

Charlie Luxton Design

Heritage Statement

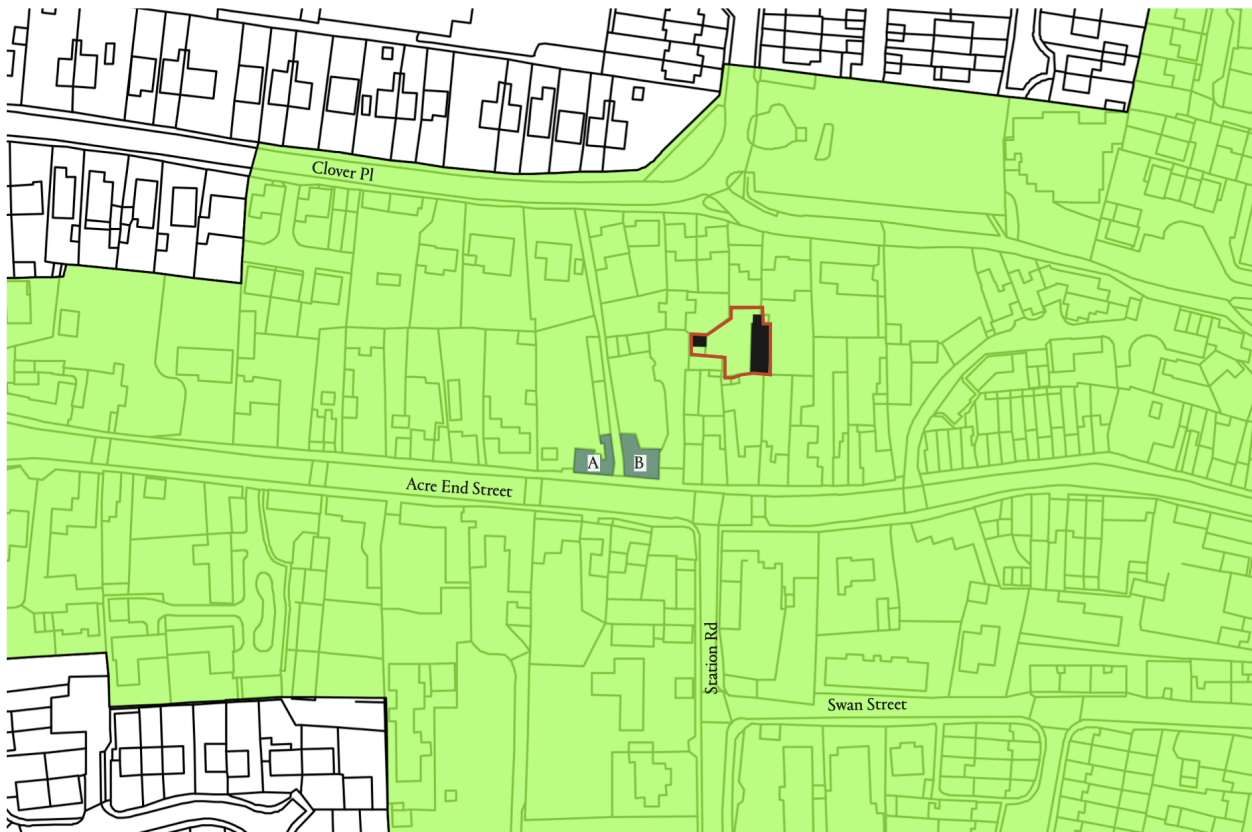
The site of Courtyard Cottage is located off Acre End Street, within the village of Eynsham in West Oxfordshire. The plot occupies a middle ground between historic and more modern phases of development within village, providing an architectural opportunity to respond to both.

The site is sat within the Eynsham Conservation Area. The map below shows the site's position within the conservation area along with the 2 nearest listed buildings (identified below).

A - Acre End Street North side No. 70 [Little Acre] (Grade II listed)

B - Acre End Street North side Nos 66 Janty's Stores and 68 (Grade II listed)

The siting of the cottage and proposal is tucked away, it is not visible from public view or from any listed buildings due to the surrounding 2 storey dwellings. Therefore no heritage assets are affected.



Site Location Plan



Courtyard Cottage was built in the 19th century as a timber framed and stone walled workshop. The historic map (below) of 1922 shows the footprint of the building which was once L-shaped (within the current site), forming a more densely developed courtyard within the site boundary.

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After carrying out a desktop analysis we have not found any previous planning submissions for the Courtyard Cottage.

Since 1922 the south facing wing of the workshop was demolished and the remaining building was converted into a 3 bedroom cottage. It is believed to have been in the 1980s that cottage was extended to the north with a modern single storey pitched stone and timber clad addition.

The carport and garage are understood to have been built in the 1980s with Bradstone stone and cementitious roof tiles.

1922 Historic Map



Satellite Photograph

