

## Heritage Statement

Ref: Proposed Greenhouse at Old Foxcote Farmhouse, Foscot, Chipping Norton, Oxfordshire, OX7 6RH

### Introduction

This Heritage Statement accompanies the submission of an application for planning permission for a proposed greenhouse at Foxcote Farmhouse, Foscot, Chipping Norton, Oxfordshire, OX7 6RH. The requirement set out in The National Planning Policy Framework and the key words in paragraph 128 of the NPPF are 'significance' and 'impact'. This Heritage Statement will therefore:

- set out the significance of the Heritage Asset affected.
- describe the proposed changes, and
- If necessary, provide a justification for any 'harm' which arises from them and set out a mitigation strategy

This Heritage Statement will demonstrate that the significance of the Heritage Assets has been assessed and the proposed development is acceptable and appropriate, positively enhancing the assets as it will allow for the propagation of plants, flowers, fruits and vegetables for use throughout the rest of the garden, as well as bringing purpose to a little-used area of the garden.

The proposed works will afford Foxcote Farmhouse to become more self-sustaining through the growing of fruits and vegetables, meaning a significant reduction in the use of single use plastics such as food packaging, thus reducing the carbon footprint of the property. It will also positively enhance the surrounding environment by allowing the propagation and over-wintering of plants and flowers, helping to boost the biodiversity of the surrounding environment.

### Heritage Assets

The Heritage assets which require consideration in this application is Foxcote Farmhouse, a Grade II listed residential building. Foxcote Farmhouse is a residential property located in the Chipping Norton area in Worcestershire. The property dates back to the 17<sup>th</sup> Century. Details of the listing are given below.

GV II Farmhouse. Probably mid-to late C17 with later additions and alterations. Roughly coursed limestone rubble with eaves raised in brick to south; stone slate roofs with coped verges to west end and hipped to east end of main range. Original house of 2 bays extended to east in 2 phases, latter accompanied by addition of short gabled range at right-angles to north forming L-plan. 2 storeys. South (garden) front has three chamfered mullion windows to original part and first extension on first floor, of 3 lights except centre of 2, left directly below eaves. Ground floor has late C19 canted bay windows with stone mullions to either side of C19 gabled timber porch over central half-glazed door with margin lights. C20 three-light casement with wood lintel on each floor to hip-roofed extension. Slightly projecting straight joint above and to right of entrance with another marking end of first extension to east. Ridge stack (former end stack) directly above this with shaft rebuilt in concrete; integral end stack to left also with shaft rebuilt in concrete. Cellar to left end. North (farmyard) side: main range in 3 bays; C19 casements and 2- and 3-light mullion windows, those to first floor directly below eaves, windows to left in slightly projecting break marking first extension to east. Roughly central 6-panel door (top panels now glazed) under C19 gabled timber porch. Projecting range has C20 three-light casement on ground floor to left and C19 three-light casement above, both with wood lintels; infilled doorway to right with narrow fixed-light leaded window in angle above to right. Integral end stack with rebuilt shaft. C19 service range attached to hip-roofed extension is rubblestone with integral red brick stack to south and red brick to north side. Interior. Inspection not possible at time of resurvey (August 1987) but likely to be of interest.

Listing NGR: SP2500522006



**Proposed Works**

Historically, there are no precedents for domestic greenhouses before the early 18<sup>th</sup> century, until the glass tax was repealed in 1845. However, elements of the earliest domestic greenhouses have been incorporated into the design of the greenhouse to ensure the greenhouse is sympathetic to the location. These include a low eaves height combined with a steep pitch of roof, and slender glazing bars.

The greenhouse is sensitively set in within the domestic garden. As the proposed structure is primarily made of glass, the visual impact of it on the surrounding area is minimised, as daylight can pass through the majority of it.

The proposed greenhouse is 2.44m wide by 3.86m long and will be built on a strip foundation requiring minimal excavation during the building works. The greenhouse will have no impact on the current use of the land, which will remain as residential garden. In respect to the residential property and its boundaries the greenhouse is proportionate to the space available, and it is not considered that the development will impact on the heritage asset in any way.

The proposed greenhouse will not alter the fabric or form of the dwelling house and as such will have no detrimental impact on the heritage asset.

**Conclusion**

The application proposes a 3/4 span greenhouse for use by the owners of Old Foxcote Farm. The greenhouse is a minor development and will not result in any unacceptable impact on the original dwelling, nor conflict with the policies of the local council.

The proposed greenhouse will provide a space for the propagation of a variety of plants, flowers, fruits and vegetables that will provide an opportunity to maintain the residential garden and therefore play a positive role in sustaining and enhancing the immediate setting of Foxcote Farmhouse, in line with local policy.

As well as the structure being a practical addition, the greenhouse design is sympathetic to the character and appearance of the heritage asset and the surrounding environment.

We believe that it is essential that the look of our structures is not compromised, and it is to this end that we have sought the advice of The National Trust and English Heritage over the past few years. This has resulted in our designing profiles and features to enhance the aesthetics of our structures, which has enabled us to obtain planning permission for our structures in many sensitive areas, including AONBs, Green Belt, Conservation Areas and the New Forest & South Downs National Parks.

In summary, the owners of the property have deliberately chosen a high-quality structure, which has been designed to the highest standards to be in keeping with the appearance of the earliest domestic greenhouses. We believe the proposed structure will serve to enhance the heritage asset in both purpose and appearance and can be considered an acceptable and appropriate development and play a positive phase in the continuing history and development of Old Foxcote Farm.

