

1 ROSE COTTAGE, FAWLER
OX7 3AJ

HERITAGE STATEMENT

MAY 2021



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1.0 INTRODUCTION

1.1 INTRODUCTION

This statement is prepared to accompany a planning and listed building application for a conservation led scheme for internal and external works to. Information regarding the heritage significance of the building is required in support of the accompanying listed building application.

1.2 PURPOSE OF THE REPORT

The purpose of this assessment is to summarise the history and context of 1 Rose Cottage, Fawler. An assessment of the heritage significance of an asset and its setting, and where relevant, how this has informed the development of proposals is a requirement of the National Planning Policy Framework, par. 189. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on its significance.

This document is based on the guidelines and policies contained in Historic England's Conservation Principles and Policies and Guidance (formerly English Heritage), 2015, Statements of Heritage Significance: Analysing Significance in Heritage Assets: and Historic Environment Good Practice Advice in Planning: 3 (2nd Edition) The Setting of Heritage Assets 2017.

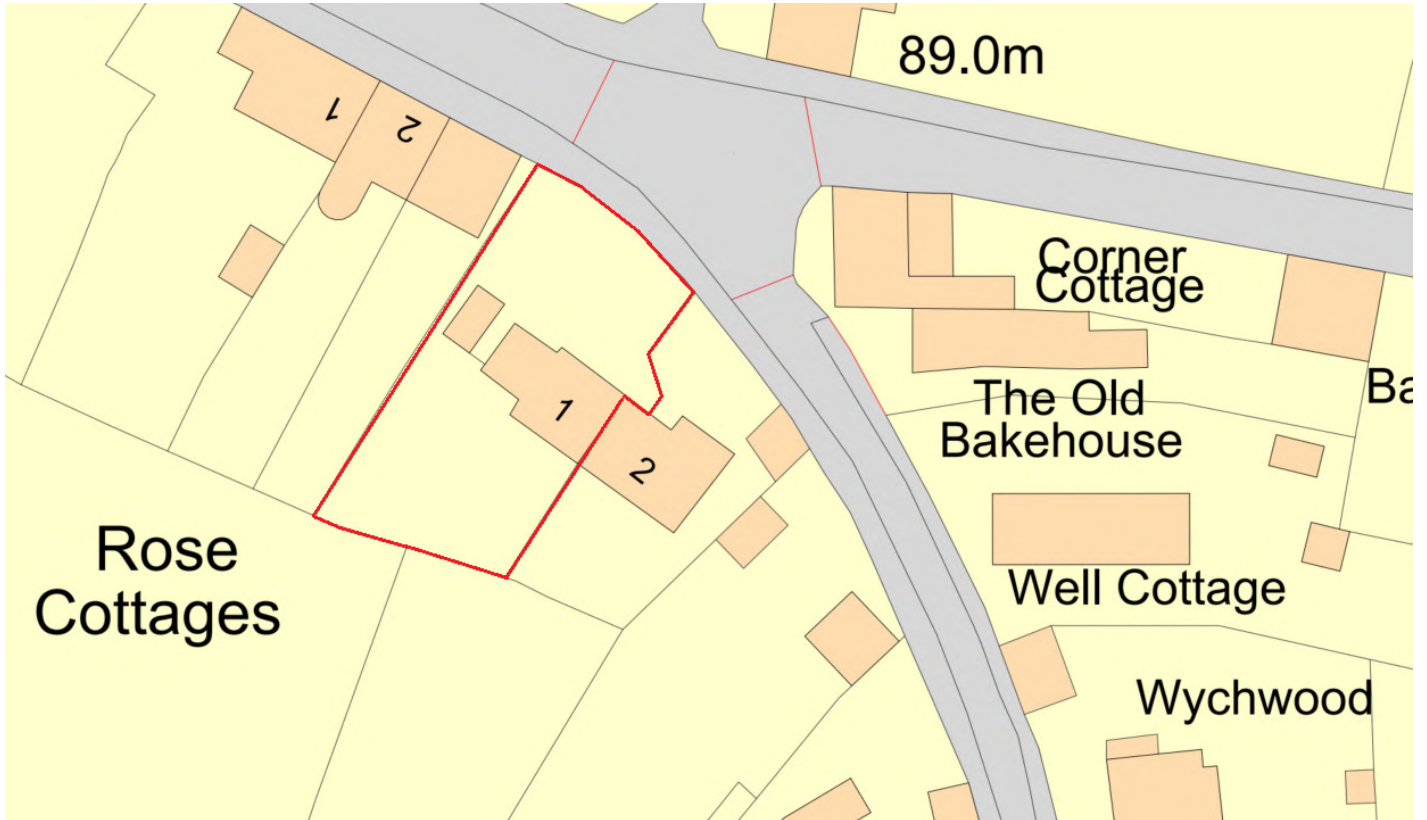
1.3 EXISTING INFORMATION & GAPS IN KNOWLEDGE

This heritage statement has been carried out under the strict restrictions on movement and access in place as a result of the Coronavirus, COVID-19 pandemic and by necessity has been a largely desk based assessment reliant on published and web accessible information. As such there may be some inaccuracies in interpretation of the historic fabric and available information, and some assumptions made that are based on professional experience, and not in any way intended to mislead or distort understanding of the site.

A full list of resources consulted is included in Appendix B.

1.4 LOCATION PLAN

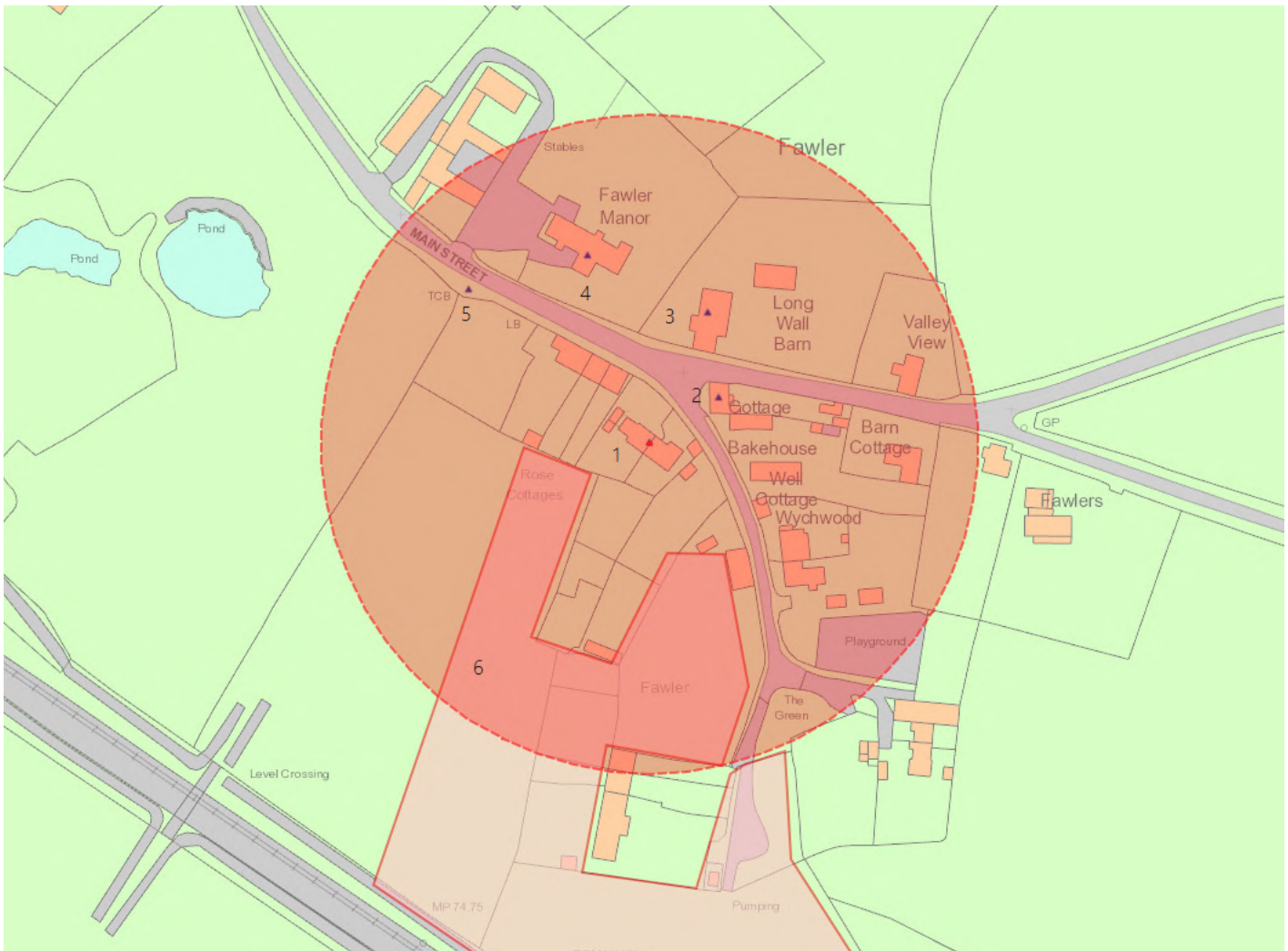
— STUDY AREA



2.0 HERITAGE PLANNING POLICY

2.1 DESIGNATED AND NON-DESIGNATED HERITAGE ASSETS.

A desktop study of the designated and non-designated assets (where relevant) has been undertaken and 6 designated assets are recorded on Historic England's map search within 100m of the study area. This is indicative of the age and survival of historic buildings and structures in the village. List descriptions of identified designated heritage assets are recorded in Appendix A, and the list description for Rose Cottage, 1 and 2, is given below. The six identified assets are the ones most likely to be impacted by changes to 1 Rose Cottage and are all within the Fowler Conservation Area. Their list descriptions contribute to our understanding of how the study area developed. Nearby designated assets include Corner Cottage, a building of a similar age and provenance to Rose Cottages, and Fowler Roman Villa, a Scheduled Monument to the rear and south of the study area.



