

HERITAGE STATEMENT

CLIENT NAME & ADDRESS
Ruth Linighan 28 Acre End Street Eynsham Witney OX29 4PA

PROJECT NO.:	23-334	DATE:	05.11.23
ACCOUNT NO.:	RLG	CUST. REF.:	n/a
PROJECT:	28 Acre End Street, Eynsham		
CONTACT:	Ruth Linighan		

PLANNING PROPOSAL DESCRIPTION
Replacement of existing roof light to second floor bedroom with box dormer.

REF.: HS

01 PROPOSED DEVELOPMENT SITE (REAR ELEVATION)



View from rear garden.

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01 INTRODUCTION

This statement is a supporting document for a Householder Planning application at No.28 Acre End Street, Eynsham. It should be read in conjunction with the rest of the Planning application 23/02700/HHD.

The dwelling is a three-storey terraced house located in Crown Crescent, Acre End Street, Eynsham¹.

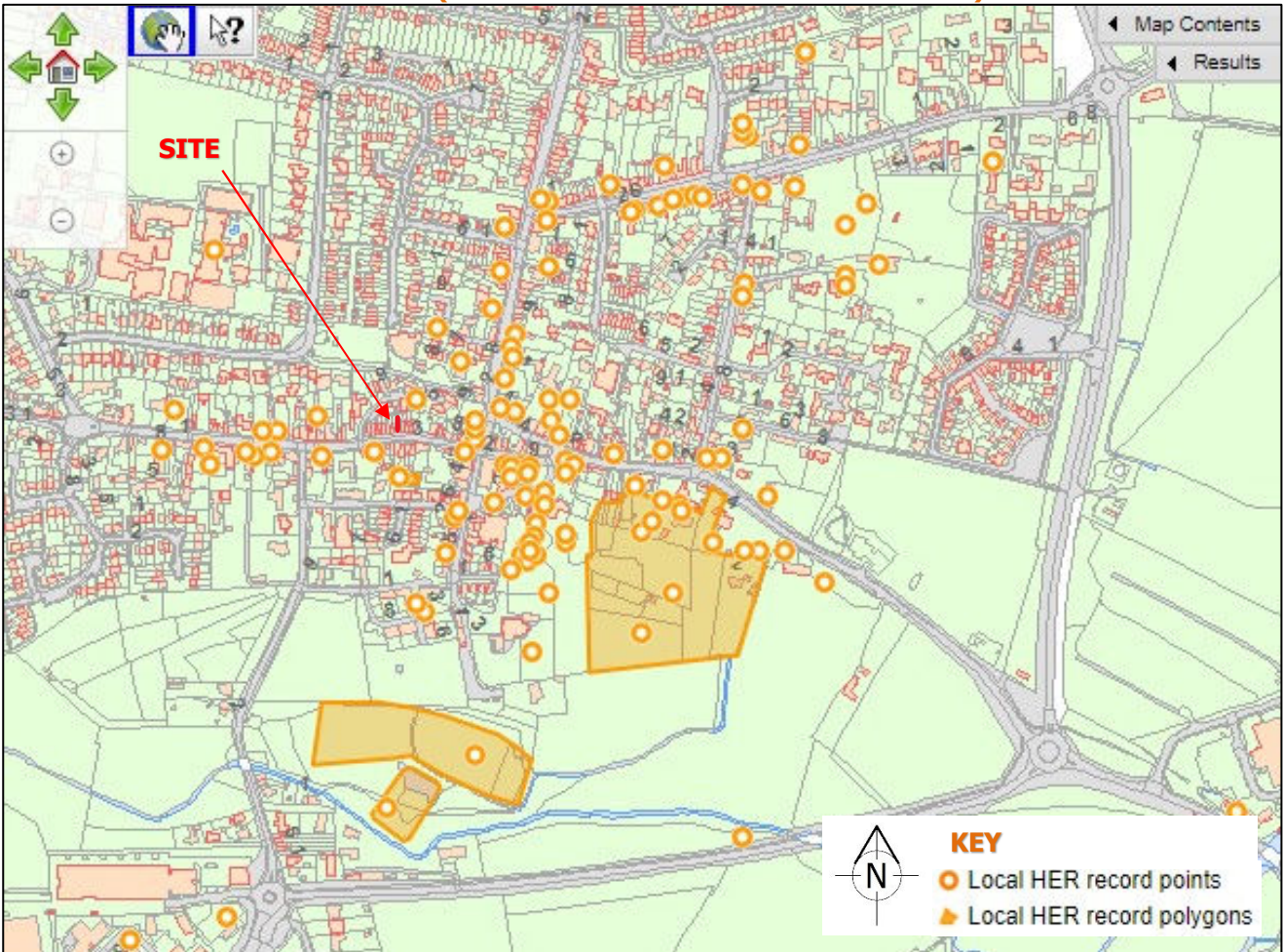
02 HISTORICAL ENGLAND LISTING

Neither the dwelling nor its curtilage is a heritage asset in itself & thus there is no Historical England listing available². Therefore, this statement does not seek to assess the effect of the proposal on an individual Listed Building.

