

HERITAGE AND DESIGN STATEMENT

BARLEY COTTAGE, JUNCTION ROAD, CHURCHILL, CHIPPING NORTON, OX7 6NW



1.0 INTRODUCTION

This statement has been prepared by Wendy Tomlinson MSc PG Cert (Oxon) IHBC to accompany a planning application for Barley Cottage, Junction Road, Churchill, OX7 6NW. Pre-application advice has been sought, which considered the principle of development to be acceptable. Although the cottage is not listed a Heritage Statement was requested in the pre-application response. A detailed, yet proportionate heritage statement has been prepared regarding the heritage significance of the building, design considerations, and the impact of the proposed scheme on nearby designated heritage assets.

1.1 PURPOSE OF THE REPORT

The purpose of this assessment is to summarise the history and context of the site to give a measure of Barley Cottage's contribution to the Churchill Conservation Area. An assessment of the heritage significance of an asset and its setting, and how this has informed the development of proposals is a requirement of the National Planning Policy Framework, par. 189. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on its significance.

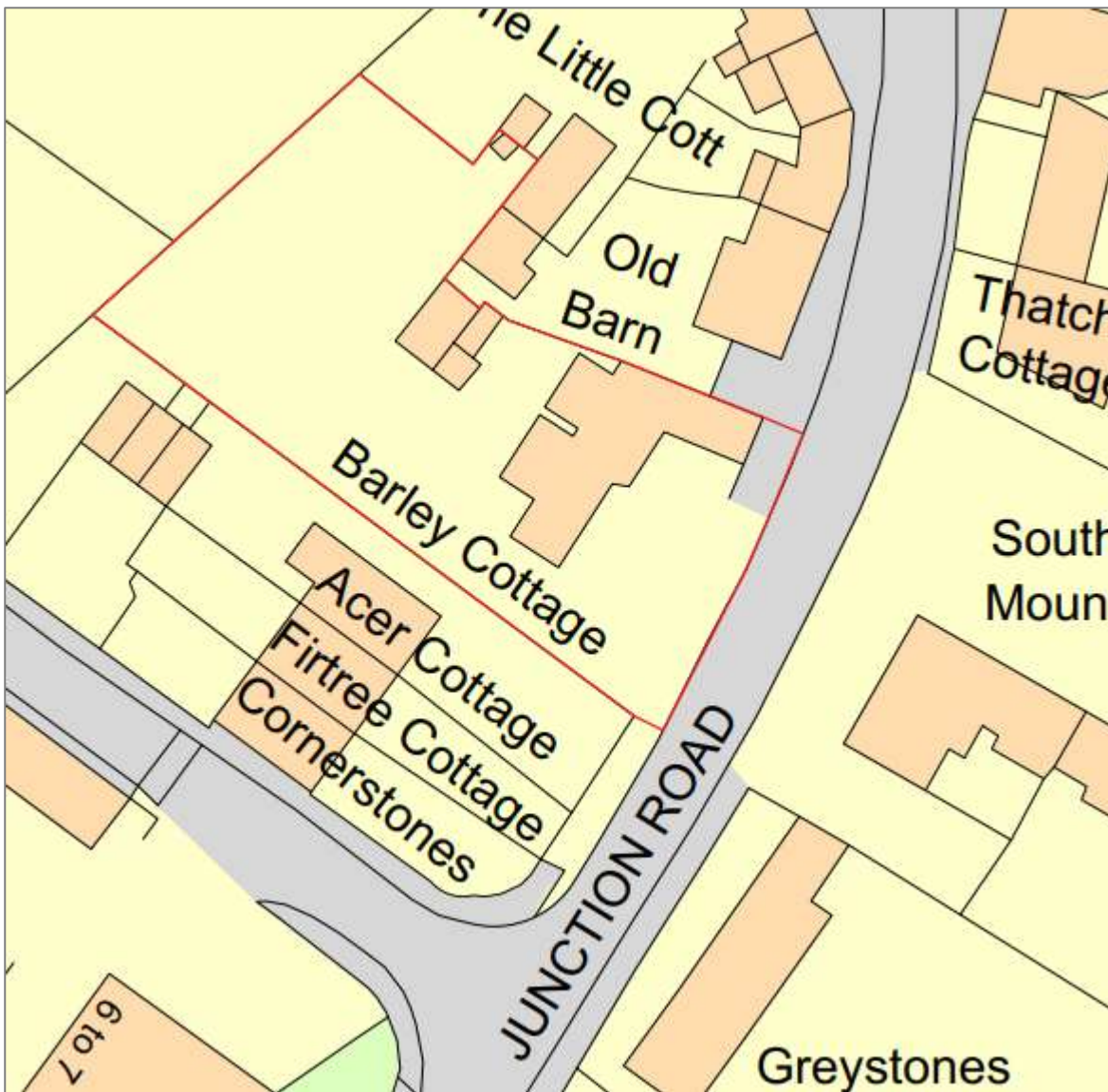
This document is based on the guidelines and policies contained in Historic England's Conservation Principles and Policies and Guidance (formerly English Heritage), 2008, Statements of Heritage Significance: Analysing Significance in Heritage Assets: and Historic Environment Good Practice Advice in Planning: 3 (2nd Edition) The Setting of Heritage Assets 2017.

1.2 EXISTING INFORMATION & GAPS IN KNOWLEDGE

In accordance with professional practice this heritage statement is a desk-based assessment with a visual analysis of the site supplemented by published and web accessible information. Archival research has been carried out using the Historic England Archive; Heritage Environment Records for Churchill; historic maps; and local history publications where available. The planning history of the site has been sought and is included in Appendix C. Selected planning policy documents are referred to in the text and quoted at length where relevant. A full list of resources consulted is included in Appendix B.

