

PROPOSED CONVERSION OF EXISTING PREMISES & CONSTRUCTION OF 1No.
DETACHED DWELLING

At

THE PEARL
110 LOWER END
LEAFIELD
OX29 9QQ

HERITAGE STATEMENT





Fig 1. View from Lower Road approaching from the East

As mentioned in the Design & Access Statement 110 Lower End lies within the Cotswolds AONB, the Leafield Conservation Area, and the Wychwood Project Area. The premises are not Listed and there is only 1 Listed property nearby, Spring Cottage, 96 Lower End (Listed Grade II) but this is approximately 70m to the West along Lower End and will not be impacted by the proposed development.

Particularly relevant Local Plan policies are:-

POLICY EH1: Cotswolds Area of Outstanding Natural Beauty

In determining development proposals within the Cotswolds Area of Outstanding Natural Beauty (AONB) and proposals which would affect its setting, great weight will be given to conserving and enhancing the area's natural beauty, landscape and countryside, including its wildlife and heritage.

POLICY EH2: Landscape character

The quality, character and distinctiveness of West Oxfordshire's natural environment, including its landscape, cultural and historic value, tranquillity, geology, countryside, soil and biodiversity, will be conserved and enhanced. New development should conserve and, where possible, enhance the intrinsic character, quality and distinctive natural and man-made features of the local landscape, including

individual or groups of features and their settings, such as stone walls, trees, hedges, woodlands, rivers, streams and ponds.....Special attention and protection will be given to the landscape and biodiversity of the Lower Windrush Valley Project, the Windrush in Witney Project Area and the Wychwood Project Area.

Archaeology

A search on <https://archaeologydataservice.ac.uk/archsearch/browser.xhtml> shows that there are no records of archaeological finds within a radius of approx. 600m, the closest being Leaffield Barrow, a medieval Motte castle just to the North of The Green, Leaffield.

Conservation Area

The application site is in a prominent location when approaching the village from the East as can be seen from fig 1 above. It's position on the edge of the Conservation Area is shown as a red outline in fig 2 below.

