



Heritage Statement

Old Foxcote Farm Site
Foscot, West Oxon

November 2019 | Project Ref 4988A

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1.0

Introduction

1.0 Introduction

1. This Heritage Statement has been prepared by Heritage Collective on behalf of Robin Wilson owner of Old Foxcote Farmhouse, Foscot, West Oxfordshire OX7 6RL, the Site (Figure 1). It presents information on heritage values of the farmhouse and its setting in order to inform decision makers at the local authority West Oxfordshire District Council (WODC). Old Foxcote Farmhouse is a grade II listed building (listed as Foxcote Farmhouse).
2. This statement meets the requirements of paragraph 189 of the National Planning Policy Framework 2019 in presenting proportionate information on the significance of heritage assets affected by proposals coming forward.
3. Following introductory material and a review of the current legislative and policy situation regarding heritage assets this report presents a summary of the historic background and description of the buildings at the site. The proposals considered within this report affect the wider site and outbuildings only and the specific details of the farmhouse are presented in summary only. A statement of significance for the site is presented. The proposed development is then described, followed by an impact assessment considering the changes proposed against the significance of the building and its component parts.
4. To inform this Heritage Statement direct observation of the fabric and form of the buildings and their setting have been made on a series of site visits where interiors of all buildings were accessible and conditions were good. Site observations have been reviewed in the context of documentary desk based research. The Oxfordshire Historic Environment Record (HER) has been searched via the Heritage Gateway website. For the degree of changes proposed in this application this level of search is considered proportionate and reasonable to assess and understand the impacts to heritage assets and their significance.

Project background

5. The proposals are informed by an understanding of the site's historic and architectural significance and the contribution of the setting of the farmhouse to that significance. A pre-application consultation was undertaken and revisions to this application were based on advice provided thereafter by WODC conservation, planning and design officers. The elevational treatment of the proposed gym/music building has been refined following that process.

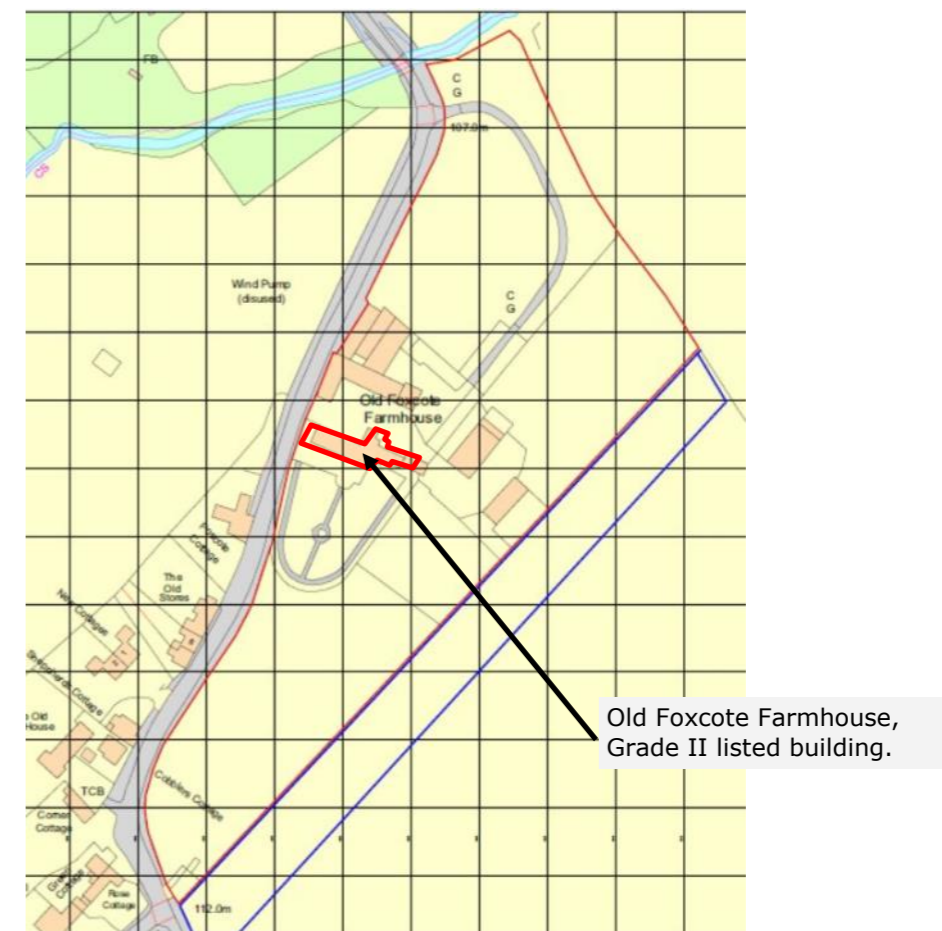
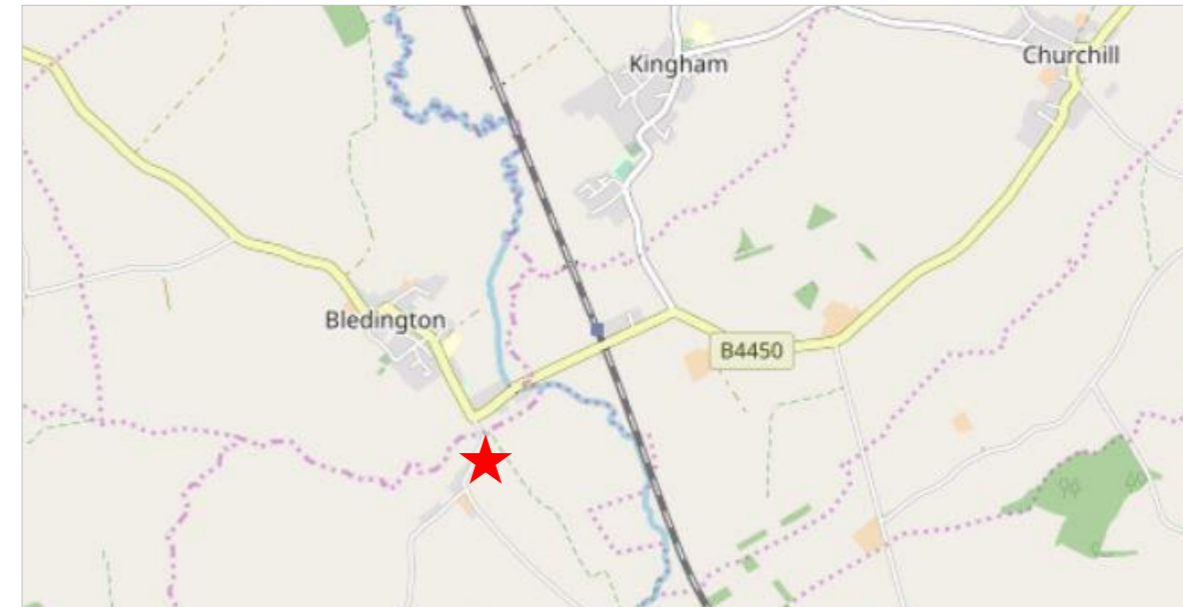


Figure 1: Site Location and plan (provided by Verity and Beverley). Full site ownership around Old Foxcote Farmhouse is indicated by the blue line.

