

**Refurbishment and Reordering
of Ground and First Floor Accommodation
Ground Floor Kitchen Extension, and associated works**

at

Roses Cottage & Grove Cottage

Over Worton, Chipping Norton, Oxfordshire OX7 7EP



For

Mr and Mrs Malcolm Axtell

21/197

Design and Access Statement

Incorporating

Statement of Significance and Heritage Statement

Planned Approach
Architects

Larkhill Cottage
College Farm, Wendlebury
Bicester, Oxfordshire OX25 2PR
Tel: 07929 296003

15th April 2022

Roses Cottage & Grove Cottage, Over Worton OX7 7EP

The content of this Statement will be as follows:

Page:

1. Introduction

Assessment:

2. Location of the asset

3. Description of the Asset

4. Historical development

5. Statement of Significance

Evidential

Historical

Aesthetic

Communal

6. Description of proposed works

7. Impact Assessment

8. Social & Economic

Need for the proposed works

9. Planning Policy

Design Evaluation:

10. Use

11. Amount

12. Layout

13. Scale

14. Appearance and Materials

15. Access

16. Heritage Statement and Conclusion

17. Appendices

Appendix 1 Listing for Roses Cottage and Grove Cottage

Appendix 2 Schedule of Works

Appendix 3 Photographic Record of areas affected by the proposed works

Appendix 4 Survey drawings for 12/0852 (Norman Machin Associates)

Appendix 5 Proposal Drawings

1.0 Introduction

1.1 This Design and Access Statement has been prepared in support of the applications for Listed Building Consent and Planning Permission for works to Grade II Listed Roses Cottage and Grove Cottage. The document also incorporates the Statement of Significance and the Heritage Statement for both cottages.

Please note that an LBC application and a planning application is being submitted for each cottage separately, in parallel, as they will remain as separate dwellings, but the 'proposal' as a whole is dealt with as one scheme in terms of the Design & Access Statement, Heritage Statement and drawings. The only difference in documentation between the two suites of application documents are the red and blue lines indicating the separate application site boundaries and areas under the control of the Applicants for the respective applications. Both properties are owned by the Applicants.

1.2 The Applicants are Mr & Mrs Malcolm Axtell, who own both properties and live in Grove Cottage, which adjoins Roses Cottage.

1.3 A similar suite of applications for both cottages was recently approved (Grove Cottage 22/00211/HHD and 22/00212/LBC and Roses Cottage 22/00213/HHD and 22/00214/LBC), the current proposal is for a revised scheme, also affecting both cottages.

1.3 ROSES COTTAGE

Roses Cottage is currently in a poor and dilapidated condition. The Applicants wish to generally refurbish the existing accommodation over both floors of Roses Cottage, within the existing footprint. A light touch refurbishment of the original element of the building is proposed, with the main element of proposed work focussed within the footprint of the modern extension. The aim is to rearrange the circulation space and bathroom within the modern footprint. The proposals also incorporate some work to the exterior of the building, including constructing a small single storey ground floor kitchen extension to the rear, and reforming the roof over the single storey (existing) rear entrance, and further work to remove the garage in the rear garden. Some of the accommodation to the rear will be incorporated into the adjoining Grove Cottage. The proposed works are outlined in more detail Section 6, below, in full detailed in the Schedule of Works in Appendix 2. The proposed rethatching work to both cottages is to be carried out on a like for like maintenance basis, with only a partial removal of the existing thatch material, the lower layers are to be left in situ.

1.4 GROVE COTTAGE

Grove Cottage was comprehensively refurbished in 2012. There is an awkward 'flying freehold' condition where Roses Cottage and Grove Cottage adjoin in the modern extension to the rear. Part of the Roses Cottage first floor accommodation oversails the ground floor accommodation of Grove Cottage, which is particularly undesirable, exacerbated by the presence of Roses Cottage's bathroom in this location. It is proposed to extend the ground floor party wall upwards through the first floor enabling part of this footprint strip to be incorporated into Grove Cottage's first floor. An opportunity for the improvement of Grove Cottage's ensuite bathroom arrangement was identified and in the previous scheme, as approved, a first floor bathroom extension was proposed. However, in the revised scheme it is possible to access the rear room of Roses Cottage which will become the ensuite bathroom, without the need for a first floor extension at all. The ground floor footprint of this room will become the dining room to Grove Cottage. The awkward flying freehold and the proposed and approved first floor extension can be eliminated.

1.5 The heritage statement has been produced to:

To provide an understanding of the listed set of buildings, including which elements of the historic fabric survive and those that have been lost, and of their significance generally as well as relative to the constituent parts that are particularly pertinent to the proposed works.

To understand the significance of the listed building and the contribution of its setting to that significance.

To determine the impact of the proposals upon the significance of the listed building and its setting, and to assess the acceptability of these impacts against legislation and planning policy.

ASSESSMENT

2.0 Location of the Asset

The Cottages are located within the small village of Over Worton. They form a pair of semi-detached cottages on the east side of the village road, opposite The Grove. To their immediate south is a further pair of cottages with a layout mirrored layout, of the same age ('Worton Cottage').

The NGR of Roses Cottage is *SP 43294 29157*.



Fig.1 Over Worton (Google Maps date unknown)



Fig.2 Roses Cottage, Over Worton (Google Maps date unknown)

3.0 Description of the Asset

3.1 Roses Cottage

Roses Cottage is a Grade II listed house dating from the early C19th. It is attached to a neighbouring domestic property to the north, Grove Cottage.

The historic building main elevation faces west and currently consists of a single principal 3-bay room on the ground floor, formerly divided into two rooms plus a passageway. To the north of this room modern open stairs lead to a landing and two bedrooms on the first floor, both facing west. There is a fireplace stack at the south end. To the rear (east) there is a later single storey room with a mono-pitch roof, this footprint accommodates the small kitchen. To the immediate north of the single storey structure is a modern two storey extension to the east comprising a dining room and utility/wc at ground floor level with a centrally positioned bathroom and an east facing bedroom on the first floor. Part of this extension's first floor over sails the ground floor accommodation of neighbouring Grove Cottage to the north.

The original historic component of the house dates from 1830 and is built from chopped well coursed Hornton Marlstone, with a varying bed lime mortar. There are dressed quoins and openings are detailed with profiled jambs, sill and mullions under a label coursed head. Casements are three bar horizontal cast iron and the central door in the symmetrical front elevation is a hardwood vertical plank with arched head. Both first floor windows retain leaded glazing to the fixed lights.

The roof is combed wheat reed thatch under a stepped and profiled ridge and wired. The chimney stack appears to be of concrete blocks rather than the dressed limestone of Grove Cottage's stack. The south gable has a stone parapet.

The later single storey component to the rear is of a similar stonework to the walls but has a Welsh Slate roof covering.

