

Heritage Statement

Gables Cottage

Hackers Lane

Churchill



CONTENTS

1.0 Introduction	Page 2
2.0 Heritage Designations and Descriptions	Page 3
3.0 Historical Background	Page 7
4.0 Assessment of Significance	Page 10
5.0 Policy Context	Page 14
6.0 Proposals and Impact	Page 16
7.0 Summary and Conclusion	Page 20
Appendix 1 Historic England Statutory List Descriptions	Page 23
Appendix 2 Sources	Page 26

Title	Heritage Statement
Site	Gables Cottage Hackers Lane Churchill
Client	Peter and Emma-Jane Anderson.
Proposal	Extension to existing dwelling, Conversion of existing outbuildings to form domestic annex
Reference	GCC01
Date of issue	6/10/23

Introduction

- 1.0 This Heritage Statement has been prepared by Charlotte Bowles-Lewis BA Hons, MSc, IHBC, Inspire Heritage Services Ltd. The statement has been produced to accompany applications for a proposed extension to the existing dwelling, together with the conversion of existing outbuildings to form a domestic annex. The document should be read alongside the drawings and all other submitted information by Woodfield Brady Architects and Manton Property.
- 1.1 The site Gables Cottage is a grade II listed building located off Junction Road. Junction Road, the B4450, is the main route through Churchill, and the site is accessed from Hackers Lane. The site is within the main village which is located three miles southwest of Chipping Norton. The site is located within the Churchill Conservation Area and within the Cotswolds Area of Outstanding Natural Beauty. The property is within the West Oxfordshire District and identified on the site location plan Figure 1.



Figure 1 Site Location Plan highlighted in red.

Source: Woodfield Brady Architects

- 1.2 This report consists of a baseline heritage assessment compliant with paragraph 194 of the National Planning Policy Framework. This expects the applicant to be able to explain the significance of heritage assets in a proportionate way. It also contains a heritage impact assessment considering the effect of the proposals.
- 1.3 The significance of Gables Cottage and impact of the proposals upon the designated heritage asset, the conservation area, and adjacent designated heritage assets have been assessed using the guidance contained within the Historic England documents

Conservation Principles, Policy and Guidance (April 2008), Historic Environment Good Practice Advice in Planning Note 2 Managing Significance in Decision-Taking in the Historic Environment (2015) and Statements of Heritage Significance: Historic England Advice Note 12 (October 2019).

- 1.5 A site survey was undertaken on 1st June 2022. Photographs included in this report were taken during the site visit and provided by Woodfield Brady Architects. Information on the history of the site has been drawn from several sources, including National heritage datasets including The National Heritage List for England (NHLE), and the Heritage Gateway which is an online Heritage Environment Record (HER) <https://www.heritagegateway.org.uk>. Websites were reviewed regarding local history and historic maps completed. The amount of detail provided is considered proportionate to the proposals presented to decision makers.

2.0 Heritage Designations and Descriptions

- 2.1 Gables Cottage, Hackers Lane, Churchill (plates 1 and 2) is a Grade II designated heritage asset, list entry 1367792. The site is located within the Churchill Conservation Area first designated in 1998, figure 3.



Plate 1
Gables Cottage
Front elevation.



Plate 2
Gables Cottage
Rear Elevation.

- 2.2 The listed building description is as follows – *House, now divided. Probably early C18 with later additions and alterations. Roughly coursed limestone rubble; concrete tile roof. 3-unit baffle-entry plan. 2 storeys and gable-lit attic. C20 casements with wood lintels throughout, those to first floor directly below eaves, 2 on each floor to left, one on first floor to right and one immediately to right of infilled doorway with wood lintel to centre. Boarded door with wood lintel to right. Integral end stack to left and ridge stack directly above blocked doorway both with shafts rebuilt in C19. Gabled staircase projection to rear. Interior. Inspection not possible at time of resurvey (August 1987) but said to retain winder staircase continuing up to attic in gabled projection.*¹
- 2.3 Gables Cottage listed building description notes that the building dates from the early 18th Century. The property is depicted on the first edition historic mapping 1844-1952 Ordnance Survey 25-inch published 1900, figure 5 page 10. The designated asset is a single dwelling, two storeys with attic constructed in roughly coursed limestone rubble with alternating angle quoins. The roof is covered with concrete tiles with two ashlar chimneys. The main façade fronts onto Junction Road and has timber multi paned casement windows. These are noted in the list description as 20th century casements with timber lintels above. The roof to the rear has a modern dormer window added. Externally there is evidence of a change to the buildings plan form with doorways blocked on the front and rear facades. The rear façade has a modern lean-to porch which was consented in 1996, application reference W96/1284 and is constructed in matching rubble stone with a tiled roof. The plan form is linear and internally retains an abundance of original features, including winder staircase, timber beams, open fireplaces, and timber floors.



Plate 3 (left) single storey garage with parking space and plate 4 (right) two small outbuildings are within the garden curtilage.

- 2.4 The principal elevation is in a prominent position within the village on Junction Road, the main road (B4450) from Chipping Norton. The asset is set back from the road behind a small area of grass verge which slightly raised from street level. Gables Cottage has a generous enclosed rear garden mainly laid to lawn with landscaped borders and is enclosed and bounded by adjacent gardens and vegetation. The property includes a large modern garage consented in 1993, application reference

¹ <https://historicengland.org.uk/listing/the-list/list-entry/1367792?section=official-list-entry>

W93/1319 located to the side of Gables Cottage with driveway access and parking area off Hackers Lane, plate 3. This is constructed in stone with imitation tiled roof. The garden includes two outbuildings of traditional single storey form, plate 4. These buildings are identified on the OS 25" map published 1922. Due to these structures being dating to pre-1948 they are protected until curtilage listing.

