

**LOWER FARM
TAYNTON
OXFORDSHIRE**

**HERITAGE IMPACT ASSESSMENT
FEBRUARY 2022**

www.worlledgeassociates.com



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Worledge Associates

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WORLLEDGE ASSOCIATES

Worlledge Associates is an Oxford-based heritage consultancy, committed to the effective management of the historic environment. Established in 2014 by Nicholas and Alison Worlledge, Nicholas came to private practice with over 35 years' experience working in heritage management for local authorities. This intimate knowledge and understanding of council processes, and planning policy and practice, helps us to work collaboratively with owners and decision-makers to manage change to the historic environment.

Our team of dedicated researchers and specialists believe in the capacity of the historic environment to contribute to society's collective economic, social, and cultural well-being. We aim to identify what is significant about places and spaces in order to support their effective management and sustain their heritage value. We have worked with a wide range of property-owners and developers including universities and colleges, museums and libraries, large country estates, manor house, farmsteads, cottages, town houses and new housing sites.



INTRODUCTION

The intelligent management of change is a key principle necessary to sustain the historic environment for present and future generations to enjoy. Historic England and successive government agencies have published policy and advice that extend our understanding of the historic environment and develop our competency in making decisions about how to manage it.

Paragraphs 4-10 of Historic England's Good Practice Advice Note 2 (Managing Significance in Decision-Taking in the Historic Environment) explains that applications (for planning permission and listed building consent) have a greater likelihood of success and better decisions will be made when applicants and local planning authorities assess and understand the particular nature of the significance of an asset, the extent of the asset's fabric to which the significance relates and the level of importance of that significance.

The National Planning Policy Framework (July 2018) provides a very similar message in paragraphs 189 and 190 expecting both applicant and local planning authority to take responsibility for understanding the significance of a heritage asset and the impact of a development proposal, seeking to avoid unacceptable conflict between the asset's conservation and any aspect of the proposal.

It has never been the intention of government to prevent change or freeze frame local communities and current policy and good practice suggests that change, if managed intelligently would not be harmful.

This report has been prepared to accompany a planning and listed building application for a range of proposed works to Lower Farmhouse, a grade II listed building, and adjoining stable grade II, and other buildings in the farmstead, which all lie within the curtilage of these listed buildings. Lower Farm also lies within the Taynton Conservation Area.

It provides a brief history of the development of the village of Taynton and its farmsteads, focussing on the evolution of Lower Farm. It includes a description of the farm house and farmstead and based on the history of the farmstead, the context of local agriculture, and the surviving fabric its heritage is summarised in a statement of significance.



Collectively, Taynton's stone buildings form a recognizable and distinctive vernacular style of architecture that communicates its affinity with the traditions of the local context... They reflect a broader homogeneity in the regional character of the Windrush Valley defining the 'stony landscape' observed across villages such as Asthall Swinbrook, Widford and Burford (almost all which had their own quarry) by 20th century travellers such as J. Massingham.

FARMSTEADS AND THE TAYNTON LANDSCAPE

Often prosaic in their general character and appearance, farmhouses and their farm buildings lie at the heart of country existence, defining not only its landscape but also its social- economic life. They are an important part of the character of the countryside, and along with field patterns and boundaries, they help to create a local identity and sense of place. These, functional structures, reflect the singular relationship between local building traditions and the landscape and its use itself articulating the way in which ordinary people have collectively built their environment and how, in turn, it has cultivated certain values and patterns of daily life.

The traditions followed in their construction are founded on shared experience and tempered by the local climate and availability of resources. As such these are, as Historic England suggests, buildings very much in harmony with their local settings. As structures constructed of locally sourced materials and often by local builders or farmers themselves, they can be said to be a cultural expression of ordinary people. Their survival evidences the way their owners lived and the value they place on things that went in them – the livestock and grain that was vital to the economic survival of the farming way of life.

This strong connection to locality is one that inscribes the farmhouse and the farm buildings with an underlying communal value. The simplicity of the farm buildings to a great extent, helps sensitise us to the significance of everyday objects, reminding us of the value inherent in even the simplest and utilitarian of places...

TAYNTON

At Taynton, farm buildings are both a prism through which the history and social- economic life of the village can be understood and an organizing frame through which its settlement pattern can be defined. Along with its quarry, farming played a key role in the morphology of the village and it is its farmsteads, rather than a designed relationship between its manor house and church, that are in fact its key defining character and organising principle.

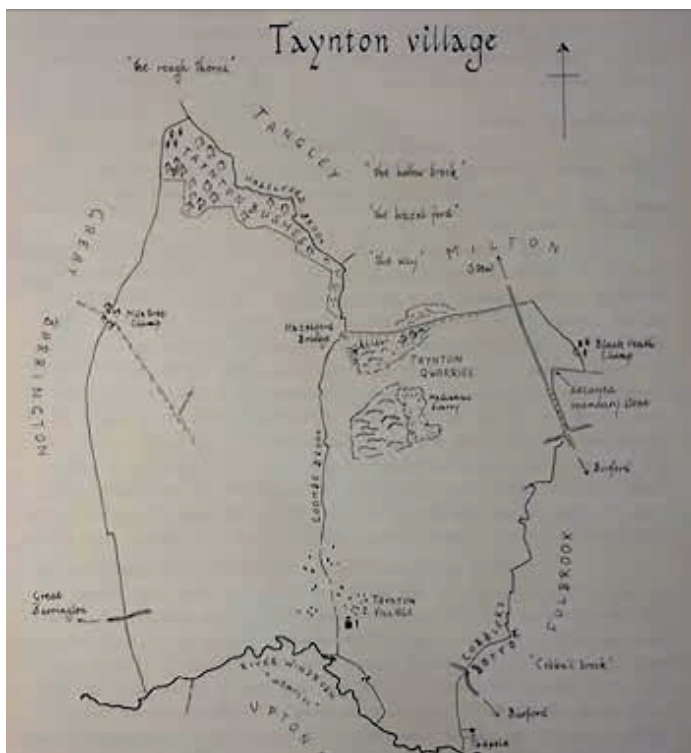
As Mark Child (2013) has observed, Taynton at first “appears to be an undisciplined arrangement of a place, until one realises that it effectively comprises of four large old farmsteads” that lie at the north and west peripheries and that form significant clusters that help define the extent of the settlement (Child Mark 2013. “Taynton” in *The Windrush Valley*. Amberley Publishing; Gloucestershire) A number of side roads branch off from the Burford road at the terminal end of which is one of the four farms.

The Church is noted as having a good Early English chancel. (Ditchfield P. H. 2013. *Oxfordshire*. Cambridge University Press; Cambridge. p. 29) The church porch is found unusually on the north side. The entrance from the south – now blocked up – was “effectively the lord of the manor’s private way in before the manor house, which stood in an adjacent field was destroyed by fire.” The scene presented today is still a generally an agrarian one with sheep grazing in the adjacent paddocks. (Child, Mark 2013)

TAYNTON MANOR & VILLAGE: A BRIEF ACCOUNT

The village of Taynton lies about a mile from the Oxfordshire border with Gloucestershire - approximately a mile and a half north west of Burford along a lane that leads to the Gloucestershire village of Great Barrington in the Windrush Valley. (Oxfordshire villages. Taynton. <http://www.oxfordshirevillages.co.uk/westoxonvillages/taynton.html>) Its name, referred to variously as Teinton (1086); Teynton (c1274-9), is thought to reflect its sitting along the River Windrush - with the first element possibly referring to the river name Teigne as in Teignmouth (Devon). (Alexander H. 1912. "Taynton" in *The Place-Names of Oxfordshire: Their Origin and Development*. The Clarendon Press; Oxford. P. 205

For much of its history Taynton has remained a small dispersed farming community under manorial control. (West Oxfordshire District Council. Taynton. Conservation Area Character Appraisal. p.2) The earliest account of Taynton Manor is a 1059 Charter – confirmed by King William in 1069 - recording Edward the Confessor's gift of the Manor to the Abbey of Saint Denis (Denys), Paris. The arrangement however is not one that would survive the hostilities between England and France and the manor would subsequently pass into the monastery at Tewksbury before falling into private hands at the Dissolution. (Child, Mark 2013)



Moody 1985 Sketch of Taynton's ancient (Anglo-Saxon) boundaries (VCH)

While it is not known how Taynton came to be in the king's hands, the Charter, which included a survey drawn up on the ground, is a useful record of Taynton's boundaries as they existed at the time and suggests as Moody (1985:14) argues, that the holding functioned a single 'working estate.' The latter included a moor, woodland and pasture grounds, though it is not clear whether the 'estate' also included a manor house. Its riverside pastures are of particular

interest being quite different from those of neighbouring villages "in both separation and extent." (Moody Raymond 1985. *The Ancient Boundaries of Taynton*. Tolley Papers No. 5. The Tolley Museum; Burford. Oxford History Centre Reference: TAYN 944(MOO). p 14

The early settlement pattern was influenced by Taynton's relatively enclosed topography and rich pasture. This was an informal and dispersed settlement pattern, typical of the wider area, though it initially concentrated along the route linking Burford to Great Barrington. "The meadowland along the Windrush beyond the village provided pasture for flocks, while the dispersed form of Taynton encompassed a pattern of minor fields and smallholdings that is still discernible" today. The plough land was largely concentrated on the slopes above the village. (West Oxfordshire District Council. Taynton. Conservation Area Character Appraisal. P 2)

Taynton would next appear in the Domesday Book in 1086 as one of 3 English and 2 French abbeys that held land directly from the King in Oxfordshire. At the time its particulars listed are comprised of 10 hides; land for 15 ploughs- 4 of which were in the demesne; 2 mills; 170 acres of meadows; 1 by 1 1/2 leagues of pasture; and 1 by 4 furlong of woodland. All of which was valued at £15. The population, relatively small, comprised of 4 slaves; 17 villeins; 30 bordars.