The modern two storey component to the east is probably c.1998 (Building Regulations approval N/FP/0124/98), limestone rubble as before under a machine made clay tile roof with two rooflights (W98/1456 and W98/0710).

There is a drive from the village road to the rear of Roses Cottage, which was probably once shared with the separate, neighbouring Worton Cottage. There is a substantial, somewhat overbearing and monolithic, modern timber framed and clad garage structure in the rear garden in front of a substantial laurel hedge.

3.2 Grove Cottage

Grove Cottage is jointly listed with Roses Cottage, both cottages share the same origins, history and architectural DNA. The historic component is almost identical to that of Roses Cottage, but the front is rotated 90° to face the north. A large single room on the ground floor and a single bedroom above, both constructed of a similar stone, with similar dressings, windows and doors, and under a thatched roof.

Grove Cottage was extended to the rear in the 1930's (see 2012 survey drawings an Appendix 4) and this accommodation was removed and replaced by an extension in 2012. As with Roses Cottage, the accommodation to the rear (east) is modern, but unlike the extension to Roses Cottage, the extension to Grove Cottage is of a superior quality in all respects.

3.3 Worton Cottage

The origins of these two cottages are also shared with neighbouring detached Worton Cottage, which also has a similar Grade II listing and description, it was formerly a separate pair of semi-detached cottages, mirroring its neighbours to the north. Worton Cottage is under a separate ownership, and is unaffected by the proposed works. It is mentioned here due to its location and the shared heritage. All three have been in different ownerships for much of their existence so their individual historic merits and degrees of significance will vary but also will inevitably have impacted upon one another over time.

4. Historical Development

4.1 Over Worton - Overview

Records suggest that Over Worton had a significant population for a rural community in 1316 of 24 landholders' (VCH Vol xi page 293), this declined during the C15th and further in the C17th to a point where in 1810 there were just 9 houses and 53 inhabitants.



Fig.3 Over Worton 1760 (VCH Vol xi, page 294)

In 1799 Worton Manor was bought by William Wilson, who already owned Nether Worton, the village remained in his family's ownership until 1911. William Wilson was a successful silk manufacturer based in London, since 1780. The Wilson family ownership of Worton brought major changes to the village. The family rebuilt Worton House early in the C19th. They then rebuilt most of the houses and outlying farmsteads, during the period between 1820 and 1840.

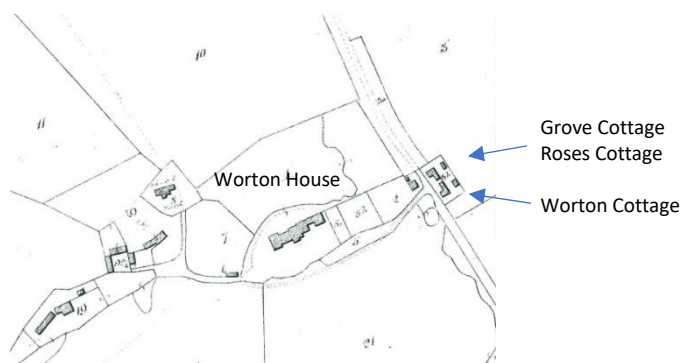


Fig.4 Over Worton 1842 Tithe Map

Roses Cottage, Grove Cottage and Worton Cottage, as they are known now, were built in the early 1830's, in the style of C17th cottages and their front elevations have changed little over the intervening period.



Fig.5 Cottages c.1900, looking south (Grove Cottage - left, Worton Cottage – central)



Fig.6 Cottages (2021), looking north east (Grove Cottage - left, Roses Cottage – central, Worton Cottage – right)

Note the somewhat 'agricultural' porch added to Roses Cottage (see below).

The west elevation of Roses Cottage is largely unaltered. Except for the garden fencing and the somewhat unfortunate porch structure over the front door.



Fig.7 Roses Cottage – West Elevation (front)



Fig.8 Roses Cottage's porch
(Inset showing modern
'fence post roof')



Fig.9 Elevated view of the rear of Roses Cottage (centre), Grove Cottage (right), and Worton Cottage (left)



Fig.10 The rear of Roses Cottage, boundary wall and view over the wall of Grove Cottage's 2012 extension (right)



Fig.11 Courtyard to the rear of Grove Cottage

4.2 Sequential development



Fig.12 1881 - Over Worton - Roses Cottage and Grove Cottage (faded red line and blue boundary)

By 1881, some 50 years after being constructed, both sets of cottage pairs appear to be a mirror image of the other, with some difference noted by the surveyor regarding the area immediately behind both sets. This survey drawing of Worton Cottage suggests a lean-to structure at both ends of perhaps a walled garden/yard or a difference in the lean-to structure along the full length. This is difficult to determine with any certainty. The shared access is clear, as are the outbuildings to the rear.



Fig.13 1922 - Over Worton - Roses Cottage and Grove Cottage (faded red line and blue boundary)

By 1922, the survey lines drawn to the rear of both sets seem to be covered structures, likely to be the lean-to structures or similar structures that exist today.



Fig.14 2021 - Over Worton - Roses Cottage and Grove Cottage (faded red line and blue boundary)



Fig.15 2021 - Over Worton - Roses Cottage and grove Cottage (Aerial from Google Maps – date unknown)

The four original cottages were almost certainly constructed simultaneously and share the same DNA, designed in a Tudor-Gothic style, inspired by the work of architect Thomas Rickman at nearby Great Tew. The Grade II listings are as two pairs, with similar wording (see Appendix 1). It is appropriate to consider the history and development of the four cottages together, along with their collective 'setting'. The cottages were all owned by the Wilsons until they were auctioned off c.1912/13.

To date the work carried out to the original cottages has been primarily focussed to the rear, leaving the front/west elevation of each substantially unchanged.

To the south, Worton Cottage is also largely unchanged from the front /west elevation, apart from the loss of the thatch. The roof covering is currently a plain concrete tile. To the rear a full width single storey mono-pitch lean-to extension replaces the likely first phase of changes to the rear, which can only be assumed to be a mix of lean-to outbuildings, perhaps coal stores or the like, see figures 12 and 13, above, which capture part of their original evolution between 1881 and 1922. The lean-to of Roses Cottage, probably best represents this phase, see Fig 16, below. Fig. 16 also shows the present lean-to of Worton Cottage, which shows a possible earlier verge height, with new masonry above and possibly a scar of wide gable doorway. It is unclear when this pair of semi-detached cottages were combined into one dwelling. Permission was also granted in 2006 for a two storey extension and a detached garage (06/1743/P/FP), which appears not to have been constructed.



Fig.16 2021 - Worton Cottage (left) and Roses Cottage (right)

Grove Cottage has perhaps had the most significant set of interventions with a single storey extension from the 1930's and a two storey extension from the 1960's, both remade almost completely in 2012 (12/0853/P/LB and 12/1323/P/LB), in addition a new detached garage & store in 2017 (17/02234/HHD) and a replacement outbuilding in 2019 (19/01425/HHD).

