, Oxfordshire, OX7 6RH.**

### INTRODUCTION

This Heritage Statement accompanies the submission of an application for planning permission for a proposed greenhouse at Old Foxcote Farmhouse, Foscot, Chipping Norton, Oxfordshire OX7 6RH.

The requirement set out in The National Planning Policy Framework and the key words in paragraph 128 of the NPPF are 'significance' and 'impact'. This Heritage Statement will therefore:

- set out the significance of the Heritage Asset affected;
- describe the proposed changes; and
- If necessary, provide a justification for any 'harm' which arises from them and set out a mitigation strategy

This Heritage Statement will demonstrate that the significance of the Heritage Assets have been assessed and the proposed development is acceptable and appropriate, positively enhancing the assets as it will allow for the propagation and over-wintering of plants, flowers, fruits and vegetables.

### THE HERITAGE ASSETS

The Heritage assets which requires consideration in this application is Foxcote Farmhouse, a Grade II listed detached property, located in the Chipping Norton area of Worcestershire. The property dates back to the 17<sup>th</sup> Century. Details of the listing are given below:

GV II Farmhouse. Probably mid-to late C17 with later additions and alterations. Roughly coursed limestone rubble with eaves raised in brick to south; stone slate roofs with coped verges to west end and hipped to east end of main range. Original house of 2 bays extended to east in 2 phases, latter accompanied by addition of short gabled range at right-angles to north forming L-plan. 2 storeys. South (garden) front has three chamfered mullion windows to original part and first extension on first floor, of 3 lights except centre of 2, left directly below eaves. Ground floor has late C19 canted bay windows with stone mullions to either side of C19 gabled timber porch over central half-glazed door with margin lights. C20 three-light casement with wood lintel on each floor to hip-roofed extension. Slightly projecting straight joint above and to right of entrance with another marking end of first extension to east. Ridge stack (former end stack) directly above this with shaft rebuilt in concrete; integral end stack to left also with shaft rebuilt in concrete. Cellar to left end. North (farmyard) side: main range in 3 bays; C19 casements and 2- and 3-light mullion windows, those to first floor directly below eaves, windows to left in slightly projecting break marking first extension to east. Roughly central 6-panel door (top panels now glazed) under C19 gabled timber porch. Projecting range has C20 three-light casement on ground floor to left and C19 three-light casement above, both with wood lintels; infilled doorway to right with narrow fixed-light leaded window in angle above to right. Integral end stack with rebuilt shaft. C19 service range attached to hip-roofed extension is rubblestone with integral red brick stack to south and red brick to north side. Interior. Inspection not possible at time of resurvey (August 1987) but likely to be of interest.

Listing NGR: SP2500522006

## **PROPOSED WORKS**

The proposed greenhouse is 3.5m wide by 7m long and is expected to be an attractive replacement for the current barn extension. The structure will be built on a strip foundation requiring minimal excavation during the building works. In respect to the residential property and its boundaries the greenhouse is proportionate to the space available and it is not considered that the development will impact on the heritage asset in any way.

The greenhouse will have no impact on the current use of the land, which will remain as a residential garden. The garden is enclosed and therefore the greenhouse will have no impact on the views of the heritage asset in its wider setting, preserving the appearance and character not just of the dwelling but also of the area as a whole.

The proposed greenhouse will not alter the fabric or form of the dwelling house and as such will have no detrimental impact on the heritage asset.

## **CONCLUSION**

The application proposes a three-quarter span greenhouse for use by the owners of Old Foxcote Farm. The greenhouse is a minor development and will not result in any unacceptable impact on the original dwelling, nor conflict with the policies of the local council.

The proposed greenhouse will provide a space for the propagation of a variety of plants, flowers, fruits and vegetables that will provide an opportunity to maintain the residential garden and therefore play a positive role in sustaining and enhancing the immediate setting in line with local policy. As well as the structure being a practical addition, the greenhouse design is sympathetic to the character and appearance of the heritage asset and the surrounding environment.

In summary, the owners of the property have deliberately chosen a high-quality structure, which has been designed to the highest standards to be in keeping with the appearance of the earliest domestic greenhouses. We believe the proposed structure will serve to enhance the heritage asset in both purpose and appearance and can be considered an acceptable and appropriate development and play a positive phase in the continuing history and development of Old Foxcote Farm.