6. The proposals seek the following:

"Erection of replacement building as ancillary gym and music building, erection of replacement garage building, removal of ductch barn, new entrance gate and associated external landscape works

7. A separate application submitted to WODC for works to upgrade and convert the main farm range and former stable (19/01342/FUL and 19/01343/LBC) was consented in late October 2019 and an application concerning the main listed building itself is currently under consideration. The three applications are not explicitly linked however it is relevant to consider that the barns and farmhouse are in the same ownership and the clients are taking a holistic view to the property. The works to upgrade the site including the listed building and its ancillary structures are conceived of in their entirety with the desire to maintain the entire historic site in viable use and single ownership. This is a future use which is considered entirely in keeping and appropriate for the continued use and preservation of the building as a designated heritage asset.
8. This report does not consider below ground archaeological potential or the AONB in which the site falls. Old Foxcote Farmhouse is not within a conservation area or other landscape designated for heritage values (for example a registered Park or Garden).



2.0

Legislation and Policy

2.0 RELEVANT PLANNING POLICY FRAMEWORK

Legislation

9. The decision maker is required by sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building or its setting. There is a strong presumption against the grant of permission for development that would harm the setting and significance of a listed building, though the presumption will plainly be lessened if the harm is less than substantial within the meaning in the National Planning Policy Framework (NPPF) as is explained further below.
10. Under Section 1 (5) of the above Act a listed building includes:
 - (a) any object or structure fixed to the building;
 - (b) any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948
11. Within the above terms the ancillary farm buildings which form an enclosed yard in close proximity and within the same property boundary as the listed farmhouse are considered to be part of the listed building. This identification does not automatically confer significance on those structures, that is, their value and contribution to the significance of the listed building must be considered as part of the whole not as buildings of automatically equal status or significance. Just as primary structural elements of a building may be neutral or of no value, structures within the curtilage may have no heritage values in and of themselves and require careful assessment to elucidate and understand where significance lies.

National Planning Policy Framework (NPPF) 2019

National Planning Policy Guidance (NPPG)

12. The NPPF recognises that heritage assets are an irreplaceable resource and they should be conserved in a appropriate to their significance (para.184).
13. The conservation of heritage assets in a manner appropriate to their significance is a core planning principle within the NPPF. Heritage assets are an irreplaceable resource and it is widely recognised that effective conservation delivers wider social, cultural, economic and environmental benefits. The National Planning Practice Guidance notes:

"Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in every day use to as yet undiscovered, undesignated buried remains of archaeological interest."

14. It is recognised that not all parts of a heritage asset will necessarily be of equal significance. In some cases certain aspects or elements could accommodate change without affecting the government's objective, which includes "intelligently managed change" and which seeks to ensure that decisions are based on the nature, extent and level of significance of heritage assets.
15. Change is only considered to be harmful if it erodes an assets significance. Understanding the significance of any heritage asset affected and any contribution made by their setting (NPPF, para. 189-90) is therefore fundamental to understanding the scope for and acceptability of change.
16. Understanding significance of assets is central to decision making, para. 189 of the NPPF requires applicants to adequately assess the significance of any assets affected by proposals, including the contribution made by setting to that significance. Significance is defined within Annex 2 of the NPPF as:

"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."

17. The document, 'Conservation Principles' (HE 2008) defines significance as (Consultation on a revised text of Conservation Principle closed in February 2018. The publication date for the revised version is not known. The revision draft reduced the length of the document and brought the discussion and language surrounding heritage values more in line with the terminology used within the NPPF.):

"The sum of the cultural and natural heritage values of a place, often set out in a statement of significance." (2008)

18. Conservation Principles offers a methodology for systematic and consistent approaches to assessing significance and heritage values. Four key categories are referred to which are at slight variance to those set out in the NPPF definition of significance they are:
- Evidential value: the potential of a place to yield evidence about past human activity.
 - Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present - it tends to be illustrative or associative.
 - Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place.
 - Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.
19. Though they overlap assessments of heritage significance in today's decision making process, and within this document, are normally made with primary reference to four main values identified in the NPPF: architectural, archaeological, artistic and historic.
20. Paragraph 193 of the NPPF states that great weight should be given to the conservation of a designated heritage asset when considering applications that affect its significance.
21. The NPPF requires the impact on the significance of the heritage asset to be assessed and presents two levels of possible 'harm': "*substantial harm*" or "*less than substantial harm*" as described within paragraphs 194-196 of that document. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and recent case law describes substantial harm in terms of an effect that would vitiate or drain away much of the significance of a heritage asset.
22. Harm is defined by Historic England as change which '*erodes the significance of a heritage asset*'. Paragraph 196 of the NPPF identifies that where less than substantial harm is identified the local authority should weigh that harm against public benefits offered by the scheme. The NPPG provides further information on public benefits identifying them as:

"anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit." (Paragraph: 020 Reference ID: 18a-020-20190723)

West Oxfordshire Local Plan 2031 (adopted September 2018)

23. Paragraphs 8.81-8.99 provide exploration of the District's approach to the historic environment. **Policy EH9** contains the overriding Historic Environment approach and begins with a clear statement of intent:

"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."

24. Further policies pertinent to this application are presented in **EH11: Listed Buildings** and **Policy EH12: Traditional Buildings**. These policies seek to ensure proposals affecting such buildings retain the elements of special interest and significance whether they be part of the listed building, part of the curtilage of listed buildings or within the settings of listed buildings. With respect to traditional buildings proposals which extensively alter or remove, or provide extensions that would obscure or conceal, existing structures or features of interest will not normally be permitted.
25. Buildings are listed because of the 'special architectural or historic interest'. Historic England note those designated at Grade II '*are of special interest; 91.7% of all listed buildings are in this class*'. For the purpose of management of the historic environment, special interest is intrinsic to significance.



3.0

Understanding the Asset

3.0 Description

Farmhouse

26. Old Foxcote Farmhouse is a multi phase domestic building perpendicular to the passing road and aligned approximately east to west. Its footprint is long and linear with a short return range to the north in the approximate centre of the building.
27. It is constructed primarily of Cotswold limestone, with brick featuring in a later extension at the east end and indicating other phases of work within the older core; the roof has been replaced in re-constituted concrete slates, some welsh slate is present on later extensions. The list description to the right provides a succinct description of the building's appearance.
28. The building features several phases of extension, showing that the building grew in an easterly direction. This development is evident in straight joints, blocked features and changes in elevational plane (see Figure 2); internal features and their character are explored in more detail below. The building has two entrances, one into the private garden on the south towards the hamlet of Foscot to the southwest, the second opens into the former farm yards on the north. The primary yard is defined by the boundary wall and gate to the road and a long stone barn range with shorter return (formerly a stable, store and office). A second more loosely defined yard is present to the north east; historic maps indicate that in the past there were more substantial built ranges in this area. To the north of the barns is a long oparrow en yard giving access to a later stable range adjacent to the road. On the east, outside the primary yards there are two more modern buildings, a vehicle store and Dutch barn.