OS Map - Designated Heritage Assets within 100m of the study area

N° on plan	Building	Listing
1	Rose Cottage, 1 and 2 Main Street	Grade II
2	Corner Cottage	Grade II
3	Barn Approximately 25 Metres South East of the Manor House	Grade II
4	The Manor House	Grade II
5	K6 Telephone Kiosk (Opposite Manor House)	Grade II
6	Fowler Roman Villa	Schedule Monument

LISTED BUILDING: GRADE: II

LIST ENTRY NUMBER: 1053120

DATE FIRST LISTED: 13 JUN 1988

STATUTORY ADDRESS: ROSE COTTAGE, 1 AND 2 MAIN STREET

FAWLER MAIN STREET SP3717 (SOUTH-WEST SIDE) 14/29 NOS.1 AND 2 ROSE COTTAGE GV II

House, now divided. Mid C17 with some mid C20 alterations and additions. Coursed limestone rubble with stone slate roof. Two-unit baffle-entry plan. Two storeys. Central stone ridge stack with weathering at base and later brick top stage. Two-window front; 3-light metal casements with wooden lintels. Central half-glazed door, with evidence of former gabled porch (see shadow-line on wall). C20 gabled stone porch to left with half-glazed door. Two-storey additions to left and right, that to left with catslide roof over outshut to front. Interior not inspected but said to have large open fireplace and chamfered ceiling beams.

2.2 PLANNING POLICY CONTEXT

National policies and guidance set out in the National Planning Policy Framework and National Planning Policy Guidance and primary legislation set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 16(2) are relevant heritage considerations regarding development and listed building works to 1, Rose Cottage, Fawler. The building lies within the historic core of Fawler, a hamlet which was designated a Conservation Area in 1991. Conservation Areas (CAs) are defined in the Planning (Listed Buildings and Conservation Areas) Act 1990 as: places of special architectural or historic interest, which have a particular character or appearance worthy of preservation or enhancement.

No appraisal has been carried out by West Oxfordshire Council however Section 6 of the WODC Design Guide is dedicated to defining what a conservation area is and providing guidance in regard to development in the area. The individual characteristics and special interest of the Fawler Conservation Area is speculated to be derived from a number of early buildings extant that illustrate the post-medieval origins of the village that retain traditional detailing and building materials.

This assessment has been carried out to guide proposals and as such has taken into consideration the following local planning policies and guidance. Only sections that are felt to be specifically relevant to the proposals under consideration are included here. As stated in the Local Plan, the strategic objectives of the natural and historic environment policies are to ensure that the special character, identity, and quality of life of the District is conserved and enhanced for future generations but in the interests of brevity and clarity some applicable policies have been omitted in this assessment but nevertheless were referred to in assessing the site and its' capacity for change.

Policies OS2 and OS4 of the adopted West Oxfordshire Local Plan seek a high quality of design. Policy OS2 advises that new development should be proportionate and appropriate in scale to its context and should form a logical complement to the existing scale and pattern of development and should relate well to the character of the area. Similarly, Policy OS4 seeks a high quality of design that respects, among other things, the historic and architectural character of the locality, contributes to local distinctiveness and, where possible, enhances the character and quality of the surrounding.

The National Planning Policy Framework (NPPF) places good design, enhancement of local distinctiveness and conservation of the historic environment at the heart of sustainable development in rural areas (paragraphs 7-8, 55-64, 126-141). For instance, paragraph 64 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area; and paragraph 126 stresses the desirability of new development making a positive contribution to local character and distinctiveness and opportunities to draw on the contribution made by the historic environment to the character of place.

West Oxfordshire Design Guide: 6. Conservation Areas
Planning applications for development within Conservation Areas, including for new buildings and alterations to existing buildings, should demonstrate how the proposals would preserve or enhance the character of the area. Special attention should be given to design, scale and massing, and use of materials, so that the existing character of the area is not harmed

The historical settlements of West Oxfordshire owe much of their distinctiveness and charm to the consistent use of local materials (most notably oolitic limestone) and the unfolding pattern of historical building styles. Settlements appear to have grown organically, creating a visual context into which new development must be sensitively inserted if it is not to damage their established appearance and character.

West Oxfordshire Design Guide: 7. Listed Buildings, Monuments and Parks

Listing covers the entire fabric of the Listed Building, inside and out and including later extensions; and may cover structures deemed to lie within the curtilage of the Listed Building, such as outbuildings or walls.

The fact of Listing does not rule out future change to a Listed Building or structure; however, all proposals must be carefully considered.

Only once the context of the Listed Building is comprehensively understood can informed decisions be made about potential change. As a general principle, any change likely to cause harm to the character or fabric of a Listed Building is unlikely to be supported. Again, as a general principle, any change that would cause no harm to the character or fabric of a Listed Building or would result in a net gain to the character or fabric of the Listed Building, may be supported.

3.0 UNDERSTANDING

3.1 SITE HISTORY

Early settlement in the area is suggested by a barrow at Fawler and the existence of two round barrows and three earthworks in nearby Cornbury Park. Widespread traces of a high-status Roman villa were discovered in the 19th century at Bury Close, on land between the Evenlode, the railway embankment, and the south side of the village, and the site of another house at Oaklands Farm nearby was revealed by aerial photography in 1935. The place name Fawler is derived from the Anglo Saxon ‘fagan floran’, meaning patterned floor, presumably referring to the Roman mosaics associated with these sites.

Fawler was part of the ancient parish of Charlbury, a portion of which was in the Banbury Hundred covering an area of 10,238 acres of which Fawler covered 1,655 acres. The River Evenlode and its tributary the Coldron Brook formed the boundary between the Banbury Hundred and the Shipton Hundred on the west and the north. The Evenlode also provides the boundary between Fawler and Finstock. Up until the 20th century Fawler’s fortunes were inextricably tied to those of the larger settlement at Charlbury. This can be seen in the employment and trades found in the village through examination of the census returns in the 19th and early 20th century.

The history of Fawler, alongside that of Charlbury and Finstock has been influenced by the fact that much of its land was held by absentee landlords. The Anglo-Saxon episcopal estate passed in the late 11th century from the Bishop of Lincoln to Eynsham Abbey which held it until the Reformation, and thereafter it was endowed to St. John’s College, Oxford. From the late 16th century through to the late 18th century the land was leased to successive members of the Lee family of Ditchley until the male line died out in 1776. Land held by the Blund family since the 13th century remained independent of Eynsham Abbey and their successors and was sold to James Perrot of North Leigh in 1716. The Perrot estates were acquired by the Duke of Marlborough’s trustees in 1756, and after 1776 land formerly part of the Eynsham Abbey estate was added. St. John’s College retained their interest until 1857 when it passed to the Spencer Churchill family, descendants of the Dukes of Marlborough. In 1896 the Cornbury Park estate was sold to Mr. Harvey du Cros and subsequently in 1901 to Vernon J Watney remaining in his family until 1966. Rose Cottage remained part of the Spencer Churchill estate until very recently with number one sold into private hands in 2010, and number two in the last twelve months.

Fawler lies mostly on the Great Oolite limestone with belts of Inferior limestone, gravel, and alluvium along the river. The ground slopes down to the river valley and the area formerly contained considerable stretches of woodland. Building stone was once so close to the surface that arable farming was generally unsuccessful until the advent of agrarian improvements from the late 17th century onwards. Sheep farming and the wool trade continued to be an important source of wealth and even by the late 19th century the land was principally grazing country.

The predominant building materials of local stone rubble and slate have strongly influenced the appearance of vernacular farmhouses, cottages, and agricultural buildings in the area for centuries. The surviving 16th and 17th century houses, and indeed the smaller 18th and 19th century houses, are remarkably homogeneous. Nearly all are of local stone rubble with stone slate roofs, and wooden lintels to doors and windows; most are of two storeys with attic.

The houses and cottages of the hamlet lie close together on the Charlbury to Stonesfield road approximately 1.5 miles southeast of Charlbury on the eastern bank of the River Evenlode. A short lane from the main road towards the river leads into the green, which has a few cottages scattered around it. Rose Cottage faces onto the main road at the lane turning. Within Fawler there are two reasonably large houses, one a 17th-century L-shaped stone rubble house close to the river, the other Manor Farm, a three-storey stone house, which is a much-altered 17th century house. In 1665 only 7 men were assessed for hearth tax, the biggest taxpayer was James Perrot, who was assessed on 17 hearths, probably contained in several properties across the area. Corner Cottage, a contemporary of Rose Cottage bears the date 1690 and is of remarkably similar appearance no doubt aided by recent work.