There is nothing in the Domesday Survey to suggest that Taynton practiced anything else other than the normal midland open field agriculture of the time. (Moody, R 1985, p.14) The area was also served by important trade routes, including the Saxon route. By the Middle Ages these routes and proximity to Burford's markets and traders would prove central to its prosperity and development.

By the 16th century the manor had passed from monastic control to the crown. Court Rolls produced during this time (c1540) show around 15 tenants with smallholdings, identifying themselves as the tenants of a farmer, Ralph Norwood. (Hone N. J 1906. "Court Rolls of Taynton, Oxon" in *Manor and Manorial Records*. Methuen P.168) The Rolls also indicate that a number of buildings in the village were in need some repairs at this time, a factor that likely underpins the building activity that would characterise the village in the subsequent 17th century period. At the time of the Dissolution, the manor was in the hands of an Edmund Harman. (Conservation Area Character Appraisal. P.2)

There was significant building carried out in the 17th and 18th centuries, with many of the village's buildings dating to this period, though much of this work appears to relate to rebuilding on exiting plots, rather than expansion of the village. During this period, whilst alternative building materials were becoming more easily available there is a continuity in the use of local stone: limestone from the village quarry, with rubble and squared limestone used in humbler buildings and ashlar employed for those of higher status. Most were of stone slate roofs though some were of thatch as is evident in certain survivals today. This is a consistent story with other villages in the Windrush Valley, which all had their local quarries and strongly defines the sense of place.



Six-inch OS map of Taynton 1881 showing the four principal farmsteads. In 1910 these are named Manor Farm (red) Taynton Farm (yellow) Upper Farm (blue) and Lower Farm (green)

Many of these new buildings drew on the vernacular tradition although by the 18th century Taynton appears to have witnessed a sustained period of gentrification, drawing on more classical influences and contemporary architectural trends, but with stone mullion windows with hoods and doorways with stone hoods on brackets being typical features. Conservation Area Character Appraisal, p 2) These houses were scattered along the lanes that each terminate with one of the four large farms. The 19th century layout and extent still roughly corresponded to the 1059 survey. The village stayed more or less the same size, just more houses.

The 19th century Manor was held by George Talbot Rice, Lord Dynevor, who at the time of enclosure (c1822) owned much of the land around Taynton. There were four principal farmsteads all based within or on the edge of the village.

There was little infill or change in the dispersed character of the settlement throughout the 19th and 20th centuries. John Marius Wilson, writing in the late 19th century, observed that there were 83 houses at the time and relatively small population of 341 inhabitants. (Wilson John Marius. 1870-72. Imperial Gazetteer of England and

Wales. Cited in Vision of Britain. <http://www.visionofbritain.org.uk/place/10231>)

Although there have been a number of new structures the scope of this new building work “has been restricted to an extension of existing structures.” (Conservation Area Character Appraisal, p .3) There were four bungalows built by the local council in the 20th century.

The Conservation Area Appraisal describing the modern village as a “time capsule,” largely unchanged since the 18th century improvements. Moody (1985:15) has suggested that the relative consistency may be related to its stone quarry, whose historic significance ensured the stability of manorial ownership and perhaps a certain ‘conservativeness’ in the development and overall management of the village’s affairs.

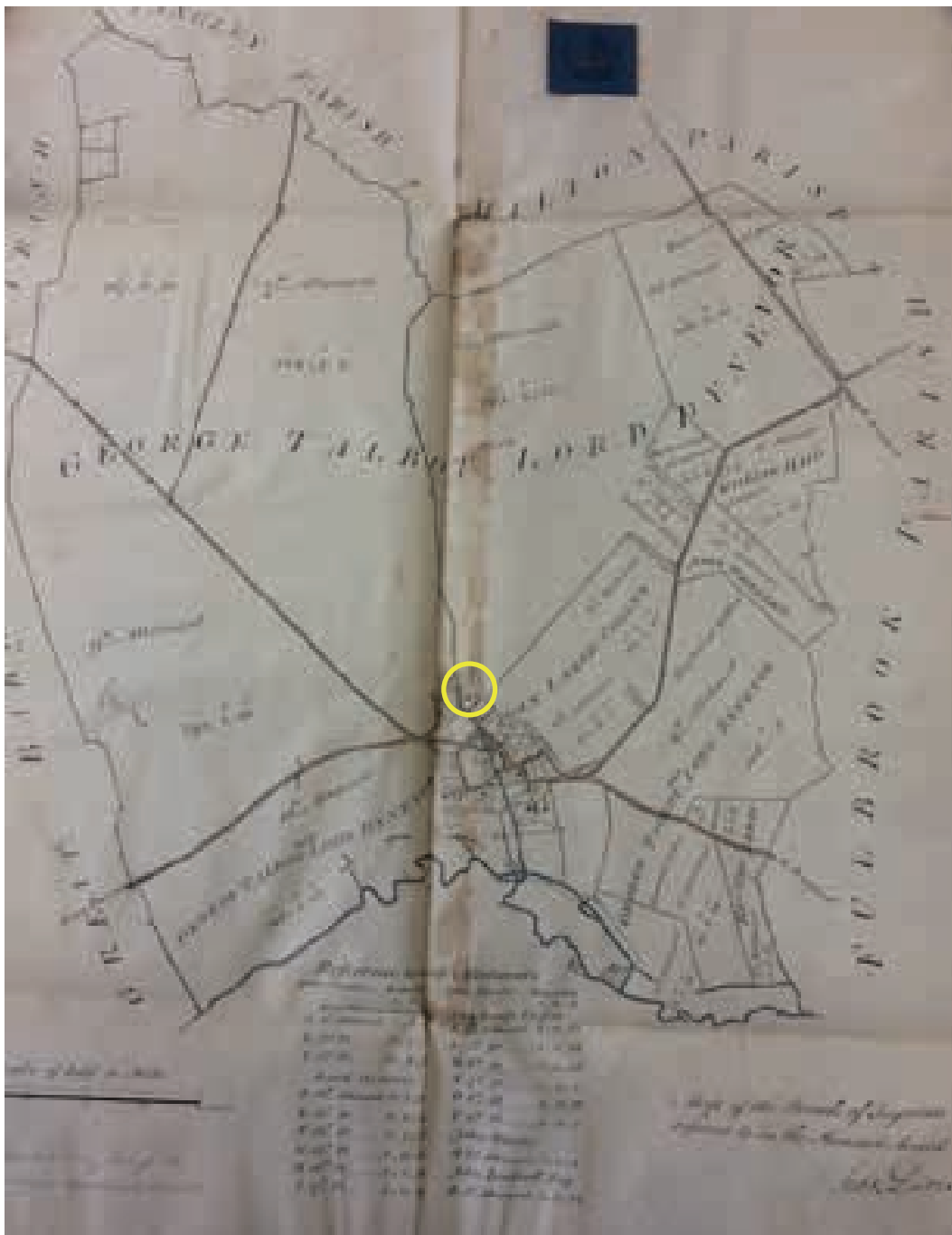
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Postcard Taynton showing the architectural character of the village



View of the northern end of the village from the Church Tower c 1930



1822 Tithe Award Map showing location of 'Lower Farm' farmstead (yellow)

LOWER FARM

The current name Lower Farm appears to be a relatively recent name for the holding, with the name first appearing in Newspapers in 1902. The farmstead lies at the northern end of the village of Taynton. With the majority of the farmland lying to the north and north-east of the farmstead. It was clearly in existence at the time of the 1822 enclosure.

The enclosure resulted in the 6 larger allotments listed as Lord Dynever Freehold, totalling 1367a 3r 2p, and 4 other substantial allotments totalling 285a 1r 3p being divided into or between 4 – 5 substantial farms in the village.

From the 1910 District Valuation Plan is clear the holding substantially comprised two of the substantial lots shown on the 1822 Tithe Award Map, these being Allotment 2 - 106 acres 1 rood 20 perches and 6th Allotment - 283 acres 3 rood 12 perches = 390 acres 0 rood 32 perches. In the 1910 valuation the size of Lower Farm is given as 444 acres, although in 1920 it is given as 392 acres, which is close to the 1822 Tithe Award Figure.

The 1841 census identifies 5 farms in the village, but no acreage. In the 1851 census return for the village, five people identify themselves as farmers of 499a, 583a, 375a, 480a and 80a, totalling 2017a.

It is likely, however, that some of the land being farmed lay in adjoining parishes. All the farms form part of the Barrington Estate, and while farms generally remain the same size, as tenancies fall vacant, the size of the farms can change, although there is rarely a change to the farmstead, unless farms are amalgamated.

