

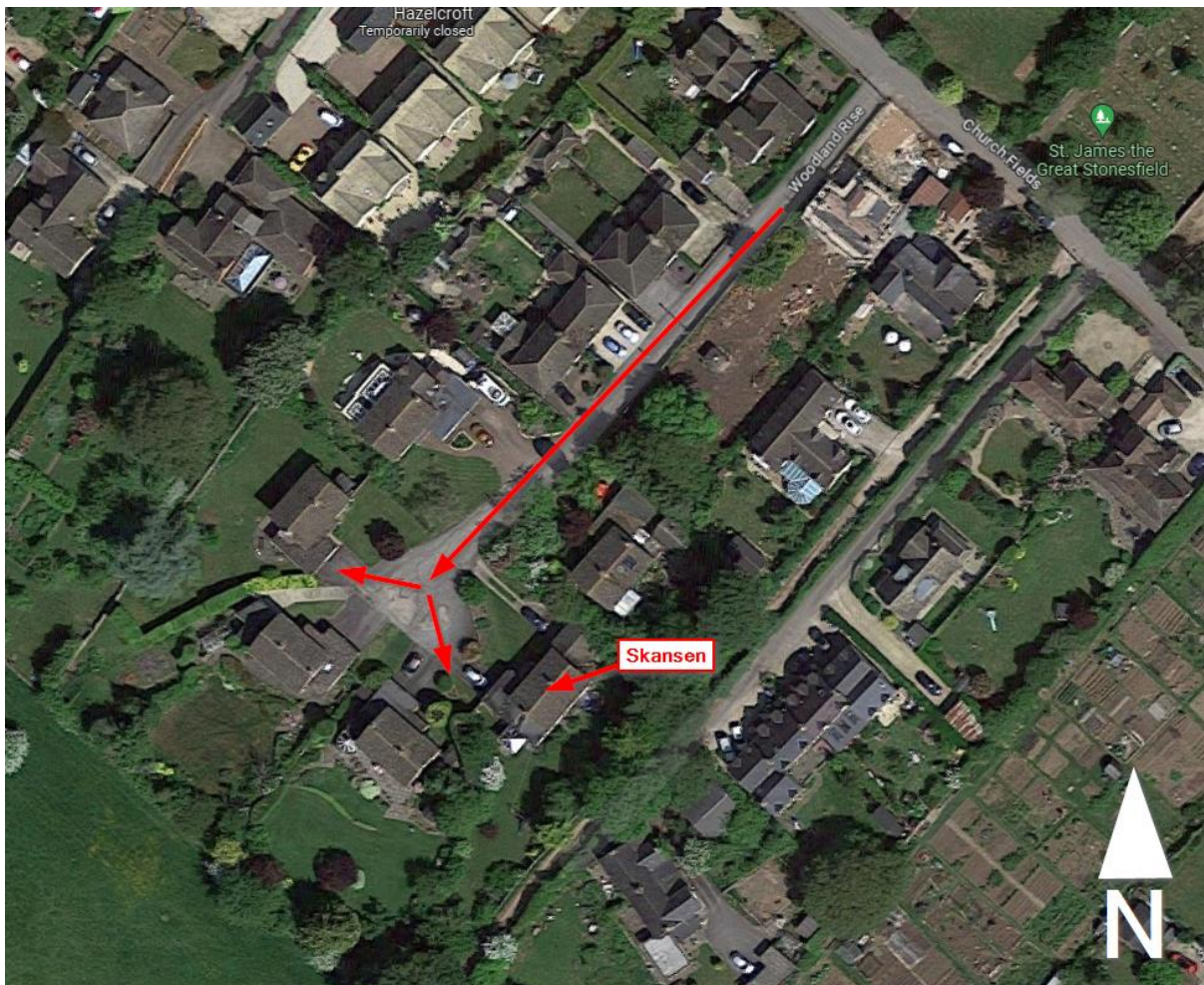
Heritage Statement

13.11.2023

Application Number: 23/02756/HHD

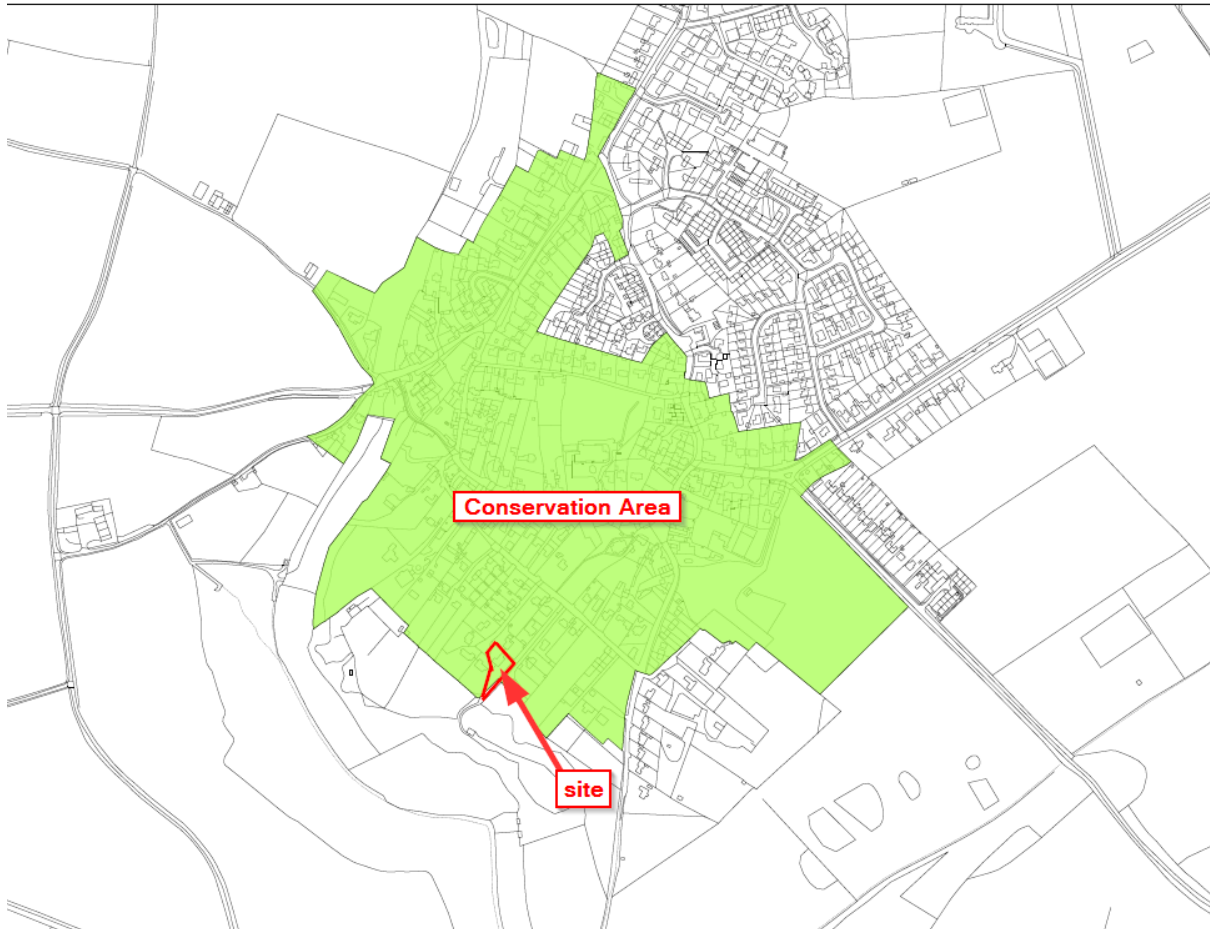
The property is located in Stonesfield, connecting road access is via Church Fields, S.W. Church Fields predominately forms the lower and final belt section of residential housing to the SW.

Woodland's Rise is a Cul-de-sac comprising of earlier period housing to the north with more modern houses circa 1970/80s to the lower tee junction S.W.



Google earth view

Skansen, and Woodlands Rise are located within the Conservation area being at the edge of the South West boundary. See attached.



West Oxfordshire District Council
Elmfield
New Yatt Road
Witney
Oxfordshire
OX28 1PB

Map Title:	STONESFIELD CONSERVATION AREA
Department:	CONSERVATION
Map No:	76

The property itself, and adjacent properties on Woodlands Rise were built circa 1960s and have relatively few planning applications or extensions / conversions of any substantial merit that would warrant any further commentary. The properties on Woodlands Rise were built with generous proportions in both size and amenity space. With ample off-street parking and double garages that, over time, have been converted into further residential space or adapted to suit bespoke living requirements.

All current planning application are shown below:



Heritage report

The property is circa 1960s with no alterations other than a conservatory to the rear of the property proposed in the late 90s. The property consists of low pitched roofs with interlocking tiles, overhanging eaves and book end gables, with larger glazed windows and reconstituted stonework – typical of architectural aesthetic throughout the 60s, 70s and early 80s. The proposals merely seek to replace the existing flat roof with a more traditional, in-keeping low pitch roof to match the rest of the property. With the replacement porch enlarged slightly to make better use of the internal space as well as increasing insulation with the cavity wall and providing additional cupboard space for coats. With all materials matching that of the existing. One additional material choice is proposed. Proposing a cream render to the porch and lower front elevation.



Above. Rear of property.



Above left. Conservatory extension. Right. Front of property



Above. Front of property.

Conclusion

The proposals do not adversely affect any existing arrangements both in massing and aesthetics. The proposals seek to increase the Sqm area of the house by no greater than 1 Sqn within the porch space. Although within the conservation area, the proposals mimic that of their neighbouring property 'Shirallee' (20/02046/HHD | Conversion of garage to living accommodation, erection of single storey side and rear extension. Addition of front porch and detached garage/store.) The proposals do not retract from the current architectural style of the property and neighbouring area.