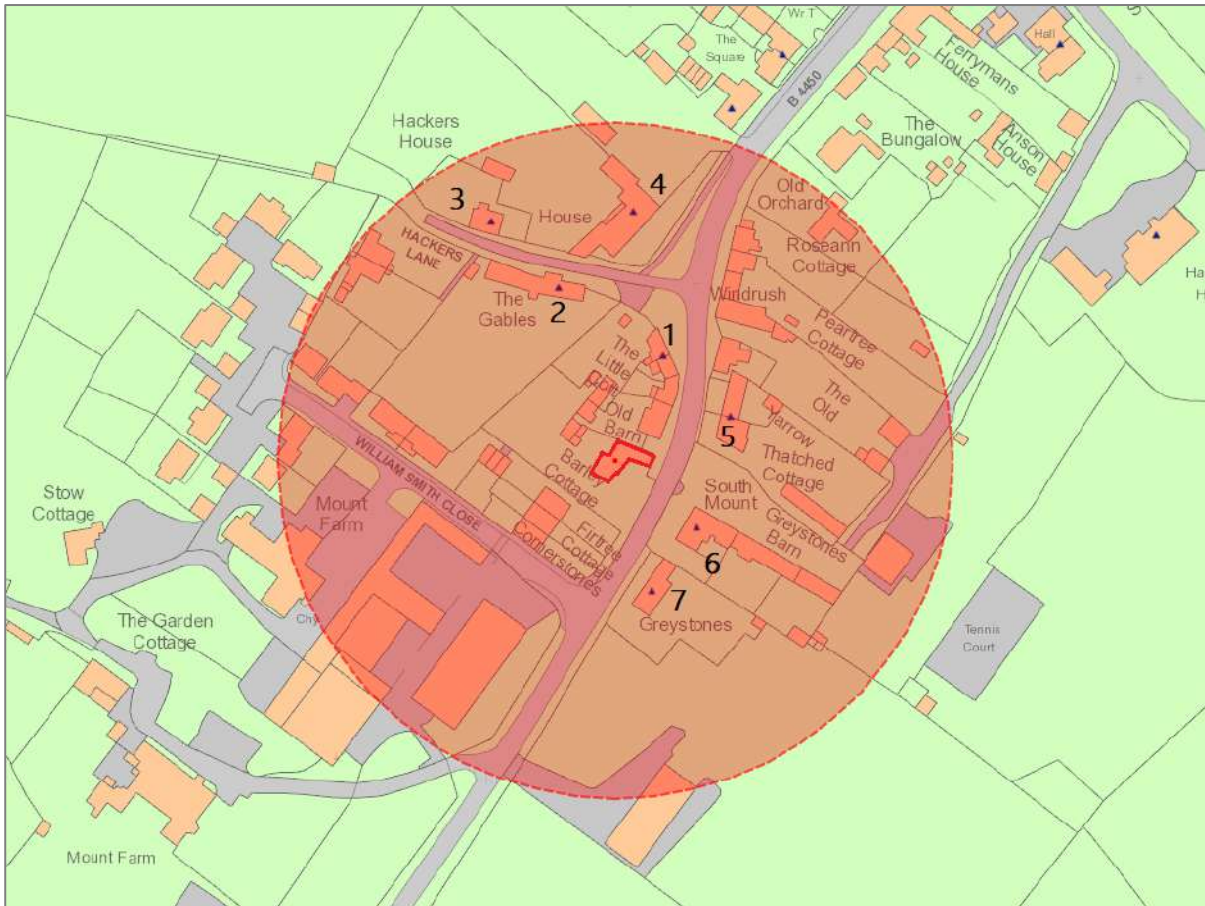
1.3 SITE PLAN

— Site Outline: Barley Cottage



2.0 HERITAGE PLANNING POLICY

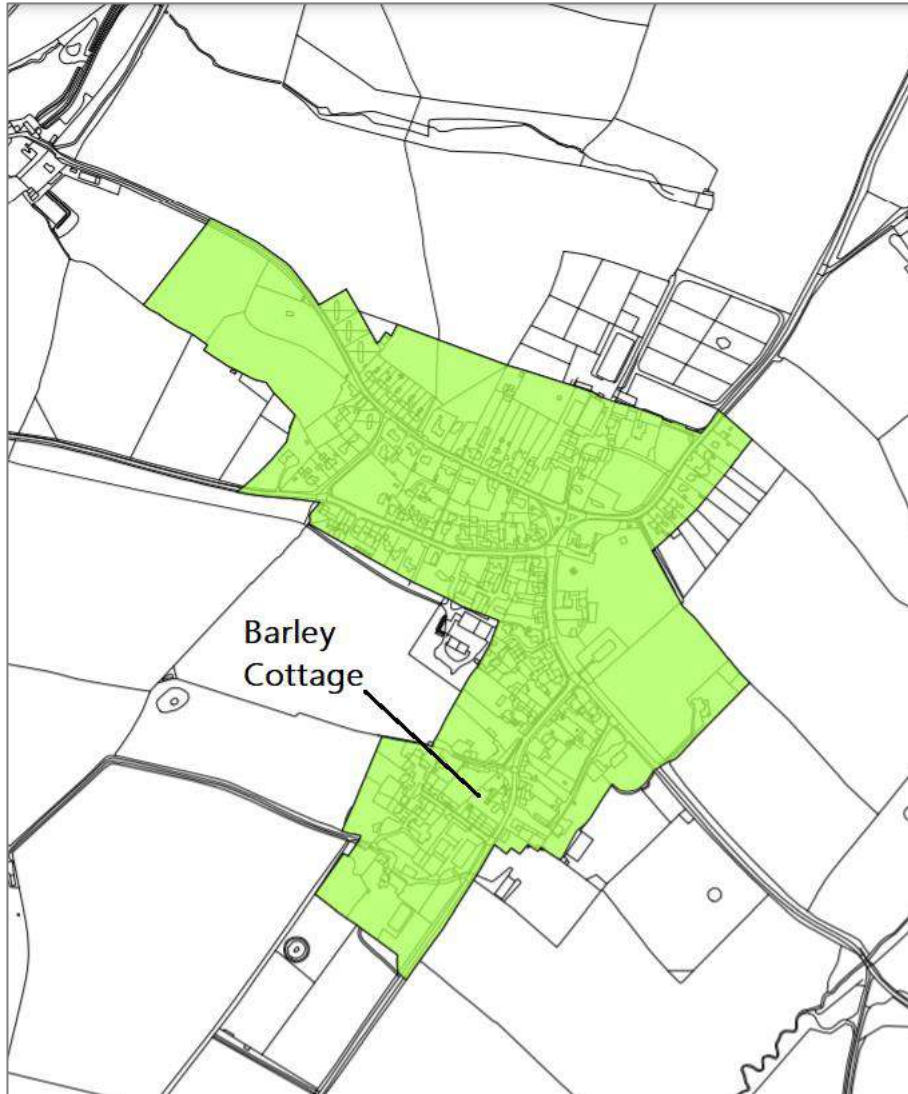
2.1 DESIGNATED HERITAGE ASSETS



Historic England © Crown Copyright. Ordnance Survey 100024900. Barley Cottage is outlined in red.