Plate 1: Old Foxcote Farm southern garden elevation.

List Description Text:

Foxcote Farmhouse (List entry: 1053326) Grade II, first listed 1989.

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..

29. The rear of the building is distinct in the use of red brick in the construction of Victorian extensions and a porch. They abut a stone cart shed of unknown date. This structure is open to the west and has no real diagnostic features to enable a closer dating. It does appear to be earlier than the brick extensions which abut it. The use of brick on the southern elevation at eaves level suggests that the farmhouse was re-roofed at this time and the eaves all levelled up in brick. The roof structure has been very altered with principal members and timbers relocated, replaced with different structural pieces and many of the common rafters replaced. The date for these changes is unknown but the farmhouse was re-roofed in concrete slates in the mid 1990s (W96/1065) and this may have been when common rafters at least were replaced.



Plate 2-3: Old Foxcote Farm northern yard elevation (above) and extended Victorian range (below). The elevations on all sides of the building show evidence of extension in an easterly direction with the red brick elements being the latest. The single storey red brick structure below features only modern features (doors and skylights and all interiors) and the brickwork also appears less consistent with the two storey section to the right. It may be that this portion was rebuilt or added more recently though we have assessed it as broadly Victorian in overall date based upon the map evidence.



Listed building: Old Foxcote Farmhouse

- 30. Internally the farmhouse's plan is generally linear with ground floor rooms running into each other and on the first floor a narrow passage on the north side of the building. Vertical circulation is by way of straight flights one forming part of the entrance hall in the historic core and a small flight in the northern return.
- 31. In general the character of the farmhouse's rooms is simple with next to no ornamentation and with fixtures and joinery from a variety of periods, several could have been maintained and relocated as the building grew and developed.
- 32. The historic windows (the eastern end of the building feature several modern timber units of no heritage value) are metal framed with some opening casement sections. These fit into the earlier mullioned stone surrounds as well as into the Victorian bays on the south front. The opening sections on the garden front feature twisted hook stays at the base, a single quadrant stay is seen on the northern elevation. Internally the turnbuckle catches are simple rounded shapes with a loop. These window features (twisted stays and simple turnbuckle catches) are typical of windows from the late 17th and certainly throughout the 18th century (Hall 2005, *Period house Fixtures and Fittings 1300-1900*; 90-92). They are good early survivals on this building though the glass of these metal windows appears later.
- 33. Other windows in the building are much more typically 19th century, including that lighting the back kitchen/scullery with its large frame with canted head and the front door, and back porch window, with coloured margin lights.



Plate 4-5: (left) early casement set into the stone mullion at first floor, simple turnbuckle catch and loop on the bottom of the casement to take the twisted stay just visible externally. (right) typical mid 19th century window with brightly coloured glass within margin lights; rear porch.

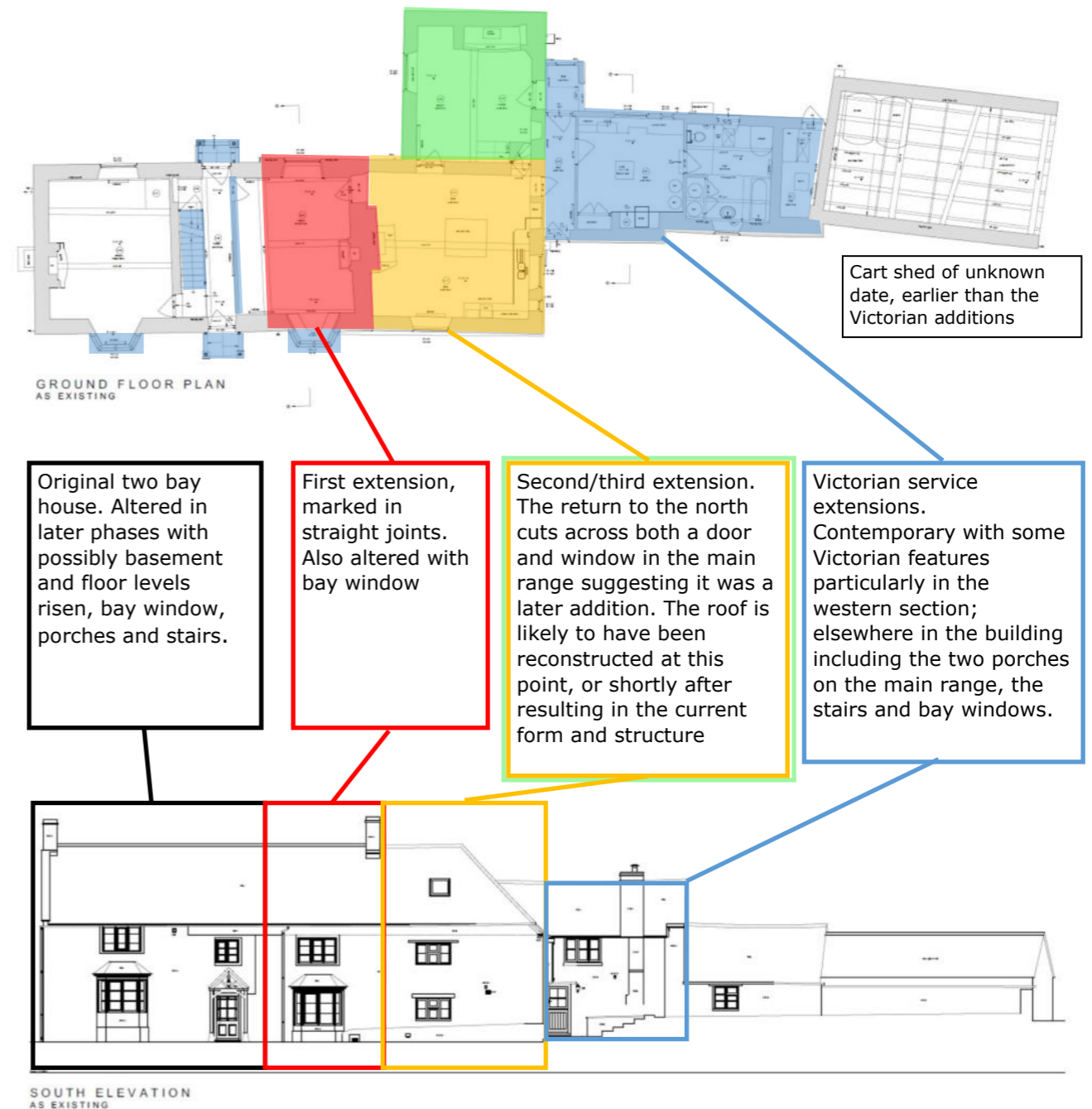


Figure 2: Ground floor plan and garden elevation showing primary phases of expansion and growth.