The rather clumsy modern two storey extension to Roses Cottage results in a flying freehold into Grove Cottage's first floor accommodation. The proposal includes the extension of the existing ground floor party wall, vertically, incorporating this existing flying freehold footprint into Grove Cottage's accommodation.

Roses Cottage has two consents on record, W98/1456 (and related W98/1457) and W98/0710 (and related W98/0711), approving the insertion of rooflights. There is also a completion notice for the two storey extension (N/FP/0124/98), completed in September 1998. This presumably relates to the extension as it currently exists, although with its layout partly revised by the 2012 work to the Grove Cottage portion.

4.3 Phases – sequential development



Fig.17 Sequential development of the ground floors of Roses Cottage (lower) and adjoining Grove Cottage (upper)



Fig.18 Sequential development of the first floors of Roses Cottage (lower) and adjoining Grove Cottage (upper)

Phase 1 illustrates the fabric remaining from the original construction, assumed to be c.1830. It is clear that the front/west elevations of both cottages remain largely unaltered, with the noticeable exception of the modern porch to Roses Cottage.

Phase 2 is notionally the period between 1890 and 1920, where the lean-tos to the rear of both cottages are likely to have developed. Worton Cottage has the full width linear lean-to footprint remaining, although the roof has been raised at both eaves and abutment.

Phase 3 is c.1930 (assumed, Norman Machin Associates 2011) affecting part of the fabric to just Grove Cottage, see the measured survey drawings for 12/0852 and 12/0853 (Norman Machin Associates) in Appendix 4.

Phase 4 is c. 1960-1998 where much of the Phase 3 fabric to Grove Cottage was demolished and also a part of Phase 2 of Roses Cottage. The large two storey rear extension was constructed during this period.

Phase 5 is 2012. By this phase, the cottages are clearly two separate dwellings with the resulting cumbersome flying freehold within the extension. The 2012 work relates to Grove Cottage with the replacement of almost all the Phase 3 fabric with a two storey extension. Note that Grove Cottage also has a new detached garage and a replacement structure used as a studio, both 2017-19, these are not shown on the sequential diagrams.

5. Statement of Significance

This section considers the significance of the elements of the site, its neighbours and the context. The assessment is made through the lens of English Heritage's *Conservation Principles, Policies and Guidance*, which provides four categories for assessment:

5.1 Evidential Value

The potential of a place to yield evidence about past human activity.

The cottages retain some evidential value both as a set and as individual dwellings, reinforcing their association with the Estate and Worton House. The front elevations of the group of cottages are all relatively unspoilt and much as they would have been when newly built. The layouts and fabric of the original elements of both Roses Cottage and Grove Cottage provide strong evidence of their original layouts and use. Great care and expense was clearly taken in their design and construction, further reinforcing their association with the Estate. The degree of evidential erosion to their rears matches the impression made clear by the sequential development diagrams in figures 17 and 18, above. There is clear evidence, to the rear, of the continued evolution of the occupancy and tenure but this has become blurred and obliterates much of the original and Phases 2&3 structures and fabric, reducing the evidential value here.

5.2 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

The historical value echoes the evidential value in that the front elevations bear strong association to the Wilson family's rebuilding of much of the village. Of the fabric to the rear, only a small area, G2, appears to remain of Phase 2. Although the Phase 5 work to Grove Cottage has been tastefully executed, it has resulted in the loss of any Phase 2 or Phase 3 fabric there. The rather clumsy Phase 4 extension does add a layer of historical value, albeit relatively recent and marred by its overbearing presence on this elevation. The historical value to the rear is largely eroded and that which remains adds little benefit to the significance of the asset. The historical value that relates to the context and setting of the site is oriented towards The Grove and Worton House to the west.

5.3 Aesthetic Value

The ways in which people draw sensory and intellectual stimulation from a place.

Again, the front elevation retains the original C19th intent to replicate the C17th design, perhaps the then owner and designers' attempt to reinforce a sense of permanence, history and tradition. The subsequent phases to the north and east add little or no aesthetic value to the set, with the exception of the removal of the Phase 3 fabric to the rear of Grove Cottage and its replacement with more appealing accommodation (see the application survey and proposal drawings for 12/0853 in Appendix 5.)

5.4 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.

The cottages passed into private ownership from the Estate, and have remained as domestic dwellings since. The front elevations add considerably to the village 'street scene', perhaps enhanced by the period of their design style as much as by their actual age. The way in which the front elevation has been protected and clearly appreciated adds to the value. Little or no communal value remains in the current structures to the east and north.

5.5 The Significance

In summary, the categories of 'value' have been assessed and although perhaps some significance can be applied to the fabric to the rear, this is very limited. The main elements to which significance can be applied are the collective front elevations of the cottages where the layout, design and actual fabric remain largely intact. This summary is further supported by the formal Listing of the cottages (Appendix 1), which focus almost exclusively on the front elevations, and to the set of two 'pairs'.

6. Description of proposed works

The full description of the proposed work is set out in the Schedule of Work in Appendix 2, but the key headings are as follows:

6.1 External Work

- 6.1.1 Remove modern porch canopy.
- 6.1.2 Rethatch Roses Cottage and Grove Cottage.
- 6.1.3 Remake the chimney in ashlar.
- 6.1.4 Remake the roof over G2(RC) (see 6.3.2), and construct an adjoining single storey rear extension to accommodate a new kitchen.
- 6.1.5 Careful refurbishment of existing metal windows to the original element, and the replacement of those on the modern extension, using hardwood windows to match those of Phase 5.
- 6.1.6 Removal of the timber double garage and oil tank.
- 6.1.7 Removal of the existing rear garden wall and the construction of a replacement wall in a new position in the rear garden.
- 6.1.8 Remake and re-landscape the rear garden.
- 6.1.9 Install an air source heat pump to serve Roses Cottage.
- 6.1.10 Maintenance and partial renewal of the existing foul drainage pipework to the rear and east of the site.
- 6.1.11 Reposition vehicular and pedestrian gate further to the west of D2.
- 6.1.12 Revise the fenestration to the rear of the existing Roses Cottage east facing gable.
- 6.1.13 French drain to the perimeter of the cottages (within Roses Cottage curtilage only).

6.2 Internal, generally

- 6.2.1 Refurbish and remake finishes throughout Roses Cottage adopting a ‘light touch’ approach.
6.2.2 Renew mechanical and electrical services throughout Roses Cottage, adopting a ‘light touch’ approach.
6.2.3 Work to the interior of Grove Cottage is solely focussed on accessing the rooms currently to the rear of Roses Cottage.

