

# Heritage Statement, Proposed porch, 'Western View', Back Lane, Aston, Bampton, Oxon, OX18 2DQ

## Introduction

This heritage statement has been prepared for a proposed porch to 'Western View', Back Lane, Aston, Bampton, Oxon 11 Orchard Close, Eynsham. The site lies at the Northern edge of the Aston Conservation Area. The first part of this statement is an assessment of significance of this part of the conservation area. As the site affects only a small part of the conservation area, this assessment relates to the immediate context of the site, as a proportionate response, in accordance with para 194 of the NPPF 2021. The second part of this heritage statement assesses the impact of the proposed works on the character and appearance of the conservation area.

## Location and description of site

Back Lane is accessed from North Street when entering Aston from the Ducklington direction. It runs South West then South to link to the B4449 (Bampton Road) towards the West side of the village. The property is within 90m of the junction with North Street and on the South side of Back Lane.

'Western View' is a late 20<sup>th</sup> century property originally constructed as a detached garage to the neighbouring property ('Southview'), subsequently partially converted to a holiday let in 2008 (08/1496/P/FP) with a change of use to a residential dwelling in 2017 (17/03843/FUL ) then fully converted to living space in 2018 (18/00278/HHD). In 2020 planning permission was granted for a rear conservatory (now built) and in 2022 planning permission was attained for a two-storey side extension (22/02138/HHD) which is currently under construction.

It is constructed of reconstructed stone under imitation stone slates with upvc windows and doors.

## Character and appearance of this part of the conservation area

Back Lane is single track, has a rural character, is predominantly hedge lined together with the occasional mature tree and with intermittent glimpses of adjacent fields. It provides direct access to an informal, loosely spaced mixture of mostly detached properties mainly of 20<sup>th</sup> or 21<sup>st</sup> Century origin and which are visible in the street scene.

The closest Listed Building is 'The Thatched Cottage', North Street which is some 200m South of the site.

In this part of the conservation area the building materials are a mixture of reconstructed stone, coursed limestone rubble and render for the walling and imitation stone slates, blue/black slates and plain tiles for the roofing, with the neighbouring property ('Southview') being the only thatched building on Back Lane.

Boundaries are a mixture of limestone rubble, timber boarding, metal railings and hedging. Buildings are traditionally 2-storey with pitched roofs and simple detailing.

## Assessment of significance

'Western View' has been developed over recent years with a scale and form respecting the local traditional character and with matching materials. This is significant in that it follows the historic form, scale, detailing and materials of the wider conservation area and helps it to fit in well with its historic surroundings.

As such it makes a modest positive contribution to the character and appearance of the conservation area.

## Impact of proposed works on the Aston Conservation Area

The proposals are for the erection of a modest porch to the extension (approved under 22/02138/HHD) which is currently under construction. It will have an external footprint of approximately 2100mm x 1210mm and a ridge height of approximately 3.6m. The eaves height will match the head of the proposed door at 2.1m above internal finished floor level.

With its proposed form, scale and proportion together with the use of matching materials, the proposed porch will sit comfortably in its surroundings, will not affect the character of the conservation area or street scene and have no impact on neighbouring properties.

**It would have a neutral impact on significance and would preserve the character and appearance of the conservation area.**

END

HS -551 November 2023