

## HERITAGE STATEMENT

**TEMPLATE:** (please read in conjunction with the Heritage Statement Guidelines)  
**N.B.** this template can be combined with a Design and Access Statement.

**Name and address of proposed development site:**

**College Cottage, 58 High Street, Burford, OX18 4QF**

**Is the development site (please tick relevant boxes):**

- A listed building
- Within a conservation area
- Within a registered park and garden
- A scheduled monument
- A site of archaeological interest
- A non-designated heritage asset / building of local interest
- In the setting of / adjacent to one of the above

**Relevant Planning History:** *please discuss any relevant planning history which has influenced the heritage asset.*

**n/a**

**List Entry Description:** *Please provide the grade of the building (I, II\*, II) and a copy of the list description.*

*Grade II listed terraced dwelling situated within the Cotswolds Area of Outstanding Natural Beauty and Burford Conservation Area.*

*Listed Entry Number: 1266883*

*Listed Entry Name: College Yard, 58, 60, 62 High Street*

*BUFORD AND UPTON HIGH STREET AND SIGNET (West Side) SP2512 (Enlargement) Nos 58, 60, 62 7/129 (College Yard) 12.9.55 (Previously listed as "New College").*

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**The Significance of the Heritage Asset: The Historic & Special Architectural Importance of the Asset, inc. its History and Development:** *Give a brief description of the history, character and appearance of the heritage asset. Describe the historic, architectural, artistic or archaeological significance of the building (including reference to those features included in the listing description.) This should include, for example, the age, phases of development, layout, appearance, significance of particular features or characteristics, materials and construction or potential for archaeological remains (for further assistance please refer to the Historic England's 'Conservation Principles' 2008).*

GVII

*Burgage development. Probably C17 and C18 remodelled C19. Rubble with Cotswolds stone roofs, roofline stepped up. Frontage angled with plot. 2 storeys. Irregular casement windows, mostly C20, roughly 4:4:2. Plain doorways, irregularly placed with modern doors. To East end is a 2-storey weatherboarded extension with jettied 1st floor (C20). College Yard consists of the rear extension of premises of Muriel Beach Thomas, College Cottage, Cobble Court Cottage and Cobble Court. This well preserved example of burgage development is very picturesque, especially as approached through the mediaeval alleyway arch.*

**Proposed Development or Works:** *Please describe the proposed works including scale, height, construction, materials, design details, layout, and any associated landscaping works. For internal works to listed buildings this should also include details of any historic fabric or architectural features which would be lost as part of the proposal. Also, provide details of any new foundations, ground disturbance or provision of services which could impact any heritage assets (including surrounding buildings / archaeology).*

*Renovation. Do not intend to change layout. Simply new kitchen / bathroom, floors, walls, heating, plumbing.*

**Setting:** *Give a brief description of the setting of the building – describe its surroundings and the impact of the proposed development on those surroundings. For example the building's position in the streetscene, or the potential for archaeological interest which may extend beyond the heritage asset.*

College Cottage is set back from Burford high street, accessed only via a mediaeval archway into College Yard. No changes to exterior - as original. Will be respectful of the heritage area & minimal disruption. Work is internally focused.

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**The Impact of the Proposed Development Works:** *please describe the impact the proposals will have on the significance of the heritage asset or its setting – this may include example of loss or concealment of key features or historic fabric, blocking key views, impact on relationship between buildings etc.*

*No changes - as original.*

**Conserve, Enhance and Mitigate:** *how will your proposals conserve and enhance the heritage asset or better reveal its significance? If there are any impacts, what steps have been taken to mitigate any harm?*

*Help to preserve the building for many years to come. Retaining as original.*

**Statement of Justification for the Proposed Works:** *any harm or loss of, the significance of a heritage asset requires ‘clear and convincing’ justification (NPPF para 194) – please provide your justification for the proposed works.*

*The works are required to repair and preserve the building and will respect historic nature.*

**Applications for demolition:** *if you are applying for demolition of a listed building or a building in a conservation area which makes a positive contribution to the area (as defined by the local authority) please provide a justification statement for the demolition explaining how you have met the requirements of para 195 of the NPPF.*

n/a

**Relevant Policy and Legislation:** *How does your application comply with current national and local policy, legislation and guidance:*

*All relevant local policy legislation and guidance is to be followed - as is the nature and focus of this application.*

**Other information:** *Please feel free to add any further design and access information that you feel may be relevant to your application.*

Thank you