

HERITAGE STATEMENT

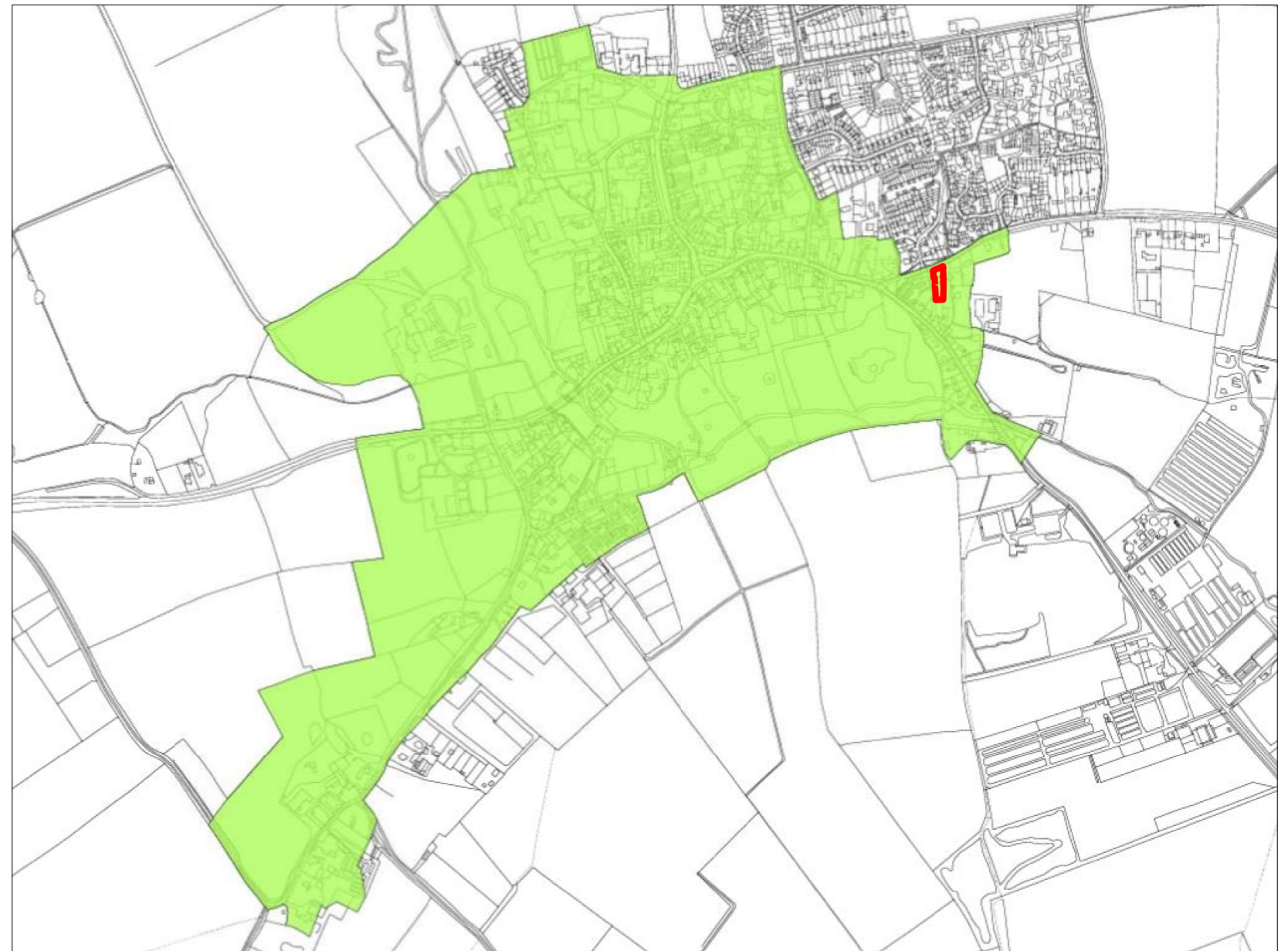
THIS HERITAGE STATEMENT IS WRITTEN IN THE CONTEXT OF OUR HOUSEHOLDER APPLICATION FOR A SWIM SPA TO THE REAR GARDEN, AN OAK FRAMED CART SHED TO THE FRONT DRIVE AND THE REBUILDING OF THE EXISTING FRONT BOUNDARY WALL AND ASSOCIATED NEW VEHICULAR GATED ACCESS AND PEDESTRIAN ACCESS GATE. THE HERITAGE ASSESSMENT IS NECESSARY GIVEN THE POTENTIAL TO IMPACT THE HERITAGE ASSET WHICH IS BAMPTON CONSERVATION AREA ITSELF.

