

# APH Associates Ltd

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## HERITAGE STATEMENT

<b>DESIGN AND ACCESS STATEMENT FOR LISTED BUILDING CONSENT</b>	
Name and address of proposed development site	Shillbrook House, Shilton, Oxon, OX18 4AB
List Description	Shillbrook House, Shilton is a Grade II Listed Building. List Description below in Appendix A
Proposed Development of Work	Proposed conversion of existing garage into kitchen with glazed link to house and internal and external alterations.
Consultation	No consultation with English Heritage or specialist consultants have taken place.
<b>DESIGN COMPONENTS</b>	
Layout	The proposed garage conversion and glazed link are to meet the clients requirements to provide an improved kitchen and ground floor wc
Scale	The proposed work does not affect the existing dwelling
Appearance	The proposed new materials will match the existing with natural stone walls, natural blue slates to the roof, Crittal Metal windows and doors.
<b>HISTORIC BUILDING CONSERVATION ISSUES</b>	
Historic and special architectural importance of the building.	Grade II Listed Dwelling will retain all existing features such as floor beams and joists, roof trusses, and timber facing lintols, and all the existing openings will be retained
Setting	The existing Grade II Listed Dwelling is

	situated on the north side of the main road passing through Shilton. The Dwelling is within a Conservation Area.
Photos	The photos indicated in the Design and Access Statement show the existing elevations.
History	The history of Shillbrook House is indicated below.
<b>ACCESS COMPONENTS</b>	
Technical advice	No technical advice has been given regarding access
Degree of Access	The existing access to the Grade II Listed Dwelling is level at the front door and uninterrupted and therefore accessible to all including young, old and disabled.
Future Access Requirements	The design does not take into account any future alterations if access requirements change.
Emergency Access	The site is easily accessible for emergency vehicles and services.

## **Appendix A**

Heritage Category:

**Statutory Address:**

**SHILLBROOK HOUSE**

**County:**

**Oxfordshire**

**District:**

**West Oxfordshire (District Authority)**

**Parish:**

**Shilton**

**National Grid Reference:**

**SP 26784 08701**

Details

SHILTON SP20NE Shillbrook House 4/269

GV II

House. Early-mid C19. Coursed rubble, ashlar quoins and dressings, Cotswold stone roof. 2 ashlar chimneys. 2 storeys and gable - lit attic; 3

windows, glazing-bar sashes, 4 of them with keys. Central 6 (flush) - panel door with bracketed open-pediment hood over and Chinese fret transom light. L-plan rear extension.

Listing NGR: SP2678408701

### **Shillbrook House**

Shillbrook House sits in a prominent position within the village. It has a good sized garden and has off road parking for multiple vehicles. The property was listed Grade II, along with at least eight other properties in the village, on 1 March 1990 after a campaign by a local resident to have some of the 'better looking properties' listed.

When Shillbrook House was built in circa 1800, with, we assume, stone from the local quarry, it was a simple two up, two down property with a central staircase. Two elderly ladies lived in the living room and bedroom above whilst a married couple lived in the dining room and bedroom above. They shared the staircase, the washhouse and privy.

A washhouse, accessed via an external door, connected the house to the working barn. At some point a wood and coal store was built onto the back of the house. There is an outbuilding that once housed the privy.

During the 1940s the front of the house was altered to make it look Georgian and Georgian style sash windows were added to the front façade. The attached barn was sold in 1955 and this has, over the past 60 years, been substantially altered and extended as well as now having a number of windows overlooking the front of Shillbrook House. Despite being attached it is not listed.

At this point of separation a doorway was created between the living room and washroom to make more living space, whilst another doorway was created into the wood/coal store for form a kitchen on the ground floor and, accessed mid-way off the main stairs, another doorway was created to bring the bathroom inside. Sadly because the kitchen is at a lower level than the rest of the house it is prone to flooding and suffers from being dark and damp. Shillbrook House was then purchased in 1980 by a gentleman from London who used the house as his weekend cottage. With permission he built a substantial garage in 1985 and another one in 2007 to house his collection of vintage cars. These garages sit very close to the rear of the house. In 1991 he was given permission to add an extension to the kitchen but this was poorly designed, added very little extra usable space and, due to the angle of the roof and weight of the tiles, the roof is now in need of extensive repairs.

It is intended to close off the current kitchen door and with a new doorway at the back of the house and using glass create a link to the garage so that we can convert this to a light and airy kitchen with Crittal glass doors opening onto a pretty, secluded courtyard seating area. We will create a large downstairs cloakroom and hallway in the current dark and dingy kitchen. Additionally we will open up the windows in the living room to form French windows which will allow in more light and give access to the private courtyard between the house and now kitchen.