Aesthetically and constructionally, the building of Rose Cottage will have been guided by a series of conventions; the function of the building being the dominant factor; tradition would guide how it was built and looked, and local materials would be used as a matter of course. Building stone was quarried in Charlbury township, in the angle between the Ditchley and Banbury roads. Most of the stone was apparently used locally, and the quarries were last worked in 1902. Slate was dug in the eastern part of the township. Around the hamlet are disused claypits, quarries, and ironstone mines. The ironstone mines were begun after the coming of the railway, to which they were linked by a short track; they ceased use in 1881. Shortly after, the firm of Bolton & Partners began a considerable ironstone-mining and brick-making business at Fawler, but it had closed down by 1895. Most of the village is built in stone with bricks used for chimneys, in some cases replacing stone, and former stables that are now in residential use.

Two large landowners in Fowler, members of the Jones and Perrot families, inclosed some of their land in the late 17th century, and the rest of the township was probably inclosed during the 18th century. The Tithe Map of 1847 records that 1,596 acres were divided between 17 landowners; the Duke of Marlborough (c. 1,336 acres) and Lord Dillon (112 acres at Lee's Rest Wood) between them owned nearly all the surrounding land. There were three large farms, tenanted by Daniel Bolton (Manor Farm, c. 542 acres), Samuel Gibbs (c. 369 acres), and William Bolton (c. 367 acres).

By the 19th century, Charlbury and its environs were predominantly an agricultural community, but well supplied with small tradesmen and several well-established local businesses including two glove factories, a wool depot on the site of a former brewery, a small china and glass warehouse, and a boot and shoe warehouse in the main town. A small-scale gloving industry was also important in Fowler with many female inhabitants working as a "Gloveress" or a "Glove Maker" presumably piece work undertaken from their homes.

The earliest documentary evidence available directly related to Rose Cottage is the 1847 Tithe Map and Register. The Tithe Map shows the site formed part of two connected plots of land, collectively labelled "12". On the north edge of the combined plots close to the roadside, three buildings are shown. According to the associated register entry, this plot belonged to His Grace the Duke of Marlborough and comprised "Cottages and Gardens", which at the time were occupied by Thomas Harris and Samuel Couling. [IR29 Tithe Commission and successors: Tithe Apportionments, IR 29/27/30, National Archives]. It is not possible to tell from the detail provided in the Tithe Register, whether Rose Cottage was already being occupied by two families. A second rectangular shaped building is shown on the adjoining plot and whilst this may have been a second and separate dwelling its principal elevation is facing away from the road which would suggest that it was in agricultural use. A third smaller building immediately adjacent to the road partially screens the site. This is thought to be a washhouse as extant material within the building shows the remnants of a heated copper but it could have had other supplementary uses. Although agricultural buildings are usually distinguished from dwellings on tithe maps by colouring them grey, this is not always the case and does not seem to be the case here as all the buildings on the 1847 Tithe Map are shaded red regardless of their use. It therefore seems likely that the two ancillary buildings shown on the plot are not dwellings.



Tithe Map 1847

↓	132	Stockey Coppice 4 ⁵	Wood, Rough Graps	9	2	27
↓	136	Further Stockey and Road	Arable	13	3	17
↓	137	Honesfords Stockey & Shaw	do	24	3	9
↓	138	Upper Stockey	do	14	2	4
↓	139	Great Stockey	do	14	1	4
↓	140	Peaked Stockey	do	15	1	27
↓	144	Down East Mead	Pasture	10	1	30
				369	1	
Thomas Harris and Samuel Couling	12	Cottages and Gardens			2	15
Joseph Prior	16	Cottage and Garden				21
William Morris and another	18	Cottages Gardens and Barn				37

Tithe Apportionment

The Couling and Harris families appear in the 1841 census but no specific property is associated with their names as this information was not recorded until later censuses. Even then cottages rarely had names that can be used to identify them.

In 1851 Samuel Couling 57, an agricultural labourer was living in Fawler with his wife Sarah 48, a Lace Maker, sons John 21, Thomas 20 also working as agricultural labourers. Charlot (sic) 18, Sarah 15 and Mary Ann their daughters worked as glovers and their youngest children Martha 10 and Samuel 8 were scholars. Consecutively listed are Thomas Harris 50, an agricultural labourer with his wife Mary 42, sons Edward 24, Charles 15, David 13 also agricultural labourers, daughter Jane, a glove maker and the younger children Mary 11, Emma 9, Lewis 7, scholars and infant Henry aged 3. William Harris 78 father of Thomas also lived there and was also working as an agricultural labourer according to the census enumerator.

Samuel Couling 67, was still living there in 1861 with his wife Sarah 56, a glover, daughters Mary Ann 23, Martha 21, and Tabitha 15 also working as glovers, Sarah their daughter worked as a domestic servant and Samuel their son was also an agricultural labourer. Mary Harris 52, a widow by this time was a shopkeeper, running a Grocer's – whether this was on the site is not known but it does suggest a use for the small detached building. Her daughters Jane 31, and Emma 19 were also glovers and her daughter, Mary 21 a shirt maker, her son Charles was a groom, and her younger two sons, Lewis 17 and Henry 13 were agricultural labourers. The decade 1860-70 was marred by a devastating agricultural failure which is thought to have led to depopulation in the village.

By 1871 Sarah Couling was also a widow, sharing her house with three of her daughters and her grandson Frederick 18 who was an agricultural labourer. The women each describe themselves as "Formerly Glove Maker" which suggests a change in their fortunes. Mary Harris continues to run a Grocer's Shop. In 1866 an advertisement for vacant cottages in the village refers interested parties to Mrs. Harris in Fawler but frustratingly it is not possible to identify the properties to which it refers although they both appear to be sizable properties.

According to local information the Hebborn family lived at Rose Cottage, they appear on the 1901 and 1911 census but not with any property information that would corroborate this connection. However, the 1911 census records that they live in a property with nine rooms excluding a scullery, bathroom, shop, or warehouse etc which is similar in size to Rose Cottage as a single dwelling. William Hebborn 46 was a farm labourer, and his wife Elizabeth 46, daughters Thurma 25 and Louie 15 were "Gloving", their sons John 19, a Groom and House Boy, and Victor 21, a Domestic Gardener, Harry 9 was still at school, and a lodger Harry Griffin 25, was a Carter on a farm. In 1921 Victor George Hebborn, late of 2nd Battalion Royal Berks. Regiment "after nearly three years of suffering borne with never-failing patience and unflinching courage died aged 31 years" [Oxfordshire Weekly News, 23rd March 1921].

Fawler's population rose from 112 in 1801 to 161 in 1811 and fell to 123 in 1841. Numbers thereafter fluctuated, reaching a high point of 172 in 1891 but falling again to 155 in 1961. A number of cottages were taken down between 1847 and 1881, presumably because of depopulation and in 1872 the number of houses in the hamlet was recorded as 29 in John Marius Wilson's Imperial Gazetteer of England and Wales with a population of 143. By the latter half of the 20th century Fawler's growth like its neighbour Finstock was being solely generated by residential growth from commuters and in 1969 the combined population of Finstock and Fawler was said to be 950.

FAWLER, NEAR CHARLBURY.
Four COTTAGES, with large GARDENS,
TO BE SOLD BY AUCTION,
By Mr. LONG.

At the Rose and Crown Inn, Charlbury, on Friday, Nov. 9, at Three o'clock, under such conditions as will be then produced, in two lots.

Lot 1. — Two Slated COTTAGES, with large Garden attached, fronting the public road in Fawler, in the occupation of Richard and Robert James. — This lot is well adapted for one occupation, and would suit a dealer, or for general business.

Lot 2. — Two very roomy Thatched COTTAGES, with a large Garden adjoining, and having about 100 feet frontage to the road in Fawler, occupied by William Pantin and Chas. Edden.

Apply to Mrs. Harris, in Fawler, or the tenants, to view, and any further particulars can be had of the auctioneer, Witney.

Advertisement for cottages for sale within the village. Oxford Journal 1866.

3.2 HISTORIC MAPS

To the front of Rose Cottage is a large projecting porch, and a detached square structure, to the rear a smaller detached building. Of the three only the square building remains.

The simplified form of the building shown on the 1898 OS Map is somewhat misleading. By the 1919 edition the porch is shown, perhaps shortened, with a detached structure at the front and the entire plot sub-divided either defined by different uses or because the house is in use as three separate household units. According to the building outline shown on the 1919 edition the east side of Rose Cottage steps forward of the building line. Close examination of the stonework on the front elevation reveals slight differences in the stonework and pointing but not sufficient to say with any degree of certainty how much of the outer walls have been altered and rebuilt.