BAMPTON CONSERVATION AREA WAS FIRST DESIGNATED IN 1976 AND WAS ONE OF THE EARLIEST OF THE 50 CONSERVATION AREAS WHICH EXIST WITHIN WEST OXFORDSHIRE. OUR PROPOSALS RELATE TO COTSWOLD LODGE ON ASTON ROAD LOCATED ON THE EASTERN EDGE OF THE CONSERVATION AREA AS CAN BE SEEN ON THE ADJACENT MAP.

CONSERVATION AREAS ARE DEFINED IN THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990 AS: PLACES OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST, WHICH HAVE A PARTICULAR CHARACTER OR APPEARANCE WORTHY OF PRESERVATION OR ENHANCEMENT. GROUPS OF LISTED AND NON-DESIGNATED BUILDINGS, WALLS, TREES AND HEDGES, OPEN SPACES, VIEWS AND HISTORIC SETTLEMENT PATTERNS ALL COMBINE TO CREATE AN INDIVIDUAL SENSE OF PLACE. IT IS THIS CHARACTER, RATHER THAN THE INDIVIDUAL BUILDINGS, THAT CONSERVATION AREA STATUS SEEKS TO PROTECT.

LOCATED IN THE THAMES VALE AREA OF WEST OXFORDSHIRE, COTSWOLD LODGE IS A DETACHED HOUSE SPLIT OVER TWO FLOORS WITH THE FIRST FLOOR SITUATED WITHIN THE EAVES PROVIDING LOFT STYLE ACCOMODATION WITHIN BAMPTON CONSERVATION AREA.

DESPITE APPEARANCES THE ORIGINAL HOUSE IS BELIEVED TO DATE FROM CIRCA 1970, HOWEVER WITH CHARACTERISTIC COTSWOLD STONE AND STONE MULLIONED WINDOWS IT PRESENTS A SYMPATHETIC FACADE TO THE CONSERVATION AREA OF BAMPTON. THE BUILDING HAS BEEN SUBJECT TO TWO RECENT PLANNING



BAMPTON CONSERVATION AREA

Drawing Record				
Rev	Date	By	Comments	Checked
P01	16.12.23.	JAA	ISSUED FOR PLANNING	

SIGNIFICANT HEALTH AND SAFETY RISKS (UNUSUAL AND DIFFICULT TO MANAGE ONLY)

It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement. In addition to the hazards/risks normally associated with the types of work detailed on this drawing, note the following:

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Client
ANDREW OGG BA Dip Arch RIBA

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JAA ARCHITECTURAL DESIGN
CDeC LTD (STRUCTURAL ENGINEERS)

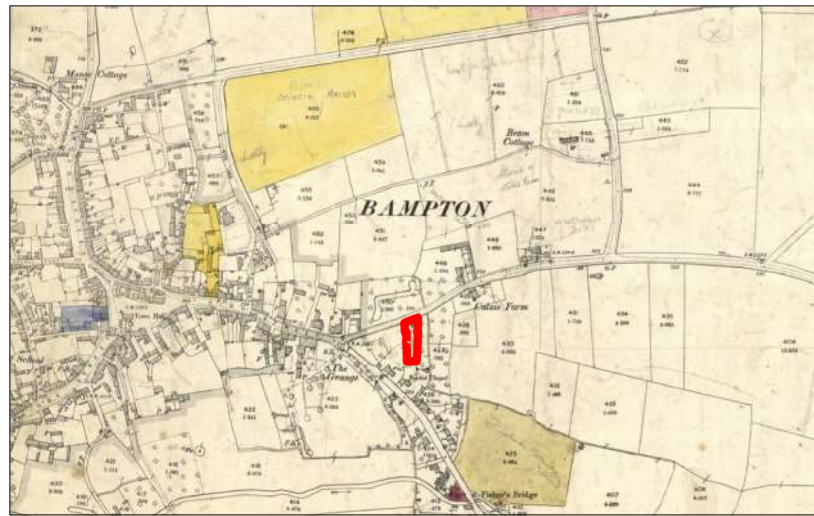
Job Title
PROPOSED CAR PORT AND REAR POOL
COTSWOLD LODGE, ASTON ROAD,
BAMPTON, OXFORDSHIRE, OX18 2AF

PLANNING			
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Scale @ A3	Date	Drawn	Checked
NTS	29.11.23.	JAA	
Job No.	Drawing No.	Revision	
0017	AL(01)1001	P 0 1	

OS MAP REPRODUCED UNDER LICENSE VIA PROMAP. MEASURED SURVEY BY DATUMLINE SURVEYS FROM 18.01.21.