03 HISTORIC ENVIRONMENT RECORD (HER)

Oxfordshire Historic Environmental Records have been contacted & "In this instance it would be proportionate to use our public version of the HER available at Historic England Gateway"³.

02 HISTORIC ENGLAND GATEWAY, OXFORDSHIRE HISTORIC ENVIRONMENT RECORD (HER), EYNSHAM CONSERVATION AREA (WITH SITE BOUNDARY MARKED IN RED)



Neither the dwelling nor its curtilage is listed on the Oxfordshire Historic Environment Record as an entry point or is it sited within a polygon⁴. Therefore, this statement does not seek to assess the effect of the proposal on an individual Oxfordshire Historic Environment Record entry.

¹ 01 - PROPOSED DEVELOPMENT SITE (REAR ELEVATION) - (COVER PHOTOGRAPH)

² <https://historicengland.org.uk/listing/the-list/map-search>

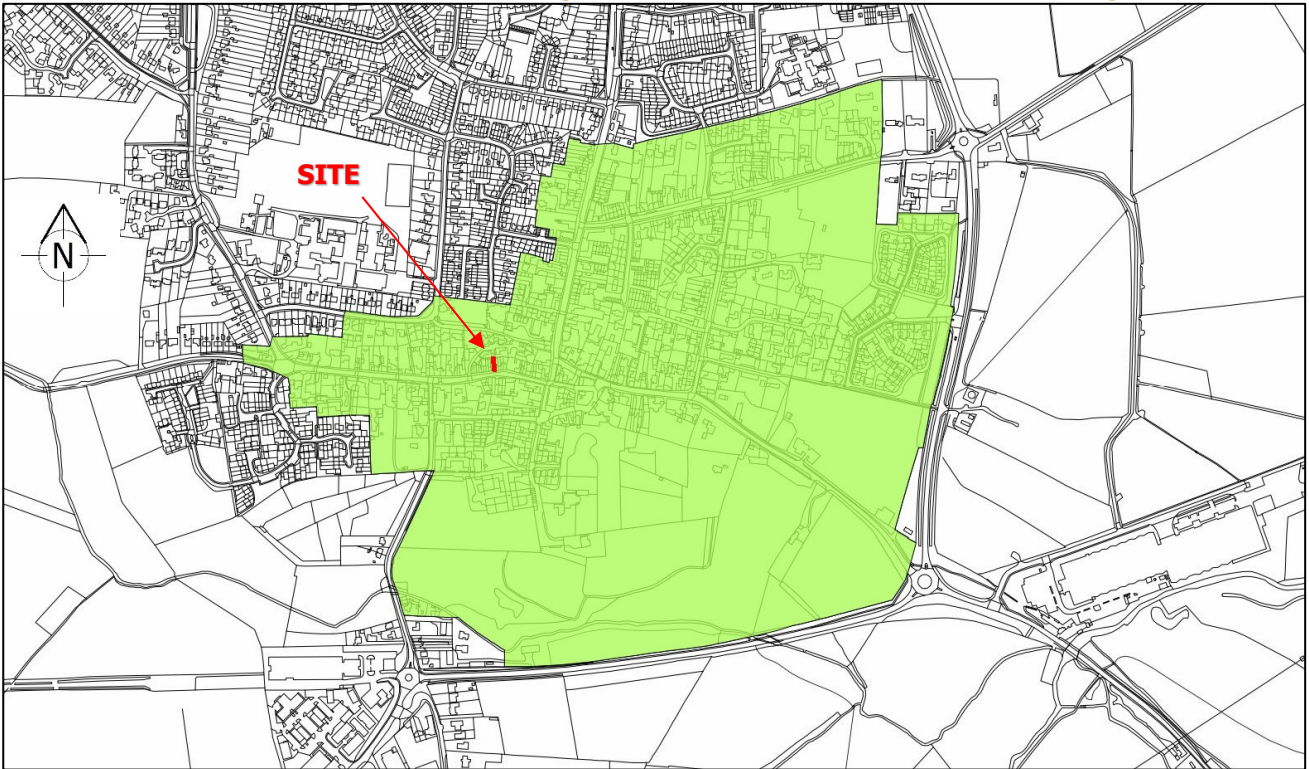
³ EXTRACT FROM E-MAIL RECEIVED FROM DR JACQUELINE PITT, HISTORIC ENVIRONMENT RECORD OFFICER - 01.11.23

