

Heritage Statement

SITE:	No. 1 Oak Tree Cottages, Flaxley, Newnham on Severn, Gloucestershire, GL14 1JR
DESCRIPTION:	Erection of a single storey garage and workshop

1.0 LISTING TEXT FOR NO. 1 & NO. 2 OAK TREE COTTAGES

Semi-detached houses, mid C19. Tooled, squared stone approaching ashlar to front, each piece with margin, to side squared stone with irregular coursing, tiled roof. Symmetrical, semi-detached houses, each one window wide, one storey and attics, later single-storey rear wing in centre. Front doors at ends, 6-panelled, in 4-centred arch with hoodmould above. Cast iron diamond pattern 2-light casement windows with hoodmould, deep drop at ends. Above single dormer to each house, copings to gable with projecting kneelers and ball finial to apex: main gable similar. Central chimney, square base with four diamond-set flues, rebuilt in brick and concrete block.

2.0 IMPACT OF THE PROPOSED DEVELOPMENT ON THE LISTED BUILDING

- 2.1 The new building will not impact the listed building as it is over 40 metres away and positioned in the south-eastern corner of the garden.
- 2.2 The new building will be constructed using traditional materials, including natural black slate to the pitched roof, horizontal feather edge timbers to the exterior walls of all elevations and timber windows and doors.

3.0 PRE-APPLICATION SUBMISSION

- 3.1 On 15th December 2020 a request for pre-application advice was sent to FODCC, including a proposed site, elevation and floor plan drawings.
- 3.2 Email replies P0859/20/PREAPP 4th March 2021 and 16th March 2021 – recommend that the new building is situated on the eastern boundary of the site, served by the existing field gate,
- 3.3 The email replies also suggested that the new building may be a slightly larger footprint than originally proposed, but of a lower roof height.