



## HERITAGE STATEMENT

**TEMPLATE:** (please read in conjunction with the Heritage Statement Guidelines)

**N.B.** this template can be combined with a Design and Access Statement.

Name and address of proposed development site:

DEANLEY FARMHOUSE  
BRAND ST.  
BAMPTON OX18 2LY

Is the development site (please tick relevant boxes):

- A listed building
- Within a conservation area
- Within a registered park and garden
- A scheduled monument
- A site of archaeological interest
- A non-designated heritage asset / building of local interest
- In the setting of / adjacent to one of the above

**Relevant Planning History:** please discuss any relevant planning history which has influenced the heritage asset.

NONE

**List Entry Description:** Please provide the grade of the building (I, II\*, II) and a copy of the list description.

UNLISTED

**The Significance of the Heritage Asset: The Historic & Special Architectural Importance of the Asset, inc. its History and Development:** Give a brief description of the history, character and appearance of the heritage asset. Describe the historic, architectural, artistic or archaeological significance of the building (including reference to those features included in the listing description.) This should include, for example, the age, phases of development, layout, appearance, significance of particular features or characteristics, materials and construction or potential for archaeological remains (for further assistance please refer to the Historic England's 'Conservation Principles' 2008).

SEE PARA 1 OF STATEMENT



## HERITAGE STATEMENT

**Proposed Development or Works:** Please describe the proposed works including scale, height, construction, materials, design details, layout, and any associated landscaping works. For internal works to listed buildings this should also include details of any historic fabric or architectural features which would be lost as part of the proposal. Also, provide details of any new foundations, ground disturbance or provision of services which could impact any heritage assets (including surrounding buildings / archaeology).

SEE PARA 2

**Setting:** Give a brief description of the setting of the building – describe its surroundings and the impact of the proposed development on those surroundings. For example the building's position in the streetscene, or the potential for archaeological interest which may extend beyond the heritage asset.

SEE PARA 3

**The Impact of the Proposed Development Works:** please describe the impact the proposals will have on the significance of the heritage asset or its setting – this may include example of loss or concealment of key features or historic fabric, blocking key views, impact on relationship between buildings etc.

SEE PARA 4

**Conserve, Enhance and Mitigate:** how will your proposals conserve and enhance the heritage asset or better reveal its significance? If there are any impacts, what steps have been taken to mitigate any harm?

SEE PARA 5

**Statement of Justification for the Proposed Works:** any harm or loss of, the significance of a heritage asset requires 'clear and convincing' justification (NPPF para 194) – please provide your justification for the proposed works.

NO HARM



WEST OXFORDSHIRE  
DISTRICT COUNCIL

## HERITAGE STATEMENT

**Applications for demolition:** *if you are applying for demolition of a listed building or a building in a conservation area which makes a positive contribution to the area (as defined by the local authority) please provide a justification statement for the demolition explaining how you have met the requirements of para 195 of the NPPF.*

N/A

**Relevant Policy and Legislation:** *How does your application comply with current national and local policy, legislation and guidance:*

N/A

**Other information:** *Please feel free to add any further design and access information that you feel may be relevant to your application.*

N/A

# HERITAGE STATEMENT

## 1. Significance of Heritage Asset

The Garage/Garden Shed is NOT a Heritage asset but parts of it – the walls - could possibly be described as a traditional building as mentioned in Section F of the Sustainability Statement. It was possibly an agricultural building when Deanery Farmhouse was a working farmhouse. The more substantial agricultural buildings at the site have long become residences to which modern garages were added and are now known as 1, 2, and 3 Deanery Court, Broad Street, Bampton OX18 2LY. There is NO 4 Deanery Court but 5 Deanery Court is The Vicarage built on the site of the old orchard.

## 2. Proposed Development

The proposed works are described in Drawing 2 of the Planning Application.

## 3. Setting

The garage cannot be seen from the street but is a part of a sort of courtyard development and can be seen by 6 properties, The Vicarage, 1-2-3 Deanery Court, Deanery Barn and St John's, Broad Street.

For all the properties by far the major change is the replacement of the corrugated iron roof by a slate roof. All the owners of these properties have been approached and all support this improvement.

## 4. Impact



The northern wall which is what is seen by the Deanery Court properties will not change. The Vicarage will see the stained glass window in the western end of the garage but this window is inserted with the support and at the suggestion of the Vicar and her husband. The eastern elevation can only be seen from the first floor of Deanery Barn and the filled in up and over garage door will be an improvement. Like wise the southern elevation can only be seen by St John's from their garden looking over their wall. The change to the roof will be an improvement visually.

#### 5. Conserve and Enhance

Many garages are re-purposed now. Only one of the 4 Deanery Court properties has a garage with a car in it. Our garage has been used for storage for decades. It is too small for many modern cars. There is ample parking without using the garage. Now with 7 young grandchildren we would welcome an activities room. Improving the roof for this purpose will conserve the building as a whole.