Oxfordshire XXVI (includes: Blenheim Park; Combe; Hanborough; North Leigh Surveyed: 1878 to 1880, Published: 1884 'Reproduced with the permission of the National Library of Scotland')



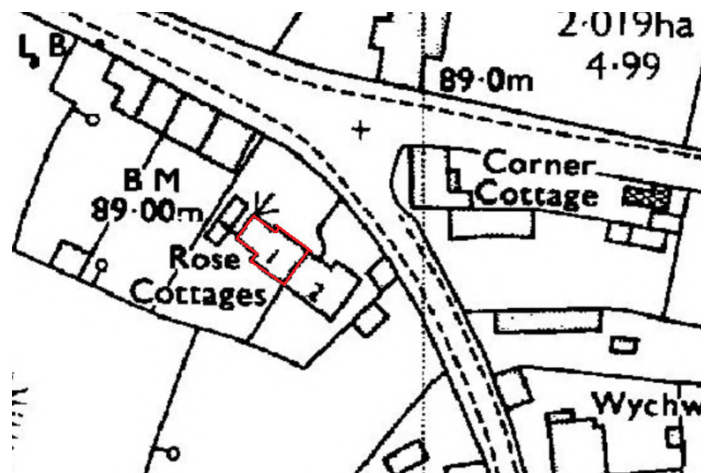
Oxfordshire XXVI.NW (includes: Combe; Fawler; Finstock; North Leigh Revised: 1898, Published: 1900 'Reproduced with the permission of the National Library of Scotland')



Oxfordshire XXVI.5 (Fawler; Finstock; North Leigh; Ramsden) Revised: 1919, Published: 1922 'Reproduced with the permission of the National Library of Scotland'



Landmark Historical Map, County: OXFORDSHIRE, Published Date(s): 1881. Originally plotted at: 1:2,500



Landmark Historical Map, County: OXFORDSHIRE, Published Date(s): 1975 Originally plotted at: 1:2,500

3.3 SETTING

The setting of the study area is rural in character showing a high degree of retained historic fabric provided by buildings of a similar scale, architectural detailing, and materials. Although Fawler consists of a broad range of buildings displaying different forms, scale, and differing relationships with the road the area immediately surrounding and to the rear of Rose Cottage is all of a similar scale. Rose Cottage is positioned at the nucleus of the small settlement and set back from the road behind a relatively deep frontage. A strong unifying element is the predominant use of stone but there is also brick used either as the main building material or to adorn and adapt later buildings, for instance the chimneystacks are all in brick. Descriptions of village buildings from historic sources suggest that thatch was used on several of the cottages within Fawler but this has been replaced with stone slate, natural or man-made.

To the rear of Rose Cottage is a small, recently built stone outbuilding, a timber stable in an adjoining paddock also in the ownership of 1 Rose Cottage. Dry stone walls and timber fences divide up the foreground with extensive open views over the Evenlode valley a particularly special and unaltered aspect of Rose Cottage's setting.



1 and 2 Rose Cottage.



Small detached building to the front of 2 Rose Cottage, thought to be a washhouse but could also have operated as a shop late 19th century.



Open views to the rear over the Evenlode valley.

3.4 SITE DESCRIPTION

1 Rose Cottage is a two-storey, plus an attic and basement, semi-detached, limestone cottage located in the small village of Fowler. Originally built as a single dwelling it is thought to have been sub-divided formally in the middle of the last century. Both sides of the cottage have since been altered and extended from its earlier simple baffle or lobby entry plan form, in which the front door leads into a lobby formed by the side of an axial chimney stack. The staircase is on the other side of the stack originally occupying a central position, resulting in a façade symmetrically designed around a central front door that allowed entry to ground floor rooms to either side of the lobby. Lobby-entry houses were built from early in the 17th century and were influenced by more centralised houses of the nobility and gentry. It is likely given its original size and its survival reflected in the quality of the stonework that Rose Cottage was originally built as a yeoman's farmhouse.

Scarring in the stonework on the front indicates the height, breadth, and form of an entrance porch. By referring to the 1878 OS Map editions it is possible to see that the entry porch was quite a substantial structure that projected well forward of the building line.

Over time chimney stacks became less bulky allowing for a more generous stair directly in line with the entrance as can be seen at Rose Cottage suggesting a date of construction towards the end of the 17th century. Coursed rubble stone is used for walling with timber lintels above the windows. A planning application in 2010 describes windows on some parts of the building to be metal framed with artificial stone surrounds, from photographs of Rose Cottage taken in 2014 prior to replacement work being carried out the stone mullions appear to be on the later subservient range of the building. Now, all of the windows are recent timber replacements in a casement style. It is notable that the first-floor front windows are higher on this side of the building, but the difference between the two appears to date from before the 1980s.



Front Elevation as seen from Main Street.



Rear elevation with small modern outbuilding on the left. This elevation has been heavily altered with dormers added and larger glazed windows and doors in the extension.



*Nos 1 and 2 Rose Cottage, Main Street 1987-1989
©POX0419308 www.pictureoxon.org.uk*

The site is bounded by traditional stone walling but the cranked capped stone wall dividing the two properties is a recent and unconventional division that may have replaced hedging visible on a photograph from the late 1980s. The original basement area was internally accessed from the other side of the building, now number 2. The stairs have been blocked internally and access remains only from the rear garden of number 1 through a small opening with a timber lintel over. The cellar basement consists of a single chamber with a flagged floor, whitewashed stone walls, and a small chute for coal to the side now blocked by the kitchen extension. Unusually the basement area is a good height and once access is re-arranged the space could be put to beneficial use.



Access to the basement is through the blue shuttered opening at ground level, currently without stepped access. Approval was given in 2010 to amend this situation but the works have not been implemented.



Well-used stone steps now redundant are abruptly sealed with modern blockwork where they would have entered next door.



Coal chute to the side, intrusive soil pipe just visible on the right of the image.

The historic planform of the building is a simple cellular one room deep plan, originally with two rooms on the ground floor, one each side of the lobby entry, and two above, accessed to either side of the winder stair. As the chimney stack is centrally placed it could serve all four rooms. Upper floors were not generally heated in early dwellings, but a heated chamber does signify the higher status and wealth of its owner and were easily added to an existing structure in houses with a central stack. A first-floor fireplace opening, although heavily modified with a later surround has an extant stone surround with moulding that is congruent with the age of the building so may be original and adds to the view that the building was a higher status farmhouse.

On the Ground Floor the fireplace has been progressively infilled by smaller arrangements that have substantially reduced the size of the opening, and an over-elaborate carved fire surround was added in the last decade. The main ceiling beam in several of the rooms, including an upper chamber, are chamfered and the joists exposed in the Ground Floor parlour. The machine sawn appearance of the timber and the lack of any adornment suggest that most of the timber structure has been replaced. Modest embellishments to the beams are usually a sign of the status of a room but here they are simply chamfered without any stops at the beam ends. Slight changes in floor levels indicate later additions. The kitchen is clearly an example of this and on the first floor the later extension is demonstrated by a slight drop in the floor level.



A small section of stone moulding is discernible just below the later fire surround. The fireplace is very shallow here having been infilled and an intrusive air vent added.



Exposed walls 2014 show the progressive infilling of the fireplace with a mix of brick and stone blockwork.



Proportions of the fireplace opening, over-elaborate and crudely carved fire surround and its off-centre position clearly indicate its later date. Winder stairs to the right lead to the first floor and attic level.

All the partitions at first floor and above are modern, as are the door surrounds and stained plank doors found upstairs, although there are a couple of examples of crudely adapted doors that have been re-purposed for use on the landing and attic access point. Flooring above is virtually all replacement timber demonstrated by the uniform and narrow width of the boards. Wider boards have been revealed on the Ground Floor which may be local wych elm. The exposed timber at roof level is all modern with inserted plaster board ceilings and dormers, all part of the 2010 approved work carried out after 2014.

Like so many former farmhouses and cottages Rose Cottage is a multi-phase building with additions that cannot accurately be dated without documentary evidence. Such evidence does not always exist or is not available. Even when dating is available from written or cartographic sources the date may only apply to the basic structure, but as is the case here the study area has been substantially refitted on several occasions.

While the simple, unadorned form of the stone walling on Rose Cottage provides less obvious or precise dating evidence than other vernacular buildings of a similar age, internally there are some delightful detailing particularly on ironwork internal doors that provide some visible clues for dating the building. Although some of them have clearly been re-purposed and may have originated elsewhere nonetheless viewed together they create an interesting chronology reflecting the development of the building.



Newel post on the right of the image usually found in more prosperous houses and often as here rises through more than one storey to serve the attic as well.



Rear of Rose Cottage taken in November 2014 prior to the partial implementation of the 2010 scheme which included a single storey extension and the insertion of two dormers, one in the older section of the building and the other on the later subservient range. All the windows have subsequently been replaced.



H-hinge very common in the late 17th century and the early 18th century and usually used for lighter internal doors and cupboard doors. During the course of the 18th century the decorative ends are often lost and the plain H-hinge becomes the ubiquitous form in use.



L-h-hinge came into use in the late 17th century, plain ones as here are the norm throughout the 18th century and into the early 19th century.