This is demonstrated by Appendix which has sought to track the farmers and farms in Taynton from the census data and the 1910 District Valuation Plan and schedule.

It is unclear which of these 5 farms was Lower Farm, as none of them are named in the 1841 or 1851 census. In subsequent census enumerations Manor farm, in the village, is named, with others with just identified by the term 'Farm House' or named after the tenant. It is also the case that when tenancies fell vacant the size of the holdings could change.

From an analysis of the census enumerations, it is suggested that the farm, now called Lower farm may have been occupied by the following tenants:

YEAR	TENANT	DETAILS
1841	William Powell	
1851	William Powell	375 a. employing 18 labourers
1861	William Powell	375 a. employing 7 men 3 boys
1871	Frederick Matthews	375 a. employing 10 m 5 boys
1881	Frederick Matthews	375 a. employing 11 men 5 boys
1891	Harold W Matthews	
1901		
1910 DV	Thomas Henry Lee	444 a 1 r 19 p**
1911	Thomas Henry Lee	
1920	Thomas Henry Lee	392 acres

Information from census and the District Valuation maps and valuation book.

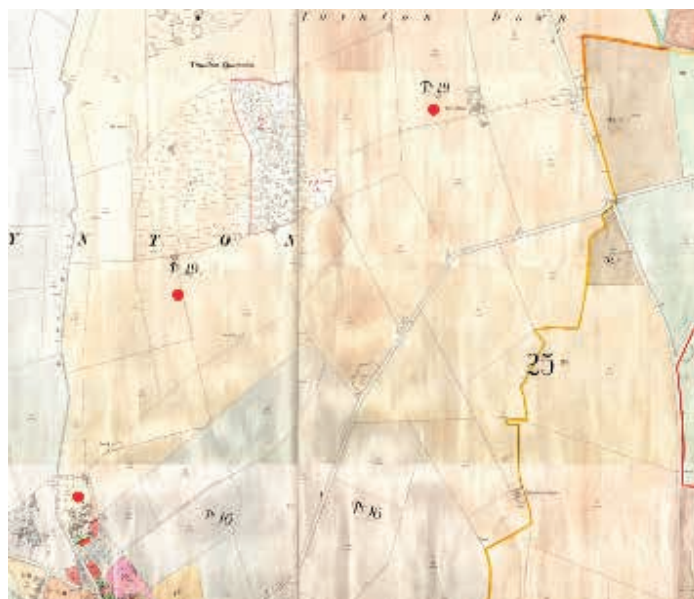
** Note: In 1881, the last date when farm acreages were provided four farms equally 1834 acres, with two over 500 acres each, all part of the Barrington Estate. The 1910 valuation book lists four farms, totalling 1689 acres named as Taynton 579 a., Upper Farm 349 a., Manor Farm 315 a., and Lower Farm 446 a. In 1920 Lower Farm is given as 392 acres close to the 390 acres in 1822.

TENANTS

William Powell (1794-1867) is listed in the 1841, 1851 and 1861 census. In 1863 Frederick Matthews (1841-1911) married Emma Powell daughter of William Powell, and it would appear that when William Powell retired from the farm before he died in 1867, his son-in-law took over the tenancy. He was there at least until 1883, possibly longer, but in the 1891 census his brother Harold William Matthews (1850-1928) is the tenant.

The farm appears to disappear from the census in 1901, which would have been the case if it was vacant. On 23 August 1902, the Oxford Journal carried a notice for the sale of the live and dead farming stock of Lower Farm, Taynton and Houlton's Farm, Taynton, both being the property of M.E.G.R Wingfield Esq., the owner of Barrington Estate, which held the farms at the time of the Tithe Award in 1822.

The Oxford Times on 13 September 1902 provided a detailed breakdown of the Live and Dead stock, which suggests a focus on



1910 valuation plan Lower Farm it identified as portion 19 running north and north-east from the farmstead (red) and the 1822 Tithe Award map showing allotments 6 and 2

sheep with some cattle, but not a dairy head.

On 7 July 1920 the Oxford Weekly News carried an advertisement for the sale of parts of the Barrington's Park Estate comprising 2,150 acres. Included in the proposed sale were two farms in Taynton.

The 13 July 1920 edition of the Gloucester Echo carried a report of the sale, noting that 5 of the farms had been purchased by the respective tenants (common practice) with Manor Farm, Taynton, 275 acres had been sold to Walter Stephens, and Taynton Lower Farm, 392 acres, purchased by T H Lees. Walter Stephens was the son of the former tenant of Manor Farm, Walter Stephens.

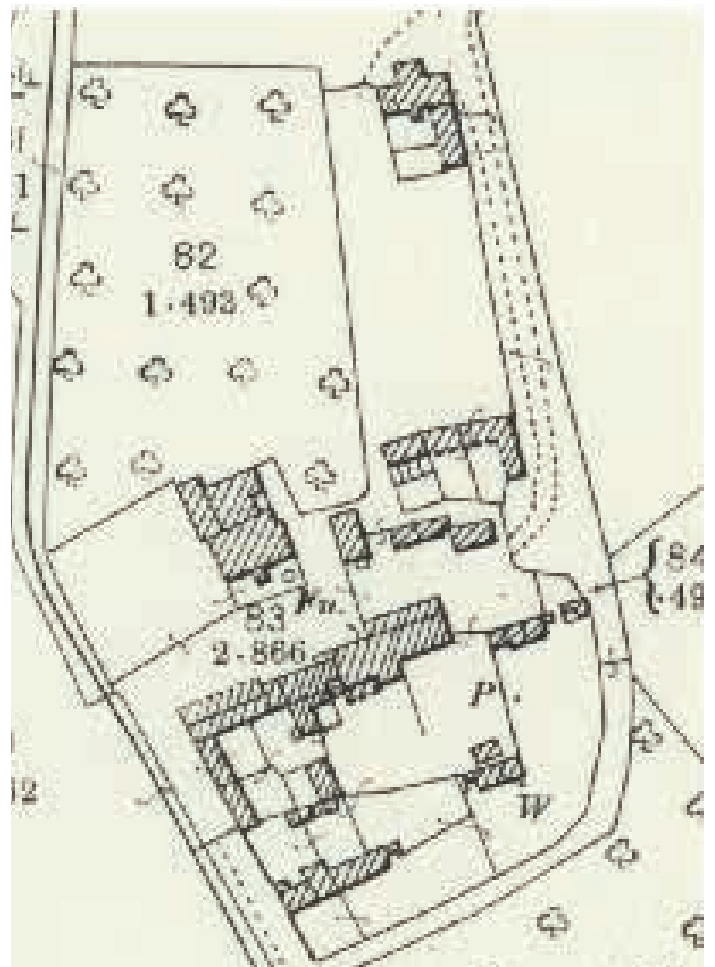
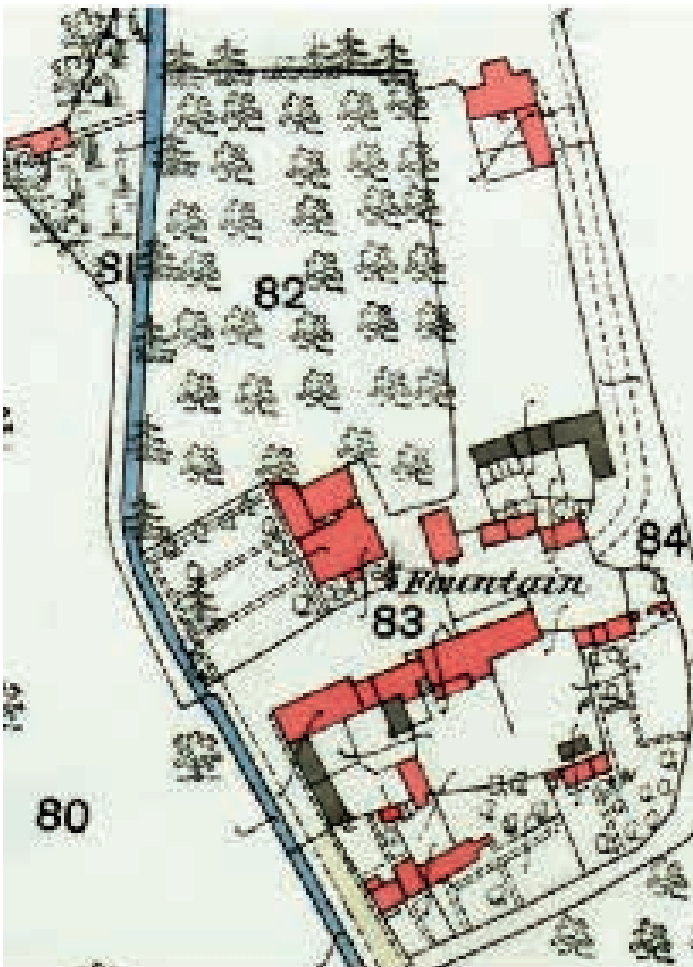
The 1939 national wide 'census' lists Thomas Henry Lee as residing at Lower Farm Taynton. His son Thomas K S Lee is also listed as a farmer.