6.3 Internal Ground Floor Work

- 6.3.1 G1(RC) Remove modern staircase. Close and make good the opening in the first floor.
Install electric simulated wood burning stove.
6.3.2 G2(RC) Remove existing kitchen units.
Replace the existing door, D2.
Window W3 and the wall in which it is located is removed to access the proposed kitchen extension. W4 is closed permanently.
New stairs.
6.3.3 G3(RC) Remove modern cloakroom and utility.
New partitions to form new cloakroom and tank room.
6.3.4 G4(RC) G4 is divided from G3 by a new party wall and is assimilated into G5(GC) to form a new dining room by the removal of much of the existing party wall.
Existing east window become patio doors, position adjusted.
Revisions to the foul drainage.

6.4 Internal First Floor Work

- 6.4.1 F1-F4(RC) Remove existing plasterboard partitions between F1, F2, F3 and F4.
Remake stud partitions to form bedroom 1 F1, bedroom 2 F2, and close the existing stairs, F3, and incorporate into F2.
6.4.2 F5-F7(RC) Remove partitions between F5, F6 and F7.
Remake stud partitions to form landing around new stairs to ground floor, and the remade bathroom.
6.4.3 F7 & F3(GC) New party wall to first floor, located over the new ground floor party wall.
Incorporate the residual first floor footprint of F7(RC) into Grove Cottage to form a new ensuite bathroom, reorder F3 (GC), to become the dressing room to Gove Cottage’s master suite.

7. Impact Assessment

Grading Heritage Assets and an Assessment of the Levels of Impact

7.1 Key to Table 2, page 16

Location	Phase	Architectural Significance	Proposed Alteration	Degree of Harm	Impact	Reasoning
		Very High		Substantial	Positive	
		High		Moderate	Neutral	
		Medium		Minor	Negative	
		Low		Negligible		
		Negligible		None		

Table 1: Key to Table 2

7.2 Grading The Heritage Asset and an Assessment of the Levels of Impact of the Proposed Work

Location	Phase	Architectural Significance	Proposed Alteration	Degree of Harm	Impact	Reasoning
External						
6.1.1	5	Negligible	Removal of Modern Porch	None	Positive	Modern intervention. Poor quality materials
6.1.2	1	Medium	Rethatch (maintenance)	None	Positive	Prevention of deterioration
6.1.3	5	Negligible	Removal of concrete block chimney stack, replace with ashlar	None	Positive	Modern intervention. Poor quality and inappropriate materials
6.1.4	2	Low	Remake roof over G2(RC) and form new GF kitchen extension for RC, G7(RC). New roof over G7(RC) as that over G2(RC), set lower.	Negligible	Neutral	Removal of historic fabric limited to some Phase 2 fabric.
6.1.5	1-4	Medium & Low	Careful refurbishment of existing metal windows.	None	Positive	Careful refurbishment results in the retention of existing windows
6.1.6 to 6.1.11	5	Negligible	Removal of garden outbuildings, and relocate modern vehicular gate.	None	Positive	Removal of unsightly outbuildings with high quality structure
6.2.1	1	Medium	Refurbish and remake finishes throughout.	None	Neutral	Finishes to be repaired and replaced like for like
6.2.2	3-5	Medium	Renew M&E services	None	Neutral	Services repaired and replaced like for like
6.3.1 /G1 (RC)	4	Low	Remove modern staircase. Close and make good the opening in the first floor.	Minor	Neutral	Removal of modern fabric, restore first floor structure
6.3.2 /G2 (RC)	2 & 4	Medium	Remove existing kitchen units. Replace the existing door, D2. Window W3 is removed and becomes the entrance to the kitchen. New stairs.	Minor	Neutral	Mixed age of fabric affected. Phase 2 fabric retained.
6.3.3 / G3-G5 (RC)	4	Negligible	Remove modern cloakroom and utility. New partitions to form new cloakroom and tank room. G4 becomes new kitchen/breakfast room. Existing east window become patio doors, position adjusted. Revisions to the foul drainage.	None	Neutral	Removal of modern fabric, no loss of historic fabric.
6.4.1 / F1-F4 (RC)	4	Negligible	Remove partition between F1, F2 F3 and F4. Remake stud partitions to form bedrooms F1 and F2 with family bathroom	None	Neutral	Removal of modern fabric, no loss of historic fabric.
6.4.2 / F5-F6 (RC)	4	Negligible	Remove partitions between F5, F6, and F7. Remake stud partitions to form landing around new stairs from ground floor.	None	Neutral	Removal of modern fabric, no loss of historic fabric.
6.4.3 / F7 & F3(GC)	4	Negligible	New party wall to first floor, located over both the existing and the repositioned ground floor party wall. Incorporate the residual first floor footprint into Grove Cottage's F7 (GC) ensuite.	None	Neutral	Removal of modern fabric, no loss of historic fabric. FF extension over modern fabric.

Table 2: Grading The Heritage Asset and an Assessment of the Levels of Impact of the Proposed Work

8. Social & Economic

The strategy for the proposed work ensures that only essential works are carried out to the Phase 1 fabric, which has the highest Significance. This enhances (removal of porch and rebuilding the chimney in ashlar) the front elevation and maintains its ongoing use.

The invasive internal work is confined to the later phases of fabric to the rear, with no loss or damage to historic fabric. The layout and circulation are improved, with an overall positive impact on the longevity of the asset.

The external works to the rear garden are designed to have a positive impact on the immediate setting.

9. Planning Policy

9.1 Designations

Roses Cottage and Grove Cottage are Grade II Listed heritage assets, listed as a pair. See Appendix 1.

The other key neighbouring listed assets of relevance are Worton Cottage, which is also a Grade II listed heritage asset, listed as a 'pair of cottages', and Worton House also Grade II Listed.

9.2 WODC Local Plan 2011-2031

9.2.1 Policy EH9 Historic Environment

Designated assets

Proposals which would harm the significance of a designated asset will not be approved.....

Care has been taken to assess the elements of the building that account for the majority of the significance, and for the proposals to avoid harm to them.

9.2.2 Policy EH11 Listed Buildings

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

• conserve or enhance the special architectural or historic interest of the building's fabric, detailed features, appearance or character and setting;

The proposals include the removal of the modern porch and the rebuilding of the chimney stack in ashlar (currently concrete blocks), both items will enhance the front elevation, which is the key aspect of the listing. The front elevation in particular is preserved and enhanced. The proposals have no impact upon the setting.

• retain the special interest that justifies its designation through appropriate design that is sympathetic both to the Listed Building and its setting and that of any adjacent heritage assets in terms of siting, size, scale, height, alignment, materials and finishes (including colour and texture), design and form.

It is the front elevation that is referred to within the text of the Listing, where no changes to the historic fabric are proposed. There is no impact on any adjacent heritage assets, Worton Cottage, Grove Cottage or Worton House.

9.2.3 Policy EH12 Traditional Buildings

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.*

All fabric to be removed is modern and of no character or interest, and the proposals are focussed on the areas of existing modern fabric where none of the original building is compromised.

