



PLANNING APPLICATION DESIGN STATEMENT
in support of

Proposed Working Garden, Greenhouse and associated Landscaping Works

at Lower Farm, Taynton.
OX18 4UH

A_15th March 2022

On behalf of
Mr & Mrs D. Clarkson



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This Design Statement is submitted in support of a pre- Planning Application for the proposed re-introduction of a working garden and associated landscaping of the main garden to Lower Farm, Taynton.

Please refer to attached drawings and supporting documentation to accompany this pre- planning application:

- OS Plan
- Existing Site Plan
- Proposed Site Plan
- Completed Householder and Listed Building Consent Application Form
- Heritage Impact Assessment as prepared by Worlledge Associates

Existing Building & site Context

Lower Barn is a secluded detached Grade II Listed Farmhouse with associated outbuildings on a site located on the northern edge of Taynton, Oxfordshire.

Lower Barn is a detached Farmhouse with access to private gardens to both the north and west elevations separated by a stone wall that runs from the main house to Coombe Brook.

Lower Farm has a number of vacant barns / outbuildings occupying the site which are accessed via two long driveways which contribute to the seclusion of the main house, its outbuildings and its setting. Please refer to accompanying Heritage Impact Assessment for further documentation.



Existing West Garden & Main House



Existing South Garden

Proposal

It is proposed to re-introduce a working garden for the family to the west garden through the proposed construction of a traditional timber framed greenhouse, flanking the stone wall together with external landscaping to provide raised planting beds, a proposed re-direction of the existing surface water connection to the Brook via a proposed rill, together with a timber pergola to a raised terrace that will serve to create an improved connection between the north and west gardens and the main House.

It is proposed to return the stone wall to its previous height, whilst carrying out required maintenance works and repointing, improving stability of the structure with incorporation of a buttress open fireplace, whilst creating an improved connection between the two gardens through the green house.

It is proposed to construct the greenhouse in traditional building materials that will serve to enhance the character and appearance of Lower Farm, whilst serving to provide the family with a working garden from which sustainably grow their own organic produce.

Listing

TAYNTON SP2313 10/169 Lower Farm, barn, stable and 12/09/55 sheltershed 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.

Listing NGR: SP2328813940

Planning

This application is made to bring a traditional working garden of the farmhouse back into use having laid dormant for a number of years as a lawned garden. It is the intention of the family to utilise the benefits of a working garden for both pleasure and a return to the historic use that would have formerly characterised the setting.

This statement is to be read in conjunction with the accompanying Heritage Impact Assessment as prepared by Worlledge Associates

Summary Statement

The enclosed represents a clear and well considered proposal for the reintroduction of a working family garden to Lower Farm and to enhance the well-being of the occupants through access to an appropriate alternative use of the north garden.

The proposed works will serve to positively improve the appearance and usability of Lower farm for the family within this sustainable location. The family will benefit from improved amenity and access to private recreational space that will further serve to provide continued enjoyment of the house for many years to come.

The proposed works follow traditional construction principles and architectural detailing that have been incorporated elsewhere on site and within the village of Taynton in order to respect the inherent character of the main house and wider context. The incorporation of matching building materials [stone/ timber/ glass] will serve to create and present a modest and subtle addition to the existing landscape of the site, that will sit well within, and enhance the appearance of the Main House through reintroduction of an historic use.

Overall, the proposed reinstatement of the working kitchen garden represents an appropriate and well considered approach that would integrate very well within the locality. As such, it is intended that the scheme can be fully supported and the planning permission applied for granted.