- 2.5 The site of Gables Cottage is located within the village of Churchill. The asset is located within a cluster of historic buildings including the Old Barn, The Little Cottage and Barley Cottage, these assets are not designated but represent a traditional local vernacular. Along Hackers Lane is a cluster of designated assets including the Grade II listed building The Gables, this is a large house dated to 1715. Hackers House Cottage, dating from the mid-18th century, and Hackers House, mid-17th century are located opposite The Gables both Grade II listed. Along Junction Road to the south are the Grade II designated assets of The Thatched Cottage, South Mount, and Greystone. To the north of Gables Cottage are Hackers Barn and No 1 and 2 The Square both Grade II assets. The Church of All Saints standing predominantly at the centre of the conservation area. The church is Grade II* listed and dates to 1826 by James Plowman for James Langston. The list description notes that the west tower was closely modelled on that of Magdalen College, Oxford, albeit reduced by a third in size.² Figure 2, below, taken from the Historic England website sets out the locations of nearby designated heritage assets which have been considered regarding any associated impacts relating to this proposal.

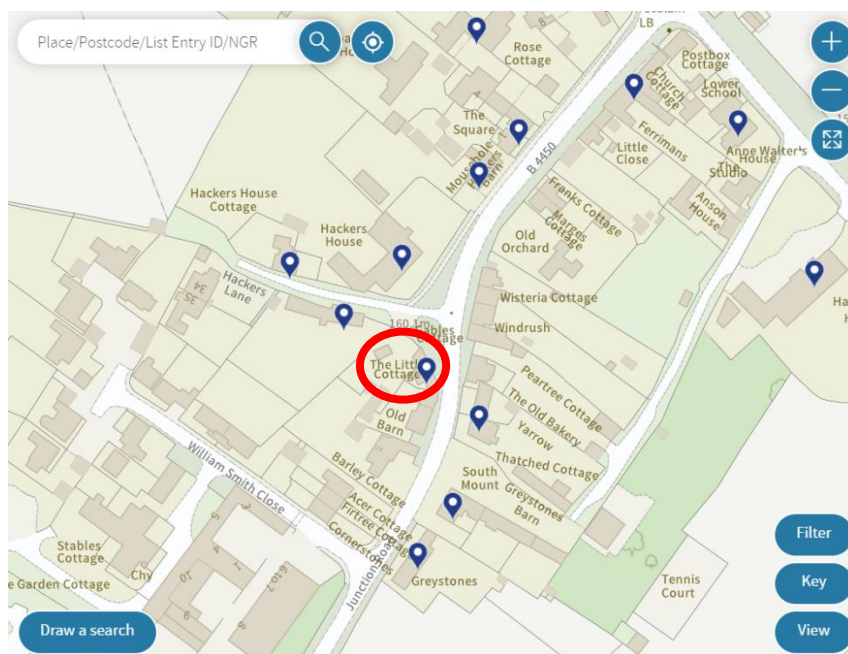


Figure 2 Designated Heritage Assets Plan with Gables Cottage in red.

Source: web resource www.historicengland.org.uk

² <https://historicengland.org.uk/listing/the-list/list-entry/1053342?section=official-list-entry>

2.6 Gables Cottage is with a designated conservation area, figure 3. The local authority does not have an adopted conservation area appraisal for the village. Gables Cottage is situated in a prominent location within the street scene. Constructed in high-quality materials Gables Cottage contributes to the character and appearance of the street scene. Due to its position within a tightly grained village, the setting of Gables Cottage is provided by other residential properties of a similar scale and appearance. Many of which are historic buildings, converted former agricultural buildings, farmhouses, or cottages. Principal views of the site are from approaches from the north on Junction Road. The village is consistent in its vernacular through the use of stone, small casement windows and stone tiles to roofs. Churchill is rural in character and the buildings mainly originate from a farming use. Historic development is irregularly dispersed between areas of, once open land, mature trees, and drystone walls. Where development has occurred, this has been of an infill nature and retained the villages rural character.



Figure 3 Conservation Area Plan with site identified in red.

Source: web resource <https://www.westoxon.gov.uk>

3.0 Historical Background

- 3.1 Churchill has been referred to several names across the centuries including Cercelle, Churchell. Chercell and finally, by 1537, Churchill. Churchill means a hill, burial ground or barrow and may be derived from the Old English 'cyrç'. Within the village are several barrows indicating a settlement from pre-historic times. Other literal interpretations include 'Cyrç-hill', literally 'Hill-hill', part Celtic and part Anglo-Saxon.³
- 3.2 The village website notes that Churchill is first recorded in the Domesday Book of 1085, identifying two mills, twenty-four villeins (a tenant peasant farmers tied to the land) and fourteen families. The original village was largely abandoned at the end of the seventeenth century following a disastrous fire on 30th July 1684. Twenty houses were destroyed and four people died most of the buildings were timber framed and thatched. Only the graveyard and the chancel of the old church – now the Heritage Centre – together with uneven ground in the adjacent field, indicate its whereabouts. The villagers moved up the hill to its current location and housing constructed in stone rather than timber.
- 3.3 Until the end of the 18th century, the landscape had large open spaces of arable land cultivated in strips with stock grazing on common land. The village was enclosed in 1788 and agriculture remained the most important industry providing the livelihood of the bulk of the residents up until the mid-20th century. Until the later 20th century, the predominant materials used in Churchill were pale limestone rubble and stone slate. Village buildings consisted mainly of tied labourer's cottages owned by successive Earls of Ducie who owned the majority of land and houses in Churchill and nearby Sarsden.
- 3.4 In 1870-72, John Marius Wilson's Imperial Gazetteer of England and Wales described Churchill like this: *CHURCHILL, a parish in Chipping-Norton district, Oxford; on the Chipping-Norton railway, 1¾ mile NE of Chipping-Norton Junction r. station, and 3 SW of Chipping-Norton. It has a post office under Chipping-Norton. Acres, 2, 850. Real property, £4, 081. Pop., 642. Houses, 123. The property is chiefly in one estate. The living is a vicarage in the diocese of Oxford. Value, £177. Patron, the Earl of Ducie. The church is good; and there are charities £18. Warren Hastings was a native.*⁴
- 3.5 The Victoria County History notes that the estate was broken up in 1922 when it was sold to private individuals. By the 1930s it was noted that the cottages and houses were beginning to be sold to incomers as country residences reflecting the upwardly mobile social gentrification of the village, which has since characterised the region due to its connections to London.