Design Evaluation:

10. Use

Roses Cottage is currently a domestic dwelling and it is proposed that this should continue to be the use.

11. Amount

There is no change proposed to the footprint or floor areas, or to the intensity of its use.

12. Layout

The changes in internal layout are focussed on the modern Phase 4 areas.

13. Scale

There is no significant change of scale proposed.

14. Appearance and Materials

The removal of the porch results in the removal of inappropriate materials and design from the primary front elevation. The rebuilding of the chimney has the same effect and result to the roof. The design and orientation of the walls and roof over the kitchen extension ensure that the east elevation remains without excessive busy-ness. The ground floor kitchen extension's roof follows the same pitch as the new roof over G2(RC), set lower to avoid the combined south facing roof plane becoming monolithic. The materials will be of the same palette as the existing fabric. (The removal of the more visible first floor bathroom extension to Grove Cottage from the scheme, in favour of the small ground floor extension to Roses Cottage, clearly reduces the impact of the proposal on the set.

15. Access

There are no changes in vehicular or pedestrian access to the site. Changes and improvements to the access and circulation within the building are focussed on the modern Phase 4 area of accommodation.

16. Heritage Statement and Conclusion

This Design and Access Statement describes the significance of the heritage assets, and their settings in so far as they are affected by the works proposed. The Statement aims to provide detail that is at least commensurate with the scale of the project, to enable an understanding and an assessment of any potential impact that the proposals might have to the significance of the asset, its context, setting and upon any neighbouring heritage assets.

In summary, the assessment set out above makes it clear that there are modest enhancements proposed to the primary front elevation, which is of predominant importance as far as the formal listing is concerned, no original historic fabric is harmed by the proposal.

The internal work proposed to the original structure affects Phase 4 fabric, which is relatively modern. The majority of the works affect the modern Phase 4 extension to the rear, east, of the original structure, which will enhance the use and practical enjoyment of the heritage asset generally, with important knock on effects to its ongoing use and logically too, to its longevity.

The opportunity will also be taken to address other pieces of general maintenance like for like work, for example pointing, rethatching, and the refurbishment of existing windows.

17. Appendices

- Appendix 1 Listing for Roses Cottage and Grove Cottage
- Appendix 2 Schedule of Works
- Appendix 3 Photographic Record of areas affected by the proposed works
- Appendix 4 Survey drawings for 12/0852 (Norman Machin Associates)
- Appendix 5 Proposal Drawings

Appendix 1 Listing for Roses Cottage (and Grove Cottage)

Location

Statutory Address:

PAIR OF COTTAGES APPROXIMATELY 20 METRES EAST OF THE GROVE (NOT INCLUDED)

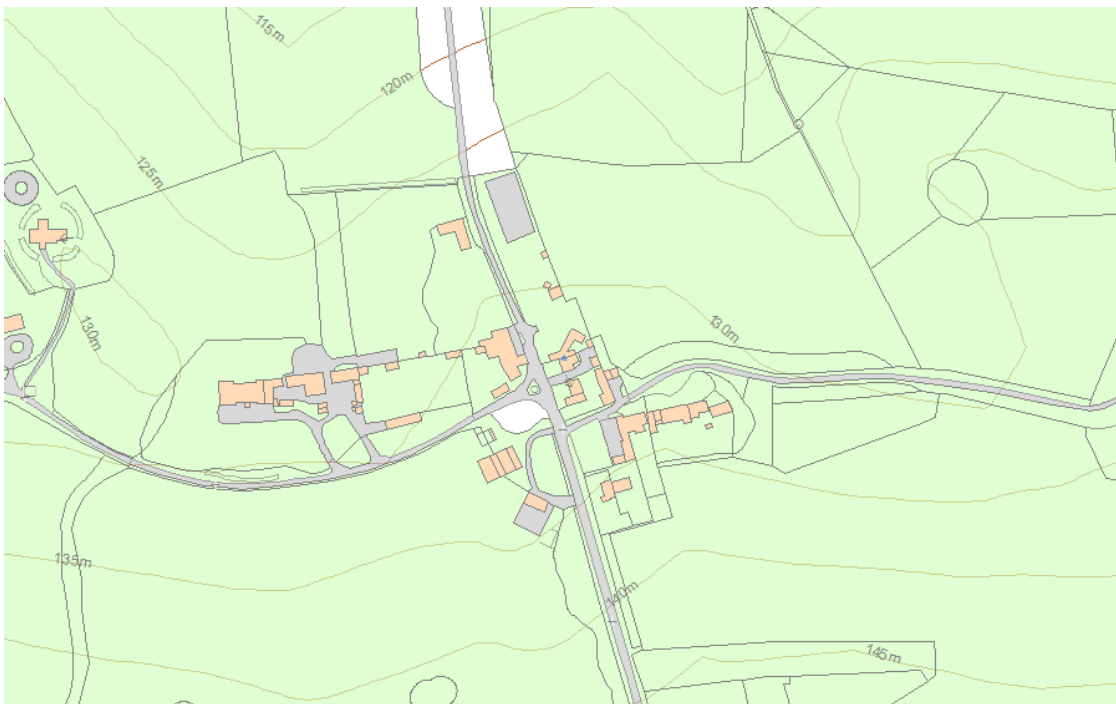
The building or site itself may lie within the boundary of more than one authority.

County: Oxfordshire

District: West Oxfordshire (District Authority)

Parish: Worton

National Grid Reference: SP4329429157



WORTON OVER WORTON SP42NW 6/243 Pair of cottages approx. 20m. E of The Grove (not included)

GV II

Two cottages. Early C19. Coursed squared marlstone with some ashlar dressings; thatch roof with brick stacks. L-shaped range of two 2-unit cottages. C17 style. 2 storeys. Right cottage has a symmetrical 2-window front with a central Tudor-arched doorway below a label with carved lozenge stops, and has flanking stone-mullioned windows with labels: 3-light at ground floor and 2-light above. Left cottage, breaking forward, has a similar front facing left, and has 3-light mullioned windows in the end wall below a half-hipped gable. Right and rear gables have parapets. Some first-floor casements retain lattice lights. C20 extension to rear of left cottage. Interiors not inspected. Cottages are mirrored by a second pair to right (q.v.). Similar in detail to contemporary estate cottages at Great Tew. Built by the Wilson family of Over Worton House (V.C.H.: Oxfordshire, Vo.XI, p.294).