- 34. Doorways within the farmhouse are similarly varied with examples of older, probably 18th century plank and batten doors, with more typical Victorian panelled doors also in evidence.
- 35. The house retains chimney stacks with some fireplaces at ground floor level only. Aside from the large open fireplace in the northern return range the actual surrounds have been adapted and changed later in the building's history. There is one ostensibly 15th or 16th century stone surround with a Tudor arch, recessed spandrels and moulded stops within the western sitting room, however, this fireplace sits awkwardly in the stack and appeared at first inspection likely to have been relocated or salvaged from elsewhere. Investigative opening up confirmed that it is set into and bonded to the wall with very hard cement, which extends over the chimney breast. It has a much later 20th century grate and hood set within it, also within cement render. The central room features a brick surround typical of the early-mid 20th century. The north return to the building retains a large open fireplace with timber bressumer and some evidence for a former bread oven. A similarly large fire surround with typical 19th century mantel is located in the Victorian extension, this probably contained a range or enclosed stove, now replaced with a boiler.

- 36. There are no cornices or decorative plaster work and joinery features such as skirting boards are similarly plain. This simplicity is entirely appropriate for its function as a tenanted farmhouse.
- 37. The basement is a simple vaulted space with a lightwell at the western end. The floor levels above the basement are all higher, needing steps down into the reset of the house. It appears that the basement was inserted later and floor and ceiling levels above were raised slightly to accommodate it giving the level changes today. The basement is smaller than the two bay footprint of the historic core building.
- 38. The current entrance hallway from garden and yard appears to have been defined in the 19th century, contemporary with the stairs. The hallway partition does not relate to the 'original' eastern wall line, now marked by a beam in the sitting room ceiling and external straight joints.
- 39. Bathroom and kitchen fittings throughout are modern and not of heritage value. The current kitchen also has an entirely new floor.



Plate 6-7: (left) Victorian four panel door. (right) typical plank and batten door, of which there are several in the building, with long strap hinges, these with rounded ends.



Plate 8-11: (left) Ostensibly early surround but thought to be salvaged and relocated here; (right) Victorian mantel and opening for a range in the extension; (right above) 18th century fireplace with bressumer; (right below) early 20th century brick surround.



Yard and Farm Buildings

40. The western side of the yard is defined by a small stone stable block which runs parallel to the road immediately north of the entrance gate, and by a large barn range which extends east back from the road parallel to the farmhouse. The stable and barn were historically linked internally (visible as blocked doorway at ground floor level). Perpendicular to the barn range, and on its northern side are two later linear blocks abutting the barn.
41. The first is a long timber structure adjacent to the road with corrugated sheet metal roof comprising stables opening into a narrow yard on its eastern side. The second includes low standing walls in brick with some stone defining generally open area with a curved corrugated roof supported on steel posts and trusses (Plate 17-18).
42. To the north and east of the main barn range are areas of gravelled surface and evidence, in the form of stone walls, former drainage gullies and post bases, for previous structures defining a second yard area (see historic background). These structures were most likely open shelter sheds for cattle. This area is now used as parking and as access from the main driveway which approaches from the north east.
43. A concrete block building with metal truss and concrete beam roof (Plates 19-20) and a modern corrugated Dutch barn (Plate 21) are located outside the primary yard areas on slightly higher ground to the east.
44. Attached to the southern end of the farmhouse is an open shed, the 'Tractor shed'. It has stone walls and a corrugated sheet roof on irregular timber supports that provide no diagnostic indication for dating this structure.

Stables and barn.

45. The smaller stable block on the western side of the yard shows evidence in its southern gable for a former window at ground floor level. A WC has been inserted into the store (probably a former tack room, or perhaps a small cart shed) on the left of the building. The northern right hand part of the building has a blue brick floor, and path externally, and is divided into two loose boxes with wooden board construction inserted into the building and wooden troughs and feed mangers internally. A lead lined trough is located beneath the stair to the loft which intrudes into the internal space. There us some uncertainty as to the original function of this building, the presence of a doorway leading into the door suggests a different arrangement in the past.
46. Upstairs the building contains exposed principal trusses with carpenter's marks on each truss numbered I-III from north to south, a further truss (I) is embedded into a later brick wall to the barn area. This area has been converted recently to form an office.
47. The barn comprises two halves, a larger five bay barn on the west (Plate 13) with double threshing doors centrally on either side. On the east a slightly smaller three bay barn with

smaller doors and clear evidence internally and in the raised steps within the yard that it had originally featured a loft or first floor, now removed (Plate 14). The barns both feature in line purlins joined through the principal trusses with loose tenons, the later barn on the east appears only to have had raised collars (Plate 15) with the first floor beams providing the necessary tie between the walls; the walls have splayed somewhat with the removal of the floor.

48. At the far eastern end of the barns a later structure in concrete block with a monopitch roof has been added with its own concrete ramped access and loading platform. This structure projects beyond the barns' northern wall line.



Plate 12: Stable range, southern elevation, with gate into yard on left.



Plate 13: Stable range western gable with position of blocked window shaded.



Plate 14: The main barn, the added three bay southern structure is marked with a straight joint just right of the blocked door (marked)



Plate 15: The main barn, blocked door and straight joint showing extension point to east.



Plate 16: The main barn north elevation of the eastern three bay portion and later concrete block construction, also metal roofed structure behind on footprint of former shelter sheds.



Plate 17: The main barn northern threshing doors, later stables on right and metal roofed shed on left over earlier brick wall occupying footprint of former shelter shed.



Plate 18: Bow roofed and steel supported storage shed at the rear of the main barn. Formerly location of shelter sheds for animals.



Plate 19: Building 17 concrete block structure to the east of the main yards. Doors and windows suggest possible stabling.



Plate 20: Building 17 interior showing steel truss, modern roof and concrete block walls. Vehicle storage has been most recent use and there remains no evidence or clues to any former animal accommodation function.



Plate 21: Modern Dutch barn on eastern edge of the site..