³ <https://churchillsarsden.com/history/>

⁴ <https://www.visionofbritain.org.uk/place/9536>

- 3.6 The following historic mapping has been found with the earliest map depicting the site is the 1844-1952 Ordnance Survey Map 25 inch published in 1900, figure 5. The remaining maps date from 1922 to the National Grid Map 1944-1970 published 1966, figures 6-9. No historic mapping after this date has been found for the site. In 1910 a District Valuation was completed and includes Gable Cottage, figure 4. This is discussed further within section 4.



Figure 4 Gables Cottage identified as plot 115 on the DV/VIII/179 published in 1910.

Source:
<https://oxfordshire.maps.arcgis.com>



Figure 5 Gables Cottage highlighted in red on the 1844-1952 OS 25" published 1900.

Source: web resource
<https://maps.nls.uk>



Figure 6 Gables Cottage highlighted in red on the 1841-1952 OS 25" published 1922.

Source: web resource <https://maps.nls.uk>

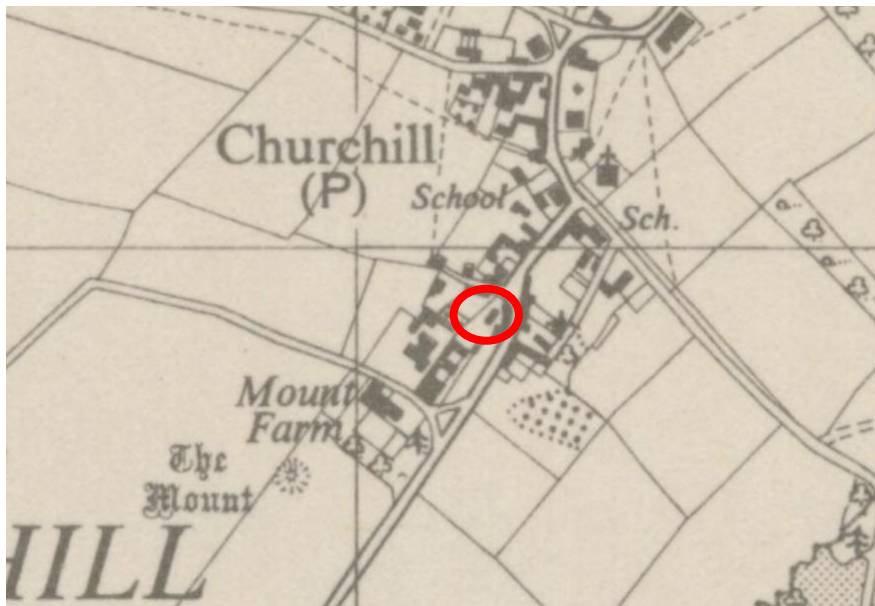


Figure 7 Gables Cottage highlighted in red on the 1:25,000 Outline Series of Great Britain, 1945-1970 published 1949.

Source: web resource <https://maps.nls.uk>

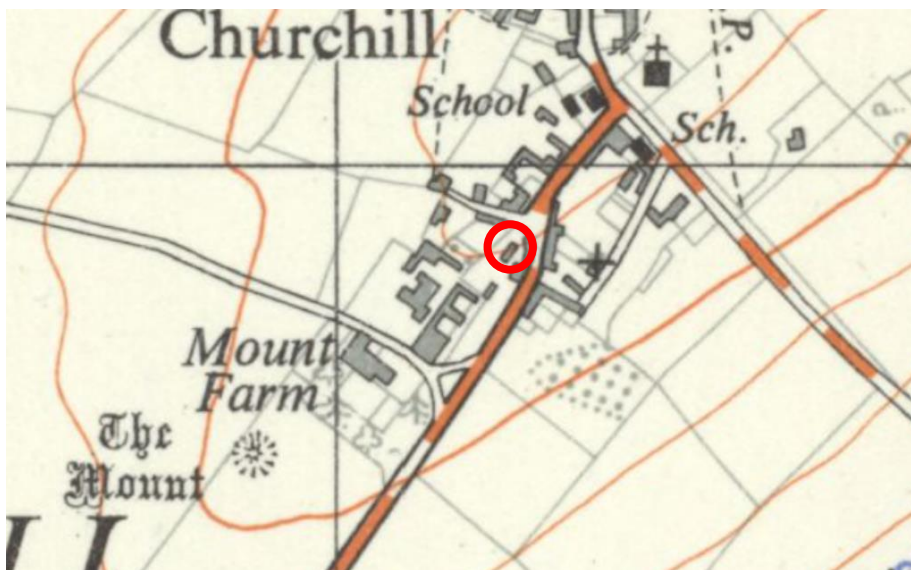


Figure 8 Gables Cottage highlighted in red on the 1:25,000 maps of Great Britain, 1945-1971 published 1951.

