

**PROPOSED REPLACEMENT OF WINDOWS & DOOR, Horseshoe House,
Wootton, Oxon..**

PLANNING STATEMENT

This Statement has been produced by IC Architects to accompany the Listed Building application to West Oxon District Council on behalf of Matt Rippon Esq

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1. Horseshoe House is a detached natural stone dwelling, originally three small cottages, that have been joined together. At one time it was a public house, The Three Horseshoes, and dates from the mid 17th century. The property is over three floors. The larger rear rooms were apparently used in the Gloving business that used to thrive in Wootton & the property is opposite Gloving Cottage & Gloving House. It is Grade II Listed.
2. In July 2019 Permission was refused (19/01323/LBC) for the replacement of windows & doors – the extent of works exactly as this application. The reason given for Refusal was that double glazing was proposed for all the new windows.
3. This application proposes similar frame profiles but single glazing will be used. It is now possible to use a product “Histoglass Mono RT” (details attached) which, although only a single glass thickness of 4mm, gives much improved thermal & acoustic performance.
4. The proposal, in relacing defective & sub-standard elements of the building, will conserve & enhance the special architectural character, integrity & appearance of the Listed Building.
5. Please refer to the Heritage Impact Report prepared by John Moore Heritage Services.
6. This proposal will therefore uphold the character & appearance of the Conservation Area, not cause any harm & is in line with Policies EH9, EH10, EH11 & OS4 of the adopted West Oxon Local Plan 2031.