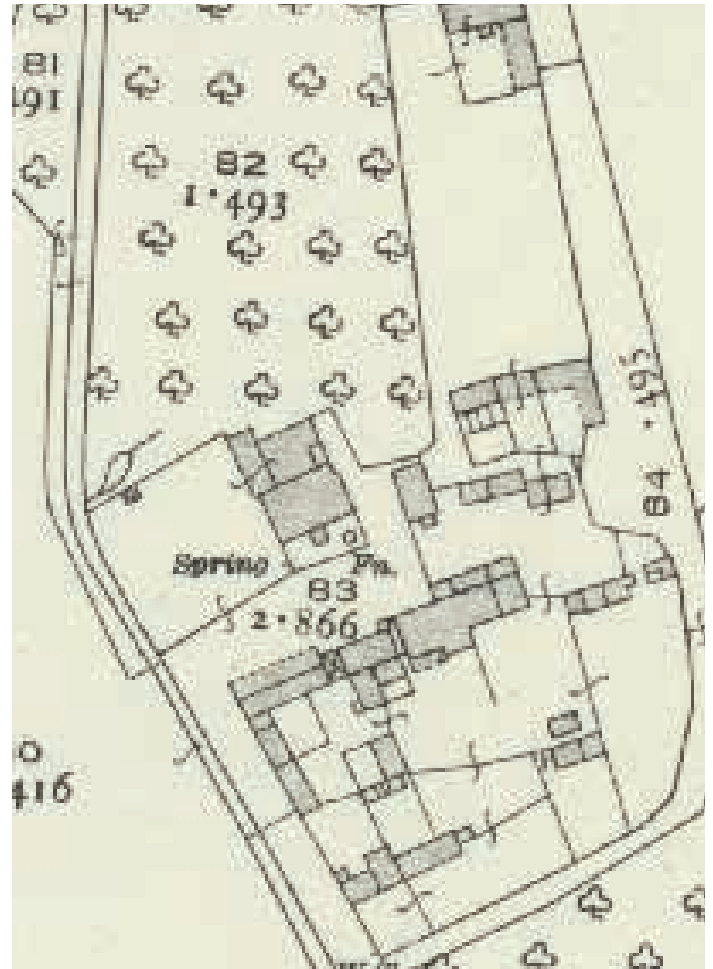
EVOLUTION OF THE FARMSTEAD

There are a series of maps showing the farmstead, the first being the 1822 The Award Map, which is diagrammatic, but nonetheless reasonably accurate.



Extract from the 1822 Tithe Award Map showing Lower Farm with the farmhouse in red and the farm buildings in black. The majority of the farm buildings lie to the south and east with a detached barn to the north. There is a substantial lake to the north west of the house.





25-inch maps for 1881, 1898 used as the basis for the 1910 District Valuation Survey (coloured) and 1919 showing Lower Farmhouse and farmstead



Historic England map of NHLE buildings at Lower Farm, Taynton

LISTED BUILDINGS

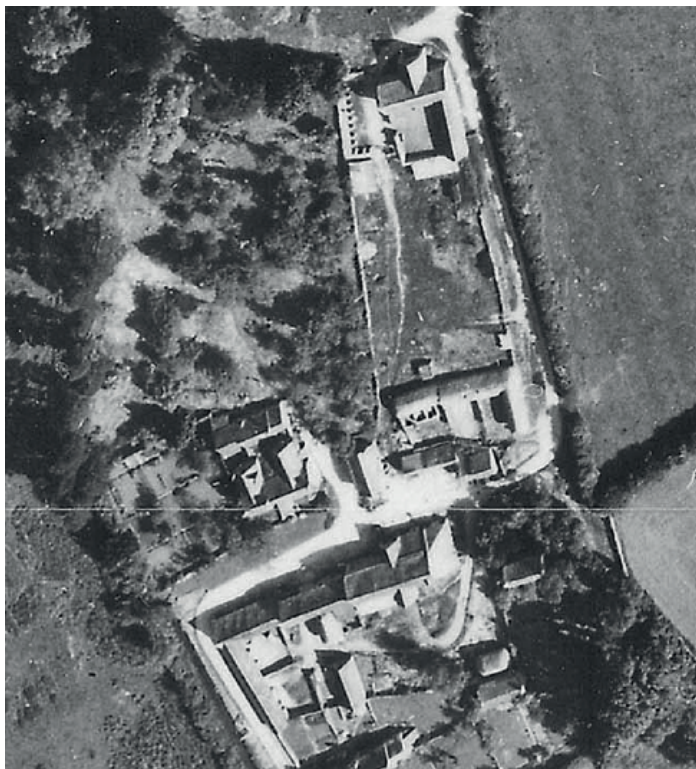
Lower Farmhouse was included in the Statutory List of Buildings of Special Architectural or Historic Interest in 1955. (red) In 1989 a number of additional buildings forming part of the farmstead were subsequently included, namely

- Lower Farm, Stable approximately 8 metres North East of Farmhouse (green)
- Lower Farm, Barn, Stable and Shelter shed approximately 20 metres South East of Farmhouse (blue)
- 45, Taynton (light blue)

Also included was Lower Barn 100 m north of the farmhouse, (orange) previously part of the farmstead but subsequently converted and separate from the current farm complex.

The farmhouse has been considerably extended post WWII. There is also evidence from the planning history (see below) of re-building farm buildings.

The entries in the National Heritage List for England (formerly Statutory List of Buildings of Special Architectural) are included in Appendix 1.



1961 aerial image showing the farmhouse and farm buildings

PLANNING HISTORY

The West Oxfordshire Planning website has planning and listed building application from 2017. Brief details are set out in Appendix 2. It appears from Calder Architects Limited website that reasonably major works were carried out in the early 2000s to the house. The work is described as being to the 'derelict Lower Farm farmhouse in Taynton near Burford which he restored to a family home' The website includes a number of images of the house before and after showing the stonework had been painted, or limewashed pink.

<http://www.alancalderarchitect.co.uk/>

Other works included the demolition and rebuilding of a range of outbuilding lying just north of the main farm yard group, for use as a games room and home office, re-roofing of some of the outbuildings, and demolition of two small outbuildings. South of the barn range. Images submitted in 2010/11 indicated the buildings were in a deteriorating condition.



Image (undated) from Calder Architects website showing the east side elevation before works



Image (undated) from Calder Architects website showing side elevation following works



Image (undated) from Calder Architects website.



Front (south) and side (west) elevation of the house

DESCRIPTION OF LOWER FARM

FARMHOUSE

The entry in the NHLE includes the following description:

Stone ashlar, stone slate roof; stone end stacks, ridge stack to left of centre. 2-storey, 5-window range, with porch of 2 storeys and attic to left of centre. Ribbed door to 4-centre-arched doorway to left of centre with hood mould and end stops. Two 4-light stone mullion windows with hood moulds to right. 4-light stone mullion window with hood mould to left. 2-light stone mullion window with hood mould to right of centre. Two 3-light stone mullion windows with hood moulds to first floor left. Single-light casement with hood mould to right of centre. 2-light stone mullion window with hood mould to first floor of porch. Single-light casement to attic cross-gable. Interior not inspected.



East side elevation with modern link noted in the planning images above



The walled garden to the west of the house



Image showing close physical relationship of the farmhouse to the granary

NATIONAL PLANNING POLICY FRAMEWORK (JULY 2021)

Conservation principles, policy and practice seek to preserve and enhance the value of heritage assets. With the issuing of the National Planning Policy Framework (NPPF) in Jul 2021, the Government has reaffirmed its aim that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations.

In relation to development affecting a designated heritage asset the NPPF (Jul 2021) states in paragraph 199 states that:

'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.'

And in paragraph 200 that:

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

The Planning Practice Guidance (PPG) (March 2014) seeks to provide further advice on assessing the impact of proposals explaining that what matters in assessing the level of harm (if any) is the degree of impact on the significance of the asset. It states:

In determining whether works to a listed building (or its setting) constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed.

The NPPF explains in paragraphs 201 and 202 the differences between 'substantial' harm and 'less than substantial' harm, advising that any harm should be justified by the public benefit of a proposal.

In cases where there is less than substantial harm, paragraph 202 states:

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The PPG also seeks to provide a clearer understanding of what constitutes 'public benefit', as it is the public benefit that flows from a development that can justify harm. In weighing the public benefits against potential harm, considerable weight and importance should be given to the desirability to preserve the setting of listed buildings.

Public benefits can flow from a variety of developments and could be anything that delivers economic, social, or environmental progress

as described in the NPPF, paragraph 8. They should be of a nature or scale to be of benefit to the public at large and should 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. It explains that public benefits can include heritage benefits, such as:

- Sustaining or enhancing the significance of a heritage asset and the contribution of its setting;
- Reducing or removing risks to a heritage asset;
- Securing the optimum viable use for a heritage asset.

HISTORIC ENGLAND ADVICE

Historic England in its 'Setting of Heritage Assets' – December 2017, explains that early assessment of setting may provide a basis for agreeing the scope and form of development, reducing the potential for disagreement and challenge later in the process.

The Historic England advice continues pointing out that opportunities for changes in the setting to enhance or better reveal the significance of a heritage asset should be explored.

On a similar theme the advice points out that good design may reduce or remove any identified harm, or provide enhancement, and design quality may be the main consideration in determining the balance of harm and benefit.