Source: web resource <https://maps.nls.uk>

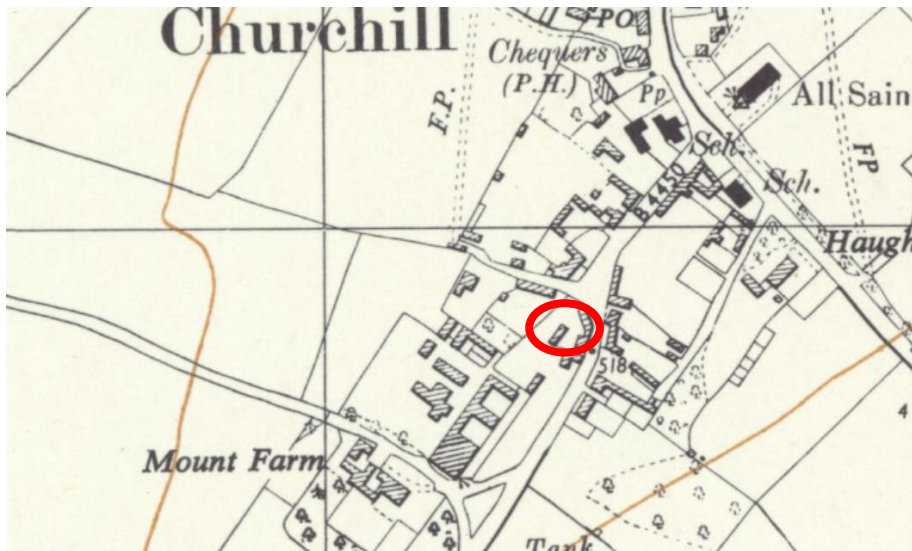


Figure 9 Gables Cottage highlighted in red on the National Grid Map 1944-1972 published 1966.

Source: web resource <https://maps.nls.uk/>

4.0 Assessment of Significance

- 4.1 A heritage assets significance is derived from the historic, architectural, artistic, and archaeological interest or a combination of these. Each aspect is assessed in turn within this chapter relating to Gables Cottage, a Grade II designated heritage asset and the Churchill Conservation Area. Not every heritage asset shares the same set of values, but these aspects are broadly recognised as encompassing what makes an asset important in a planning and building conservation context. They help to define the cultural significance and importance of a site, or aspects of it, as advised in Historic England's Conservation Principles, Policies and Guidance (Historic England, 2018). Each of the values in the next section are ranked either High, Medium, Low, Negligible, or Intrusive, dependent on the following criteria:

HIGH: A theme, feature, building or space which is important at a national or international level, with high cultural value and important contribution towards the character and appearance of the area.

MEDIUM: Themes, features, buildings, or spaces which are important at regional level or sometimes higher, with some cultural importance and some contribution towards the character and appearance of the area.

LOW: Themes features, buildings or spaces which are usually of local value only but possibly of regional significance for group or their value. Minor cultural importance and contribution to the character or appearance of the area.

NEUTRAL: These themes, spaces, buildings, or features have little or no cultural value but do not detract from the character or appearance of the area.

INTRUSIVE: Themes, features, buildings, or spaces which detract from the values of character and appearance of the area. Efforts should be made to remove or enhance these features.

- Historic interest** This is derived from the house's illustrative value, Gables Cottage listed building description notes that the building dates from the early 18th Century. The property is depicted on the first edition historic mapping 1844-1952 Ordnance Survey 25-inch published 1900, figure 5 page 10. Its surviving historic fabric can be experienced when looking at the building from various locations within its vicinity, as well as, within the building itself where aspects of domestic history are reflected in surviving features. Historical value also derives from the ways in which past people, events and aspects of life can be connected through a place to the present and is usually either associative or illustrative. The building itself is not linked to any prominent figures or events therefore its historical interest and value remains local. Maps and record books produced as part of the 1910 District Valuation shows the property was once included within the Earl of Ducie estate, as was much of the village. At the time of the valuation George Parker was a tenant in the cottage, plate 5. The description of the site notes it as a cottage and garden, located in the centre of the village. The size is 1/20th with a gross annual value of £2/17 shillings. It is likely the property was historically one large building and therefore the various phases of the site's development have eroded and diminished much of its' historical value, but it nonetheless illustrates the rural history and development of Churchill. Due to the Grade II status of the designated asset this is assessed as being of high significance.

113	Wright	"	"	"	"	1/15	7 10/-
114	Alden William	"	"	"	"	1/1	10 2/6
115	Parker George	"	"	"	"	1/20	2 17/-
116	Booper James	"	"	"	"	1/30	4 3/4

Plate 5 Maps and record books produced as part of the 1910 District Valuation.

Source <https://www.oxfordshire.gov.uk/sites/default/files/district-valuation/DV-X-41.pdf>

- Architectural interest** Architectural value is embodied in the vernacular character of the former farmhouse and its numerous extensions, which provide evidence of the changes enacted by the various occupants. The designated asset is a single dwelling, two storeys with attic constructed in roughly coursed limestone rubble with alternating angle quoins. The roof is covered with concrete tiles with ashlar chimneys. The main façade fronts onto Junction Road and has timber multi paned casement windows which are noted in the list description as 20th century casements with timber lintels above. The roof to the rear has a modern dormer window. Externally there is evidence of a change to the buildings plan form with doorways blocked on the front and rear facades. The rear façade has a modern lean-to porch and is constructed in matching rubble stone with a tiled roof. The plan form is linear and internally retains an abundance of original features, including staircase, timber beams, open fireplaces, and timber floors. Due to the Grade II status of the designated asset this is assessed as being of high significance.



Plate 6 (left) Historic timber beams to second floor, plate 7 (centre) historic spiral staircase and plate 8 (right) fireplace to main living room.