Round ended upright door handles are the simplest form of latch operated handles and mostly date from the 18th century when the ends can be quite large as here. Earlier versions from the 17th century are slightly smaller and often have leaf shaped decorated ends.



Late 18th century leaf-shaped door ends (larger than a 17th century version) and handle with incised lines across the centre of the handle. Considered by some to be apotropaic 'evil-averting' marks barring the way to any evil spirits that may wish to enter.



Brass lock cases became popular in the 18th century incorporating lock, latch, and handle in one unit. Its' use on an internal door indicates increased interest in security perhaps as a result of several families sharing an interconnected space.



Mid-18th century iron latch



The small round knob on the latch reveals that this is a much later fixing from the mid-19th century.



Late 19th century bolt.

4.0 SIGNIFICANCE

4.1 ASSESSMENT METHODOLOGY

Various hierarchies to 'quantify' or 'measure' the comparative significance of each value set have been utilised in recent years. They all have strengths and weaknesses, given the inevitability that such comparisons will always be subjective in their nature – especially when attempting to predict what future generations will find of value. However, at present, the only such hierarchy sponsored from within central Government is that set out within the Design Manual for Roads and Bridges (DMRB; HA208/07, Volume 11 Section 3 Part 2) jointly published the Highways

Agency, Transport Scotland, the Welsh Assembly Government, and the Department for Regional Development Northern Ireland in 2007. It has the added benefit of having been subjected to scrutiny within the planning system, including Public Inquiries. With minor adaptation under 'negligible' to bring the 2007 hierarchy into line with the NPPF, across two Annexes, DMRB provides the following terminology and definitions for a cultural heritage hierarchy of significance:

Table 2: DMRB Hierarchy of Value

LEVEL OF SIGNIFICANCE	CRITERIA
VERY HIGH	World Heritage Sites; Assets of acknowledged international importance; Assets that can contribute significantly to acknowledged international research objectives; Historic landscapes of international value (designated or not) and extremely well preserved historic landscapes with exceptional coherence, time depth, or other critical factor(s).
HIGH	Scheduled Monuments and undesignated assets of Schedulable quality and importance; Grade I and II* Listed buildings (Scotland category A); Other Listed buildings that can be shown to have exceptional qualities in their fabric or associations not adequately reflected in their Listing grade; Conservation Areas containing very important buildings; Undesignated structures of clear national importance; Designated and undesignated historic landscapes of outstanding historic interest (including Grade I and Grade II* Registered Parks and Gardens); undesignated landscapes of high quality and importance of demonstrable national value; and well preserved historic landscapes exhibiting considerable coherence, time depth or other critical factor(s); Assets that can contribute significantly to acknowledged national research objectives.
MEDIUM	Designated or undesignated assets that contribute to regional research objectives; Grade II (Scotland category B) Listed buildings; Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical association; Conservation Areas containing important buildings that contribute significantly to their historic character; Historic townscapes or built up areas with important historic integrity in their buildings, or built settings (for example including street furniture or other structures); Designated landscapes of special historic interest (including Grade II Registered Parks and Gardens); undesignated landscapes that would justify such a designation; averagely well preserved historic landscapes with reasonable coherence, time depth or other critical factor(s); landscapes of regional value.
LOW	Designated and undesignated assets of local importance including those compromised by poor preservation and/or poor survival of contextual associations; Assets of limited value, but with potential to contribute to local research objectives; Locally Listed buildings (Scotland category C(S) Listed Buildings) and historic (unlisted) buildings of modest quality in their fabric or historical association; Historic townscape or built up areas of limited historic integrity in their buildings or built settings (for example including street furniture or other structures); Robust undesignated historic landscapes; historic landscapes with importance to local interest groups; and historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations.
NEUTRAL	Assets with very little surviving archaeological interest; Buildings of little architectural or historical note; Landscapes with little significant historical interest.

Based on the table above we consider overall the significance of the building to be **LOW**.

4.2 HERITAGE VALUES

Significance can be defined as the sum of the cultural values which make a building or site important to society. When carrying out an assessment of significance the following aspects are considered: architectural interest, historic interest, group value, social value, former uses, local distinctiveness, and much more. Designation and protection through the planning regime requires the assessment of the importance of specific heritage values of a place, but values can range from evidential, which is dependent on the inherited fabric of the place, through historical and aesthetic, to communal values that derive from people's identification with the place.

An assessment of the significance of 1 Rose Cottage has been made from an informed understanding of all the values that contribute to its significance. Each element of a complex heritage asset may have very high, medium, or low value based on the hierarchy described previously or be intrusive and detract from an appreciation of the other values that have been identified. The study of material remains alone will rarely provide sufficient understanding of a place, therefore additional has provided a context of social and cultural circumstances that have underpinned the identification of values to inform an understanding of the significance of 1 Rose Cottage as advised in Historic England's Conservation Principles, Policies and Guidance (Historic England, 2015).

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

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

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

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

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

4.5 DEVELOPMENT PLANS

21st Century 20th Century 19th Century 18th Century



North Elevation

South Elevation



North Elevation

AESTHETIC VALUES

The aesthetic value of 1 Rose Cottage is derived from its simple, relatively unadorned architectural form, which is quintessentially the local vernacular in style characterised by the use of local building materials. The continuing functioning of the building historically has depended on regular maintenance, adaptation, and extension, and these, often visible alterations, contribute to the aesthetic appeal of the dwelling retaining its vernacular character. Although much of the internal fabric has been replaced it has to an appreciable extent been handled sensitively and the simple form and embellishment of the building kept low key.

The aesthetic value of the house is considered to be medium as it contributes positively towards the character and appearance of the area and the setting of other nearby listed buildings, especially 2 Rose Cottage with which it shares its listed status.

EVIDENTIAL VALUES

The evidential value of the application site rests in the standing structure, in the unknown archaeology of the site and any evidence of previous activity in the area which adds to our understanding of how the area has developed. Its' close proximity to an important Roman site does not add or detract from the site's evidential value which is not associated with this early settlement of the area. Given the name of the village it is presumed that the 19th century 'discovery' was known significantly earlier. The land surrounding the site area has been use for grazing for the greater part of the last 300 years and may have had some arable use in which case its archaeological potential is relatively low. As such the evidential value of Rose Cottage is regarded as low.

HISTORICAL VALUES

Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present and is usually either associative or illustrative. Rose Cottage was under the stewardship of several local families, notably the Spencer Churchill family, and is illustrative of the source of their wealth and an example of an estate village typology that was repeated throughout the county. Its' survival and gradual adaptation over an extended period of time are illustrative of the versatility of this building type and its continuing appeal. Rose Cottage's historical value is considered to be low to medium.

COMMUNAL VALUES

The communal value of Rose Cottage is currently considered to be negligible as it does not have a functioning role within the village but has been kept as a private space for most of its history.

4.3 ASSESSMENT OF SIGNIFICANCE

The starting point for the consideration of these proposals is Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires that special regard is given to the desirability of preserving the listed building, or its setting, or any features of special architectural or historic interest it possesses.

This assessment has considered in detail, proportionate to the degree of change proposed and the significance of the buildings affected by this proposal, the history and evolution of the site and identified the different values from which its significance is derived.

The National Planning Policy Framework (NPPF) places good design, enhancement of local distinctiveness and conservation of the historic environment at the heart of sustainable development in rural areas (paragraphs 7-8, 55-64, 126-141). For instance, paragraph 64 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area; and paragraph 126 stresses the desirability of new development making a positive contribution to local character and distinctiveness and opportunities to draw on the contribution made by the historic environment to the character of place.

Significance is derived from retained historic fabric and form and what the building embodies in terms of its' previous uses and how that can still be discerned, albeit obscured by later additions and remodelling. In terms of the Conservation Area, Section 72 (1) of the Act requires that special attention is paid to the desirability of preserving or enhancing the character or appearance of the area. The site lies wholly within Fawler Conservation Area and any changes to its outward appearance could impact the special interest of the Conservation Area.

The high retention of historic fabric and a building's plan form are arguably the main contributors to the significance of vernacular buildings of this type. Aspects of its' outward appearance have been compromised by the loss of historic windows and in particular traditional glazing as the replacement windows distort reflections which do visually detract from appreciation of the historic qualities of the building residing in its stone walling and simple proportions and unpretentious architectural detailing. The architectural presence and visual quality of the building as a whole is of medium significance for its basic form externally and historic features internally where they still exist.

Heritage significance is derived from the historic layout of the site and its relationship with other structures within the house's setting and curtilage including 2 Rose Cottages with which it shares much of its history and other similar aged buildings within Fawler. This is still the case even where they have been rebuilt or substantially altered. The juxtaposition and informal arrangement of ancillary structures at the front demonstrates the practical and serviceable use of the space.

The values of the site, whilst also identified as residing in its fabric are also derived from an assessment of less tangible aspects of its significance. Through assessing the history of the site and its context; and understanding its evolution and use in a regional context and by using the matrix detailed above, 1 Rose Cottage is considered to have medium aesthetic value; low evidential and historical value, and negligible communal value. Nevertheless, the building is Grade II listed and retains sufficient historic interest to merit this designation, overall. The level of significance is considered to be medium to low.

