

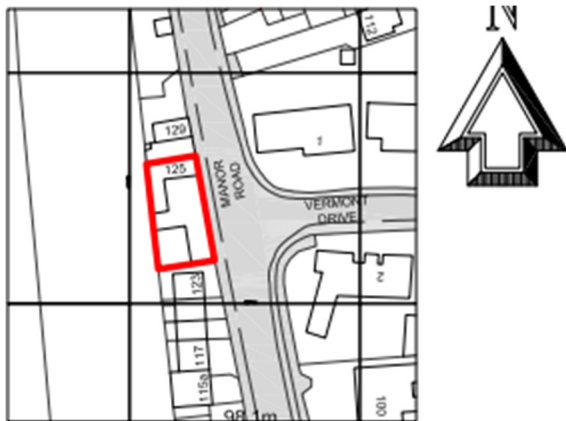
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Brief heritage statement for the part conversion of garage to Studio/Gym

Site address; 125 Manor road Woodstock Oxon ox201xs.

Grid reference SP 44061 17425.

Site location plan ; shown below



The proposal is to convert part of a detached garage with annex over to a studio / Gym.

125 Manor road is an end of terraced house build from Cotswold stone , the site has a part garden to the south and is

The proposal is within a conservation area and the wall abutting the west of the site is a listed wall belonging to Blenheim park which is grade II listed as below;

PARK WALLS, SURROUNDING BLENHEIM PARK
Heritage Category: Listed Building
Grade: II
List Entry Number: 1052878
Date first listed: 27-Jul-1988

The works externally will entail removing a timbergarage door frame and metal up and over garage door and replacing it with crittall style windows with a stone surround to match the window above. Shown in the plans below.



Internally the walls will be lined with plasterboard , there will be some minor plumbing and electrical works. The floor will be levelled and damp proofed with a latex solution.

The room will be re painted and decorated (currently it is white).

The proposal doesn't affect the Blenheim park listed boundary wall in any way and the front elevation will be enhanced and replace a modern garage door with an ascetically pleasing stone surround and crittall style vertical full height vertical windows, Leaving timber beam above garage door insitu.

The existing part garage will be used for parking and the driveway at the front still providing three spaces after conversion.





Picture showing garage and annexe in conjunction with house .

No pre application has been sought for the proposal as it is deemed to be minor in nature.

The only heritage asset that could be affected by the proposal is the listed boundary wall of Blenheim palace , it is far enough away not to impact the wall and the change of modern garage door to a window and frame will enhance the front of the building.

To conclude;

The changes proposed respect the historic value and significance of number 125 Mnaor road and in fact will be an improvement to the building, sufficient parking is also available on the site for the property. Overall the proposal seeks to preserve historic fabric and value and enhance areas of the building which are modern.