Works of alteration or extension or demolition need not involve any harmful impact but may be necessary to ensure a building has a viable future. Historic England in its Conservation Principles (2008) explains its approach to managing the historic environment and how we experience changing places stating in paragraph 88:

Very few significant places can be maintained at either public or private expense unless they are capable of some beneficial use; nor would it be desirable, even if it were practical, for most places that people value to become solely memorials of the past.

It also comments in paragraph 86:

Keeping a significant place in use is likely to require continual adaptation and change; but, provided such interventions respect the values of the place, they will tend to benefit public (heritage) as well as private interests in it. Many places now valued as part of the historic environment exist because of past patronage and private investment, and the work of successive generations often contributes to their significance. Owners and managers of significant places should not be discouraged from adding further layers of potential future interest and value, provided that recognised heritage values are not eroded or compromised in the process.

In relation to new works and alterations in paragraph 138 states:

New work or alteration to a significant place should normally be acceptable if:

- a. there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;
- b. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;
- c. the proposals aspire to a quality of design and execution which may be valued now and in the future;

In relation to quality of design, paragraph 143 and 144 state:

There are no simple rules for achieving quality of design in new work, although a clear and coherent relationship of all the parts to the whole, as well as to the setting into which the new work is introduced, is essential. This neither implies nor precludes working in traditional or new ways but will normally involve respecting the values established through an assessment of the significance of the place.

Quality is enduring, even though taste and fashion may change. The eye appreciates the aesthetic qualities of a place such as its scale, composition, silhouette, and proportions, and tells us whether the intervention fits comfortably in its context. Achieving quality always depends on the skill of the designer. The choice of appropriate materials, and the craftsmanship applied to their use, is particularly crucial to both durability and to maintaining the specific character of places.

These conservation principles reflect the advice in NPPF on good design. Paragraph 56 states:

The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

While paragraph 60 advises that:

Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

The policies and advice described above provide an essential framework to guide designers and decision makers. In this respect it is worth noting recent case law and the advice it offers on the application of policy and legislation as set out below

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HISTORIC ENGLAND ADVICE NOTE 9, THE ADAPTIVE REUSE OF TRADITIONAL FARM BUILDINGS, OCTOBER 2017

This Advice Note is directly relevant to considering future proposals at Lower Farm. It is intended for all parties involved in planning and implementing the repair, restoration or adaptation of historic farm

buildings.

The Introduction makes the point that:

Traditional farmsteads are an irreplaceable source of character in the English countryside. However, without appropriate uses to fund their long-term maintenance and repair, they will disappear from the landscape. While poor adaptation poses a threat, new commercial, residential or other uses that enhance their historic character and significance are to be encouraged.

The Advice Note is based on the principles set out in the NPPF, and;

- Requires an understanding of the historic character and significance of traditional farmsteads and their buildings within their local rural setting
- Considers their potential for and sensitivity to change, including opportunities for adaptation to new uses that will ensure their long-term survival
- Explains how this understanding should inform designs, both traditional and contemporary that reveal, enhance and retain their inherited significance
- Is relevant to all situations, from buildings that will allow only the lightest form of adaptive reuse to entirely new structures that respect the historic layout and character of a site

This Report includes a statement of significance for Lower Farm, and discusses its setting, in accordance with Historic England's Conservation Principles, and this Advice Note.

Section 4: Adapting Farm Buildings, sets out the issues to be addressed at the design stage. These include:

- Understanding the construction and condition
- Respecting the architectural and historic interest of the building
- Understanding the setting
- Achieve high standards of design, repair and craftsmanship
- Minimising alterations and loss to significant historic fabric
- Retaining distinctive features
- How to introduce daylight
- Considering levels of subdivision
- How to incorporate services and insulation
- The necessity for extensions or new buildings
- The reuse or retention of minor outbuildings
- The retention or enhancement of wildlife habitats

All these issues are addressed in depth in Historic England's publication 'Adapting Traditional Farm Buildings Best Practice Guidelines for Adaptive Reuse, Sept 2017'.

The purpose of the Advice Note and Guideline 'is to help secure sustainable development and the conservation of traditional farmsteads and their buildings through the planning and design process... the advice is based on a positive approach to informing sympathetic change and development in rural areas'.

WEST OXON LOCAL PLAN

It is worth, however, noting Policy EH12 from the West Oxfordshire Local Plan 2031 (adopted in September 2018), which notes:

In determining applications that involve the conversion, extension or alteration of traditional buildings, proposals will not normally be permitted where this would:

- extensively alter the existing structure or remove features of interest;
- include extensions or alterations which would obscure or compromise the form or character of the original building.

The Local Plan, under section 6 – Sustainable Economic Growth also addresses the issue of the Re-use of non-residential buildings in sections 6.45 to 6.52.

6.45 Many non-residential buildings throughout West Oxfordshire are built in the vernacular style (using local building styles and materials) and a high proportion of these are former agricultural buildings. These traditional buildings are a key part of the character and history of West Oxfordshire and many are listed for their architectural or historic interest. Due to modern agricultural practices, many agricultural buildings have become redundant and it is recognised that the best way to secure the upkeep of such buildings and their contribution to the character of the area is to keep them in active use. Re-using these buildings reduces the need for new building and creates the opportunity to provide unobtrusive economic activities, community facilities and housing.

6.46 In accordance with the overall strategy, conversion of existing buildings to residential use is more appropriate within our service centres and villages with services and facilities (see Policy H2). Elsewhere, re-use for employment, tourism or community uses is generally more suitable than residential use in accordance with Paragraph 55 of the National Planning Policy Framework which seeks to avoid isolated new homes in the countryside.

6.52 If the principle of conversion is accepted, it is important that detailed proposals respect or improve the original character of the building. The condition of the building and the methods of construction should be understood before significant works of repair or alteration are undertaken. Loss of historic fabric should be minimised, features of historical or architectural significance should be retained and repairs should be carried out using appropriate materials. Further guidance is available in the West Oxfordshire Design Guide SPD and the Historic England good practice guidance on the Conversion of Traditional Farm Buildings.

Policy E3 on the reuse of non-residential buildings in the West Oxfordshire Local Plan also notes:

The Council supports the re-use of traditional buildings for employment, tourism and community uses to support the rural economy where the following criteria are met:

- the existing form and design of the building(s) positively contribute to the character of the area; and
- the building(s) are capable of conversion to the proposed use without necessitating alteration(s) or extension(s) which would harm the form of the original building and without removing features of historic, architectural or nature conservation interest; and
- the building(s) are suitably located for the scale and type of the proposed use, having regard to the level of accessibility to settlements, facilities and services and impact on the character and amenity of the area.

The re-use of non-traditional buildings, including modern farm buildings, for employment, tourism and community uses will be supported within or adjoining Service Centres or Villages, or where it forms part of an agricultural holding and the proposal is part of a farm diversification scheme under Policy E2 or where re-use would address a specific local need which cannot be met in an alternative way.

This is provided that the following criteria are met:

- the general character and form of the building(s) are not harmful to the surroundings; and
- the scale and type of use is suitable to its location and will not result in excessive alteration(s) or extension(s) to the host building.

The proposals are assessed in accordance with the national and local heritage policies and guidance.

HERITAGE SIGNIFICANCE

Significance is defined in the National Planning Policy Framework (NPPF) Annex as comprising: `

“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.”

Placing a building in its historical context and describing its characteristics and appearance is an important component of the evidence gathering exercise to inform understanding of a place’s significance and contribution of its setting. As Historic England explains in ‘Conservation Principles’ (2008) understanding how a place has evolved and how different phases add to or detract from its significance is a part of that exercise.

As Historic England explains in ‘Conservation Principles’ (2008), understanding how a place has evolved and how different phases add to or detract from its significance is a part of that exercise. Heritage significance can be defined as using Evidential, Historical, Aesthetic and Communal Values.

This part of the report will examine the former Taynton Farmstead in the broader context of farmsteads and farm buildings in the Cotswolds and drawing on the history and description of the surviving buildings draft a Statement of Significance for the whole farm.

CHARACTERISTICS OF HISTORIC FARMSTEADS COTSWOLDS

English Heritage in its publication *Historic Farmsteads: Preliminary Characterisation* in discussing Farmstead Types writes;

Farmsteads perform several basic functions: providing shelter for farmers and their families; the housing and processing of crops; the storage of vehicles, implements and fodder; the management and accommodation of livestock. Building functions can be usefully distinguished between crop processing and storage (barns, hay barns, cider houses, oast houses and farm maltings, granaries) and the accommodation of animals (cow houses and shelter sheds, ox houses, stables, pigsties) and birds (dovecots and poultry houses). These functions can either be accommodated within individual specialist structures or combined with others into multifunctional ranges. (‘Historic Farmsteads: Preliminary Characterisation’ English Heritage, The Countryside Agency, University of Gloucestershire, 2006, p 24)

English Heritage notes ‘The scale and form of farmstead plan types are subject to much variation and are closely related to farm size and status, terrain and land use... small farms in the South East and East Anglia were characterised by detached houses and separate buildings, often loosely arranged around the side of a yard. (Historic

Farmsteads: Preliminary Characterisation, p. 7)

English Heritage also published ‘Character Statements’, for a number of Regions, including one for the South West, which includes the Cotswolds area. It makes the following observations on the character of this area.