AGENT DETAILS:
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BAMPTON MAP OF 1899

APPLICATIONS WHICH HAVE CREATED SYMPATHETIC FRONT AND REAR EXTENSIONS (21/00646/HHD AND 22/00665/HHD) AS CAN BE SEEN FROM THE PHOTOS.

THE IMMEDIATE CONTEXT IS TO THE DETACHED HOUSE ROSEBROOK TO THE EAST AND SANTOY TO THE WEST. ROSEBROOK WITH ITS RENDERED ELEVATIONS IS NOT PARTICULARLY REPRESENTATIVE OF SOME OF THE HISTORIC FABRIC WHICH MAKES UP BAMPTON CONSERVATION AREA. SANTOY IS A MORE HISTORIC BUILDING. FURTHER ALONG TO THE WEST THERE'S VALENCE COURT WHICH IS A RELATIVELY NEW DEVELOPMENT OF BUILDINGS FROM THE 1980'S NUMBERED FROM 1-10. OPPOSITE THERE ARE 3 HOUSES FROM AMPNEY ORCHARD WHICH IS ALSO THOUGHT TO BE FROM THE 1960'S/ 70'S. MANY OF THE HOUSES IN THE IMMEDIATE VICINITY DO FEATURE STONE WALLING TO THE BOUNDARY.

OUR PROPOSALS CONTINUE TO SEEK TO BE SYMPATHETIC TO THE WIDER CONSERVATION AREA. THE PROPOSED CAR PORT WILL BE AN OAK FRAMED STRUCTURE WHOSE SIZE AND PROPORTIONS DIRECTLY MATCH THE EXISTING GABLE OF THE HOUSE THEY SIT IN FRONT OF. AS EXISTING WE HAVE A DILAPIDATED STONE BOUNDARY WALL FOR WHICH MUCH OF THE EXISTING MORTAR HAS FRACTURED AND FALLEN OUT. THE AIM IS TO REBUILD THIS SOLID WALL TO A HEIGHT OF 1.7M TO AID PRIVACY BUT TO DO SO WITH A NEW COTSWOLD LIME MORTAR. THE PEDESTRIAN AND VEHICULAR GATES ARE PROPOSED IN THE SAME WOOD EFFECT ALUMINIUM AS WAS USED FOR THE INTEGRATED GARAGE AS PART OF THE INITIAL APPLICATION 21/00646/HHD SO THIS WILL TIE IN. THE PROPOSALS FOR THE REBUILDING OF THE BOUNDARY WALL FOLLOWED AN EXTENSIVE PHOTOGRAPHIC SURVEY OF BAMPTON TO LOOK AT OTHER HISTORIC BOUNDARY WALLS IN TERMS OF HEIGHT AND APPEARANCE. THOSE PHOTOS ARE REPRODUCED HERE (NEXT PAGE) BUT FORM PART OF THE DESIGN AND ACCESS STATEMENT. IT IS NOT FELT THAT THE PROPOSED SWIM SPA TO THE REAR GARDEN BEING HIDDEN HAS ANY IMPACT ON THE CONSERVATION AREA.



BAMPTON MAP OF 1971

COTSWOLD LODGE FOLLOWING EARLIER PLANNING APPLICATIONS



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TO CONCLUDE WHILST THE IMMEDIATE VICINITY HAS LITTLE IN THE WAY OF HISTORIC BUILDINGS, MANY OF THEM ARE NONETHELESS SYMPATHETIC TO THE CONSERVATION AREA WITH THEIR PREDOMINANT USE OF OOLITIC LIMESTONE TO THEIR FACADES AND IT IS FELT THAT OUR PROPOSALS IN SIZE, SCALE AND PROPOSED MATERIALS WILL CONTINUE TO BE IN KEEPING WITH THE SPECIAL CHARACTERISTICS THAT DEFINE BAMPTON CONSERVATION AREA.



BAMPTON STUDY TOUR OF EXISTING BOUNDARY WALLS TO BOTH PUBLIC AND PRIVATE BUILDINGS



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