The garden includes two outbuildings of traditional single storey form and stone construction. These buildings are identified on the OS 25" map published 1922. Due to these structures being dating to pre-1948 they are protected until curtilage listing. The structures were re-roofed in artificial stone tiles in 2001. The smaller of the two outbuildings is likely to have been a privy for the surrounding cottages prior to their conversion to larger dwellings. This is due to the narrow nature of the brick walling. Walling is stonework and has a been painted, flooring is a mix of stone paving and concrete. Where flooring is salvageable this would be reused. The larger outbuilding has a modern concrete floor with half the structure and a modern tiled floor to the remaining. The outbuilding has large timber doors to the southeast elevation. The oil tank is also located adjacent the structure. This outbuilding is single storey and exposed to the roof. It has been sub-divided by the addition of a modern timber clad partition and breeze block wall to end gable. The walls are exposed stonework, and the roof has not been insulated with the membrane visible from the re-roofing work in 2001. These elements are identified as being of low significance as these are common features in gardens and do not have any architectural embellishments which are of historic or architectural significance.

The property includes a large modern garage, consented in 1993, is located to the side of Gables Cottage with driveway access and parking area off Hackers Lane. This is constructed in stone with imitation tiled roof. This building is of not of historic or architectural interest and therefore is identified as being of neutral significance.

- **Archaeological interest** Any building of age and multiple periods has some potential for archaeological value whereby the physical materials of its construction could contain potential evidence about that property not reflected elsewhere in the documentary record. Gables Cottage dates to the 18th century and has been in constant use and alterations of the fabric retain elements of archaeological evidence to the original 18th century dwelling. Therefore, provides a record of its development through time. The inherent value of isolated parts of the fabric is considered greater where that fabric retains evidence of former arrangements or features. This aspect of interest is however considered relatively low with limited multiple phases or great physical complexity.

- **Artistic interest** The asset is not considered to derive significance from artistic values, albeit that it is an attractive vernacular building aesthetically.
- 4.2 The property is set back from the main road in an elevated position, location on the corner of Junction Road and Hackers Lane. The setting of Gables Cottage consists of private amenity areas directly associated with the property which includes lawn, border planting and trees. Stone outbuildings are located within the garden area and are a mix of modern and curtilage listed structures. The private garden offers close and intimate locations from which to appreciate the varying architectural qualities of the building's facades and its detailing. The topography of the site is relatively flat with a mix of gravel and domestic garden, this aspect makes no specific contribution to the way in which this property is understood or experienced. Public views of the garden area are limited due to the stone boundaries and garage fronting onto Hackers Lane. There are limited views of the garden through the access gate to the rear garden, plate 9.



Plate 9 View of garage and outbuildings from access off Hackers Lane.

- 4.3 The local authority does not have an adopted conservation area appraisal for the village. Gables Cottage is situated in a prominent location within the street scene. Constructed in high-quality materials Gables Cottage contributes to the character and appearance of the street scene. Due to its position within a tightly grained village, the setting of Gables Cottage is provided by other residential properties of a similar scale and appearance. Many of which are historic buildings, converted former agricultural buildings, farmhouses, or cottages. Principal views of the site are from approaches from the north on Junction Road. The village is consistent in its vernacular through the use of stone, small casement windows and stone tiles to roofs. Churchill is rural in character and the buildings mainly originate from a farming use. Historic development is irregularly dispersed between areas of, once open land, mature trees, and drystone walls. Where development has occurred, this has been of an infill nature and retained the villages rural character.

4.4 In summary, Gables Cottage is therefore of high historic and architectural value dating to the 18th century and the building's architectural interest is derived from its decorative form and use of local materials and features. The property is not associated with any nationally important figures or events. Gables Cottage has low archaeological interest retained within the asset's walls and foundations. The building's significance is not derived from artistic interest. Its overall significance is high in a national context, due to its statutory Grade II listed status.

5.0 Policy Context

5.1 This heritage impact assessment is written within the following legislative, planning policy, and guidance context.

Planning (Listed Buildings and Conservation Areas) Act 1990

5.2 Statutory duties exist under sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') for the local planning authority in considering whether to grant listed building consent or planning permission for development that affects a listed building or its setting to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

5.3 The site is located within the Churchill Conservation Area wherein the Local Planning Authority is statutorily obliged to pay special attention to the desirability of preserving or enhancing the character or appearance of the locality. This duty is required in relation to Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

National Planning Policy Framework (NPPF) (updated 20th July 2021)

5.4 The National Planning Policy Framework (NPPF) sets out national planning policy relating to the conservation and enhancement of the historic environment. Individual aspects of the historic environment are considered to constitute heritage assets. Heritage assets include designated sites and non-designated sites, and policies within the NPPF relate to both the treatment of assets themselves and of their settings, both of which are a material consideration in development decision making. It advises that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance.

5.5 Section 16 of the NPPF "Conserving and Enhancing the Historic Environment" (para. 199) states that "*When considering the impact of a proposed development on the*

significance of a designated great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."

- 5.6 Paragraph 200 of the NPPF states that *"Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional."*
- 5.7 Paragraph 201 of the NPPF advises where proposals would lead to substantial harm to the significance of a designated heritage asset, the proposals should be refused unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of four listed criteria therein apply.
- 5.8 Paragraph 202 advises where proposals would lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposals, including where appropriate securing its optimum viable use.

Local Planning Policy

- 5.9 The site lies within the village of Churchill and the planning authority is West Oxfordshire District Council. The Council adopted the West Oxfordshire Local Plan on 27 September 2018 which sets out the overall planning framework for the district from 2011 to 2031. The following heritage-based policies are relevant to the application proposals:
- EH9 Historic environment
 - EH10 Conservation Areas
 - EH11 Listed Buildings
 - The West Oxfordshire Design Guide (SPD)
- 5.10 The Historic Environment plays a key role in defining the distinctive character of the District and the individuality of its settlements, contributing greatly to the district's culture, economy, and tourism and the overall quality of life enjoyed by current and future generations. These policies set out the Council's aim to conserve and enhance the historic environment and local distinctiveness and to positively manage change

which is a critically important part of sustainable development and a key element of the adopted Local Plan.