Listing NGR: SP4329429157

Appendix 2 Schedule of Works As Section 6.0, above

6. Description of proposed works

6.1 External Work

- 6.1.1 Remove modern porch canopy.
- 6.1.2 Rethatch Roses Cottage and Grove Cottage.
- 6.1.3 Remake the chimney in ashlar.
- 6.1.4 Remake the roof over G2(RC) (see 6.3.2), and construct an adjoining single storey rear extension to accommodate a new kitchen.
- 6.1.5 Careful refurbishment of existing metal windows to the original element, and the replacement of those on the modern extension, using hardwood windows to match those of Phase 5.
- 6.1.6 Removal of the timber double garage and oil tank.
- 6.1.7 Removal of the existing rear garden wall and the construction of a replacement wall in a new position in the rear garden.
- 6.1.8 Remake and re-landscape the rear garden.
- 6.1.9 Install an air source heat pump to serve Roses Cottage.
- 6.1.10 Maintenance and partial renewal of the existing foul drainage pipework to the rear and east of the site.
- 6.1.11 Reposition vehicular and pedestrian gate further to the west of D2.
- 6.1.12 Revise the fenestration to the rear of the existing Roses Cottage east facing gable.
- 6.1.13 French drain to the perimeter of the cottages (within Roses Cottage curtilage only).

6.2 Internal, generally

- 6.2.1 Refurbish and remake finishes throughout Roses Cottage adopting a 'light touch' approach.
- 6.2.2 Renew mechanical and electrical services throughout Roses Cottage, adopting a 'light touch' approach.
- 6.2.3 Work to the interior of Grove Cottage is solely focussed on accessing the rooms currently to the rear of Roses Cottage.

6.3 Internal Ground Floor Work

- 6.3.1 G1(RC) Remove modern staircase. Close and make good the opening in the first floor.
Install electric simulated wood burning stove.
- 6.3.2 G2(RC) Remove existing kitchen units.
Replace the existing door, D2.
Window W3 and the wall in which it is located is removed to access the proposed kitchen extension. W4 is closed permanently.
New stairs.
- 6.3.3 G3(RC) Remove modern cloakroom and utility.
New partitions to form new cloakroom and tank room.
- 6.3.4 G4(RC) G4 is divided from G3 by a new party wall and is assimilated into G5(GC) to form a new dining room by the removal of much of the existing party wall.
Existing east window become patio doors, position adjusted.
Revisions to the foul drainage.

6.4 Internal First Floor Work

- 6.4.1 F1-F4(RC) Remove existing plasterboard partitions between F1, F2, F3 and F4. Remake stud partitions to form bedroom 1 F1, bedroom 2 F2, and close the existing stairs, F3, and incorporate into F2.
- 6.4.2 F5-F7(RC) Remove partitions between F5, F6 and F7. Remake stud partitions to form landing around new stairs to ground floor, and the remade bathroom.
- 6.4.3 F7 & F3(GC) New party wall to first floor, located over the new ground floor party wall. Incorporate the residual first floor footprint of F7(RC) into Grove Cottage to form a new ensuite bathroom, reorder F3 (GC), to become the dressing room to Gove Cottage's master suite.

Appendix 3 Photographic Record of areas affected by the proposed works

6.1 External Work

6.1.1 Remove modern porch canopy.



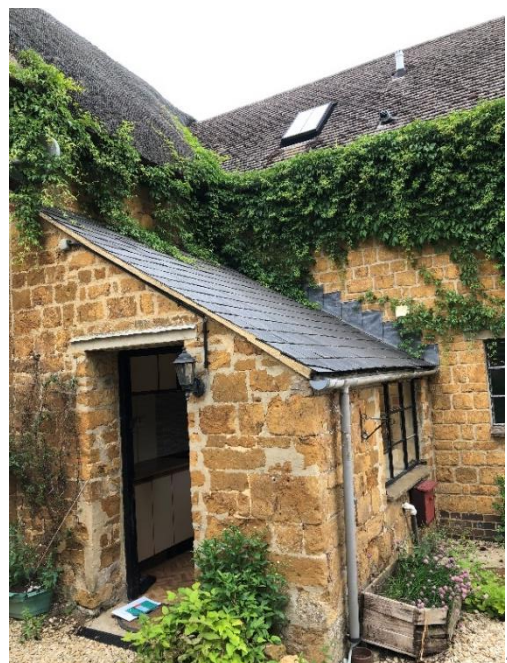
6.1.3 Remake the chimney in ashlar to match the chimney on Grove Cottage.



Above, Grove Cottage's chimney
Right, Roses Cottage's concrete block chimney



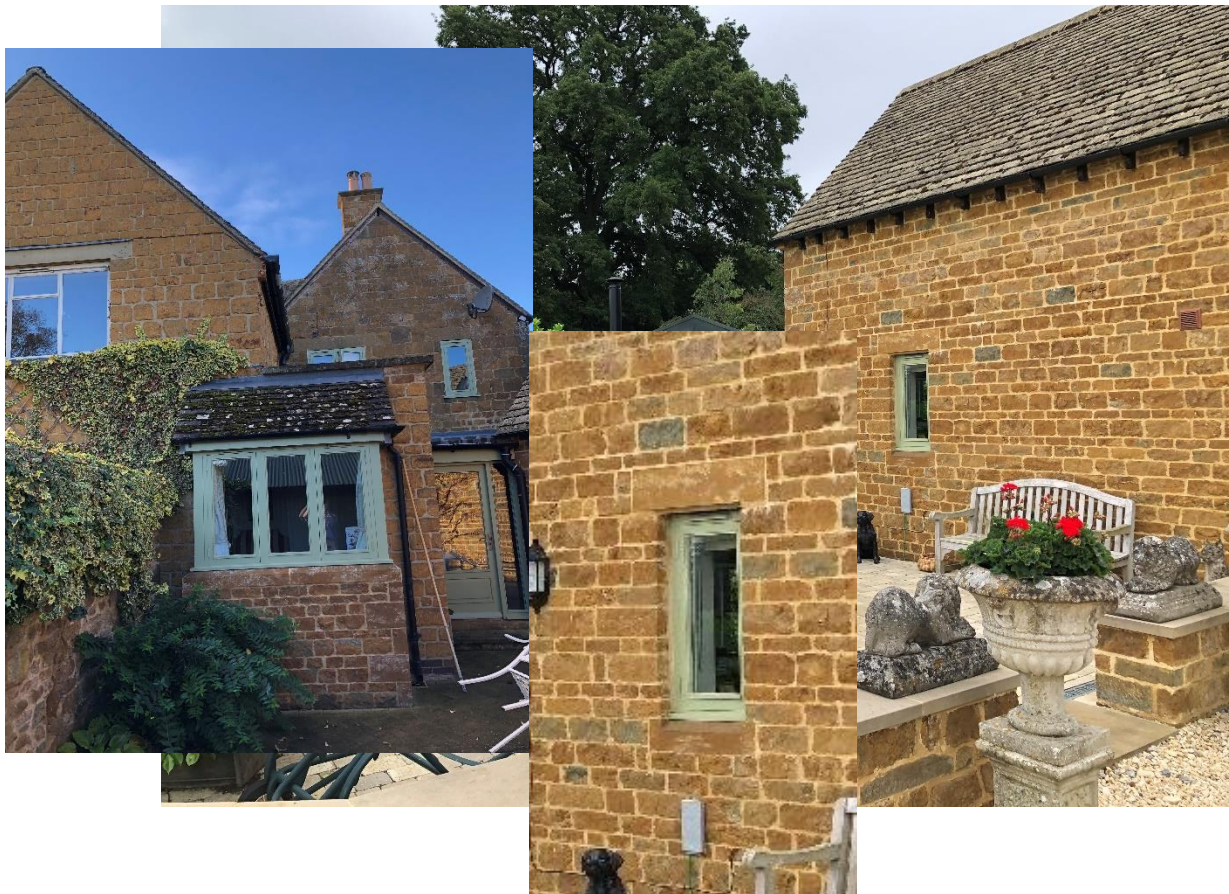
6.1.4 Remake the roof over G2 (see 6.3.2).
And new GF kitchen extension G7(RC)



