

Heritage and Conservation Statement

For a
Garage Conversion
At
Freshfield,
Church Westcote,
Chipping Norton
Oxon
OX7 6SF

Introduction

This statement has been prepared as part of a Householder Planning Application to create an extension to the above property. This statement describes the existing building, street scene, overall aims of the project and the design. It should be read in conjunction with:

- Heritage and Conservation Statement
- Location map
- JCB-21-01 Ground Floor Plan
- JCB-21-02 North and South Elevations
- JCB-21-03 Block Plans
- JCB-21-04 Loft Floor Plan

Site Assessment

Freshfield is located centrally of the small village of Church Westcote, within the village's conservation area and inside the Cotswold Area of Outstanding Natural Beauty. It is part of a small grouping 1960's or 1970's similar styled houses, with Bradstone walls, reconstituted stone roof tiles, window surrounds and lintels. The windows are the original leaded lights inside metal casements. The ground levels are similar to those of the neighbouring properties, any gentle natural slope notwithstanding. There are no significant trees or other landscape features within the site boundary. The house has had no previous extensions added. The garage has had the original front entrance partially blocked up with a modern Upvc white door to provide access to a workshop with room over.

Plate 1



Nearby Designated Heritage Assets

List of heritage assets within 200 metres of the site:

1154002	Church of St Mary	Grade II
1090293	Plinth for Cross Shaft in Churchyard	Grade II
1154075	Stayt's Farm	Grade II
1090294	The Close	Grade II
1304030	Church Cottage	Grade II
1090295	Dower House Cottage	Grade II
1303998	The Dower House	Grade II
1340869	Westcote Manor & adjoining store	Grade II
1090256	Stone balustrading, wall, gate & granary	Grade II
1154115	Double gate	Grade II

Historic Significance

Freshfield as a building has little historic significance due to the age of its construction and modern materials used. The village of Church Westcote does have historic significance and most of the dwellings have either natural Cotswold stone walls, or Bradstone on the more modern ones. The roads are narrow with a prevalence of stone walls and mature trees.

Plate 2



Architectural and Artistic Significance

The architectural features of Freshfield include Bradstone walls with matching quoins, lintels and window surrounds. The roof is clad in concrete reconstituted stone tiles, the windows are original with metal casements and leaded lights. The proposals include the removal of the previous infill to the original garage door and continue with a new facade across the open loggia as shown in plate 2. In this photograph the non-matching Bradstone, white Upvc doors and windows are very apparent. Because new walls that try

to match the existing with either new or reclaimed Bradstone would not blend in with the existing a different solution was sought. The proposal includes a low plinth wall is to be constructed using the reclaimed Bradstone from the small amount of demolition that is necessary. Over this lead dressing is placed under a green oak frame with 6” across the face. The draw (or tennon) pegs that are used in the traditional construction method are to be cut proud of the oak frame face. Between the oak frame, render is to be applied and painted off white to resemble a traditional lime finish. The windows are to be metal framed with leaded lights to match the existing original ones. In the loft, rooflights are proposed. The overall aim is to greatly improve the frontage of the building with the removal of the badly matching material used in the previous garage conversion and to continue the theme across the existing loggia.

Archaeological Significance

There are no changes to the landscape in the proposals.

Impact of the Proposal

The impact of the proposed onto the surrounding area, landscape, other buildings and monuments is very small. What little impact there is, due to the removal of the poorly executed infill of the original garage door can be viewed as providing less harm to the heritage assets in the village than the harm if it was to stay in place.