This assessment has sought to understand the historic evolution of 1 Rose Cottage in its setting and its overall significance as well as the significance of its individual components by identifying those aspects of its character that will need to be respected as part of adaptations to the building under consideration. Following this the site has been assessed for its capacity for change and an evaluation undertaken of what form of adaptation could successfully conserve its' character and significance while having a beneficial impact on the surrounding Conservation Area. The high-quality design produced has taken account of the positive contribution aspects of the building makes to its rural context and is based on a good understanding of the evolution of the buildings and the surrounding village. In particular, the design has sought to respect the architectural styles, materials, and details from which the historic building derives its character and historic interest.

4.4 CAPACITY FOR CHANGE

The purpose of this section of the report is to comment on the building's capacity for change. This will provide the baseline for any forthcoming assessments of the heritage impact of the emerging proposals.

The house is Grade II listed and has significance as a whole. In large part, this derives from the legibility of its development over some 300 years, which remains apparent in its respective structural elements. However, each different phase of the building's evolution has to some degree removed the evidence for what went before, and the interior layout is more a product of the 19th and 20th century remodelling works than the original.

As will be understood from the history and analysis of the building given in the preceding sections of this report, several phases of construction have been identified, and it is true to say that the hierarchy of the relative significance of the different parts of the building broadly follows this chronology, with the earliest part, being the most significant in terms of its contribution to the building's 'special architectural and historic interest'.

This higher significance derives both from the survival of early fabric and evidence of its historic planform. The degree of change to the interior of the building gives rise to opportunities for alteration that have the potential to result in enhancements, or otherwise to avoid any impact that might be deemed harmful to its interest and significance. Perhaps the most significant potential area for change is gaining safe access to the basement. If done carefully, with sensitive adaptation of the areas concerned, this could be of benefit to the way in which the house functions without detriment to the heritage significance of the building. Elsewhere, it will be important to retain significant historic fabric where this has survived.

5.0 APPENDICES

APPENDIX A: DESIGNATED HERITAGE ASSETS

DESIGNATED HERITAGE ASSETS:

Listed Building Grade II

List Entry Number: 1197991

Date first listed: 13 Jun 1988

Statutory Address: Corner Cottage, Main Street

FAWLER MAIN STREET SP3717 (South-west side) 14/30 Corner

Cottage

GV II

House. Dated 1699. Coursed limestone rubble on roughly dressed ironstone plinth. C20 machine tile roof. Two-unit plan. Two storeys. Integral brick end stack to left. Two-window front. 2- and 3-light wooden casements with wooden lintels. Central C20 half-glazed boarded door, approached by 3 stone steps. Moulded rectangular datestone above door: IM/1699. Interior not inspected.

Listed Building Grade II

List Entry Number: 1197983

Date first listed: 13 Jun 1988

Statutory Address: Barn Approximately 25 Metres South East of the Manor House, Main Street

FAWLER MAIN STREET SP3717 (North-east side) 14/26 Barn

approx. 25m SE of The Manor House

GV II

Barn. C18. Coursed limestone rubble with C20 machine tile roof. Four bays, at right angles to road. Opposed cart-entrances in second bay from north; pair of C20 doors to east and hipped-roofed porch to west with rendered blocked entrance. Blocked doorway to south-west (see wooden lintel). Interior not inspected.

Listed Building Grade II

List Entry Number: 1197973

Date first listed: 26 April 1988

Statutory Address: K6 Telephone Kiosk (Opposite Manor House)

FAWLER SP3717 14/130 K6 Telephone Kiosk (opposite 26:4:88

Manor House)

GV II

Telephone kiosk. Type K6. Designed 1935 by Sir Giles Sibert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door.

Listed Building Grade II

List Entry Number: 1053118

Date first listed: 13 Jun 1988

Statutory Address: The Manor House, Main Street

FAWLER MAIN STREET SP3717 (North-east side) 14/25 The Manor House

Farmhouse, now house. Mid-to-late C17 with late C18 or early C19 addition and C20 alterations. Coursed limestone rubble and some ironstone, with stone dressings. Stone slate roof. T-plan. Three storeys with 2-storey wing to front. Stone ridge stack to right with chamfered weathering and external stone end stack to left with chamfered offsets and C20 brick top stage. Three gabled dormers with 2-light small-paned wooden casements.

Three-window front; C19 and C20 small-paned casements, some with stone cills. Later gabled wing projecting at right angles off-centre to left: integral lateral stone stack to right with pitched-roofed link to attic; 2-light casement to each floor with flat stone arch and stone cill, and one-light attic casement. Six-panelled door to main range, in left-hand angle of wing, with C20 lean-to stone porch. The main entrance to the house was formerly by a first floor door off-centre to right, approached by a flight of wooden steps up the side of the wing (see old photograph kept in house). The right-hand ground floor casement is a C20 insertion. Right-hand gable end with 2-light casement to first and second floor. Former outbuilding adjoining to left, eaves raised and fenestrated in the C20. Interior: principal rooms to first floor. Left-hand first-floor room: C17 moulded stone fireplace with bar stops. Moulded plaster cornice. Left-hand second-floor room: C17 moulded stone fireplace with bar stops. Pair of deep-chamfered ceiling beams with run-out stops.

Scheduled Monument

List Entry Number: 1018213

Date first listed: 22 Mar 1949

Date of most recent amendment: 24 Jul 1998

Reasons for Designation:

Romano-British villas were extensive rural estates at the focus of which were groups of domestic, agricultural and occasionally industrial buildings. The term "villa" is now commonly used to describe either the estate or the buildings themselves. The buildings usually include a well-appointed dwelling house, the design of which varies considerably according to the needs, taste and prosperity of the occupier.

Most of the houses were partly or wholly stone-built, many with a timber-framed superstructure on masonry footings. Roofs were generally tiled and the house could feature tiled or mosaic floors, underfloor heating, wall plaster, glazed windows and cellars. Many had integral or separate suites of heated baths. The house was usually accompanied by a range of buildings providing accommodation for farm labourers, workshops and storage for agricultural produce. These were arranged around or alongside a courtyard and were surrounded by a complex of paddocks, pens, yards and features such as vegetable plots, granaries, threshing floors, wells and hearths, all approached by tracks leading from the surrounding fields. Villa buildings were constructed throughout the period of Roman occupation, from the first to the fourth centuries AD. They are usually complex structures occupied over several hundred years and continually remodelled to fit changing circumstances. They could serve a wide variety of uses alongside agricultural activities, including administrative, recreational and craft functions, and this is reflected in the considerable diversity in their plan. The least elaborate villas served as simple farmhouses whilst, for the most complex, the term "palace" is not inappropriate. Villa owners tended to be drawn from a limited elite section of Romano-British society. Although some villas belonged to immigrant Roman officials or entrepreneurs, the majority seem to have been in the hands of wealthy natives with a more-or-less Romanised lifestyle, and some were built directly on the sites of Iron Age farmsteads. Roman villa buildings are widespread, with between 400 and 1000 examples recorded nationally.

The majority of these are classified as 'minor' villas to distinguish them from 'major' villas. The latter were a very small group of extremely substantial and opulent villas built by the very wealthiest members of Romano-British society. Minor villas are found throughout lowland Britain and occasionally beyond. Roman villas provide a valuable index of the rate, extent and degree to which native British society became Romanised, as well as indicating the sources of inspiration behind changes of taste and custom. In addition, they serve to illustrate the agrarian and economic history of the Roman province, allowing comparisons over wide areas both within and beyond Britain. As a very diverse and often long-lived type of monument, a significant proportion of the known population are identified as nationally important.

The Roman villa at Fawler is known, despite having been partly damaged, to include extensive surviving buried remains. These will contain archaeological and environmental evidence relating to the construction of the villa, the ford across the Evenlode at this point and the development and subsequent decline of the economy of the site. The additional evidence of Roman water management on the site which has not been found in association with any of the other West Oxfordshire villa sites to date provides further important information about the monument.

Details

The monument includes the site of a Roman villa, its associated buildings, water management system and the buried remains of later post-medieval agricultural buildings within two areas of protection. The monument is situated on a gentle slope just above the valley floor to the north west of the River Evenlode, below the hamlet of Fawler. The villa itself, which is contained within the area of protection to the north of the railway embankment, is no longer visible at ground level but a series of observations and part excavations carried out over the past 150 years, along with a geophysical mapping survey carried out in 1996 have provided evidence of the probable extent and nature of the monument. This evidence has revealed that the villa faced a road which ran from the north down to a ford across the river and then presumably 1km south to meet the south west to north east aligned Akeman Street Roman road.

The villa house was surrounded by ancillary buildings including kitchens, workshops, barns and stables and a bath house which would have been both functional and a status symbol. During construction of the railway embankment and re-routing of the line of the River Evenlode in the 19th century the villa was shown to be a substantial building with thick limestone walls and a tessellated pavement above a hypocaust floor. Although this was destroyed by the building work, where it lay on the embankment route, parts of it, north of the embankment, were buried, and

the buildings were seen to extend well to the north. More recent excavation revealed a stone causeway, believed to be Roman, carrying a road down from the north to a bridging point over the river, immediately adjacent to an earlier ford.