3.0 Description

Historic Background

- 49. The earliest recorded information discovered for Foxcote Farm specifically is a request in 1779 for a valuation by Francis Fortesque Turville. At that point Turville owns the farm, it is leased to one Robert Barnes at a yearly rent of £435 10s.
- 50. This record of a valuation request is part of a much larger archive (Held by the Leicestershire, Leicester and Rutland Record Office) of the Turville Constable-Maxwell family, a renowned and ancient group of strongly Catholic interconnected families whose primary seat was and is at Husbands Bosworth in Leicestershire. The history shows that in 1763 lands and an estate at Idbury (including Foxcote Farm and farms at Idbury and Bould) was joined to the Leicestershire lands through Maria Althea Fortescue (an aunt to the FF Turville mentioned above). M A Fortescue was granddaughter to one John Loggan who had held the estate at Idbury since the mid 17th century. Loggan was related to the renowned engraver David Loggan, who was responsible for the famous engravings of Oxford Collages from a birds eye perspective. It is unlikely that any of these renowned personages ever lived at Foxcote Farm, but as owners they would likely have had oversight over major works at the farm and certainly have directed or had some input in the initial building construction of the farmhouse and major associated buildings, which is ascribed on stylistic grounds within the list description to the mid to late 17th century – when the Loggan family held the estate. Investment by the Turville family in their estates later on may be reflected in late 18th and 19th century changes.



Figure 3: Extract from Estate map of 1778-9 (turned and reproduced with the permission of Leicestershire, Record Office, Ref: DG39/904 1779, Map of the Manor of Idbury, Bould and Foxcote surveyed by Wm Reeves (following enclosure)

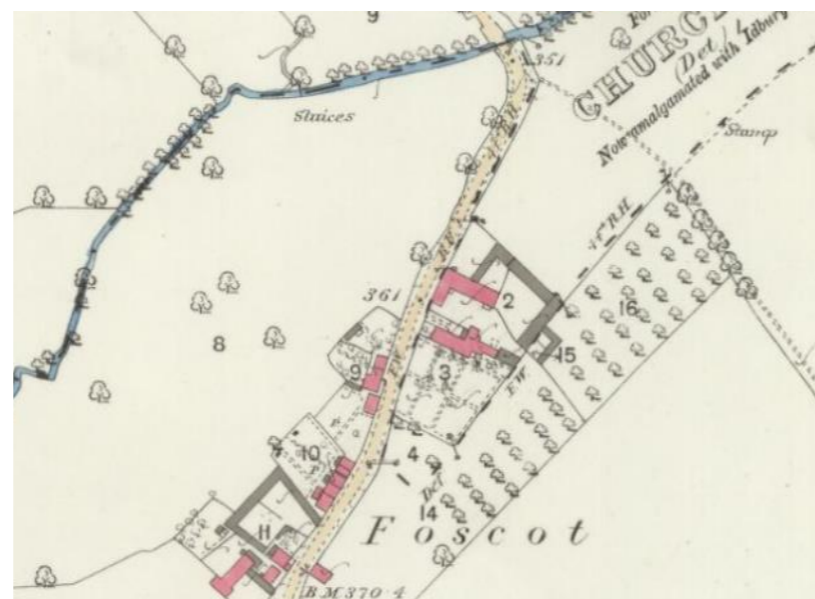


Figure 4-5: Map regression from left: **4: 1815** Ordnance Surveyor's Preparatory drawing does show a single yard (© British Library); **5: 1880** Ordnance Survey Gloucestershire XXIX.8 25 inches to one mile showing the extension of the farmhouse and secondary yard to the north east; **6: 1919-22** 25 Inches to one mile showing the addition of a structure adjacent to the road and a building on the current location of the vehicle store (possibly pig sties at that time).

51. Following the joining of the Idbury estate to the Turville Constable-Maxwell family estates in the second half of the 18th century a number of estate maps and valuations were prepared in 1768, 1780, 1799; that last mentioning Foxcote Farm specifically. The map (Figure 2) accompanying the valuation shows a single large square 'building', the valuation document identifies 'Foxcote Farm house, garden copse and yard'. The accompanying map is only indicative but from the scale of the red square in the location of the house it is considered that by this point at the end of the 18th century the farmhouse and stone range of buildings were constructed. The similarities in roof structure suggest that the house included its northern return range by the early 1800s.
52. The Ordnance Surveyors Drawing (1815, Figure 3) and viewed via the British Library's online collection shows the farm with a single yard enclosed on four sides. However, the detail is poor. The House, stables and barn appear to be in existence, along with a further building to the east enclosing the yard. None of the long ranges running to the north at the back of the main barn, or enclosing the secondary yard to the north east are depicted.
53. A large scale ordnance survey map from the 1880s shows the house in its current form



Plate 22: Stables doorway with typical mass produced ironmongery, matched elsewhere on the farm.

(Figure 4; though the bay windows are not shown and the 'tractor shed' is depicted as a timber structure infilling the northern angle of the building). The eastern extensions are shown with a slight step in the southern elevation line. The stable and long barn range are also present in their current form. To the north and east the current access and parking area was a fully enclosed yard with buildings (grey= timber or iron structures) on three sides and a wall or other boundary dividing it from the yard outside the house.

54. The 1922 OS edition (Figure 5) shows the addition of a narrow built range running adjacent to the road and north of the main barn. The structure on this footprint today

(Plates 16 and 23), is a long timber range constructed of wide planks and some reused railway sleepers, with internal wooden troughs and mangers. The doors are mounted on long strap pintel hinges and all the ironmongery is matched.

55. Later in the 20th century additional buildings were constructed to the east of the main yards. A farm Survey carried out in 1941 (visible via the England's Places website but not reproduced for copyright reasons) shows a lightweight narrow building on the approximate position of the current vehicle store, similar in footprint to what appears to be small enclosure (possibly pigsties) on the 1922 map and maps of the 1950s illustrate the construction of the large metal open sided Dutch barn.
56. West Oxfordshire's Planning pages reveals the following more recent changes at the farm, no documents were available online:
- The current access into the farm yards was created in 1987/88 (W88/1450). By this time the north eastern ranges of buildings must have been redundant (they remain shown on maps up to the 1980s) and have been removed at this point, parts of the upstanding wall structures were retained on the eastern edge of the yard and the footprint of the buildings used as garden area, the northern wall of the yard was reconstructed. Stone post supports of the former buildings, which appear likely to have been open sided were retained at the edges of the current garden beds.
 - In 1990 the first floor of the short stable range at the western edge of the main yard was converted for use as a farm office (W90/0877); the internal part of the stair access into this space was presumably also renewed at this point from the appearance of the timber.
 - In 1995 the main barn was re-roofed with imitation stone slates (W95/0432) and the main house reroofing followed the next year (W96/1065). Prior to this the barn had been roofed in corrugated tin, the house's former roof covering is not mentioned in the application summary .