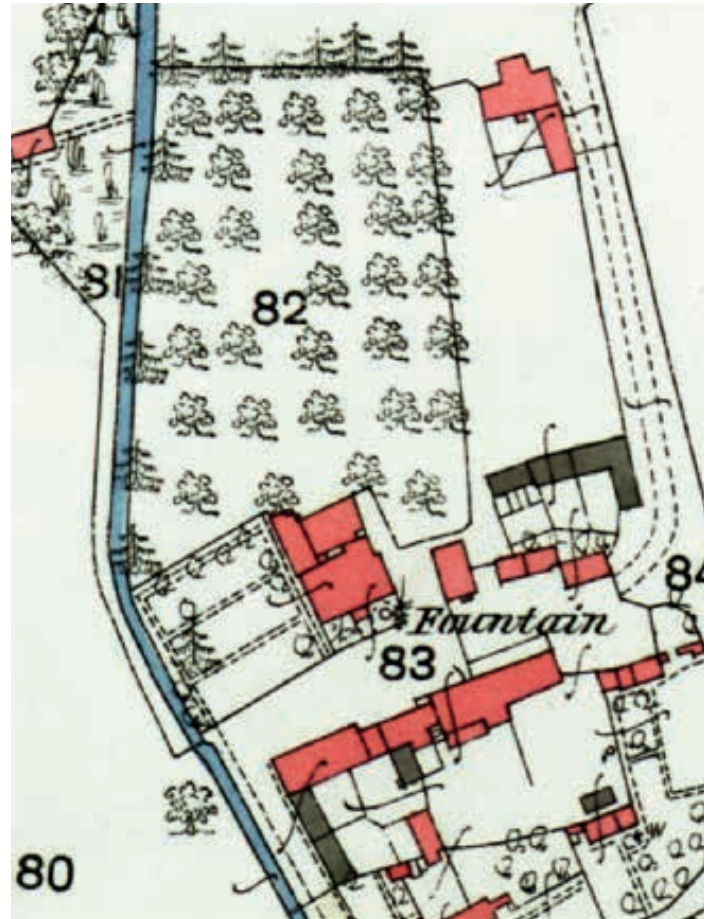
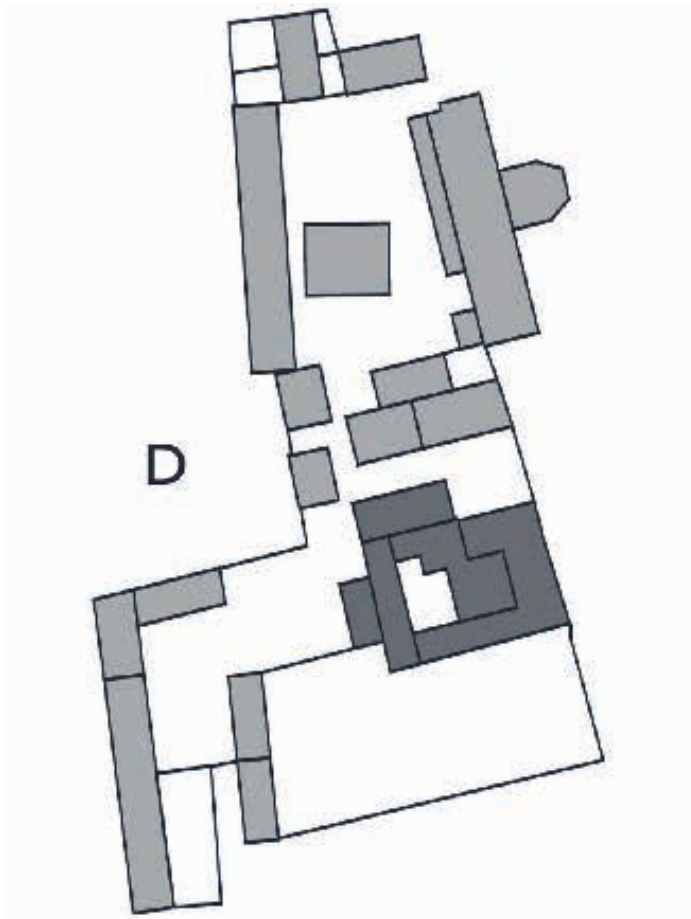
Thin, well-aerated, brashy soils derived from limestone are common on the plateau and steeper slopes, particularly to the west. More fertile, deeper, clayey soils of alluvial origin are present along the valley floors and on lower-lying land to the south and east. The decline of open-field agriculture, evident by the late 14th century, was followed in many areas by the conversion of common-field arable into open pasture for grazing sheep; the major exception to this was the scarp slopes and the steeper valleys around Stroud where a more pastorally based cattle economy continued within the framework of anciently enclosed fields. By the 17th century sheep rearing was concentrated in the north and cloth-making to the south. The next major phase in the arable exploitation of the Cotswold’s was linked to the agricultural improvements of the 18th and 19th centuries, when much of the high plateau was enclosed. (Historic Farmsteads: Preliminary Characterisation, South West Regions p.32)

In discussing the role of farmsteads and farmstead types, it comments that they;

‘Perform several basic functions: providing shelter for farmers and their families; the housing and processing of crops; the storage of vehicles, implements and fodder; the management and accommodation of livestock [...] The great diversity of farmstead plans provides a very direct reflection of the degree to which these farm-based functions are located in specialist or combination structures and ranges [...] The resulting diversity of form and scale is the direct outcome of the significant variation in farming practice and size that occurs both over time and from place to place’ (p. 38) and that

Generally, larger holdings were more likely to be provided with larger and/or more buildings. In the 18th and 19th centuries, the ‘contemporary rule of thumb was that a man was needed for every 25 or 30 acres of arable and every 50 or 60 of pasture’ [...] By the 1850s, medium-size farms – typically mixed arable holdings – were between 100 and 299 acres and occupied nearly half of England’s acreage.(p. 42)

The Historic Farmsteads study identifies a number of different farmstead layouts which characterise various regions. While few exactly fit the typology, Lower Farm most closely approximates to a loose courtyard layout with detached buildings arranged around a yard with the farmhouse set to one side.



Loose Farmstead typology with the farmhouse and garden and orchard sitting separate from the farm buildings to the south east and north

FARM BUILDINGS

In relation to the surviving traditional farm buildings, the Preliminary Character Statement;

In the traditional arable areas of Wiltshire and Dorset and in the Cotswolds, farmsteads are usually dominated by one, two and sometimes three large barns. Lean-tos for cattle, either original or later additions, are common, and one end of the barn is sometimes partitioned off for a lofted stable or cow House... In the Cotswolds the

prevalence of good building stone means that most barns are stone-built; they are typically of five bays with a central threshing floor.

LOWER FARM

Lower farm has a range of stone farm building ranging from the 17th century through to the early-mid 19th century, with two barns, one a substantial threshing barn, and range of animal sheds (since demolished) stables, cart sheds, granary, which once served a 375-390 acre mixed farm

STATEMENT OF SIGNIFICANCE

Having regard to the historical research, the contextual information from the 'Historic Farmsteads: Preliminary Character Statement; South East and South West Regions,' and the surviving physical evidence the heritage significance of Manor Farm can be summarized as follows.

EVIDENTIAL

Lower Farm, with the house dating from the 17th century with early 19th century and later additions and alterations, together with the loose courtyard layout of the adjoining farmstead buildings comprising barns, stables, granary, cart lodges, animal houses, and cottage, ranging from the 17th to the 19th century, provide physical evidence of the buildings required to serve a mixed arable farm, that was typical of many medium farms in the 17th through to second quarter of the 20th century in this part of the Oxfordshire.

The farmhouse by reason of its size, quality of its architecture, materials and detailing provided evidence of the relative prosperity and social standing of a tenanted farmer of a 375-acre farm set in a rich farming area of West Oxfordshire. This is reinforced by its siting, separate from the farmyard, with a walled domestic garden, and formerly an orchard to the north.

The number, range or functions and quality of the surviving farm buildings provides evidence of the relative prosperity of arable farming in this area of West Oxford, which allowed continued investment by their owners in providing substantial stone buildings.

HISTORICAL

Lower Farm, with domestic walled garden and substantial farmstead, is historically significant as an example of a high-quality vernacular farmstead, which by mid-19th century, comprised 375 acres. It demonstrates the historical importance of arable farming in this part of West Oxford, and the level of capital landowners were prepared invest.

Lower farmhouse, together with an 18th century farm workers cottage, number, range and quality of the surviving farm buildings, is historically significant as an example of a loose courtyard farmstead, characteristic of a medium size farm holding in the Cotswolds. Documentary map evidence demonstrates that the layout was

established by the enclosure of 1822.

The surviving farm workers cottage, traditional farm buildings at Lower Farm, provides evidence of the mixed arable farming practice in the 17th and into the early 20th century in this part of the Oxfordshire Cotswolds. The subsequent alterations and conversions of the farm buildings provides evidence of the changing farm technologies and practices in arable farming post WWII.

AESTHETIC

Lower farmhouse constructed in local stone with stone slate roofs; two-storey with attic, with a double-storey porch, single, two, three and four-light stone mullions windows with hood mould and end stops, gable chimneys, is an aesthetically pleasing example of a Cotswold farmhouse. The later additions, while contemporary in their design, are sympathetic.