A desktop study of the designated heritage assets near to Barley Cottage has been undertaken and 7 individually designated assets are recorded on Historic England's map search within 100m of the study area. The list descriptions of the identified designated heritage assets are recorded in Appendix A. These are the assets most likely to be impacted by changes to the site and their list descriptions contribute to our understanding of how the study area developed. Barley Cottage lies within the Churchill Conservation Area and a map showing its location is included below.

1	GABLES COTTAGE	Grade II
2	THE GABLES	Grade II
3	HACKER'S HOUSE COTTAGE	Grade II
4	HACKER'S HOUSE	Grade II
5	YARROW AND THE THATCHED COTTAGE	Grade II
6	SOUTH MOUNT	Grade II
7	GREYSTONE	Grade II



CHURCHILL CONSERVATION AREA

2.2 PLANNING POLICY CONTEXT

National policies and guidance set out in the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG) and primary legislation set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 16(2) are relevant heritage considerations regarding development works to Barley Cottage, Churchill. The NPPF (July 2021) places good design, enhancement of local distinctiveness and conservation of the historic environment at the heart of sustainable development (paragraphs 7-14, 126-135).

This assessment has been carried out to understand the impact of proposals for external alterations to Barley Cottage that include replacing a modern conservatory and the addition of a small extension at the rear of the property. The planning and design stage of the project has taken into consideration local planning policies and guidance as required. As stated in the Local Plan, the strategic objectives of the natural and historic environment policies are to ensure that the special character, identity, and quality of life of the district is conserved and enhanced for future generations. Policies developed to support these objectives and guidance from the West Oxfordshire Design Guide were referred to in assessing the site and its' capacity for change and a scheme developed that responds positively to its environment. Barley Cottage is not listed but it does lie within the immediate setting of two listed buildings, within a conservation area and the Cotswolds Area of Outstanding Natural Beauty. Churchill Conservation Area was designated in 1999 but there is currently no adopted appraisal.

Key local policies in the West Oxfordshire Local Plan 2011 – 2031 for managing the historic environment in this context are EH1; EH9 and EH11 which refers to the setting of listed buildings. Together these policies seek to conserve and/or enhance the special character, appearance, and distinctiveness of the historic environment in a manner appropriate to their historic character and significance.

POLICY EH1: Cotswolds Area of Outstanding Natural Beauty

In determining development proposals within the Cotswolds Area of Outstanding Natural Beauty (AONB) and proposals which would affect its setting, great weight will be given to conserving and enhancing the area's natural beauty, landscape and countryside, including its wildlife and heritage. This will include consideration of any harm to the contribution that the settlement makes to the scenic beauty of the AONB.

POLICY EH9: Historic environment

All development proposals should conserve and/ or enhance the special character, appearance and distinctiveness of West Oxfordshire's historic environment, including the significance of the District's heritage assets, in a manner appropriate to their historic character and significance and in a viable use that is consistent with their conservation, in accordance with national legislation, policy and guidance for the historic environment. In determining applications, great weight and importance will be given to conserving and/or enhancing the significance of designated heritage assets, including:

- the special architectural and historic interest of Listed Buildings, with regard to their character, fabric and their settings;
- the special architectural and historic interest, character and/or appearance of the District's Conservation Areas and their settings, including the contribution their surroundings make to their physical, visual and historic significance;
- Significant weight will also be given to the local and regional value of non-designated heritage assets, including non-listed vernacular buildings (such as traditional agricultural buildings, chapels and mills), together with archaeological monuments that make a significant contribution to the District's historic environment.

All applications which affect, or have the potential to affect, heritage assets will be expected to:

a) use appropriate expertise to describe the significance of the assets, their setting and historic landscape context of the application site, at a level of detail proportionate to the historic significance of the asset or area, using recognised methodologies and, if necessary, original survey. This shall be sufficient to understand the potential impact of the proposal on the asset's historic, architectural and archaeological features, significance and character;

b) demonstrate that the proposal would, in order of preference:

- avoid adverse impacts on the significance of the asset(s) (including those arising from changes to their settings) and, wherever possible, enhance or better reveal the significance of the asset(s);
- minimise any unavoidable and justified (by the public benefits that would accrue from the proposed development – see below) adverse impacts and mitigate those impacts in a manner proportionate to the significance of the asset(s) and the nature and level of the impact, investigate and record changes to or loss of physical fabric, features, objects or other remains and make the results publicly available.

c) demonstrate that any new development that would result in the unavoidable and justified loss of all or part of a heritage asset would proceed within a reasonable and agreed timetable that makes allowance for all necessary safeguarding and recording of fabric and other remains, including contingencies for unexpected discoveries.