6.0 Proposals and Impact

6.1 This section considers the proposals and any resultant impact of the proposed development on the architectural or historic interest of Gables Cottage and its setting.

6.2 Pre-application discussions were held with the Local Authority Conservation Officer reference 22/00363/PREAPP regarding the *“Erection of a single storey rear extension and formation of opening between extension and existing house. Alteration to purlin within attic. Increase in height of door lintel within attic into fourth bedroom. Conversion of outbuilding into ancillary accommodation.”* Proposals have been developed with Woodfield Brady Architects and Manton Property. Reviews and refinements to the initial scheme have been completed to ensure proposals are sympathetic to the architectural and historic interest of the host asset and its setting. This has included a number of design meetings to review the overall proposals as part of the design and development stage. The proposals include:

- Single storey extension to provide kitchen/family room.
- Conversion of porch to WC.
- Creation of one ensuite to second floor and conservation roof light.
- Works to outbuildings to provide annex/studio accommodation including a glazed link.
- Addition of bat loft to modern garage.

Each aspect is discussed in turn as follows, please refer to submitted plans by Woodfield Brady Architects.

Single storey extension to provide kitchen/family room.

6.3 The first element of the application is the creation of a single storey side extension to provide a kitchen/breakfast room. The extension would be constructed in matching stone walling with a lead grey membrane flat roof hidden by a stone parapet. The stone walling provides a continuation of the existing street scene following the existing boundary wall without any new openings to the principal elevations. The scheme seeks to ensure that the materiality harmonises with the host asset. The extension would include a simple casement window to the side elevation onto the driveway. To provide light into the kitchen area the scheme includes a plateau roof light, and this would not project beyond the parapet. To the rear elevation the proposals include a simple glazed addition with a traditional standing seam metal roof and metal floor to ceiling door openings. This aspect provides a lightweight and traditional approach as well as providing greater connectivity with the garden.

- 6.4 The scheme requires the creation of a new single doorway into the extension from the proposed dining room. The opening seeks to minimise the impact to the historic fabric. The opening up would be completed traditionally by hand and include a traditional lintel detail. Structural details can be provided if required by condition.
- 6.5 The proposal has addressed the concerns raised in the pre-application response dated 28th April 2022. The revised extension has been relocated to the side elevation which is not characterful or of great architectural interest due to its blank gable and limited window openings. The reduced the scale of the extension seeks to be subservient to the host asset compared to the scale of the pre-application submission and does not include a wrap-around onto the rear elevation. The proposals provide a traditional approach in its design and materiality responding to the historic and architectural interest of Gables Cottage. The scheme has been designed to be subservient and recessed to the host dwelling. The proposed addition allows its historic spatial form and evolution to be understood. The location of the extension behind the boundary walling ensures the scheme does not detract from the street scene and its conservation area setting. A Schedule of Materials has been provided as part of the application submission. Should a sample panel for the new stonework be desired by the Conservation Officer this could be provided by condition. Together with any scaled drawings for windows and doors.
- 6.6 Regarding landscaping and access, the proposals would maintain the existing driveway access. From the street scene the main change would be removal of trees to facilitate the new extension and an increase in height to the newly created boundary wall. The landscaping to the garden would include a new paved terrace.



Plate 10 (left) view of property from Hackers Lane and existing stone boundary wall. Plate 11 (right) proposed location of extension onto side gable and area of stonework to be removed for access.

Conversion of existing porch to WC.

- 6.7 The existing modern porch, plate 12, is proposed to be utilised as a downstairs WC. The porch was consented in 1996 and therefore is of modern construction. Constructed in stone the structure has a lean-to concrete tile roof and timber entrance door. The proposal seeks to utilise the existing opening and the entrance door is

proposed to be partially enclosed with timber boarding and a small window. The proposals would not alter the spatial character of the room and would not impact any historic fabric. The proposal would be an enhancement due to the re-establishment the existing front door as its primary entrance.



Plate 12 (left) Modern porch proposed to be converted to WC, plate 13 (Centre) Bedroom and proposed rooflight and plate 14 (right) cupboards proposed for removal to create en-suite.

Creation of one ensuite to second floor and conservation roof light.

- 6.8 The second-floor works seek to provide an ensuite within an existing bedroom. The scheme would involve the removal of modern fitted cupboards, plate 14, and a new partition would be required to enclose the ensuite. The works would retain all the roof structure and exposed timbers. Therefore, would not impact any historic fabric and the spatial character of the room would be retained. The new ensuite will utilise plumbing from the first-floor bathroom and plumbing routes will ensure that they do not cut through any historic timbers or joists and be concealed by timber boxing. Ventilation details could be in the form of a roof vent tile if desired to reduce any visual impacts. Should further details be required by the conservation officer or building control they could be submitted by condition.
- 6.9 Minor changes are also proposed to the second bedroom on this floor though the addition of a simple metal flush conservation rooflight, plate 13. The rooflight would be located between the rafters with a small section proposed for removal between the purlins. The ceiling is plasterboard in this location and therefore very limited fabric would be removed to facilitate this element. Regarding the roofscape the addition is set to the rear of the designated asset. Its flush fitting design ensures that there is minimal impact on the roof slope, wider site setting and conservation area. Such rooflights are a common feature in the conservation area and follow the councils design guidance.

- 6.10 The proposals would not be harmful to the historic or architectural interest of the Grade II listed building or its spatial floor plan.

Works to outbuildings to provide annex/studio accommodation including a glazed link.

