

CHURCH WESTCOTE MANOR

DESIGN & ACCESS STATEMENT

BACKGROUND & EXISTING WALL

Church Westcote Manor is a Grade II listed building which is within the Conservation Area of Church Westcote. The village lies approximately 7 miles southeast of Chipping Norton.

The Manor dates back to the 15th century and is thought to have originated as a Medieval Hall House. The building we see today is the result of multiple phases of evolution, stemming from the early hall house, to a high-status farmstead in the 18th and 19th century, to the restoration of the 21st century. A detailed Historic Building Assessment has been produced by Cotswold Archaeology. This was submitted as part of Planning Application 22/01067/LBC and has also informed this application.

An existing plant room for a swimming pool pump & filtration system was constructed in around 2008, and a dry-stone garden wall was built at the same time.



Existing wall (Drive side)



Existing wall (Garden side)

DESIGN PROPOSALS

To facilitate access around the garden, it is proposed to create an opening through the wall which links the house and plant room. The wall will be rebuilt using cropped limestone selected to match the house and plant room.



Pointed stone wall on existing plant room to be replicated

The proposed door will be constructed in painted hardwood to a traditional design, with a semi-open upper half, providing an inviting view into the garden.

The wall will be raised in height from 2.1 metres to 2.35 metres. This will allow the doorway to be set fully within the wall with an oak lintel overhead. The wall will be capped with a reclaimed stone coping.

The wall design and materials have been selected to complement the Manor House and its setting, thereby preserving its integrity and upholding its significance within the surrounding landscape – see Heritage Statement below for further detail.

HERITAGE STATEMENT

The Manor House is listed Grade II, which defines its heritage interest as special. The Historic Building Assessment produced by Cotswold Archaeology identifies this heritage value as of historical, architectural and evidential interest.

This Assessment has informed analysis of the impact of the proposed wall and new opening. It refers to the differing architectural styles of the early and later changes to the Manor House, which are indicative of their time, with the garden setting complementing the overall ensemble. The proposed works are modest in nature. They are intended to improve the circulation around the garden and will be implemented in a way that is appropriate and sympathetic to the main house and its setting.

The earliest section of the house, to which the proposed wall is adjoined, is built in coursed rubble limestone with dressed stone quoins. Cropped limestone will be selected for the new wall to tie in with the appearance of the adjacent house and pool plant room. This will be pointed and capped with a reclaimed stone coping. As well as linking aesthetically with the house in terms of design and materials, the proposed wall is consistent in style with other garden walls across the site, some of which also have painted hardwood doors.

PLANNING CONSIDERATIONS

The garden layout will be much improved by the addition of the doorway which introduces a route to circulate around the house and enables exploration of the garden. It should be noted that planning consent for a doorway in this location has been granted in a previous application (reference 05/00365/FUL). Consent was subsequently granted for the infilling of the opening (reference 08/00139/FUL).

The addition of a coping stone to cap the wall is a traditional feature for internal garden walls and is more in-keeping than the existing cock-and-hen capping (which is more akin to a boundary wall, or for secondary walls situated farther from the house). The pointed stone wall would tie-in with the adjacent house and pool plant room and will look better suited in this location. Construction of a drystone wall in this situation is not practical due to the short runs, as it would require pointed stone at each end, and around the doorway.

The appearance of the door set within the wall is a classic feature of period gardens and would make an enchanting entrance into the garden.

EFFECT ON AMENITY OF NEIGHBOURS

The changes to the wall will not be visible from neighbouring properties.

CONCLUSION

The new wall and addition of a doorway would be a visual enhancement to the setting of the house. The design and choice of materials have been carefully considered as part of the overall garden design and will contribute positively to the character of the setting.

It is assessed that the proposed works will preserve and not harm the significance of the Grade II listed building. This aligns with the duty under The Planning (Listed Buildings and Conservation Areas) Act 1990 to preserve the special architectural and historic interest of the listed building.