The cottage to the south east of the farmhouse, constructed in local stone with a stone slate roof, with coped gables; stone end stacks, mullion windows with decorative stone heads, is an aesthetically pleasing example of a mid-18th-century Cotswold cottage of some quality.

The use of local stone in the construction of the buildings at Lower Farm contributes to the wider local character and sense of local distinctiveness, maintaining a clear visual relationship between the farm house and farmyard buildings, and the landscape within which it has developed, helping to place the building geographically.

Lower Farm and farm building by reason of their traditional form and materials and grouping, make an aesthetically pleasing contribution to the rural character and appearance of this part of the Oxfordshire Cotswolds.

COMMUNAL

Lower Farm instils a sense of local identity, and a well understood aspect of the landscape of the Parish of Taynton, of a former medium sized farm, with a substantial farm house, farm workers cottage and range or farm buildings, reflective of importance of farming to the historic development and economic well-being of this part of the Oxfordshire.



The view from the entrance of the farmstead, north towards the edge of the walled garden, the farmhouse and courtyard shielded from view

SUMMARY OF SIGNIFICANCE

The significance of Lower Farm, Taynton can be summarised as the below elements:

- A 17th century farmhouse with alterations and extensions from the early 19th century onwards. Its scale, materials and alterations showing the prosperity of the tenanted farmer in West Oxfordshire.
- A group of buildings set around a loose courtyard that were required for the operation of a medium sized mixed arable farm, typical in West Oxfordshire from the 17th century through to the early 20th century, and the investment in the farm buildings through periods of prosperity.
- Presence of a formal garden (originally orchard) showing separation between the house and working farm buildings.
- Alterations to, demolitions of, and redundancy of the farm buildings and workers cottage demonstrating the changing nature of arable farming post WW2.
- Continuity of materiality between the buildings, of stone walls and slate roofs. Ashlar facing of the farmhouse further evidencing the prosperity and social standing of the farmstead throughout the 17th, 18th and 19th centuries.
- Material choices such as the ashlar façade of the farmhouse, its stone mullion windows, stone decorative chimney stacks, and those of the workers cottage reveal demonstrate a pride in, and showcasing of, the success of the tenanted farmer, and of reinvestment into the farm and business
- The use of local materials, stone and slate, contribute to the character and distinctiveness of the local area. This contributes to both form an aesthetically pleasing group of buildings but also forms part of an understanding of a wider communal connection with the surrounding buildings and village.

PROPOSALS

The proposals are covered in detail within the design and access statement (Rae Architecture February 2022) and as such will only be briefly discussed here. These can be broadly described as the creation of a working kitchen garden to the west of the farmhouse within the walled garden.

An ornamental rill will be introduced to redirect the spring water that once supplied the farmhouse and is currently piped behind the wall to the stream at the boundary.

The north of the garden is enclosed by a high stone wall, part of which has been recently rebuilt. An opening will be introduced to allow entry to the rear garden, a greenhouse will be attached to the south side of the wall, part of which will be raised to create a suitable abutment.

There will be small associated levelling works within the garden and a pergola created to the east off the greenhouse.



The walled garden viewed from the yard

IMPACT ASSESSMENT

Having addressed the heritage and significance of the site, and its contribution to the setting, it is considered that the impacts of the proposed development are as follows:

A 17th century farmhouse with alterations and extensions from the early 19th century onwards. Its scale, materials and alterations showing the prosperity of the tenanted farmer in West Oxfordshire.

The 3/4 lean to design of the greenhouse follows historic precedent and serves to read as a later addition to the farmstead and domestic walled garden space, perhaps following a period of prosperity for the owner, therefore continuing to tell the story of an evolving farmstead alongside the prosperity of the tenant or owner.

A group of buildings set around a loose courtyard that were required for the operation of a medium sized mixed arable farm, typical in West Oxfordshire from the 17th century through to the early 20th century, and the investment in the farm buildings through periods of prosperity.

The loose courtyard layout is unaffected, the understanding of the farmstead as one that consists of buildings associated with arable farming in West Oxfordshire is also maintained. The investment into the domestic area of the walled garden continues to show ongoing investment in the farmstead. Creating a productive garden is continuous with the understanding of the farmhouse and enhances the setting of it as well as contributing to its group value.

Presence of a formal garden (originally orchard) showing separation between the house and working farm buildings.

The proposed simple rill does not affect the understanding of the walled garden as a functional aspect of the site, yet positively contributes to the understanding of the farmhouse and walled garden as a dwelling separated from the more utilitarian farm buildings. Through reinstating the visual understanding of the redirected spring the connection of the garden space with the needs of the house, rather than the farm buildings, is further reinforced.

Introduction of a greenhouse into a walled garden has precedent as an acknowledged historic feature that became abundant with the growing knowledge of horticulture throughout the 19th century. The design of the proposed greenhouse is such that it reads as an addition to the garden, understood through its materiality and detailing, separate in phasing and construction to the house and stone buildings of the farmstead

Alterations to, demolitions of, and redundancy of the farm buildings and workers cottage demonstrating the changing

nature of arable farming post WW2.

The alterations to the wall, both the creation of an opening and the elevation of its height behind the greenhouse, are concentrated in an area of the wall which has undergone previous heavy intervention, having been knocked down and rebuilt in order to allow vehicular access to the rear of the farmhouse during the construction of the earlier rear extension. The proposed alterations continue to tell the story of the changing functions of the farmstead structures post WW2, through the alterations to its buildings and structures.

Continuity of materiality between the buildings, of stone walls and slate roofs. Ashlar facing of the farmhouse further evidencing the prosperity and social standing of the farmstead throughout the 17th, 18th and 19th centuries.

The use of timber and glass are entirely consistent with the language of a productive garden. The contrast to the existing materials adds to the interest in the farmhouse, and how it's used, and does not detract from its aesthetic qualities. The 3/4 lean to design serves to further read as a later addition to the farmstead and domestic walled garden space. The walls materiality will be unaffected and glimpsed through the glazing of the greenhouse.

Material choices such as the ashlar façade of the farmhouse, its stone mullion windows, stone decorative chimney stacks, and those of the workers cottage demonstrate a pride in, and showcasing of, the success of the tenanted farmer, and of reinvestment into the farm and business.

The materiality of the farmhouse and farmstead buildings are unaffected by the proposals. The ornamental elements of the productive kitchen garden, notably the rill and greenhouse, continue the story of showcasing the successes of the owner through the aesthetic detail and material choices taken in the domestic buildings of the site.

The use of local materials, stone and slate, contribute to the character and distinctiveness of the local area. This contributes to both form an aesthetically pleasing group of buildings but also forms part of an understanding of a wider communal connection with the surrounding buildings and village.

The group of buildings, their materiality and their connection to the area are not affected by the proposals, the group being retained with its relationship unaltered. The redirection of the historic spring which originally fed the farmhouse with water from the northeast of the site goes helps to reinforce the farmsteads connection with the wider local environment.

CONCLUSION



In relation to how the proposals affect the significance of the heritage assets it can be concluded that the reinstatement of a productive function to the walled garden provides a substantial enhancement to the setting of the farmhouse as a dwelling set amongst a series of working spaces and farm buildings.

The conclusion is that the proposed developments will preserve the heritage assets significance and enhance their setting's, and that there is no harm. Indeed given the sterile current garden the proposals offer a significant enhancement to the area.

The proposals secure a continued investment into the other buildings of the historic farmstead as well as preserving and enhancing the character of the conservation area.

APPENDIX 1: NATIONAL HERITAGE LIST FOR ENGLAND ENTRIES FOR LOWER FARM

Heritage Category: Listed Building

Grade: II

List Entry Number: 1300550

Date first listed: 12-Sep-1955

Date of most recent amendment: 21-Aug-1989

Statutory Address: LOWER FARMHOUSE

DETAILS

TAYNTON SP2313 10/167 Lower Farmhouse 12/09/55 (Formerly listed as Lower Farmhouse with Barn and adjoining building) GV II

Farmhouse. Probably mid C17. Stone ashlar, stone slate roof; stone end stacks, ridge stack to left of centre. 2-storey, 5-window range, with porch of 2 storeys and attic to left of centre. Ribbed door to 4-centre-arched doorway to left of centre with hood mould and end stops. Two 4-light stone mullion windows with hood moulds to right. 4-light stone mullion window with hood mould to left. 2-light stone mullion window with hood mould to right of centre. Two 3-light stone mullion windows with hood moulds to first floor left. Single-light casement with hood mould to right of centre. 2-light stone mullion window with hood mould to first floor of porch. Single-light casement to attic cross-gable. Interior not inspected but likely to be of interest.

Heritage Category: Listed Building

Grade: II

List Entry Number: 1053416

Date first listed: 21-Aug-1989

Statutory Address: LOWER FARM, STABLE APPROXIMATELY 8 METRES NORTH EAST OF FARMHOUSE

DETAILS

TAYNTON SP2313 10/170 Lower Farm, Stable approx. 8 m NE of farmhouse GV II

Stable. Early C19. Coursed squared stone, slate roof. Single storey and attic; 4-bay range. Stable door to left of centre with segmental stone head. 2-light ht casements with segmental stone heads to left, centre and to right. External stone stairs to right return with plank door to top. Interior: trench purlin roof. Grain bins to attic. Horse stalls to stables. Included for group value.