⁴ 02 - HISTORIC ENGLAND GATEWAY, OXFORDSHIRE HISTORIC ENVIRONMENT RECORD (HER), EYNSHAM CONSERVATION AREA (WITH SITE BOUNDARY MARKED IN RED) - Pp01

04 CONSERVATION AREA APPRAISAL

The Eynsham Conservation Area was designated in 1975 & covers approx. 558,270.00m²⁵. No appraisal for the area is available on the WODC Conservation Area web page⁶.

03 EYNSHAM CONSERVATION AREA MAP (WITH SITE BOUNDARY MARKED IN RED)



05 PLANNING POLICY CONTEXT

STATUTORY PROTECTIONS

The following designations only apply to 28 Acre End Street & its curtilage:

- 28 Acre End Street is sited within the Eynsham Conservation Area.

The proposal is within a the Eynsham Conservation Area, which is a Heritage Asset.⁷ As such, this statement only seeks to assess the effect of a rear dormer window on the Eynsham Conservation Area in its entirety.

RELEVANT NATIONAL PLANNING POLICY FRAMEWORK (NPPF) 2023 EXTRACTS⁸

Section 194 - Refers to the requirement for "...local planning authorities should require an applicant to describe the significance of any heritage assets affected,". However, "The level of detail should be... no more than is sufficient to understand the potential impact of the proposal on their significance".

Section 195 - Refers to the requirement to "minimise any conflict between the heritage asset's conservation and any aspect of the proposal".

Section 202 - States that "Where a development proposal will lead to less than substantial harm... this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use".

No former Planning history can be found for this site on the WODC Online Planning Register.⁹

⁵ 03 - EYNSHAM CONSERVATION AREA MAP (WITH SITE BOUNDARY MARKED IN RED) - Pp02

⁶ <https://www.westoxon.gov.uk/planning-and-building/historic-buildings-and-conservation/conservation-area-maps>

