

Greenhouse

The Barn, Barton Lane

Old Headington, Oxford

Revision A 03.01.24



Design & Access Statement and Heritage Statement
December 2023

1 The existing site

- 1.1 The site is a private residential address shown with a red line boundary on the satellite image (figure 2) and OS site location plan. (figure 3)
- 1.2 The plot measures approximately 36.3 X 34.9m, bounded by (and entered from) Barton Lane to the south, an open field to the East, farmland associated with an adjoining residential property to the north and a driveway to a separate adjoining residential address to the West.



Figure 2 Aerial satellite view



Figure 3 OS Site location plan



Figure 4 Entrance from Barton Lane

- 1.3 The Barn itself runs North - South against the whole length of the Western boundary (figures 2, 3 & 4), with the other boundaries defined by low stone walls (figure 6). The building was listed Grade II in 1972, listing Entry Number 1047368.
- 1.4 A few metres short of the southern end of the eastern boundary the stone wall terminates. This is a historic feature denoting the end of a previous agricultural building (a holding pen) in that location. A length of wired fence completes the enclosure of the garden, with a gate providing access into the field (figure 7).



Figure 5 The Barn frontage onto the garden



Figure 6 Summer House & Sheds

- 1.5 The existing access from Barton Lane takes the form of a gravel driveway running parallel to the barn along its full length (figure 2).
- 1.6 To the East of the driveway is a garden containing some semi mature trees, with screen planting along the Southern boundary onto Barton Lane. A mature Willow is sited in the North East corner (figure 9).
- 1.7 Near the Eastern boundary are two timber buildings – a storage shed and a summer house (figure 6).



Figure 7 Gate to the field in Preservation Trust ownership



Figure 8 Barn Western frontage from the garden



Figure 9 Mature willow and summer house



Figure 10 Existing view from adjacent field to the East

2 Site history

- 2.1 The barn dates from the 15th century, and was converted to a residence in the early 1970s.
- 2.2 John Barrow a noted modernist architect, was responsible for the conversion of the barn into a residential building. The original form of the barn was retained, along with its 19th century timbering. Barrow's design intent was to build a modern house within a barn. This is expressed through distinctly 20th century changes including the additional timber windows on the facades (figures **1 & 8**), inset balcony to the main bedroom (figure **20**), roof slope windows, and the internal layout. The conversion project won a conservation award in 1977.
- 2.3 The barn previously shared the site with outbuildings which took the form of pigsties and enclosures in the North East corner of the site, visible on the maps below. (figures **11 & 12**).
- 2.4 The existing summer house was added in 2011.
- 2.5 The exterior of the barn was recently restored by the owner, replacing cement and unsympathetic features with historically accurate and breathable lime pointing (ref: 17/02846/LBC). This work received a local conservation award.

3 The proposal

- 3.1 The proposal is to erect a new greenhouse of traditional design towards to southern part of the large garden. The owner of the barn is a landscape architect and would like to work with an improved greenhouse.

This intention was proposed to Oxford Planning Department, as part of a Pre application consultation, and their response was as follows:

In principle the erection of a new greenhouse in this location would be acceptable. Any future application should however provide plans and elevations of such structure so Officers can assess if its scale, design form and appearance would be appropriate within the setting of the listed barn and conservation area

4 Heritage Statement

- 4.1 As noted in 1.3, the barn was listed Grade II in 1972, listing Entry Number 1047368 – see below entry as below.

- 4.2 *BARTON LANE 1. 1485 Barn of Mather's Farm SP 5407 18/670 II 2. C18. Stone, with weatherboarded gable ends. 8 bays with slit vent in each, the slits on the West side are blocked. 2 pairs of corrugated iron cast doors. Welsh slate roof.*

Listing NGR: SP5460907619

- 4.3 The proposed greenhouse is to be sited as a free standing structure in the open garden well away from the barn, boundaries and any other features. It is set well away from and does not interact with any heritage assets on site.

5 Summary

The proposals seek to add a new attractive greenhouse which will be an asset to the ongoing landscape improvement and complement the existing setting.