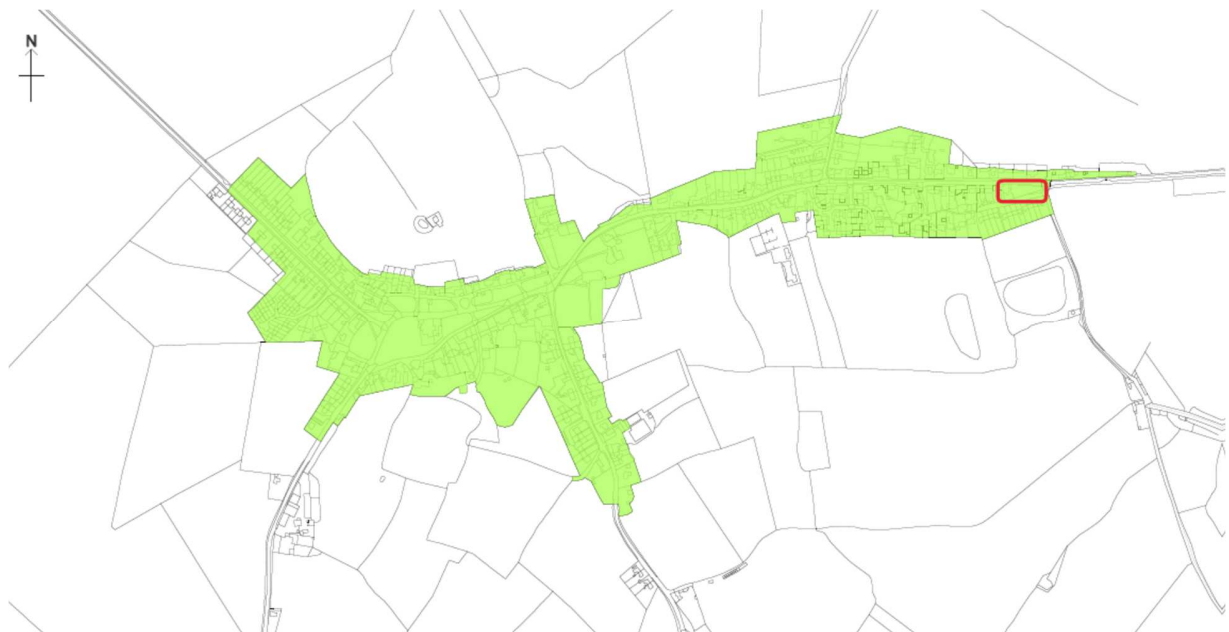


Fig 2. Application site within the Leaffield Conservation Area

Development immediately to the North of the application site on both sides of Lower End is typified by 2-storey, semi-detached or terraced, natural stone cottages running parallel with the road in a linear form – see figs 3 & 4 below.



Fig 3. Nos.99 & 101 Lower End opposite the application site to the North



Fig 4. Terraced cottages being nos.101-106 Lower End immediately to the West of the application site

Development to the South along Greenwich Lane comprises relatively modern 2-storey brick dwellings likely to have been built around the 1970's – see fig 5 below.



Fig 5. Terraced houses to the South of the application site on Greenwich Lane

As mentioned above, The Pearl lies in a prominent position facing East on the approach into the village. To the front of the building lies a triangular tarmac parking area enclosed by a low stone wall bordering the Highways either side.

The main building itself is a 2 ½ storey natural stone structure of historic vernacular with a steeply pitched stone slate roof and various single and 2 storey additions of unknown age to the rear and either side.

In terms of the proposed conversion works the alterations are minimal, principally

- Removal of modern unsympathetic lean-to W.C extension from South gable and infilling of adjacent double doors to rear lobby;
- Removal of lean-to roof from existing cellar/store extension on Northern gable;
- Removal of kitchen extract chimney from East-facing roof slope and cellar cooling plant from West gable of cellar lean-to extension;
- Addition of 1no. rooflight into East-facing roof slope over Unit 1 home office and 2no. flat glass rooflights over Unit 1 kitchen and bathroom; and
- Removal/adaptation of modern internal garden walls.



Fig 6. Kitchen extract chimney to be removed from East-facing roof slope

The most significant impact on the Conservation Area would be the proposed detached dwelling and so care has been taken in its siting and design.

In terms of its siting it is set adjacent to and parallel with the Southern boundary so as to continue the linear form of development in the area generally and so as not to obscure principal views of the main building from the East. This is shown indicatively on the image on drawing 1781_205. It is also proposed to introduce some soft planting at the Eastern end of the car park area to soften views.

The proposed 1 ½ storey form would keep the ridge height well below that of the main building which would remain as the dominant structure and the overall form and use of materials is in keeping with the local vernacular.

Narrow dormer windows at first floor reflect similar features on the existing building and the cottages along the North side of Lower End.

In a pre-application consultation referenced in the Design & Access Statement officers suggested that 'rooflights should be obviated'. In the sketch proposal submitted with that enquiry there were 3 shown and so 2 have been removed, leaving a single conservation-style rooflight serving the family bathroom as a further dormer in that location would appear incongruous.

External walls will be constructed with coursed random natural stone and the roof covering will be blue slate.

Windows will be anodized aluminium 'Heritage' range narrow casements finished externally in RAL 7016 (anthracite) and set back 75mm from the wall face.

Doors will be composite types, colour to match windows, and similarly set back from the wall face.

Boundary walls on the site perimeter will be coursed random stone and those within the site will be vertical, untreated, close-boarded timber, set between natural stone piers where shown on the plans.

SUMMARY

Attention has been given to Local Plan policies EH1 and EH3 in order to conserve the area's natural beauty, landscape and countryside.

External alterations to the existing building are minimal, and include the removal of unsympathetic additions such as a painted render single storey toilet extension and a large extract ventilation chimney.

The design and siting of the new-build dwelling has been developed taking into account comments from WODC Planning officers regarding its visual impact.

Proposed materials are in keeping with the existing building and architecture locally.