Designated assets

Proposals which would harm the significance of a designated asset will not be approved, unless there is a clear and convincing justification in the form of substantive tangible public benefits that clearly and convincingly outweigh the harm, using the balancing principles set out in national policy and guidance

POLICY EH11: Listed buildings

Proposals for additions or alterations to, or change of use of, a Listed Building (including partial demolition) or for development within the curtilage of, or affecting the setting of, a Listed Building, will be permitted where it can be shown to:

- conserve or enhance the special architectural or historic interest of the building's fabric, detailed features, appearance or character and setting;
- respect the building's historic curtilage or context or its value within a group and/or its setting, including its historic landscape or townscape context; and
- retain the special interest that justifies its designation through appropriate design that is sympathetic both to the Listed Building and its setting and that of any adjacent heritage assets in terms of siting, size, scale, height, alignment, materials, and finishes (including colour and texture), design and form

3.0 UNDERSTANDING

3.1 AERIAL VIEW OF SITE



3.2 HISTORIC CONTEXT

Barley Cottage is located in Churchill, a village in the south-western corner of the West Oxfordshire district. Churchill is rural in character with many of the buildings originating in farm use. Historic development is irregularly dispersed between areas of, once open land, mature trees, and drystone walls with a notable number of recent infill developments that has increased the density of development within the settlement.

Until the end of the 18th century, the landscape had large open spaces of arable land cultivated in strips with stock grazing on common land. The village was enclosed in 1788 and agriculture remained the most important industry providing the livelihood of the bulk of the residents up until the mid-20th century. Village buildings consisted mainly of tied labourer's cottages owned by successive Earls of Dulcie who owned the majority of land and houses in Churchill and nearby Sarsden. The estate was broken up in 1922 when it was sold to private individuals.

By the 1930s the cottages and houses were beginning to be sold to incomers as country residences reflecting the upwardly mobile social gentrification of the village, which has since characterised the region.

Until the later 20th century the predominant materials used in Churchill were pale limestone rubble and stone slate. The use of thatch, once conventional for the area fell out of use influenced no doubt by the

devastating fire in the late 17th century that resulted in the loss of 20 dwellings, 4 lives and the re-building of the village in local stone rather than timber.

3.3 SITE DESCRIPTION

Barley Cottage is of traditional construction, it is not listed but retains some architectural merit and historic interest in its form and fabric. The limestone cottage is set on a large irregular shaped plot in a prominent position within the village on Junction Road, the main road (B4450) from Chipping Norton. The detached cottage is on a raised site, set back from the road behind a front garden with a drive to the south-west.



Fig.1

The house is L-shaped in plan, extended historically in several phases: two bays on the north of the range appear to be the earlier section of the building subsequently extended to the east, with a two storey plus attic range and a later single storey range attached that extends almost to the site boundary at the front of the cottage (Fig.1). To the side, on the southern flank, is attached a one and a half storey extension, now L-shaped in plan with a projection to the rear of the property. A further single storey range is attached on the south, and between the rear elevation of the earlier two bay range, and the projecting wing of the one and a half storey range, is a large, modern conservatory (Fig.2). The earlier bays were likely built as a basic two-unit plan in the 19th century.



Fig.2

Visual cohesion is provided by the consistent use of stone masonry for walling. However, differences lie in the window design and details, though all casement, and the roofing materials, that vary from slate to concrete tile to large expanses of glazing.

3.4 SETTING:

Due to its position within a relatively tightly grained village, the setting of Barley Cottage is provided by other residential properties of a similar scale and appearance. The majority of which are historic buildings, converted former agricultural buildings, farmhouses, or cottages. Recently built infill development takes the form of vernacular buildings.

On the opposite side of Junction Road from Barley Cottage are four Grade II listed dwellings (three separate listings) set within their own generous plots: Yarrow and the Thatched Cottage just north of Barley Cottage (Fig.3), South Mount directly opposite and Greystones just south of it (Fig.4).



