

**The Old Stables and Coach House
Foscote Manor**

HERITAGE STATEMENT

To accompany a planning and listed building application



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1 INTRODUCTION

1.1 Aim of this Report

This report has been prepared by Juliet Colman Architect on behalf of the applicant, Mr and Mrs Pryke. The report accompanies the listed building and planning consent application for works to Grade II listed Old Stable and Coach House.

The proposed alterations seek to:

Alter the internal arrangement of the building to provide 2 cottages rather than the current subdivision of 3 and insert a dormer rooflight to the rear elevation to provide illumination and means of escape into a first floor bedroom.

This report demonstrates that the proposed works have been informed by an understanding of the significance of the heritage asset and of the conservation area, and that the proposals are based on objectively considered alterations that cause no harm to the significance of the heritage assets.

The assessment includes:

- Assessment of the site/historic context in compliance with the National Planning Policy Framework (NPPF);
- Assessment of the significance of the heritage asset/s that might be affected by the proposed works;
- An outline assessment of the potential impact of the proposed works upon the significance of the heritage assets
- Consideration of local and national planning policies and compliance statement

1.2 Authorship

This heritage statement has been prepared by Juliet Colman Architecture, an architects' practice which specialises in the historic environment.

- Juliet Colman BA(Hons) Dip ARCH RIBA SCA – Principal Architect

1.3 Application Site



Old Stables and Coach House

Foscote Manor House

Foscott (also called Foscote and Foxcote) is a small hamlet to the North East of Buckinghamshire near the village of Maids Moreton. It is a civil parish within the Aylesbury Vale district of Buckinghamshire.

The parish of Foscott or Foxcott covers 718 acres, of which 501 are permanent grass, 157 arable and 47 woods or plantations. The land falls from over 400 ft. above the ordnance datum in the north-west to about 260 ft. in the south and south-east. The Ouse with one of its tributaries and the Grand Junction Canal form a portion of the county boundary. In the middle of the parish stands Foscote Manor House, a large stone building with a tiled roof.

There was a capital messuage here in 1333. Edward Grenville is said to have built the present house about 1656 and it was considerably restored by Lawrence Hall in 1868.

The garden front is divided into three bays by Doric pilasters. There is an original staircase, but perhaps not in its original position.

The Manor House which is designated as Grade II listed is described by Pevsner as a large square building of stone.

The site also includes the Old Stables and Coach House which are the subject of this application and are separately Grade II listed.

1.4 Outline of the Project

There have been substantial renovations to the property in recent years.

The Stables and Coach House achieved planning and listed building consent for their change of use in 1995, subject to applications 87/01341/APP and 87/0134 to create three cottages.

1.5 Proposed Development

The objectives of the development are as follows:

To reallocate the internal areas to provide two cottages, noted as Cottage 1 and Cottage 2 on the proposed planning drawings.

To insert a new bathroom on the first floor of Cottage 1

To amalgamate two cottages to create a three bedroomed accommodation (Cottage 2).

2.0 Purpose of the heritage Statement

The purpose of the statement is to provide the Council with the information they require to consider the proposed development and to demonstrate that a considered approach has been taken.

2.1 Site History

The Stable Block and stone wall to the North of the Manor was Grade II listed on 22nd August 1983 for its Group Value (GV11). It is a late 19th century stable block and coach house.

It is now residential accommodation split into three cottages.

The listing description is as noted below:

3/47 Stable block and stone wall to north of Manor

GV II

Stable block and coach-house, now partly garage accommodation. Late C19. Dressed stone, old tile roof, coped gables with ball finials, brick stack with V pilasters. One-and-a-half storeys, five bays. Centre bay gabled and projecting - garage doors to ground floor 3-light casement to first floor, clock with label in gable, weathervane to finial. Flanking inner bays have hipped dormers with cast iron finials and open lean-tos with tiled roofs. Garage entries, stable doors and casements. Stone wall to front has brick and tile coping. Included for group value.

Listing NGR: SP7166835931

The planning and listed building consent was granted in 1987, 87/01341/APP and 87/01342/ALB for the conversion of the old stable block to form leisure room and the erection of a wall.