- 6.1.5 Careful refurbishment of existing metal windows to the original element of the cottages, enabling them to be retained in use.



The replacement of the windows on the modern extension, using hardwood windows incorporating 12mm Histoglass double glazing to match the 2012 extension of Grove Cottage (images below).



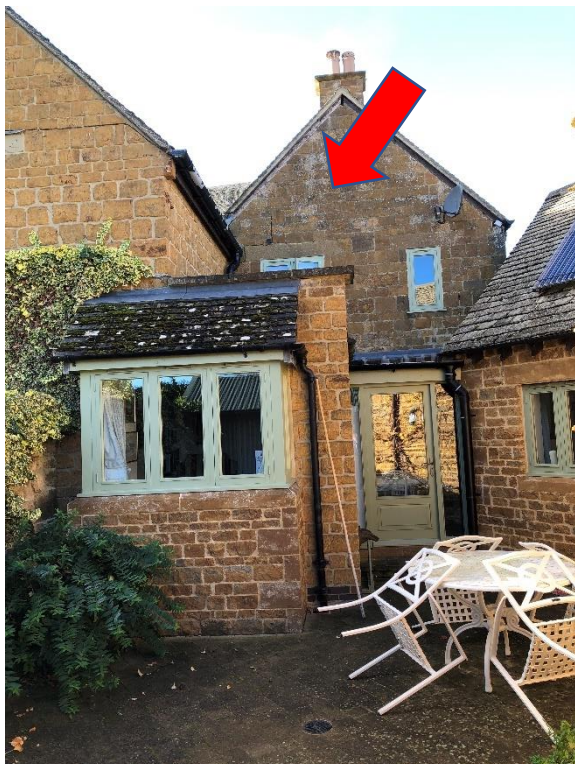
6.1.6 Removal of the timber double garage and oil tank.



6.1.11 Reposition vehicular and pedestrian gate to the east of D2.



6.1.12 Position of FF bathroom extension (approved 22/00212/LBC) to be omitted From the proposal.



6.2 Internal, generally

6.2.1 Refurbish and remake finishes throughout Roses Cottage adopting a 'light touch' approach.



6.3 Internal Ground Floor Work

6.3.1 G1 Remove modern staircase. Close and make good the opening in the first floor.



6.3.2 G2 Remove existing kitchen units.



Window W3 is replaced with a hardwood window incorporating 12mm Histoglass



6.3.3 G3-G5 Remove modern cloakroom and utility.



G4 (RC) becomes new Grove Cottage dining room (new party wall positioned on the line between the carpet and the 'parquet' floor vinyl).



Existing east window become patio doors, position adjusted.

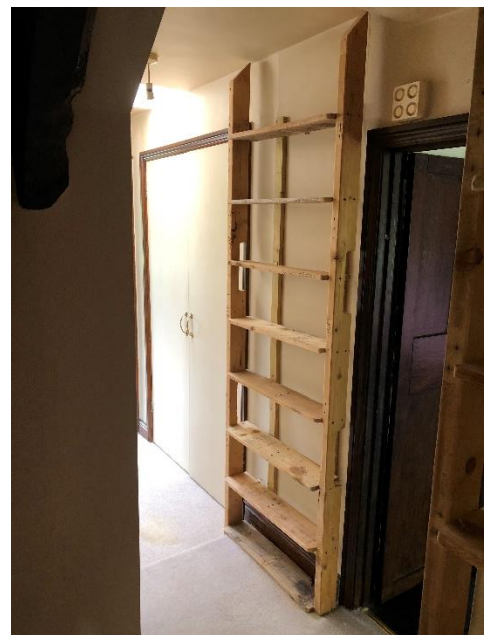


6.4 Internal First Floor Work

6.4.1 F1-F4 Remove existing plasterboard partitions between F1, F2, F3 and F4.



6.4.2 F5-F8 Remove partitions between F5, F6 and F7.



- 6.4.3 F7(RC) & F7(GC) New party wall to first floor, located over the existing ground floor party wall. Incorporate the residual first floor footprint into Grove Cottage's F3 (GC), to extend its bathroom over the existing GF footprint of G5(GC).



(Images from Roses Cottage)
Becomes F7 Grove Cottage ensuite



Appendix 4 Survey drawings for 12/0852 (Norman Machin Associates)