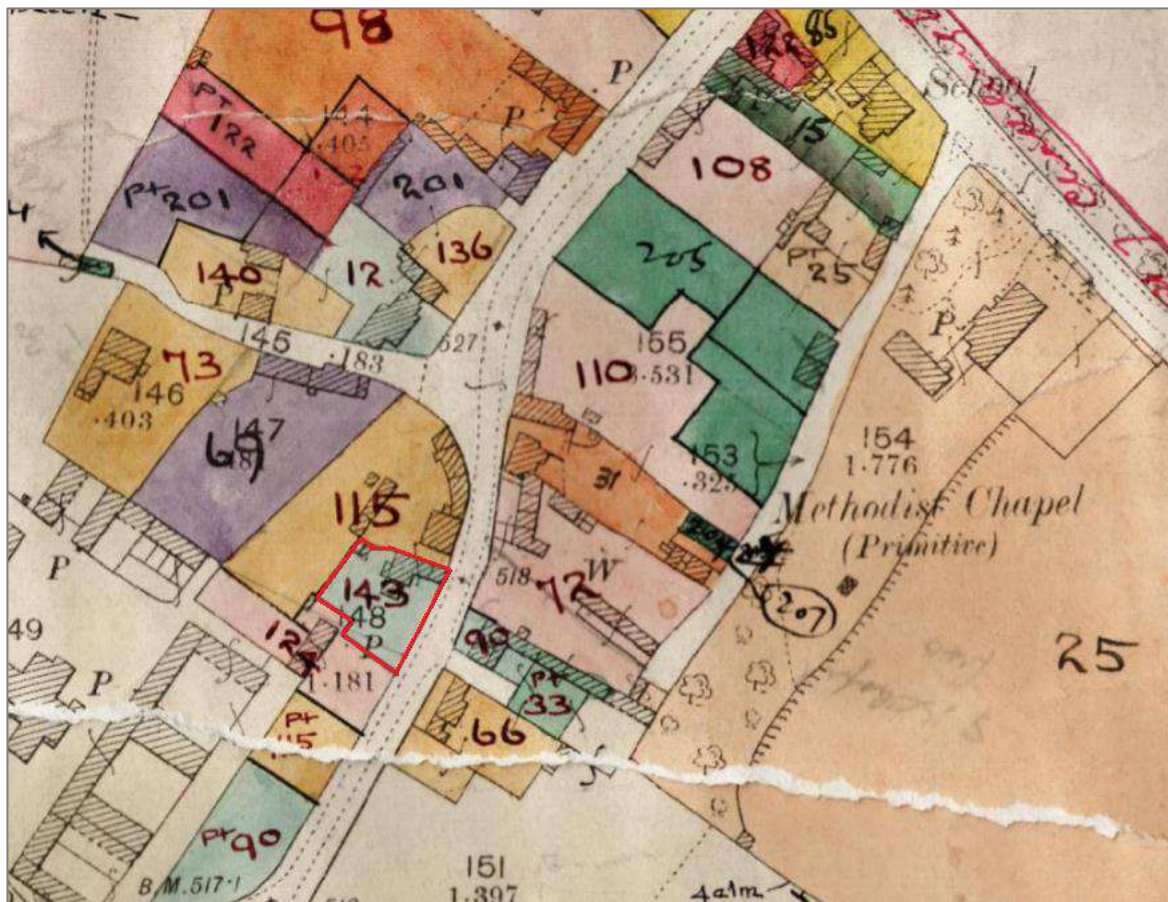
Fig.3



Fig.4

To the rear of the property is a large, well-planted garden enclosed on all sides by the gardens of surrounding domestic dwellings. The large garden of The Gables (Grade II) forms the western boundary. While the roof and upper wall sections of The Gables is visible from the western section of Barley Cottage's garden there is little intervisibility between the two buildings, and no direct overlooking by any of the surrounding development. Currently the green boundaries to the site provide dense coverage but even taking into consideration seasonal changes, the arrangement and outlook of surrounding properties prevents unobstructed views of the rear of Barley Cottage.

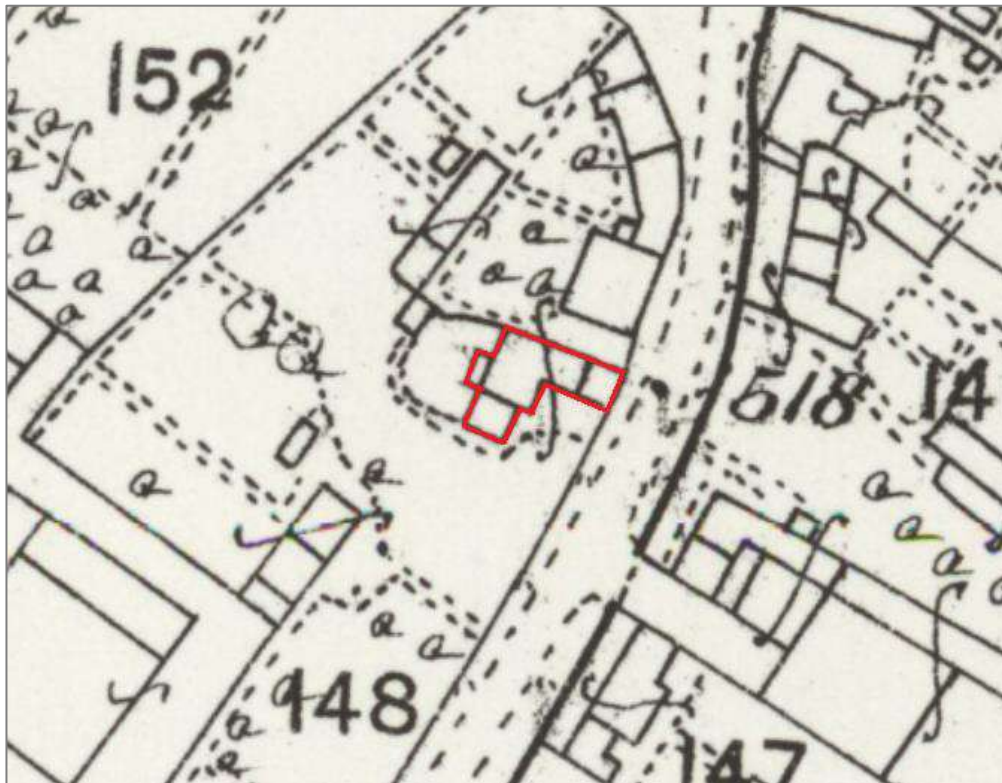
3.5 HISTORIC MAPS



<https://oxfordshire.maps.arcgis.com/apps/Styler/index.html?appid=50e6cd4f44e24124be298502837d7814> DV/VIII/179 1910

No. of Assessment	Year Built	Current Name and Surname of Occupier	and Surnames of Owners, with their Residences	Property - If an Inn, &c., the name or sign by which known.	No. of Houses	Name and Precise Situation of Property.	Estimated Extent.	Gross Annual Value.	Rateable Value.	Reference to M.
1	2	3	4	5	6	7	8	9	10	
142	300	Bryon Hannah	The Ball of Duce	Cottage Garden	In the Village	Acres. 1/2	£ 2 17/6	2		
143		Watkins Annie	"	"	"	1/10	£ 2 12/6	2		XX 10
144		Biles Charles	"	"	"	3/30	£ 3	2	5/6	
145		Widdows George	"	"	"	1/10	£ 3 4/6	2	1/2	

<https://www.oxfordshire.gov.uk/sites/default/files/district-valuation/DV-X-41.pdf> DV/X/41 1910



Oxfordshire XX.1 (Churchill; Kingham; Sarsden) Revised: 1919, Published: 1922 'Reproduced with the permission of the National Library of Scotland'



Oxfordshire XX.1 (Churchill; Kingham; Sarsden) Revised: 1919, Published: 1922 'Reproduced with the permission of the National Library of Scotland'

Cartographic sources from the late 19th century through to the early 20th century do not show any change in the form of the building over this period. However, they do establish that the extensions to the front and side are historic and that to the rear there was a small outshoot. This has now been replaced by the modern conservatory. The one and half storey extension to the rear and the single storey extension on the southern aspect of the building are all later 20th century additions that do not feature on the historic maps.

Maps and record books produced as part of the 1910 District Valuation show clearly through the use of colour the extent of each individual properties, ownership, and associated land. Barley Cottage, like most of the village is owned by the Earl of Dulcie and occupied by a tenant, Annie Watkins. She is listed in the 1911 census as a widow living in two rooms, a bedroom, and a living room which suggests that the extensions are in use as outbuildings. A two and a half bay building in line with Barley Cottage on the south-west of the site has since been replaced and the building line brought closer to the road.