⁷ <https://historicengland.org.uk/advice/hpg/has/conservation-areas/>

⁸ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1182995/NPPF_Sept_23.pdf

⁹ <https://publicaccess.westoxon.gov.uk/online-applications/>

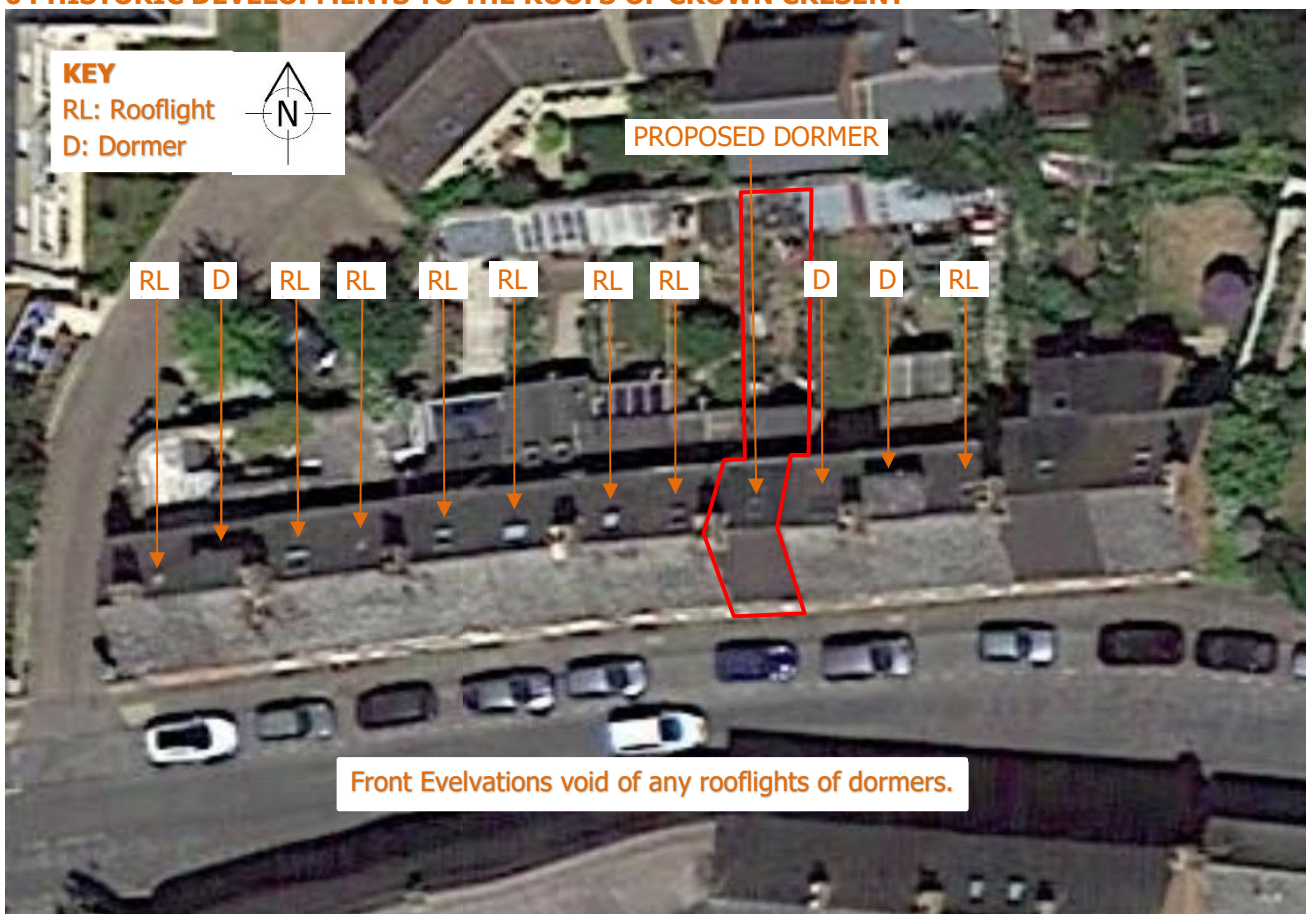
06 UNDERSTANDING THE ASSET'S HISTORICAL DEVELOPMENT

The describe the development of the Eynsham Conservation Area, in its entirety, is beyond the scope of this application. The section of the Conservation Area surrounding the proposal was once part of the Crown Brewery development C1850. At the time of its construction, the development represented a part of Eynsham associated with industry & trade usage, as well as domestic housing.

The area has since been designated a Conservation Area in 1975 & its usage is now wholly residential. What remained of the Crown Brewery itself has now made way for nine dwellings forming the C2007 Acre End Close development¹⁰. However, the original terraced dwellings, Crown Crescent, remain & are continuing to be developed by means of rear extensions & roof alterations.

Each dwelling within the terrace is three storeys. The third storey being habitable loft space, original to their initial construction & complete with access stairs. Each dwellings loft space is assumed to originally of been storage. As there is no evidence, historical nor current day, that points to any original windows to these rooms. Consequentially, each dwelling has been independently developed to provide light to these rooms. The result is a mix of modestly sized rooflights & dormers windows, that a line the rear elevation of the terrace. No rooflights nor dormers are featured on the principal elevation of any of the dwellings forming the terrace¹¹.