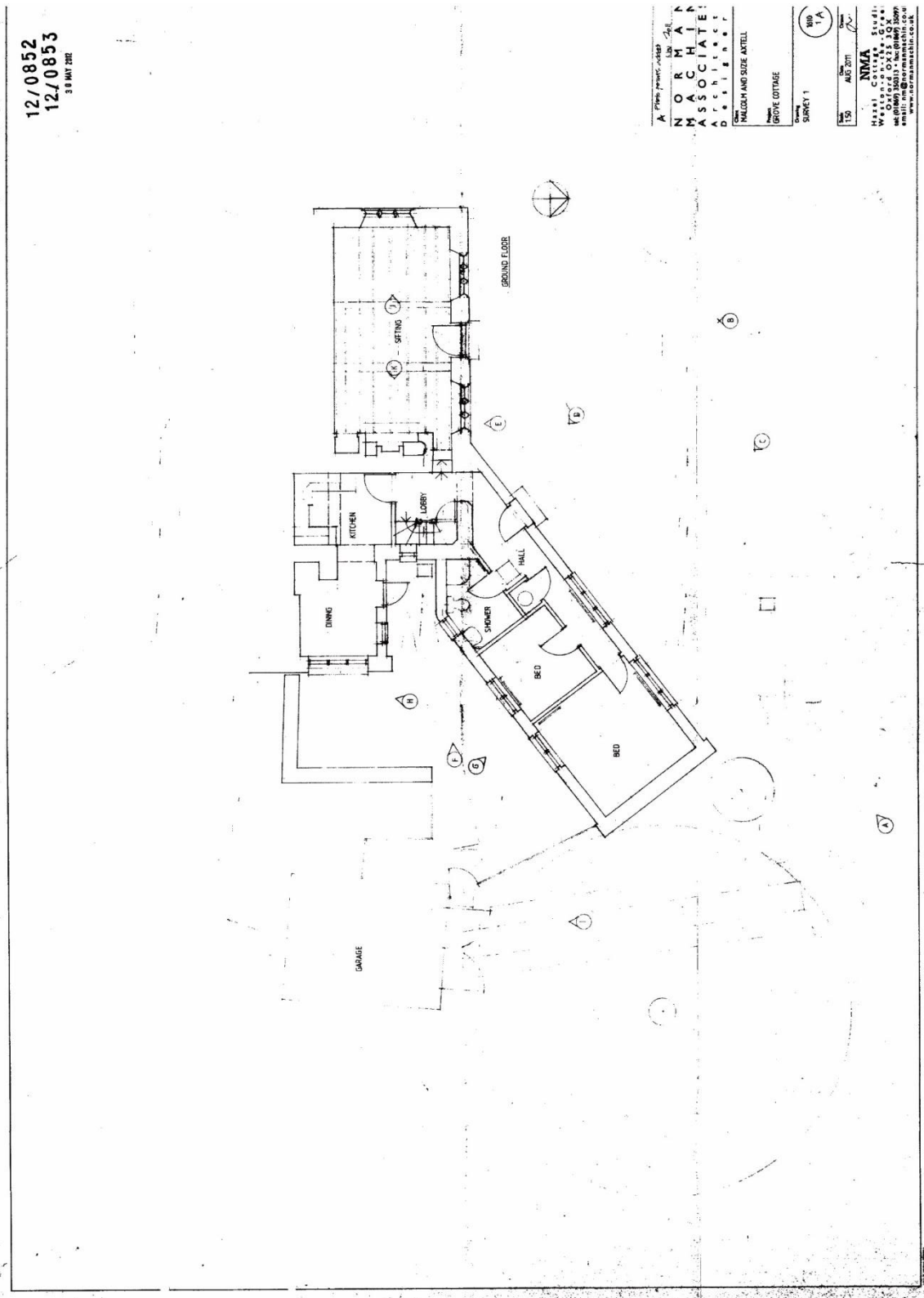


Fig 1 Ground Floor survey of Grove Cottage pre-2012 (Norman Machin Associates)

Appendix 5

Survey & Proposal Drawings

21/197.01 Floor and Roof Plans As Existing

21/197.02 Elevations 1 & Location As Existing

(Note the red application site boundary lines have been adapted on both the above drawings to suit the cottages that are the subject of the respective applications.)

21/197.04 Rev D Elevations As Proposed

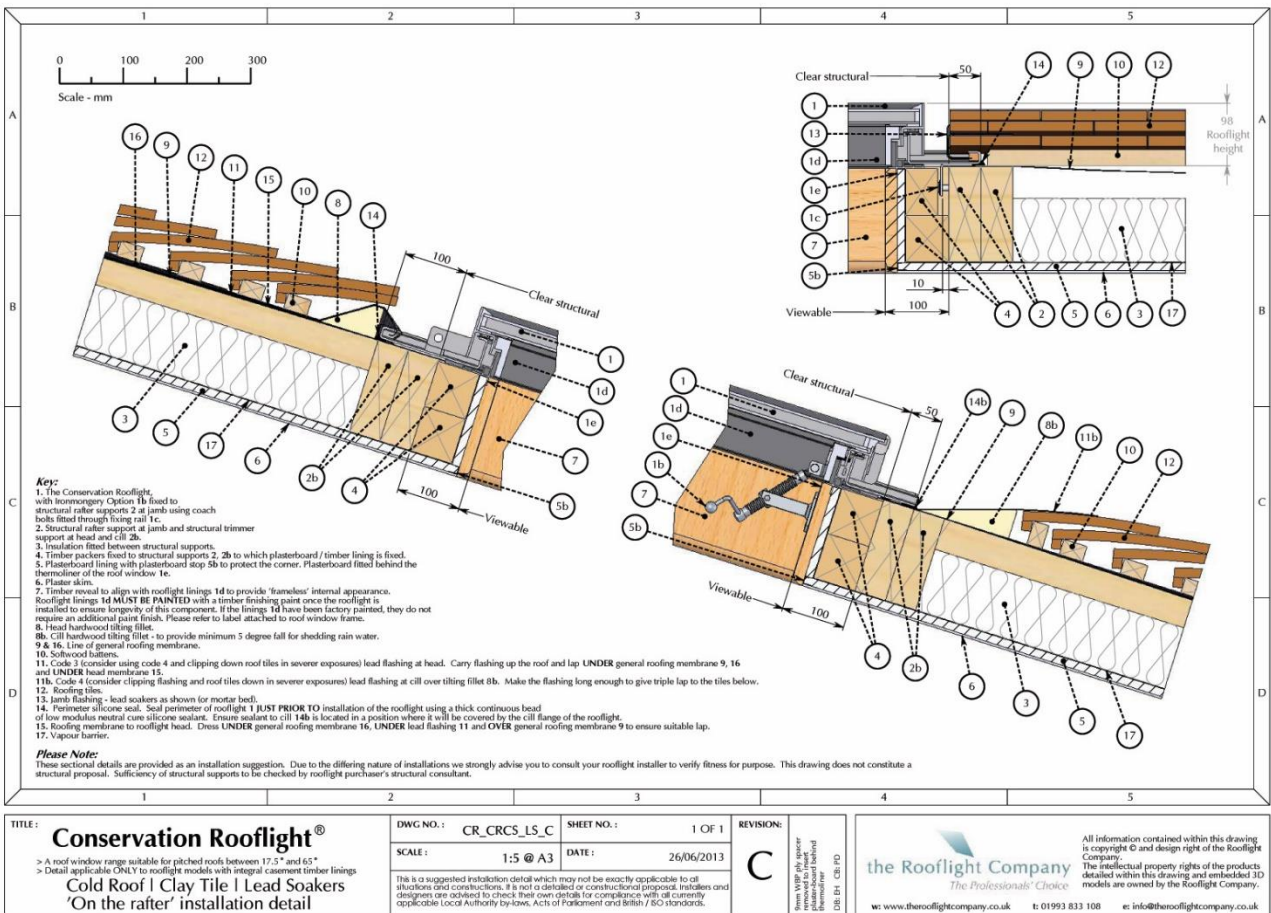
21/197.05 Rev D Ground Floor Plan As proposed

21/197.06 Rev D First Floor Plan As Proposed

21/197.07 Rev D Roof Plan As Proposed

21/197.09 Fenestration Detail As Proposed

CR_CRCS_LS_C The Rooflight Company CR-09 Detail (see below)



CR_CRCS_LS_C The Rooflight Company CR-09 Detail

(W9 – replacement, W11-new and W12 – new)