4.0 SIGNIFICANCE

4.1 HERITAGE VALUES

Consideration of proposals for change through the planning regime require the assessment of the importance of specific heritage values of a place. Amongst the many values that a site may embody the following aspects have been given consideration in this assessment: architectural and historic interest, group value, former uses, local distinctiveness, changes to the setting of the site and the character of Churchill. Not every heritage asset shares the same set of values, but these aspects are broadly recognised as encompassing what makes an asset important in a planning and building conservation context. They help to define the cultural significance and importance of a site, or aspects of it, as advised in Historic England's *Conservation Principles, Policies and Guidance* (Historic England, 2015).

Values can range from evidential, which is dependent on the inherited fabric of the place, through historical and aesthetic, to communal values that derive from people's identification with a place. Significance according to prevailing policies, can be defined as the sum of the cultural values which make a building or site important to society. Each of the values in the next section are ranked either High, Medium, Low, Negligible, or Intrusive, dependent on the following criteria:

HIGH: A theme, feature, building or space which is important at a national or international level, with high cultural value and important contribution towards the character and appearance of the area.

MEDIUM: Themes, features, buildings, or spaces which are important at regional level or sometimes higher, with some cultural importance and some contribution towards the character and appearance of the area.

LOW: Themes features, buildings or spaces which are usually of local value only but possibly of regional significance for group or their value. Minor cultural importance and contribution to the character or appearance of the area.

NEUTRAL: These themes, spaces, buildings, or features have little or no cultural value but do not detract from the character or appearance of the area.

INTRUSIVE: Themes, features, buildings, or spaces which detract from the values of character and appearance of the area. Efforts should be made to remove or enhance these features.

AESTHETIC VALUES

The aesthetic value of Barley Cottage is derived from its fabric and form. Although not regarded as of sufficient architectural or historic interest to merit designation it contributes positively to Churchill Conservation Area. Adaptation of the building relates directly to the changing character and social structure of the village as it changed from an agricultural settlement to a village where the occupants

largely work elsewhere. Reuse of outbuildings and incorporation into the cottage has created a distinct narrative of the site which is visually appealing. This is amplified by the use of largely compatible materials, its siting and relationship with nearby buildings.

EVIDENTIAL VALUES

The evidential value of the application site rests in the standing structure, in the unknown archaeology of the site and any evidence of previous activity in the area which adds to our understanding of how the area has developed. As Barley Cottage is not a designated heritage asset and its value to nearby designated heritage assets lies in its' external appearance the evidential value of the site has not been assessed and is not thought to contribute to the site's importance.

HISTORICAL VALUES

Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present and is usually either associative or illustrative. The building itself is not linked to any prominent figures or events therefore its historical interest and value remains local. As previously stated, the reuse of outbuildings and the various phases of Barley Cottage's development has created a distinct narrative of the site that illustrates the rural history and development of Churchill.

COMMUNAL VALUES

The communal value of a site is derived from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. The communal value of Barley Cottage is currently considered to be negligible as it is a privately owned dwelling.

4.2 ASSESSMENT OF SIGNIFICANCE

Cultural significance is quantifiably embodied in the physical components of the site, but the site's heritage values are also derived from an assessment of less tangible characteristics that contribute to significance. These have been formed by the building's former and current use, through associations, related places and the character and appearance and historical development of its setting in respect to how the site is experienced, now, and in the past.

This assessment has considered in detail, proportionate to the degree of change proposed and the significance of the buildings affected by this proposal the history and evolution of the site and identified the different values from which its significance is derived. In summary the site is considered to have some aesthetic and historical value, derived from its external appearance viewed from Junction Road that positively contributes to the character and appearance of the conservation area, providing a setting that does not detract from the special interest of nearby heritage assets. What the building embodies in terms of its' previous uses and how that can still be discerned from the relative preservation of its' setting and

location are important. Views in and out of the site at the rear are however very limited and do not therefore contribute substantively to either the conservation area, or the setting of nearby listed buildings.

4.3 THE PROPOSAL

The design brief is for the replacement of the rear 21st century conservatory with an extension. The extension is required to accommodate a larger kitchen and breakfast room, to create a space for the family to come together and socialise. The conservatory is impractical due to extreme solar gain in the summer and heat loss in the winter. The proposed extension will be designed to meet the current building regulation standards, creating a more energy efficient space as well as improving the functionality of the family home.

A second smaller extension is proposed to adjoin the ground floor bedroom. This bathroom is required as part of considerations regarding the future functionality of the house. The bathroom will create an ambulant accessible en-suite bathroom. The strategy of the two proposed extensions is to create a cohesive rear elevation, with a shared visual language.

The proposals at Barley Cottage have been developed in accordance with principles set out in the West Oxfordshire Local Plan. Barley Cottage is a detached property, constructed of roughly coursed limestone rubble, with pitched roofs of slate and concrete tiles. The size and proportion of the extension will remain subservient to the main house. As part of the design development, different roofing materials have been considered, a gabled tiled roof extension was investigated, but the additional work required to join the pitched roofs would make the project unfeasible. The application therefore proposes a mono-pitch standing seam roof, evocative of traditional cat-slide roofs.

The proposed materials have been strongly influenced by local vernacular precedents, and a desire to use raw materials honestly in natural finishes, an expression of craftsmanship and quality detailing in keeping with the cottage. The extensions will be constructed from masonry walls, with their external faces matching the existing building fabric. The metal roof is to have a finish of zinc, to provide a complimentary finish to the limestone walls. Please refer to Appendix D: Proposed Material Photo Schedule.

The situation of Barley Cottage is sheltered from much visual exposure. The topography of the site has a gradient that falls from the rear boundary to the road. As a result, the rear of the house is lower than the ground level at the front, the proposed extension would thus retain the high ground level, maintaining the feature of the house being built into the landscape which reduces the overall appearance of the massing.