### **Description of Works**

The conversion applied for will create a large and airy kitchen, with a downstairs loo and utility room in the former kitchen. Re-siting the back door to the rear of the house will reinstate the front door as the main entrance. Upstairs we will create a shower room and separate bathroom to replace the hodgepodge collection of loos and showers.

The alterations and repairs we are carrying out will allow the house to move forward into the 21 century as a mid-sized family home in an excellent state of repair which will ensure its future stability.

Unfortunately the house has suffered from some neglect and cut price repairs over the last 40 years and we intend to refurbish the Georgian style sash windows and repoint the stonework (removing the cement pointing and replacing with lime mortar). The electrics and plumbing/heating are outdated and will be replaced so that they meet current safety requirements.

### **Shilton History**

#### **Shilton is situated in West Oxfordshire**

Shilton is a Cotswold Parish of three communities: Shilton, Stonelands and Bradwell Grove.

Shilton is the old heart of the area and is sited on the banks of the Shill Brook, which feeds into the River Thames six miles to the South.

This ancient village remains relatively unspoiled as a farming village and has been awarded a Conservation Area Status for its location and appearance.

Shilton has retained its meadows that sweep down to the heart of the village in a way that binds the settlement with its surrounding country.

Bradwell Grove, three quarters of a mile to the west, is a recently developed village built on the site of an old military hospital.

Bradwell Grove is also the location for the Elizabeth Finn Care Home and nearby is the famous Cotswold Wildlife Park.

Stonelands is at the opposite end of the Parish and is thought that its name is derived from the name Sworn Lains, a reference to its use as a retreat for unmarried women to give birth to their children outside any church parish boundary. In the 17th

century this corner of the country was in a space between the boundaries of Berkshire, Oxfordshire and Gloucestershire.

All that remains of the old hall, are some of its outlying buildings and dwellings.

The centre of Cistercian land in Shilton was situated in the area of the Old Manor. From the evidence we have, it appears to have been a typical manorial economy.

What remains now:

- Part of the tithe barn - now Headford House
- The Grange - now the Old Manor
- The Dovecote - now the stewpond
- Congyer and the water meadow.

It is unlikely that there would have been monks living in Shilton. A reeve and lay brothers would have administered the land.

We are fortunate to have the Beaulieu accounts for Shilton for the year 1270 which provide a fascinating glimpse of life in that year.

For example we learn that there were 20 oxen on the land, one of which died of murrain. Every animal is accounted for, also as the arable crops and all living expenses and income.

Roman Akeman Street runs through the west of the parish of Shilton yet other than a couple of coins, there has been no other indications of a Roman settlement here.

Shilton emerges from the Dark Ages as a Saxon tun - a village on a ledge or bank . It belonged, just before the Norman Conquest, to the Godwin family.

Through Harold Godwinson, killed at the Battle of Hastings in 1066, it passed to the crown under William the Conqueror. As a Crown property Shilton was not included in the Domesday Book.

In 1203 King John planned to give his Faringdon manor to the Cistercian monks.

Apart from the church, the barn and grange would have been the only stone buildings in Shilton at that time.

Other houses would most likely have been constructed of wood, or wattle and daub.

When the Cistercians established themselves at Beaulieu, in the New Forest, King John granted them Faringdon Manor including Shilton in 1205.

Around 1220, Ralph of Shilton granted more land to the Cistercians by several charters and was confirmed by his second wife Juliana and son Robert.

In more recent years the village of Shilton has found itself becoming closer and closer to the larger conurbation of Carterton. Traffic going between Witney and Lechlade use the village to avoid Carterton, Burford and the A40 resulting in upwards of 180 vehicles an hour at peak times. At weekends and Bank Holidays this traffic is replaced with cars heading to and from the Cotswold Wildlife Park. The ford is a draw for local families and many of these come from Carterton by car.

## **Justification**

The proposals are to the side/rear of the property, which is shielded behind a 1.5m high stone wall and hedging (totals 2.2m). The conversion of the closest garage into a kitchen with vaulted ceiling and linked to the house by a glass structure will allow for a decent sized hallway and a downstairs shower room in the current kitchen.

Upstairs the three tiny showers/toilets will be replaced with a shower room and separate family bathroom. It is intended to future proof the house for the current owners as they age, but also to allow for the possibility of an elderly parent moving in now.

Using one of the garages for living space removes the need for an extension. One of the openings will be through an existing window, whilst the other will give access via the glass link to the new kitchen with the door in the link giving access to the courtyard.

Most of the proposed works are to the garage with only a couple of changed openings to the original Listed Building and none of these will be seen from the road, so no heritage asset will be affected by the proposal.

Photos



Existing 1980's