Heritage Category: Listed Building

Grade: II

List Entry Number: 1367748

Date first listed: 12-Sep-1955

Date of most recent amendment: 21-Aug-1989

Statutory Address: 45, TAYNTON

DETAILS

TAYNTON SP2313 10/160 No.45 12/09/55 (Formerly listed as Cottage at Lower Farm, ESE of house GV II

House. Probably mid C18, with some C20 alterations. Coursed squared stone; stone slate roof with coped gables; stone end stacks.

2-storey, 2-window range. Sash doors to left and right of centre, that to right of centre with flat stone hood on shaped stone brackets. 3-light casement to right with stone lintel, having keystone and floating cornice. 2-light stone mullion window to left with stone lintel, having keystone and floating cornice. 3-light casement to first floor right with stone lintel having keystone. 2-light stone mullion window to first floor left with stone lintel having keystone. Interior not inspected.

Heritage Category: Listed Building

Grade: II

List Entry Number: 1183483

Date first listed: 12-Sep-1955

Date of most recent amendment: 21-Aug-1989

Statutory Address: LOWER FARM, BARN, STABLE AND SHELTERSHED APPROXIMATELY 20 METRES SOUTH EAST OF FARMHOUSE

DETAILS

TAYNTON SP2313 10/169 Lower Farm, barn, stable and 12/09/55 shelter shed approx. 20m SE of farmhouse (Formerly listed as Lower Farmhouse with barn and adjoining building) GV II

Barn. C17, with C19 roof structure to left, and C20 roof structure to right. Coursed squared stone, stone slate roof. 6-bay barn. Gabled stone midstrey to left of centre, with double plank doors, having wood lintel, to front; and pedestrian plank door to right side, having shouldered stone doorway, and flat stone hood on stone brackets. Elongated stable door to right. Interior: C19 queen-post roof to left, C20 roof structure to right. Attached stable to right. Probably early C18. Coursed squared stone; stone slate roof; 2-storey, 5-bay range. Stable door to left of centre. External stone stairs to left with plank door to first floor. Carriage doors to right. Interior: trench-purlin roof. Some grain bins to first floor. Feeding rack and trough to ground floor. Shelter shed attached to right of stable. Probably late C18. Coursed squared stone, stone slate roof. Single-storey, 6-bay range. Bays divided at front by round stone columns with square bases and caps. Interior: trench purlin roof with some alterations.

FORMERLY PART OF LOWER FARM

Heritage Category: Listed Building

Grade: II

List Entry Number: 1053415

Date first listed: 21-Aug-1989

Statutory Address: LOWER FARM, BARN APPROXIMATELY 100 METRES NORTH NORTH EAST FROM FARMHOUSE

DETAILS

TAYNTON SP21SW 4/168 Lower Farm, barn approx. 100m NNE from farmhouse - II Barn. Dated 1812 to midstrey gable. Squared coursed stone, stone slate roof. 5-bay barn. Central gabled stone midstrey with double plank doors, having wood lintel, opposing doors to rear. Interior: trenched purlin roof.

APPENDIX 2: LOWER FARM TAYNTON PLANNING HISTORY

The following details were obtained from West Oxfordshire Planning website

Reference	07/2073/P/LB
Alternative Reference	Not Available
Application Validated	Thu 22 Nov 2007
Address	Lower Farm Taynton
Proposal	Replacement of roof tiles on the south and east roof slopes with artificial tiles.
Status	Decided
Decision	Grant, subject to conditions
Decision Issued Date	Thu 03 Jan 2008
Reference	09/0898/P/FP
Alternative Reference	Not Available
Application Validated	Fri 17 Jul 2009
Address	Lower Farm Taynton
Proposal	Alterations to include insertion of new windows and doors, partial re-roofing and new roof lights.
Status	Decided
Decision	Grant, subject to conditions
Decision Issued Date	Fri 28 Aug 2009
Reference	09/0899/P/LB
Alternative Reference	Not Available
Application Validated	Fri 17 Jul 2009
Address	Lower Farm Taynton
Proposal	Internal and external alterations,
Status	Decided
Decision	Grant, subject to conditions
Decision Issued Date	Fri 28 Aug 2009
Reference	10/0706/P/FP
Alternative Reference	Not Available
Application Validated	Mon 17 May 2010
Address	Lower Farm Farmhouse Taynton
Proposal	Insertion of rear dormer windows, windows and roof lights to form first floor additional living accommodation.
Status	Decided
Decision	Grant, subject to conditions
Decision Issued Date	Fri 09 Jul 2010
Reference	10/0707/P/LB
Alternative Reference	Not Available
Application Validated	Mon 17 May 2010
Address	Lower Farm Farmhouse Taynton
Proposal	Internal and external alterations to include insertion rear dormer windows, windows and roof lights to form first floor additional living accommodation.
Status	Decided
Decision	Grant, subject to conditions
Decision Issued Date	Fri 09 Jul 2010
Reference	10/1148/P/FP
Alternative Reference	Not Available
Application Validated	Tue 10 Aug 2010
Address	Lower Farm Taynton
Proposal	Erection of replacement outbuilding to form games room/home office, construction of parking area.
Status	Withdrawn
Decision	Application Withdrawn
Decision Issued Date	Wed 22 Sep 2010

Reference	10/1149/P/LB
Alternative Reference	Not Available
Application Validated	Tue 10 Aug 2010
Address	Lower Farm Taynton
Proposal	External alterations to include new home office/games building and new parking area.
Status	Withdrawn
Decision	Application Withdrawn
Decision Issued Date	Wed 22 Sep 2010
Reference	10/1150/P/DCA
Alternative Reference	Not Available
Application Validated	Tue 10 Aug 2010
Address	Lower Farm Taynton
Proposal	Demolition of outbuildings.
Status	Withdrawn
Decision	Application Withdrawn
Decision Issued Date	Wed 22 Sep 2010
Reference	10/1454/P/FP
Alternative Reference	Not Available
Application Validated	Fri 08 Oct 2010
Address	Lower Farm Taynton
Proposal	Re-roof three outbuildings.
Status	Withdrawn
Decision	Application Withdrawn
Decision Issued Date	Mon 17 Jan 2011
Reference	10/1455/P/LB
Alternative Reference	Not Available
Application Validated	Fri 08 Oct 2010
Address	Lower Farm Taynton
Proposal	External alterations to include re-roofing three outbuildings.
Status	Withdrawn
Decision	Application Withdrawn
Decision Issued Date	Mon 17 Jan 2011
Reference	10/1653/P/LB
Alternative Reference	Not Available
Application Validated	Tue 16 Nov 2010
Address	Lower Farm Taynton
Proposal	Formation of new parking area adjacent to farmhouse and erection of new stone walls and piers to entrance (part retrospective).
Status	Decided
Decision	Grant, subject to conditions
Decision Issued Date	Thu 30 Dec 2010
Reference	10/1652/P/FP
Alternative Reference	Not Available
Application Validated	Tue 16 Nov 2010
Address	Lower Farm Taynton
Proposal	Formation of new parking area adjacent to farmhouse and erection of new stone walls and piers to entrance (part retrospective)
Status	Decided
Decision	Grant, subject to conditions
Decision Issued Date	Thu 30 Dec 2010

Reference 10/1683/P/FP
 Alternative Reference Not Available
 Application Validated Thu 18 Nov 2010
 Address Lower Farm Taynton
 Proposal Erection of games room/home office.
 Status Decided
 Decision Grant, subject to conditions
 Decision Issued Date Fri 07 Jan 2011

Reference 10/1684/P/DCA
 Alternative Reference Not Available
 Application Validated Thu 18 Nov 2010
 Address Lower Farm Taynton
 Proposal Demolition of outbuilding.
 Status Decided
 Decision Grant, subject to conditions
 Decision Issued Date Fri 07 Jan 2011

Reference 11/0105/P/FP
 Alternative Reference Not Available
 Application Validated Mon 17 Jan 2011
 Address Lower Farm Taynton
 Proposal Re-roof three outbuildings.
 Status Decided
 Decision Grant, subject to conditions
 Decision Issued Date Fri 11 Mar 2011

Reference 11/0106/P/LB
 Alternative Reference Not Available
 Application Validated Mon 17 Jan 2011
 Address Lower Farm Taynton
 Proposal Re-roof three outbuildings.
 Status Decided
 Decision Grant, subject to conditions
 Decision Issued Date Fri 11 Mar 2011

Reference 11/0488/P/LBD
 Alternative Reference Not Available
 Application Validated Tue 05 Apr 2011
 Address Lower Farm Taynton
 Proposal Demolition of two lean-to barn extensions.
 Status Decided
 Decision Grant, subject to conditions
 Decision Issued Date Tue 17 May 2011

Reference 11/0488/P/LBD
 Alternative Reference Not Available
 Application Validated Tue 05 Apr 2011
 Address Lower Farm Taynton
 Proposal Demolition of two lean-to barn extensions.
 Status Decided
 Decision Grant, subject to conditions
 Decision Issued Date Tue 17 May 2011