By utilising high quality materials in a contemporary manner, the new work will create a sympathetic yet distinguishable addition to the cottage. The alterations will be legible of being of their own time, while complementary to Barley Cottage and its setting.

4.4 IMPACT ASSESSMENT

For the consideration of these proposals by decision makers Sections 16(2), 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special regard is given to the desirability of preserving a listed building, its setting, or any features of special architectural or historic interest and preserving or enhancing the character or appearance of a conservation area.

This section of the report evaluates the consequences of the scheme proposed by understanding how the proposals will impact nearby heritage assets, the setting of Barley Cottage, or how it is experienced. Barley Cottage is broadly L-shaped in plan form, with a gable end that obscures the rear elevation from the drive and Junction Road. The location of the extensions to the rear means there is no adverse impact or change to the visual amenity of the street. The single storey extensions will have a limited visual impact on the building itself and a negligible impact on its garden setting and its' relationship with neighbouring development. From the listed buildings to the front the changes to the building will not be discernible and from the rear, due to the limited intervisibility between Barley Cottage and its neighbours, including The Gables, the alterations proposed will have no visual or material impact.

The physical changes proposed will alter the appearance of the rear elevation which has previously been subject to alterations. Changes have been designed to assimilate into the local context and to preserve the character of the building. Fabric proposed for removal or renewal does not hold any heritage interest in itself, nor value, nor visually contribute to the aesthetic value of the site in any meaningful way. The parts of the building affected hold no cultural significance and do not contribute to the special interest of the conservation area which is derived from the high degree of retained historic buildings, layout of the village and visual homogeneity provided by the consistent use of materials. The magnitude of the impact on the cultural significance of Churchill Conservation Area and nearby listed buildings is therefore minor and no harm to heritage significance detected from these proposals.

The National Planning Policy Framework (NPPF) places good design, enhancement of local distinctiveness and conservation of the historic environment at the heart of sustainable development in rural areas (paragraphs 7-14, 126-135). For instance, paragraph 134 states that permission should be refused for development of poor design especially where it fails to reflect local design policies and government guidance on design; and paragraph 130c stresses that development should be sympathetic to local character and its' surroundings while not preventing or discouraging appropriate innovation or change.

A scheme has been produced as a result of an iterative process that has been positively influenced and informed by an understanding of the cultural significance of the site and its surroundings, the degree of change proposed and responds to the historic form of Barley Cottage. In particular, the design has sought

to respect the distinctive characteristics and sensitivities of its setting from which the area derives its special historic and architectural interest.

This assessment has taken into consideration the setting and built form of Barley Cottage that contribute to the importance and special interest of the area and assessed the impact of the proposals to demonstrate that significance in heritage terms will not be demonstrably harmed.

September 2021

5.0 APPENDICES

APPENDIX A: LIST DESCRIPTIONS

DESIGNATED HERITAGE ASSETS WITHIN 100M OF BARLEY COTTAGE:		
1	<p>Listed Building: GABLES COTTAGE, JUNCTION ROAD List Entry Number: 1367792 Date first listed: 15-May-1989 Statutory Address: GABLES COTTAGE, JUNCTION ROAD GV II</p> <p>House, now divided. Probably early C18 with later additions and alterations. Roughly coursed limestone rubble; concrete tile roof. 3-unit baffle-entry plan. 2 storeys and gable-lit attic. C20 casements with wood lintels throughout, those to first floor directly below eaves, 2 on each floor to left, one on first floor to right and one immediately to right of infilled doorway with wood lintel to centre. Boarded door with wood lintel to right. Integral end stack to left and ridge stack directly above blocked doorway both with shafts rebuilt in C19. Gabled staircase projection to rear. Interior. Inspection not possible at time of resurvey (August 1987) but said to retain winder staircase continuing up to attic in gabled projection. [2506]</p>	Grade II
2	<p>Listed Building: THE GABLES List Entry Number: 1198511 Date first listed: 15-May-1989 Statutory Address: THE GABLES, JUNCTION ROAD GV II</p> <p>House. Dated 1715 with early C19 addition and later alterations. Roughly coursed limestone rubble; stone slate roofs with coped verges. Original 3-bay house extended to left in early C19. Two storeys and attic. 3-window front; horned glazing bar sashes on first floor and to centre on ground floor. Late C19/early C20 bay window to lower right with 2 glazing bar sashes. 2 glazing bar sashes to lower left separated by chamfered mullion. Entrance to far left; gabled porch over 6-panel door</p>	Grade II

	<p>(top left panel now glazed). 3 gabled dormers in roof slope. Integral ashlar end stacks with moulded dripstones and capping. Datestone "B/RS/1715" to right gable end and gabled staircase projection to rear. Long C19 addition to left. Interior. Chamfered ceiling beans to ground- and first floor-rooms and plank doors throughout. Oak winder staircase in gabled projection continues to attic and stone winder staircase in same projection leads down to twin barrel-vaulted cellar lit by two 2-light mullion windows to front. Collar and tie beam roof in 5 bays with double butt-purlins; king-post roof to C19 addition. [2507]</p>	
3	<p>Listed Building: HACKER'S HOUSE COTTAGE List Entry Number:1053346 Date first listed: 15-May-1989 Statutory Address: HACKER'S HOUSE COTTAGE, JUNCTION ROAD GV II</p> <p>Cottage. Probably mid-C18 with later additions and alterations. Roughly coursed limestone rubble; stone slate roof. 2-room plan. 2 storeys and gable-lit attic. 2 leaded casements with wood lintels to first floor, C20 casement with wood lintel to lower right and 6-panel door (upper panels glazed) inserted to lower left. Integral end stacks with dripstones, right rebuilt C20. C19 single-storey lean-to to rear on left has C20 lean-to (not of special architectural interest) attached to right. Interior. Chamfered spine beam and joists to ground-floor rooms, divided by stud partition wall, reused beam to right room inscribed "16 JOHN 17?". Infilled inglenook fireplace to right wall with plank doors leading to cellar and winder staircase to right. [2508]</p>	Grade II
4	<p>Listed Building: HACKER'S HOUSE List Entry Number: 1198547 Date first listed: 15-May-1989 Statutory Address: HACKER'S HOUSE, JUNCTION ROAD GV II</p> <p>House. Probably mid-C17 with later additions and alterations, considerably extended early C20. Regularly coursed limestone rubble; stone slate roof with coped verges. Original house an L-plan with short gabled range to rear on right and parallel gabled range in angle between. Extensive C20 additions to right. 2 storeys and attic. 3-window</p>	Grade II