A building close to the line of the river was identified as a possible bath house, common on wealthy villa sites. This would have contained both hot and cold pools with changing rooms, a fuel store and a complicated heating system which worked by circulating hot air below the floors by way of flues and bellows from a furnace room. The site also contains a number of other ditches and walls which represent buildings of several periods around and below which are a large number of quarry pits, rubbish pits and wells, some of which have been excavated. The site has produced quantities of Roman coins, imported samian pottery and more common local pottery wares. The second area of protection to the south of the railway line was included in a geophysical survey undertaken in 1996 which revealed evidence of two substantial, parallel ditches running roughly west to east down to the Evenlode. These measure up to 8m wide and lie approximately 6m apart. They are associated with a pit which lies roughly 25m west of the Evenlode, between the ditches. These features are believed to be associated with a Roman water management system forming part of the villa estate and known from several other villas of similar date.

The system would have served several important domestic and economic functions from providing water to the bath house to helping control water levels in the Evenlode and preventing flooding in winter. The system could also have provided water for fulling, as many Oxfordshire villas probably produced wool for clothing rather than arable crops as their main business. A woollen cape, similar to a 'duffle coat' and known as the 'Birrus Britannicus' was a famous export from Roman Britain as were woollen blankets. A number of slight earthworks located towards the centre of the south west quadrant of the first area of protection represent the remains of post-medieval agricultural buildings and later quarrying and spoil dumping associated with the railway construction. These have often been confused with the earlier Roman structures which lie below them.

The name Fawler is believed to originate from a Saxon name 'faga flora' meaning coloured or spotted floor. This suggests that the villa survived in part above ground or was encountered during digging in the early medieval period. The discovery of small amounts of Saxon pottery further suggest that activity continued on the site through the Dark Ages. Excluded from the scheduling are all modern boundary fences and walls, and all modern buildings and telegraph poles, although the ground beneath these features is included.

APPENDIX B: BIBLIOGRAPHY

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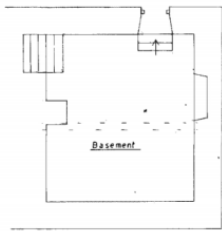
Tithe maps: <https://www.thegenealogist.co.uk/>

Census information: <https://www.ancestrylibraryedition.co.uk/>

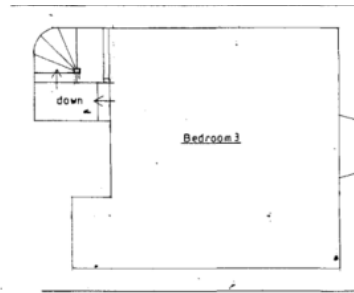
Newspaper reports: <https://www.britishnewspaperarchive.co.uk/>

APPENDIX C: PLANNING HISTORY - 1 ROSE COTTAGE

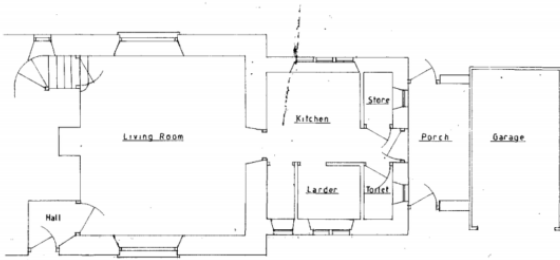
Reference No.	Applicant	Proposal	Decision
10/0893/P/LB	Miss J McCabe	Alterations and erection of single storey side extension, conversion of roof space to include two rear dormer windows.	Approved with Conditions
10/0892/P/FP			