The planning and listed building consent was granted in 1995, 95/00199/APP and 95/00200/ALB to convert the stable block into 3 dwellings.

3.0 Heritage Statement

3.1 Architectural Approach

It is proposed to modify the Stable building and Coach House conversion and to enhance the existing living accommodation.

The current conversion was carried out in 1995 by Broughton Beaty Partnership and a copy of the working drawings are enclosed for information (Appendix 1) as this highlights the extensive works that have been carried out to the building in the 20th century. However the character of the exterior of the building has been retained during the conversion with high quality detailing.

The Preservation of the Architectural Heritage is paramount. The building's architectural quality of external detailing is recognized.

The proposed new work will be designed to match the work undertaken in 1995. New materials will be of high quality and sympathetic to the existing fabric.

3.2 Design Proposals

There are no proposals suggested with regards to the front elevation. This is the prominent architectural feature when considered in relation to the context of the Manor House.

To the rear elevation, a new dormer window is proposed to match exactly the existing (which are part of the 1995 conversion).

To the interior, the proposed alterations are as follows:

Cottage 1 – fit bathroom into front bedroom and connect up to existing SVP.

Cottage 2 – merge the accommodation of two existing cottages to create a space suitable to house a family.

On the ground floor a large kitchen/dining room will be created. The staircase that was installed in 1995 will be removed and the area incorporated into the living area to provide a laundry on the ground floor and a large bathroom on the first floor. Utilization of the existing SVPs and drainage will be maintained to minimise works.

Form a new dormer window on the rear elevation to provide daylight and a means of escape from the new bedroom.

| Proposed work | Historic Context | Impact | Conclusion |
|---|---|---|--|
| Cottage 1 | | | |
| Install bathroom into existing bedroom 2. Strip out existing bathroom to create a store room. | The 19 th century coach and stables were converted in 1995 to provide three cottages for staff accommodation. | No alterations are required to the fabric of the building to provide a large bathroom. The existing SVP can be used and the pipework extended from the adjacent small bathroom. | The alterations will enhance the accommodation to create a one bedroomed property which is proportion to the existing ground floor living accommodation. |
| Cottage 2 | | | |
| Amalgamate the living accommodation of the adjacent two cottages to create three bedroomed accommodation suitable for a family. The staircase in the central range will be | The 19 th century coach and stables were converted in 1995 to provide three cottages for staff accommodation. The rear extension which currently accommodates | No loss of historic fabric apart from the formation of a doorway from the new corridor into the master bedroom. | The alterations will enhance the accommodation to create a three bedroomed property. |

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| <p>removed and the area replanned to create a laundry and larder on the ground floor.</p> <p>On the first floor the area is replanned to provide a large ensuite bathroom to the main bedroom.</p> <p>The partitions will be repositioned by the entrance to the cottage to provide a large boot and cloak room.</p> <p>There are no alterations to the ground floor sitting room.</p> <p>On the first floor a corridor access to link into the master bedroom will be created.</p> <p>The plan will be adjusted to accommodate the corridor link to provide a small double bedroom 3, family bathroom and bedroom 2.</p> | <p>the staircase was built in 1995.</p> | | |
| <p>Form a dormer window on the rear elevation.</p> | <p>Dormer windows were installed on the rear elevation during the conversion works of 1995.</p> | <p>No loss of historic fabric. It is implied from the 1995 working drawings that the roof structure was replaced.</p> | <p>The dormer window will not affect the setting which is of paramount importance and will enhance the living accommodation be enabling the</p> |

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| | | | provision of a third bedroom. |
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4.0 Conclusion

This heritage statement has undertaken documentary research and a visual analysis of the area in order to establish the significance of the subject site according to the values set out by Historic England and the tenets of national, regional and local planning policy and guidance. The level of interrogation has been proportionate to the scale of the proposed changes, as required by the NPPF.

The proposed changes will not impinge on any early significant fabric as the building has undergone so many changes during its modern history.

The proposal constitutes a minor remodelling and enhancement of the interior which was altered post 1995.

5.0 Appendix

Drawings dated 1995 of the conversion of the building into 3 cottages by Broughton Beaty Partnership.



Front elevation which will not be altered.