Discussion

57. The history and description presented above suggests that, in keeping with the list description's assertion, a farm was present here from the mid to late 17th century and that it was potentially constructed or developed by the Loggan Family who held the estate from the mid 17th century. Later expansion of the farm buildings occurred in the later 18th century when the estate passed by marriage to the prestigious Turville Constable Maxwell Family, whose primary land holdings were in Leicestershire. Based on fabric similarities and the construction of the barn roofs the stone farm buildings appear to be contemporary with the house and wholly constructed by the end of the 18th century at least. The northern return of the house could be late 18th or early 19th century in date, at its point of construction it is thought that the roofs over the house were adapted across the whole structure leading to today's broadly consistent roof structure. There does not appear to be evidence of a different earlier roof form over the earliest core of the building.
58. Historic maps show that the farm house had reached its present form and extent by the end of the 19th century, and many features within the building, including the current entrance porches, the stairs, bay windows and kitchen/service range appear to belong to this date. A secondary yard of timber or iron buildings, was present north and east of the farm house and stone barns and another range to the east of the yards. These buildings are assessed as being open sided shelter sheds around a fold yard, used for the winter accommodation of cattle and the collection of dung which would have provided fertilizer for cultivated fields at other times of the year.
59. A subsequent phase of investment and alteration at Old Foxcote Farm appears to have taken place in the first half of the 20th century. In the house new fire surrounds were inserted in the style of the day and potentially the secondary back stair. A building on the position of the current long stable range was added at the rear of the barns by 1922, and possible pigsties to the north east which were subsequently expanded to the current vehicle store.
60. Later buildings at the farm site are of a lesser material quality carried out in expedient concrete blockwork, salvaged timbers, steel post and truss, and with corrugated sheet cladding and roofing. Similarities between the wooden doors and stable fittings, and ironwork throughout the farm buildings suggest that the older buildings also underwent renovation at this time. Later mass produced materials, blockwork sheeting etc have no inherent heritage value.
61. The major structures of the farm appear to have changed very little since the early 20th century though modernisation of the house, now itself somewhat dated, has occurred— particularly with the insertion of bathrooms and kitchen facilities — and access into the property has changed with the loss of the shelter sheds and extended driveway to the north. The stone buildings have all been reroofed and the smaller stable adapted with a WC installed in the ground floor and the upper floor converted to form an office. The domestic garden to the south of the farmhouse is also a comparatively late feature not of heritage value, it is markedly different from the layout indicated on the large scale 1880 ordnance survey map.
62. The farmhouse and immediate curtilage have been functionally, and in ownership, separated from all aspects of a working farm landscape, which continues to be farmed but is no longer associated with any of the buildings considered here or the present owners.



Plate 23: Main barn interior with tie beams and collars set beneath the upper tier of through purlins. All common rafters are replaced.



Plate 24: Main roof over the historic core of the farmhouse. Structure shows frequent new rafters associated with the re-roofing, evidence of removed, relocated and raised collars and braces and the re-positioning of the purlins to be lying over instead of butted up to the principal rafters.



4.0

Statement of
Significance

4.0 Statement of Significance

Introduction

63. This section presents an assessment of the significance of Old Foxcote Farmhouse exploring the four values set out in the NPPF: Architectural, historic, archaeological and artistic. As explored within paragraphs 30 and 31 of this report it is acknowledged that not all parts of a building or site make equal contribution to the significance of an asset. Understanding the relative contributions made by sections of a site—including the ancillary buildings affected by this proposal—is thus essential to establishing where further change could be accommodated on this site without eroding heritage values and giving rise to harm.
64. The buildings and areas affected by this application proposal are not heritage assets in and of themselves, they are only of heritage value to the degree that they illustrate, reinforce or contribute to the heritage values of the designated heritage asset at this site—Old Foxcote Farmhouse.

Architectural

65. Old Foxcote Farmhouse is an example of a traditional Cotswold farm house and exhibits material qualities, the arrangement of its elevations, and details of windows and other features that give evidence to that use. In particular the two entrances and broadly similar architectural treatment to both private garden and working farmyard frontages reflects the dual role of the house in association with other buildings and at the heart of a former working farm.
66. Internal details such as planform, position and legibility of stacks, visible structure and individual elements of joinery or decorative finish also contribute to architectural value reflecting the trends and styles of each phase of development and tastes of individual occupiers. At this site the comparative simplicity of interior features reflects the nature of the building as a tenanted farmhouse. Its interiors are now generally of a Victorian character with some features retained from earlier periods.
67. Old Foxcote Farmhouse has developed over time and the legible expression of multiple phases of the farmhouse’s growth contributes highly to its architectural interest allowing the development of the building to be ‘read’ externally. Though assessed as being constructed initially in the 17th century the building today is the product of several phases of extension and now has a broadly 18th and 19th century character, particularly respecting internal features.



Plate 25: Modern bathroom inserted into eastern portion of the Victorian Extension and removing any heritage character or evidence of function.

68. The easternmost portion of the building, part of the Victorian extension, has been converted to form a bathroom and has lost all aspects of historic character or illustration of its original use. It has entirely modern fittings, doors and windows. This portion of the building now makes a very limited contribution to architectural values.
69. Elsewhere the insertion of modern bathrooms within the bedrooms is not done with any refinement and these features also detract from historic integrity.
70. There has been some erosion of material integrity in the replacement of the roof, and individually replaced windows but these have not significantly eroded the architectural interest of this aspect.
71. The stone built former farm buildings make a contribution to architectural values of Old Foxcote Farmhouse in two primary ways. Firstly, the main stone barns share a material palette of traditional stone walls and timber roof structure with in line purlins and through tenons, and internal structure that reinforces the traditional vernacular evidence of the farmhouse. Secondly, the exterior appearance of the stone ranges are simpler with fewer openings of a different nature and are clearly indicative of their agricultural as opposed to domestic function. This contrast in architectural style enables an understanding of the farm house’s role in a relevant group context.

72. Later additions to the farm buildings, particularly of the 20th century, though reflecting changing agricultural farming practice and expansion in materials of later times are of non-descript standard and mass produced materials and do nothing particular to reinforce or enhance the architectural qualities of the farmhouse itself. Later changes have also seen the reduction in built forms around the farm complex, particularly the loss of buildings to the north and east of the house (formerly shelter sheds for livestock), an area now used for parking and planting.

Historic

73. Old Foxcote Farmhouse and its associated farm buildings and yard reflect and give evidence of the history of this site, and the area as a broadly agricultural one reaching back to the 17th century. Its materials and architectural qualities summarised above provide direct evidence and illustrative value to the growth and adaptation of the farmhouse itself over time. Similar adaptations of the farm buildings, or later added structures, are also illustrated in the fabric and give evidence to the history of the farmstead and broadly insight into farming practice over several periods.

74. The house contains individual features and items which intimately reflect its history as a domestic property, the fashions and practical requirements of the occupants over time. The Victorian era is particularly well reflected along with more recent insertions which illustrate individual tastes of more recent owners. These insertions are, by and large of low inherent value, and where features have been removed, such as the eastern ground floor bathroom and store, there is little or no illustrative historic value surviving.

75. There is minimal association with two families of note, the Loggan family from the mid 17th to the mid 18th centuries and then the Turville Constable Maxwell Family in the 18th and early 19th centuries. This association is not directly evident within the farmhouse itself, and the primary personages of those families did not live at Old Foxcote Farmhouse. The associations are only reflected in the documentary archive and they provide only the smallest element of associative value to the house's particular features.