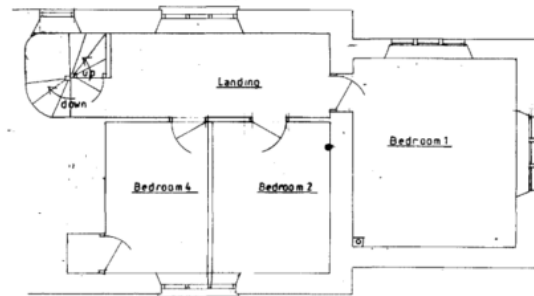
Basement Floor Plan



Second Floor Plan



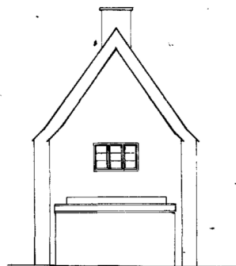
Ground Floor Plan



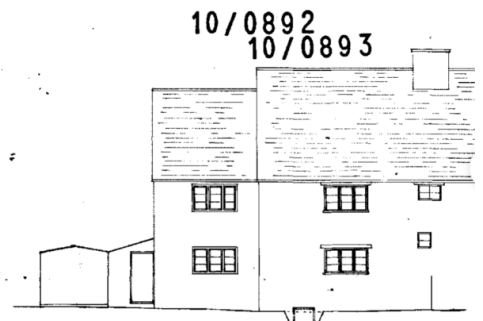
Existing floor plans 2010



Front Elevation



Side Elevation

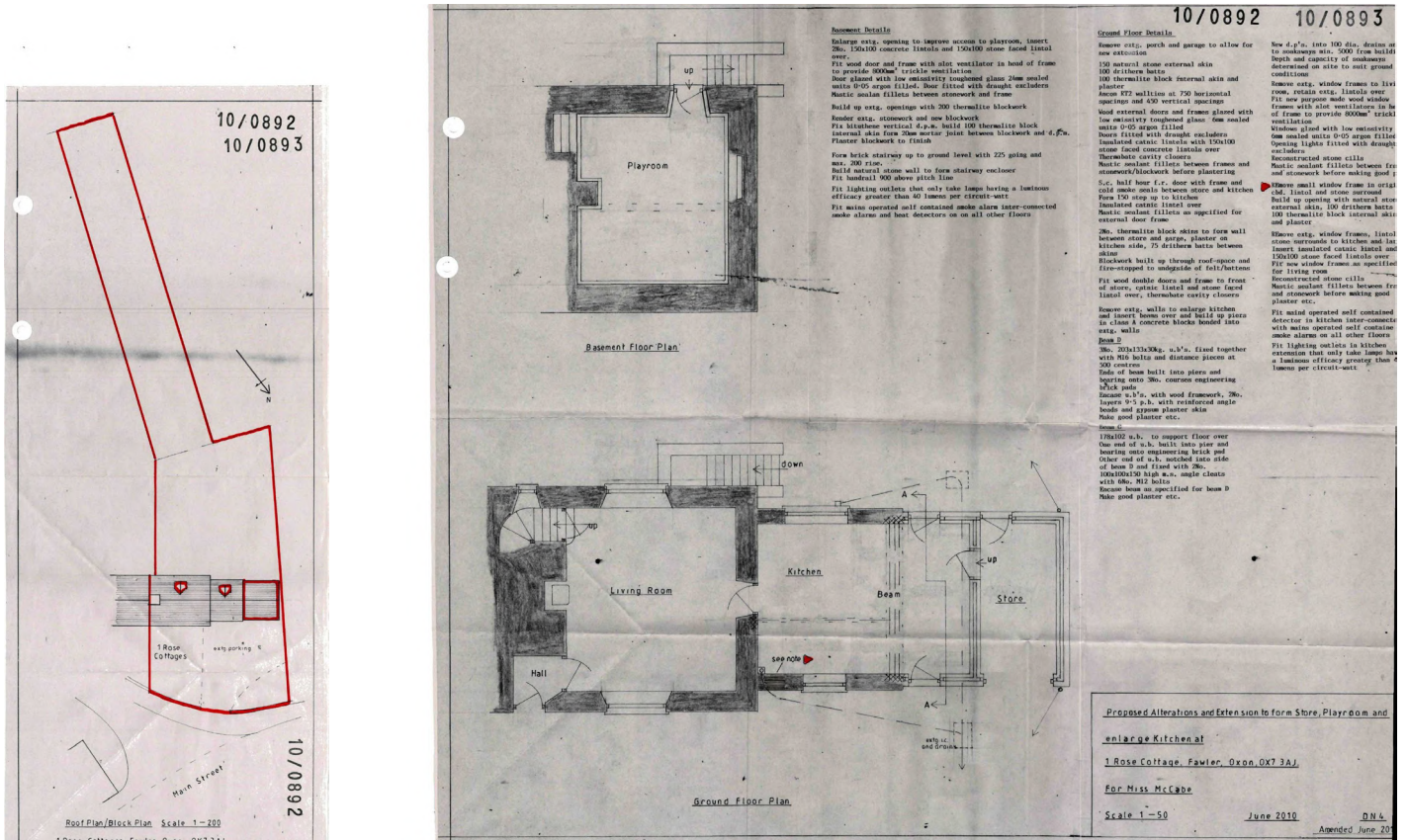


Rear Elevation

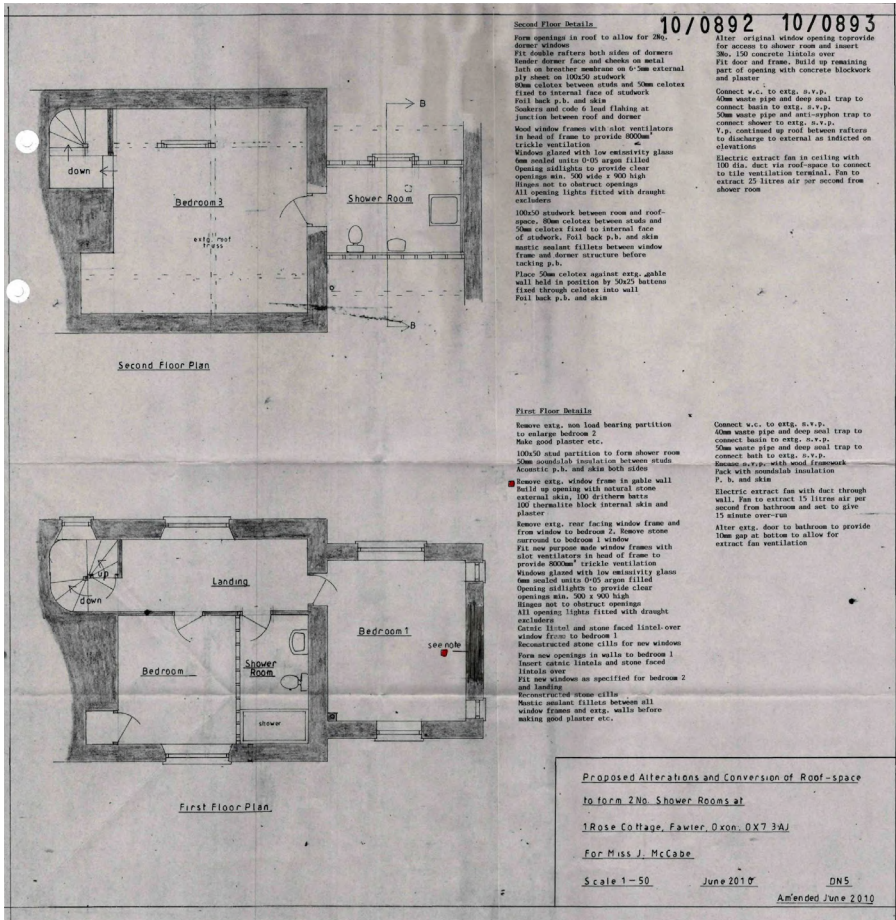
Existing Elevations Scale 1-100

1 Rose Cottages, Fowler, Oxon OX7 3AJ . DN3

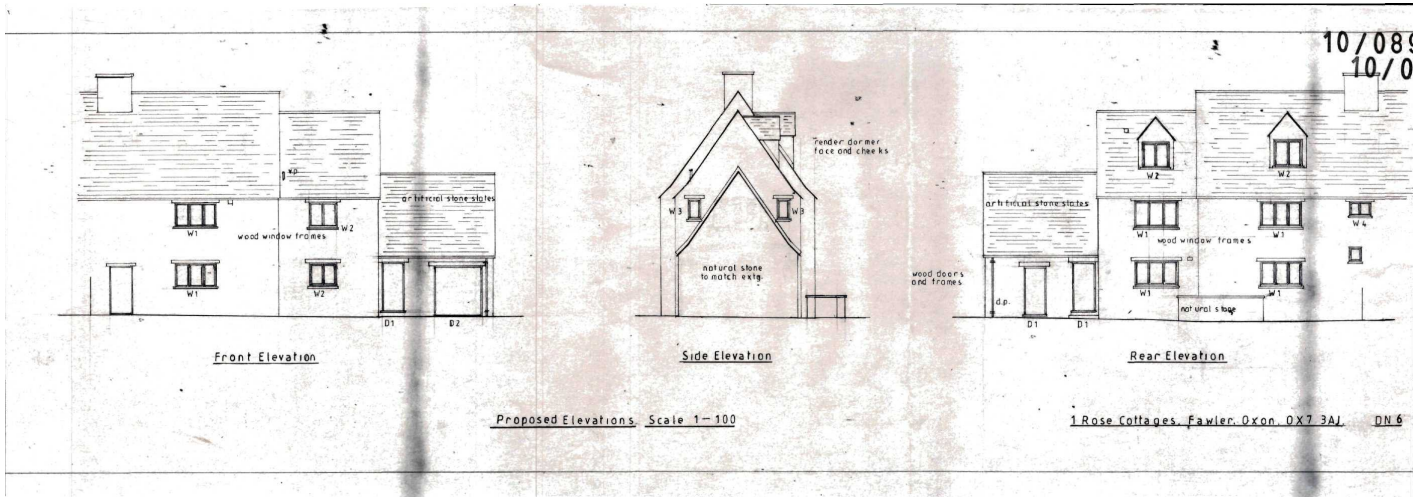
Existing elevations 2010



Proposed Block Plan; Proposed Basement and Ground Floor Plan and Details.



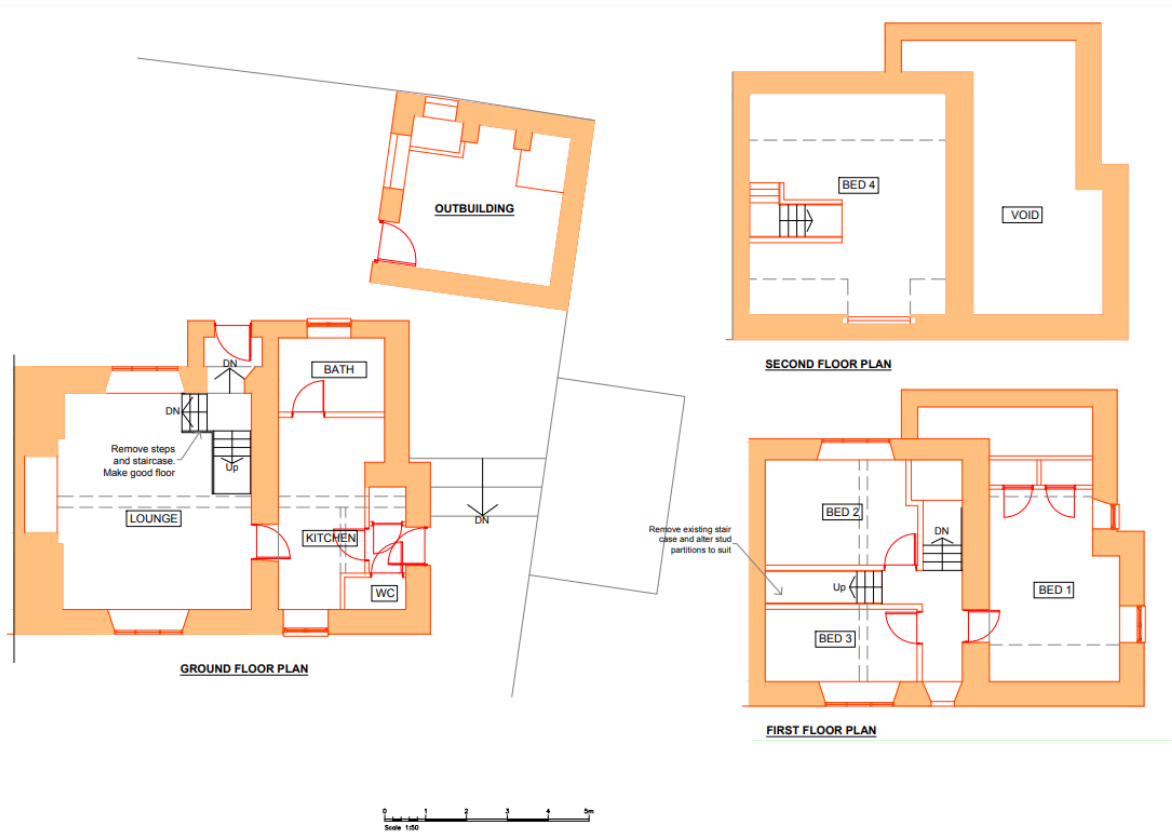
Proposed First and Second Floor Plan and Details



Proposed elevations

PLANNING HISTORY - 2 ROSE COTTAGE

Reference No.	Applicant	Proposal	Decision
W/2003/0084		Erection of Conservatory	Approved
21/00751/LBC		Internal and external alterations to renovate existing property to include erection of a single storey rear extension, conversion of remainder of loft space to create en suite facilities and insertion of two dormer windows and rooflight to rear, together with changes to internal layout, fenestration, installation of new staircase and re-roofing. Refurbishment of outbuilding to include the installation of a wood burning stove and flue. Widening of access.	Under Consideration
21/00750/HHD		Renovation of existing property to include erection of a single storey rear extension, conversion of remainder of loft space to create en suite facilities and insertion of two dormer windows and rooflight to rear. Refurbishment of outbuilding to include the installation of a wood burning stove and flue. Widening of access.	Under Consideration



Existing floor plans 2 Rose Cottage



Existing elevations 2010

JAMES MACKINTOSH ARCHITECTS

T. 01608 692 310

M. 07880 727 150

E. james@jmackintosh.com