- 6.11 The application includes the reuse of the two outbuildings which are curtilage listed, plates 15 and 16. The outbuildings were re-roofed in 2001 and included a new artificial stone tile roof with replacement window. The smaller of the two outbuildings is likely to have been a privy for the cottages within the local area. This is due to the narrow nature of the brick walling. Walling is constructed in stonework and has a been painted, flooring is a mix of stone paving and concrete. Where flooring is salvageable this would be reused. The larger outbuilding has a modern concrete floor within half the structure and a modern tiled floor to the remaining. The outbuilding has large timber doors to the southeast elevation. The oil tank is also located adjacent the structure. This outbuilding is single storey and exposed to the roof. It has been subdivided by the addition of a modern timber clad partition and breeze block wall to end gable. The walls are exposed stonework, and the roof has not been insulated with the membrane visible from the re-roofing work in 2001.



Plate 15 (left) View of primary elevation to larger outbuilding, plate 16 (centre) view between two outbuildings and plate 17 (right) Proposed location of glazed opening onto terrace.

- 6.12 The proposals seek to connect the two outbuildings through the addition of a modest link. This would be glazed to the northeast elevation which faces the host asset. To the rear, southwest elevation, the link would be timber boarded to retain its outbuilding character. The scheme includes the addition of glazed openings, one to the northeast elevation, which is recessed behind timber shutters, and a further opening is proposed in the northwest elevation to provide connectivity to the existing terrace. This latter opening will have simple metal double doors added. Some historic fabric will be removed as part of the conversion and connectivity. Internally, the scheme includes the addition of bathroom and kitchen facilities, and stonework will

remain exposed and repointed in lime mortar. Metal rainwater goods are proposed, and the scheme includes the re-roofing of the buildings with existing slates. Insulation and lime plastered ceilings set in between existing timbers are proposed. Refer to architect drawing detailing on this element.

- 6.13 The outbuildings are set back from the roadside and are within the residential garden area away from the principal façade of the designated asset and the street scene. The proposals seek to bring these buildings back into use through the addition of a modest linking element. The materials proposed are high quality and retained the outbuilding character through the addition of simple timber boarding, timber doors and shutters and timber framed windows to match the existing. The roof will retain its blank character. The scheme has been designed to respond to the scale and character of the outbuildings and the modest glazed link will allow the reuse of these buildings. The scheme is in-keeping with its setting and conservation area and the proposals do not compete with Gables Cottage or detract from its surroundings.

Addition of bat loft to modern garage.

- 6.14 The final element of the proposals seeks to provide a bat loft within the modern garage. The garage was consented in 1993, and is located to the side of Gables Cottage with driveway access and parking area off Hackers Lane. This is constructed in stone with imitation tiled roof. Due to the modern nature of the building this will not disturb any features of historic or architectural interest. The bat access will be located on the southwest gable and be in an elevated position. Due to the discrete location of the bat access this will not be prominent in the street scene and will not impact on the setting of the designated asset or the conservation area.

7.0 Summary and Conclusion

- 7.1 This report has presented an assessment of the history and significance of Gables Cottage and its setting to a proportionate level in accordance with the requirements of paragraph 194 of the NPPF. It presents to West Oxfordshire District Council, the decision-maker, a description of the proposed works and any associated impacts on Gables Cottage as a designated heritage asset. The report does not undertake any assessment to determine the planning balance and public benefit, if any, this is a matter for the Council.
- 7.2 Conservation is considered to be the process of carefully managed change; it is not the same as preservation. At this site, the proposed changes are based on an understanding of the buildings and areas key heritage values and character. In preparing the design and detailing of the proposal consideration has been given to the West Oxfordshire Local Plan, as well as national planning policies. The proposals have been revised following pre-application discussions to ensure that the scheme sustains

and enhances the character, appearance and significance of the designated heritage asset, and its setting. The design involved careful consideration of the most appropriate location to extend the property to preserve the assets historic and architectural significance. The scale of the single storey extension has been designed to ensure that it does not compete with the original building, disrupt, or hide any architectural features of significance or detract from the surroundings. The treatment of its elevations ensure that the scheme is traditional and subservient being set behind a boundary wall retaining its blank façade. The materials are of a high-quality and traditional utilising matching stone, lead roofing, metal rainwater goods and metal windows and doors. Where fabric is proposed to be removed this has been carefully considered to minimize the impact of the proposals. Internally there are minimal works to the ground floor to provide a WC. The second floor includes the addition of an en-suite and conservation roof light. Works to the garage impact modern fabric and therefore are not considered contentious from a conservation perspective. The proposals to the outbuildings seek to rejuvenate these curtilages listed buildings and retain their outbuilding character. Overall, there is no harmful impact on the setting of the host asset and the character and appearance of the street scene will be preserved.

- 7.3 The proposals are set away from adjacent designated assets of The Gables, Hackers House Cottage and Hackers House which are located along Hackers Lane. The new addition would be read as a traditional boundary wall and as such the scheme set behind. There will be limited change to the existing street scene other than an increase in height to the existing boundary. As such visibility of the new extension to the host asset would be limited. The use of traditional materials to the extension and the modest link element to the outbuildings seek to respond to the character of the existing buildings and rural vernacular. Therefore, it is assessed that the scheme will not result in a harmful impact on the setting of the adjacent designated heritage assets.
- 7.4 In light of the above assessment while there will be loss of historic fabric to provide a new opening to access the extension and rejuvenation of the outbuildings, the works have been carefully considered and sympathetically designed. The extension focuses on the side gable of the designated asset and seeks to continue its linear spatial character and plan-form. The overall scheme has been designed to respond to the historic and architectural interest of the designated heritage asset and seeks to utilise high quality traditional materials. The proposals would not have a harmful impact on the setting of adjacent designated heritages assets. The proposal would preserve the character and appearance of the designated conservation area. Therefore, the scheme seeks to respond to Section 16 of the National Planning Policy Framework, Sections 16(2), 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 together with the West Oxfordshire Local Plan policies EH9 Historic

environment, EH10 Conservation Areas, EH11 Listed Buildings, and the West Oxfordshire Design Guide (SPD).