	<p>front; early C20 leaded and latticed cross casements in C18 openings with projecting keystones to lintels. Gabled dormer in roof slope to centre. Integral end stacks, left with shaft rebuilt in C19 yellow brick and right C20 stone. Interior. Inspection not possible at time of resurvey (August 1987) but noted as having panelled window shutters to ground floor and likely to retain features of interest. [2509]</p>	
5	<p>Listed Building: THE THATCHED COTTAGE, JUNCTION ROAD List Entry Number: 1198458 Date first listed: 15-May-1989 Statutory Address: YARROW, JUNCTION ROAD GV II</p> <p>Pair of cottages. Probably late C17 with later additions and alterations. Roughly coursed limestone rubble; straw thatch roof. One storey and attic. Left cottage (Yarrow) has late C19/early C20 casements with wood lintels, 2 to left and one to right of half-glazed door and similar windows to eyebrow eaves dormers in corresponding positions directly above. Right cottage (The Thatched Cottage) has late C20 casements with wood lintels on each floor to left and right of central boarded door. Partially rebuilt integral stone end stacks, red brick ridge stack to left of left cottage and another at junction between cottages with straight joint below. The left cottage is probably the earlier. [2503]</p>	Grade II
3	<p>Listed Building: SOUTH MOUNT, JUNCTION ROAD List Entry Number: 1053345 Date first listed: 15-May-1989 Statutory Address: SOUTH MOUNT, JUNCTION ROAD GV II</p> <p>House. Mid C18, altered C19 and C20, with C20 additions. Roughly coursed limestone rubble; concrete tile roof. 2 storeys and attic, three 1st floor windows; 2-storey wing added to rear left early-mid C20. 3 leaded casements with chamfered reed lintels on each floor, those on left C20, those on right C19, one to left and 2 to right of roughly central C20 hip-roofed porch, those to first floor directly below eaves. Integral end stack with dripstone and red brick capping to right. Rear: main range has two C20 outshuts, not of special interest; on 1st floor a 3-light leaded casement window; and C20 gabled dormer. Wing has inset late C20</p>	Grade II

	doors and windows. Left return: main range has a late C20 window to ground floor and attic. Wing has late C20 garage doors, various C20 windows, and ridge stack. Interior: main range has old beams and joists; large fireplace in right-hand room with timber bressumer and bread-oven; and collared principal rafter rag trusses with two tiers of butt purlins. Included for group value.	
4	<p>Listed Building: GREYSTONE, JUNCTION ROAD List Entry Number: 1198470 Date first listed: 15-May-1989 Statutory Address: GREYSTONE, JUNCTION ROAD GV II</p> <p>Farmhouse, now house. Mid-C18 with later additions and alterations. Roughly coursed limestone rubble; concrete tile roof with coped verges. 2 storeys and attic. 2-window front; C19 casements in C18 openings with projecting keystones to flat stone lintels; 2 small leaded gabled dormers in roof slope directly above. integral end stacks with shafts rebuilt in C19 brick above dripstones. Gabled staircase projection to rear and single-storey C19 outbuilding attached to right gable end. Interior. Not inspected but noted as having panelled window shutters. [2505]</p>	Grade II

APPENDIX B: BIBLIOGRAPHY:

<https://www.westoxon.gov.uk/planning-and-building/historic-buildings-and-conservation/conservation-area-maps/>

APPENDIX C: PLANNING HISTORY

04/0027/P/FP	Erection of single storey extension to south west elevation.	Approved February 2004
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DESIGN / CONSERVATION / HISTORIC INTERIORS

APPENDIX D: PROPOSED MATERIAL PHOTO SCHEDULE



Metal louvered vent in masonry



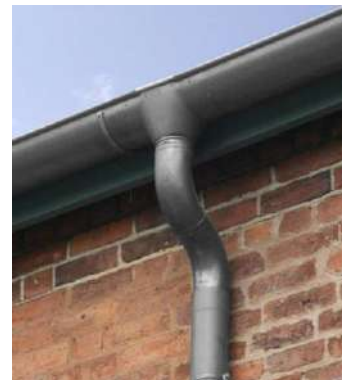
Slate tiles vent in masonry



Zinc Quartz Sample Colour



Zinc Quartz standing seam with rooflights



Zinc rainwater goods



Powder coated aluminium framed glazing



French doors



Glazing bars

DESIGN / CONSERVATION / HISTORIC INTERIORS



Photos of existing roughly coursed limestone rubble wall of Barley Cottage, proposed to match

APPENDIX E: PREAPPLICATION ADVICE

A sketch scheme was submitted to WODC for pre-application advice, ref: 21/01625/PREAPP. The principle of the development was considered acceptable. Planning officer K. Denton provided the following comments;

- *The development would not be visually intrusive either within the street scene or within views into the Conservation Area and would therefore be acceptable in visual amenity terms.*
- *Due to the demolition of the conservatory and the scale and design of the development, the proposal would be subservient to the host building. The proposal appears to respond to its setting and surrounding buildings in terms of design, scale and massing.*
- *The removal of the conservatory ensures the proposal does not constitute overdevelopment of the plot harmful to the character and appearance of the locality.*
- *The visual impact of the proposed works would be very limited as the building would be screened from public view by virtue of its siting and would not be prominently visible in views into the Conservation Area.*

DESIGN / CONSERVATION / HISTORIC INTERIORS

APPENDIX F: SITE PHOTO RECORD



Existing rear elevation of Barley Cottage



Existing conservatory G.09



Existing drawing room G.03



Existing kitchen G.05



Existing breakfast room which only fits a table for two people G.04