04 HISTORIC DEVELOPMENTS TO THE ROOFS OF CROWN CRESENT



07 PROPOSAL

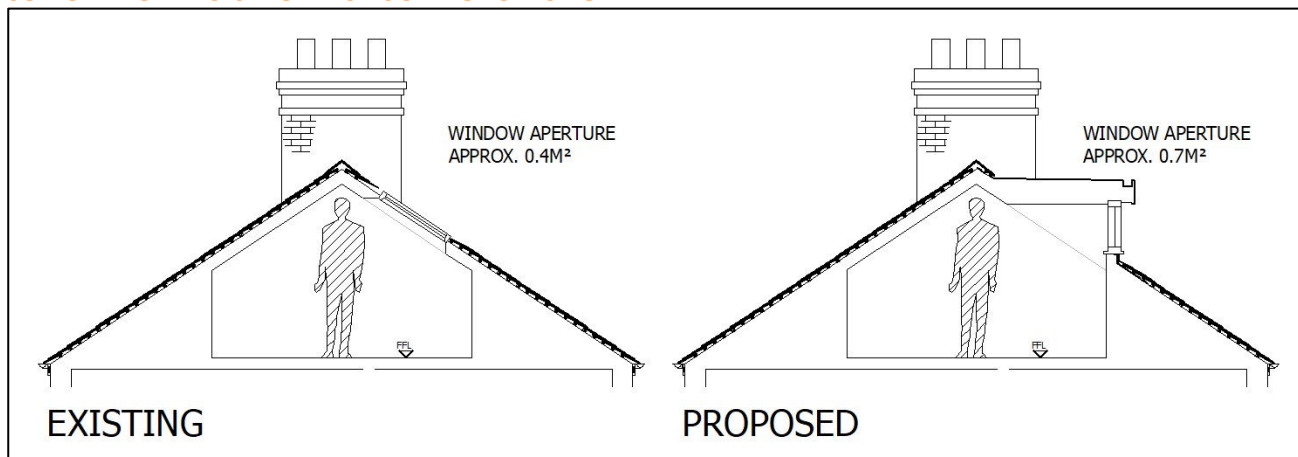
This proposal has one aspect. The replacement of an existing rooflight with a dormer window, designed to Permitted Development standards. The existing rooflight is the only source of natural light to the second-floor loft room. However, it does not provide much due to its North facing aspect & its modest proportions. It overlooks the dwelling's curtilage, beyond which is the rear elevation of a single storey double garage. The proposed dormer is to be almost identical to that currently under construction at the neighbouring dwelling,

¹⁰ WODC PLANNING REF.: 06/1299/P/FP

¹¹ 04 - HISTORIC DEVELOPMENTS TO THE ROOFS OF CROWN CRESENT – Pp03

No.26 Acre End Street, & resembling other dormers in the terrace. It is designed to further enhance the dwelling, by providing slightly more natural light & additional head room for any occupants¹².

05 AS EXISTING & AS PROPOSED SECTIONS



NB For illustration only, see application drawings for scaled sections.

08 IMPACT STATEMENT

IMPACT SUMMARY					
FEATURE	PLANNING PROPOSAL DESCRIPTION	SIGNIFICANCE	PROPOSED WORK	POSSIBLE IMPACT	JUSTIFICATION OR MITIGATION
New Dormer window.	Replacement of existing roof light to second floor bedroom with box dormer.	LOW – dormer into terrace roofline which already has multiple examples of box dormers plus rooflights.	Construction of dormer window almost identical to that at the neighbouring No.26 Acre End Street.	Adds to number of dormers on terrace rear elevation.	Enhancement to dwelling through the addition of light & head room, to an otherwise restricted habitable space.

It is determined that the proposal would have less than sustainable harm to the Eynsham Conservation Area, in its entirety, primarily due to scale. On plan, the proposed dormer window is 2.7m², whereas the Eynsham Conservation Area is approximately 558,270.00m². In addition, the proposal would have little to no effect on its immediate surroundings within the Eynsham Conservation Area, in particular the street scene. Although it would be advantageous to site the proposal on the Southernly aspect of the dwellings roof, due to increased natural light. It is thought that this would result in a conflict with the street scene which forms an important part of the heritage asset. Therefore, a compromise has been made & no development has been proposed to the principal elevation (South) of the dwelling. Although it cannot be applied for under a Lawful Development Certificate (LDC), solely due to the dwelling’s inclusion in the Eynsham Conservation Area. The proposed dormer is designed to Permitted Development Class ‘B’ standards. Which, by design, are subservient & unintrusive & therefore the dormer is instead sited on the rear elevation (North). This approach means that it will become part of a whole terraced elevation that already has multiple examples of rear roof alterations including dormer windows. It will also not protrude higher than the dwellings main ridge line. As such, the proposal will not be visible when facing the dwellings principal elevation, nor will it be visible from any point along the street scene.

¹² 05 - AS EXISTING & AS PROPOSED SECTIONS – Pp04