Appendix 1 Historic England Statutory List Descriptions

10/4/23, 12:05 PM

GABLES COTTAGE, Churchill - 1367792 | Historic England

GABLES COTTAGE

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1367792**

Date first listed: **15-May-1989**

List Entry Name: **GABLES COTTAGE**

Statutory Address 1: **GABLES COTTAGE, JUNCTION ROAD**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **GABLES COTTAGE, JUNCTION ROAD**

The building or site itself may lie within the boundary of more than one authority.

<https://historicengland.org.uk/listing/the-list/list-entry/1367792?section=official-list-entry>

1/4

10/4/23, 12:05 PM

GABLES COTTAGE, Churchill - 1387792 | Historic England

County: Oxfordshire

District: West Oxfordshire (District Authority)

Parish: Churchill

National Grid Reference: SP2819723927

Details

SP22SE 7/63

CHURCHILL JUNCTION ROAD (West side) Gables Cottage

GV II

House, now divided. Probably early C18 with later additions and alterations. Roughly coursed limestone rubble; concrete tile roof. 3-unit baffle-entry plan. 2 storeys and gable-lit attic. C20 casements with wood lintels throughout, those to first floor directly below eaves, 2 on each floor to left, one on first floor to right and one immediately to right of infilled doorway with wood lintel to centre. Boarded door with wood lintel to right. Integral end stack to left and ridge stack directly above blocked doorway both with shafts rebuilt in C19. Gabled staircase projection to rear. Interior. Inspection not possible at time of resurvey (August 1987) but said to retain winder staircase continuing up to attic in gabled projection. [2506]

Listing NGR: SP2819723927

Legacy

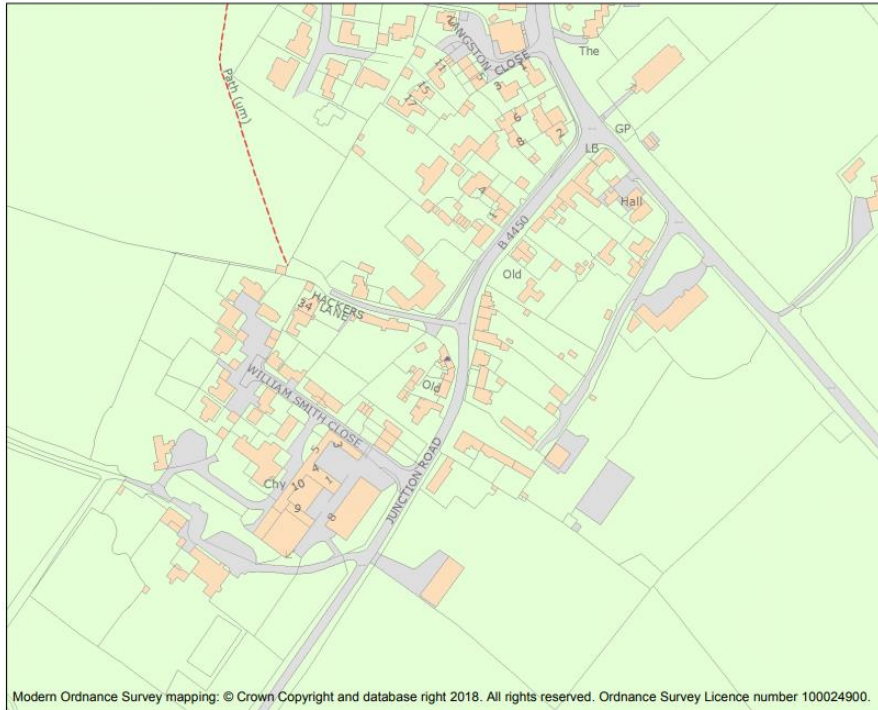
The contents of this record have been generated from a legacy data system.

Legacy System number: 253956

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Name: GABLES COTTAGE

This is an A4 sized map and should be printed full size at A4 with no page scaling set.

Heritage Category:

Listing

List Entry No : 1367792

Grade: II

County: Oxfordshire

District: West Oxfordshire

Parish: Churchill

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR: SP2819723927

Map Scale: 1:2500

Print Date: 4 October 2023

 Historic England
HistoricEngland.org.uk

Appendix 2: SOURCES

Department for Communities and Local Government. National Planning Policy Framework (2018)

Planning (Listed Buildings and Conservation Areas) Act (1990)

Historic England. Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (2008)

Historic England. Historic Environment Good Practice – Advice in Planning: Note 2 – Managing Significance in Decision-Taking in the Historic Environment (2015)

Historic England. Historic Environment Good Practice – Advice in Planning: Note 3 – The Setting of Heritage Assets (2015)

Historic England. Statements of Heritage Significance: Historic England Advice Note 12 (October 2019)

National Heritage List for England

National Library of Scotland <https://maps.nls.uk>

A History of the County of Oxford: Volume 17

Inspire Heritage Services Ltd shall retain full copyright of any commissioned reports, tender documents or other project documents, under the Copyright, Designs and Patents Act 1988 with all rights reserved; excepting that it hereby provides a license to the client and the Council for the use of the report by the client and the Council in all matters directly relating to any planning matters and to use the documentation for their statutory functions and to provide copies of it to third parties as an incidental to such functions. This report should not be reproduced in full or in part without prior written permission.

Inspire Heritage Services Ltd accepts no responsibility or liability to any third party regarding the content of this report and, as such, any third party who relies on this report in full or in part does so at their own risk.

© Inspire Heritage Services Ltd