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HERITAGE STATEMENT Planning Application

Midway,
Lancott Lane,
Brighthampton,
OX29 7QJ



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1. INTRODUCTION

This heritage statement has been produced to support the planning application for the alterations and extension to Grade 2 Listed property Midway, Lancott Lane, Brighthampton, Witney, Oxfordshire, OX29 7QJ, and should be read in conjunction with all other reports, statements and drawings accompanying this application.

This statement has been prepared in accordance with the guidance within the National Planning Policy Framework, The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition), West Oxfordshire Local Plan 2031, West Oxfordshire District Council Design Guide 7: Listed Buildings, Registered Parks & Scheduled Monuments, and West Oxfordshire District Council Design Guide 14: Extensions & Alterations.

2. THE APPLICATION PROPERTY AS A HERITAGE ASSET

One of 3200 listed buildings throughout West Oxfordshire, the Grade II Listed property is located in Brighthampton - a hamlet about 4 miles south of Witney - which has gradually expanded along Abingdon Road A415 to become contiguous with the village of Standlake. Most of the housing stock in Brighthampton has been developed following the development and growth of the roads.

Lancott Lane is an established unmade lane which exits Abingdon Road. There is one other property on Lancott Lane which is listed, Langcotta; a late 17th century house, with coursed limestone rubble and thatched roof. Beyond the extent of Lancott Lane, there are six other Grade 2 listed buildings and one ancient scheduled monument within 500 meters.

Due to its Grade II listing and according to the West Oxfordshire Local Plan 2031, Midway is a 'designated heritage asset' which has "statutory protection and/or is a material planning consideration when determining planning applications". Item 8.87 of the West Oxfordshire Local Plan 2031 states that "Heritage assets [...] are irreplaceable features of the historic environment, whose effective conservation and enhancement delivers a wide range of social, cultural, economic and environmental benefits."

The architectural and/or historic interest must be considered for Listed Buildings within the historic environment and has been assessed in item 4 below.

3. HISTORIC ENGLAND LISTING DETAILS

Entry Name:	Midway
Grade:	II
Source:	Historic England
List Entry Number:	1367890
Date First Listed:	17/10/1988
Location:	Lancott Lane, Standlake, Witney, Oxfordshire, OX29 7QJ
County:	Oxfordshire
District:	West Oxfordshire
Parish:	Standlake
National Grid Reference:	SP 38524 03497
Traditional County:	West Oxfordshire
Lieutenancy Area:	West Oxfordshire
Church of England Parish:	Standlake
Church of England Diocese:	Oxford
Legacy System Number:	252358
Legacy System:	LBS

STANDLAKE LANGCOTT LANE SP3803 (West side) Brighthampton 22/274 Midway



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GV II

House, Dated EBF/1675 on fireplace bressumer; C18 extension to right. Coursed limestone rubble; colourwashed brick on limestone rubble plinth to right: gabled thatch roof; ridge (originally end) stack of stone finished in rendered brick. One-unit lobby-entry plan with rear outshut extended to 2-unit plan. One storey and attic: 2-window range. Timber lintels over C20 door and one- and 3-light casements; 2-light half-dormer casement to left and similar dormer casement to right. Interior: room to left has winder stairs adjoining open fireplace with stop-chamfered bressumer a stepped-ovolo-moulded beam and timber-framed rear wall. Chamfered beam and 19 winder stairs to right. Side-purlin roof.

Listing NGR: SP3852403497

4. ASSESSMENT OF PROPOSED ALTERATIONS TO THE HERITAGE ASSET

The West Oxfordshire Local Plan 2031 Policy EH11: Listed Buildings states that “Proposals for additions or alterations to a Listed Building [...] will be permitted where it can be shown to:

- Conserve or enhance the special architectural or historic interest of the building’s fabric, detailed features, appearance or character and setting;
- Respect the building’s historic curtilage or context or its value within a [...] setting, including its historic landscape or townscape context; and
- Retain the special interest that justifies its designation through appropriate design that is sympathetic both to the Listed Building and its setting and that of any adjacent heritage assets in terms of siting, size, scale, height, alignment, materials, and finishes (including colour and texture), design and form.

The proposed alterations and extension respect the buildings context and architectural features and is sympathetic to the style and scale of the existing dwelling. The alterations made to the property have been restorative and with the intention to improve the quality of the internal environment whilst retaining the character of the historic building. The materials used on the proposed extension emulate the materials from the existing property, ensuring the extension appears subservient to the listed building.

The proposed extension roof pitch matches that of the main building with its ridge line set lower in a similar manner to the roof over the colourwashed brickwork part of the building. This ensures the extension is of a smaller scale to the main existing dwelling yet retains its proportions and angles. The proposed window design is in-keeping with the existing window styles being 2-light and 3-light casements.

5. CONCLUSION

The alterations and extension proposed to the existing historical elements are balanced by the future enjoyment, positive repair, and continued maintenance, which has been undertaken for the most part using appropriate materials, in a traditional manner. The alterations undertaken will preserve it for future generations by ensuring that the users live in a safe, practical, and useful internal environment whilst enjoying the charming, charismatic dwelling for years to come.

In conclusion, we think this statement and supporting information justify the works undertaken which preserves and enhances the listed building.