Archaeological

76. Archaeological value derives from materials and the physical attributes of a place to provide evidence for which no documentary history survives. In this way, Old Foxcote Farmhouse as an historic building of multiple phases, which are legible in the building today, has a degree of archaeological evidential value. This is particularly true over the main historic core where a variety of legible features allows the building's phases to be 'read'.

77. The earliest phases of the farmhouse and its specific constructional details, particularly of the roof structures retain some archaeological value, overlapping with architectural values, of technology and materials available at the time of the buildings' construction and does contribute to significance. This is shared with similar and contemporary attributes of the older farm buildings. The later agricultural structures do not retain archaeological value.



Plate 26-28: The setting of Foxcote Farmhouse. From left: the garden front of the farmhouse with the farm buildings not really visible behind. The farm buildings from the entrance to the north, farm house not really appreciable until approached; Looking into the main farm yard from the south where the close proximity and shared characteristics of the group is more directly experienced.

Artistic

78. Old Foxcote Farmhouse has no overt artistic values. Its aesthetic qualities pertain to the vernacular architectural detailing and legible palimpsest of multiple phases of development at the farmhouse and within its associated buildings.

Contribution of Setting

79. Old Foxcote farmhouse is experienced and can be understood to differing degrees from a variety of areas around the farmhouse, each of which contribute a differing degree to the significance of the building. These areas form the setting of the listed building and include the private curtilage as a main aspect with further areas outside the curtilage making a lesser contribution and enabling less strong experience of the listed building.
80. Firstly the farmhouse can be appreciated and is importantly experienced from the private garden and enclosed yard to the south and north (respectively) of the house. The garden, although maintaining some degree of historic continuity of overall outline (see historic maps page 16), has nothing of innate heritage value to contribute directly to heritage significance of the listed building. Its outline has changed over time, though the long linear strip of land around the house, historically in use as an orchard, appears to have some longevity. The connection of a private garden curtilage supporting the domestic function contributes to historic values, this private garden area was historically to the south of the farmhouse in contrast to working yard areas to the north.
81. The former farm yards to the north is defined by a series of ancillary agricultural buildings including the substantial stone barn and stable range, which as contemporary early structures are those with the greatest historic and architectural contributions to the value of the main listed farmhouse. The experience of the house in contrast to the agricultural buildings illustrates the function of the group and expresses the history and past use of the farmhouse as part of a working farm as well as illustrating the earliest historic core of the complex most clearly. These yard areas enable close inspection of the listed farmhouse in an area of setting and with associated buildings which directly illustrate former use as well as elements of architectural detailing and the shared materials of the group of buildings. Again, this area has changed—particularly with the loss of ranges that formerly provided a second enclosed yard to the north east. This historic loss has eroded illustrative values. Despite changes to garden and yard there remains, however, a continuing sense of contrast between the north and south areas of setting and these continue to enable an understanding of the different aspects of the farmhouse’s history and contribute to the significance of the listed building.
82. Incidental views towards the farmhouse and associated buildings are afforded from elsewhere in the property and enable various degrees of opportunity to understand and experience the form and appearance of the listed building in context. Its role as part of a comparatively compact group surrounded by more open garden and field areas is clear in these longer perspectives.
83. The long continuity of the route passing the house and yard, as well as the general agricultural nature of the surrounding landscape, a quiet rural character with little ambient noise, also form aspects of the setting which add to its heritage values and enable an understanding of the buildings as a discrete farm grouping.
84. At a further distance, from within the hamlet of Foscot to the south west or on the approaching roads the group of buildings at Old Foxcote Farmhouse are appreciable as a close knit group but specific details are less obvious. Stone walls provide a clear sense of separation and distinction from the road and neighbouring properties. The routes provide some limited opportunities to experience the asset, or rather its presence and associated group, but contribute less directly to its significance. The elevations of the house in particular are concealed from the main routes passing to the west or from the hamlet by the high enclosing garden wall. The ability to appreciate the presence of the farmhouse and associated buildings on the edge of the hamlet, contributes to an understanding of the history of the place the contextual relationships with Old Foxcote Farmhouse with other buildings in Foscot of a similar aesthetic and historic period. Foscot is not a conservation area.



5.0

Proposals and Impact
Assessment

5.0 Proposals and Impacts

Proposals

85. The proposals for Old Foxcote Farmhouse site are set down within a detailed drawing package prepared by Verity and Beverley Architects. These proposals have been informed by an understanding of the historic background of the site and its significance including the contribution made by the setting of the listed building. Response to the pre-application advice process has also informed the scheme and matters raised have been addressed wherever possible.
86. The proposals seek to amend and alter the private curtilage of Old Foxcote Farmhouse, including ancillary buildings, to suit the owners needs and reflect the change away from active agricultural use.
87. The following section presents an assessment of the impacts of the various elements of the proposals on the heritage significance of the listed building, and on the setting.
88. Though part of a separate application (19/01342/FUL and 19/01343/LBC) it is relevant to note that renovation and improvement works to the old stone barn and stable range has just been granted. Another application is currently under consideration concerning improvements and alterations to the farmhouse itself. The applicants are considering the site, and improvements to it, holistically seeking to create a family home and associated buildings that will secure the site for a long term future and use which is commensurate with preserving its heritage values.

Summary of works

- Remove the cattle grids on the entrance drive, create turning circle to north of yard.
- Remove Dutch Barn to east of farmhouse.
- Replace the current vehicle store with a music/gym building on similar footprint.
- Remove the circular water feature from former farm yard.
- Construct new garage ranges on footprints of historic shelter sheds.
- Amendments to boundary walls, garden hedges and walls.

Cattle Grids and access driveway

89. No harm, the site is no longer in use as a working farm and no animals will be managed housed or moving through the site. The cattle grids are modern features and functionally redundant. No changes are proposed to the access routes into the farm, the creation of a turning circle of the relatively modern drive outside the yard will not impact or erode any means to experience or understand the listed building or erode any aspect of significance. This work will preserve all heritage values.

Dutch Barn

90. This structure is a standard mid 20th century open sided Dutch barn—most usually used for storage. The building is entirely typical of its period, is not a rare or unusual type and has no inherent heritage values. It does not reinforce or contribute to the architectural values of the farm house and beyond reflecting a standard element of modern farm storage provision does not reinforce specific historic values of the farm house which are more importantly related to its earlier history, evidence of phasing and growth of the house domestic provision in a farm context and the vernacular architectural building style. Removing this structure will not affect the heritage values or significance of the listed farmhouse. It is not part of the core group of farm buildings around the main yards. This

Music/gym building

91. This building is constructed of concrete blockwork with a steel truss roof, of corrugated sheet material. Historic maps show smaller structures on this position, east of the main farm yards from the early 20th century where the subdivision shown on the maps suggests possible animal accommodation. The building today has a considerably larger footprint, fully open plan, and without any internal features that suggest or illustrate that former use. Some suggestion remains in the doors and windows on the western elevation but these are not functional any more and without internal features related to them they are isolated from meaning and do not illustrate specific past use. The building itself has no inherent architectural or historic value in and of itself and makes a very small contribution to the later 20th century history of the Farm group illustrating later functions

present on the site alongside the main house, which is the listed building and reflects a domestic role in a farm situation.

92. The replacement building proposed is on a similar footprint maintaining a built presence on this location and reflecting the extent of the farmstead, including buildings outside the main yard areas. The design is simple and subservient and continues the generally agricultural idiom of the existing with a low pitched roof, bay division of the elevations and minimal fenestration.
93. The replacement of this building is not considered to cause harm to the heritage values of the farmhouse. The building, though on the footprint of a structure thought to relate to animal accommodation, is not indicative of that function today and so it makes no particular contribution to specific historic values.

Remove circular water feature

94. The circular pond within the northern yard area is an entirely modern feature with a somewhat ostentatious appearance derived from the sculpted basins and finial. It is incongruous within a former farm yard with an otherwise simple agricultural, utilitarian and practical character entirely reflective of its historic purpose. Removing the feature will restore that character and the character of the yard north of the farm house. There will be no harm to heritage values and in the removal of an incongruous feature there will be minor aesthetic architectural and historic enhancement with regard to the farm house and an area of its immediate setting.

New garage ranges

95. The proposed garages are to accommodate the owner's car collection, and guest vehicles when required. They are proposed with simple materials, pitched roofs and timber doors in regular bays divided by oak posts on staddle stones opening into the yard. The garages will occupy the historic footprint of what has been assessed as shelter sheds off two stock yards for which some fragmentary evidence remains in parts of the current area's surface finish. The use of oak posts on staddle stones reflects the evidence for the historic structures here. The walls and gables will be natural stone in keeping with the rest of the farm buildings, and including the existing wall dividing the yard areas from the meadow area alongside the access drive.
96. The insertion of garages here, replicating the position and broad scale of historic buildings, is not considered harmful to heritage values of the listed farmhouse. They will preserve a sense of two yards, and in their design which replicates elements of the former structures here they respect and maintain architectural values as subservient

ancillary structures in association with the main house. In their smaller scale they maintain the primacy of the main barn range as the most significant structure within the curtilage of the listed building.

Amendments to boundary walls and hedges

97. Amendments to the boundary walls, fences and hedges involves removals, raising of height, addition of some new walling will preserve a sense of private garden curtilage associated with and south of the house, a contrasting harder character yard area to the north and an access point to the further north (a modern creation). There will remain a sense of a discrete group of buildings and enclosed areas around the listed farmhouse.
98. The modern garden hedges, paths and enclosures to the south, which are not historic, will be removed. A more informal open garden area leading into meadow, preserving the overall narrow linear property boundary which has historic continuity with those discrete areas of contrast (garden to yard) which are key areas of setting in respect of the listed farmhouse will be created. These changes will not erode the heritage values of the listed farmhouse and will preserve means of experiencing and understanding the house in the same way as is possible today.



6.0

Conclusion

6.0 Conclusion

99. The proposals presented are considered to sustain the key aspects of the significance of the listed building: as a multi phase former farmhouse dating to the 17th century at the heart of a group of associated former farm buildings, in particular contemporary stone barn and stable range. Areas and structures affected by this proposal make a low, or no contribution to specific heritage values of the listed farmhouse and have been identified as being capable of sustaining changes without harming the primary heritage values of the building as a whole.
100. The domestic curtilage and garden area to the south is to be opened up and redesigned retaining a green garden character in contrast to the character of the former working farmyard to the north. The current garden layout is not historic and the retention of the area as a private garden associated with the former farmhouse is entirely appropriate. Comparatively small changes to the position or height of walls, hedging and screening planting that preserve this sense of a private garden, and distinction and definition around this site in contrast to the surrounding hamlet and neighbouring properties in Foscot does not affect heritage values. Changes to remove the cattle grids on the entrance drive will not affect heritage values.
101. The provision of garages on the footprint of the former shelter sheds will reinstate a sense of enclosure around the former stock yards with structures on historic footprints of a simple ancillary nature and with the garage doors echoing the broad regular bays of an open sided stock shed—suggested and inspired by remnants surviving in the current surfaces. The loss of a dutch barn from the eastern edge of the site will not harm heritage values of the farmhouse it is an entirely standard type of no inherent heritage value and with the least direct visual or spatial relationship with the main house; it is not part of the main grouping of buildings around the yards. The replacement of the current vehicle store will replicate or echo the footprint, regular structure with clear bay divisions, roof pitch and overall built form of the existing vehicle store. Fenestration on the eastern side will mimic the existing open side of the building and not involve additional fenestration on the side closest to the house which will maintain its ancillary role within the group. The design of the gym/music building and the garage ranges have been finalised after liaison with the local authority through the pre-application process and have been informed by an understanding of the particular strands of value that make up and contribute to significance at this site.
102. The proposal provides ancillary functions to the main farmhouse, which will remain a single family dwelling. This residential function in the farm house, served by ancillary buildings nearby is appropriate to the historic pattern and replacement buildings echo the simple agricultural forms and style preserving the heritage values of the site, though functional elements of use will see a change—as has already occurred in the end of agricultural use for the site. The continuation of the farmhouse as a single residential unit supported by ancillary buildings is wholly consistent with its preservation as a heritage asset. The retention of the former farm buildings and associated yards within this single property, adapted to suit the current owners needs under a recent consent, will preserve the most important historic evidence of former use and associations between the buildings particularly from within the setting of the listed farm house.
103. The proposed use will provide a viable long term future use for these buildings that will support the overall preservation of the listed building. The key elements of significance retained in the physical form and materials of the farmhouse and its legible phases and appearance and the contribution of the important and positive historic farm buildings in the setting will be preserved. The listed building will still be understood and experienced as a farm house with ancillary former agricultural buildings defining yards to the north and with a private garden to the south.
104. The changes proposed to the listed building Old Foxcote Farmhouse are not considered to harm the significance of the listed building, so paragraphs 195 and 196 of the NPPF are not engaged. There is preservation for the purposes of the decision maker's duty under section 66(1) of the Act.
105. Change is not automatically equated to harm, conservation is the process of intelligently managing change at historic places to sustain their use and viability into the future. At Old Foxcote Farmhouse an agricultural use is no longer continuing. Changes have been proposed affecting the former functional farming buildings based upon a detailed understanding of the unique and particular significance of this historic building and the relative contribution made by the buildings within its curtilage and setting. This has led to a proposal which preserves and maintains those aspects identified as key to the listed farmhouse's special interest.