
Heritage Statement



Stable End, Aldsworth GL54 3QX

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Context

The property known as Stable End was originally part of Tayler's Farm, Aldsworth. Dating from the late 18th century the it was divided in the early 20th century when Stable End became a separate dwelling. It is comprised of two linked wings; the converted garage and stables to the west and to the east a converted malthouse previously associated with the the farm. The east wing is listed as Grade II but unusually the west wing is not. When Tayler's Farmhouse was listed in 1952 Stable End was already an independent dwelling and was noted as not being of special interest. However, as the malthouse was considered historically to have been part of Tayler's Farmhouse it was included in the listing. The proposed alterations are confined to the listed part of Stable End and therefore an application for listed building consent is necessary.

Alterations were carried out in 1973 by previous owners. There was a sympathetic upgrade of the property in 2021 when listed building consent was granted for replacement of doors and windows (21/00100/LBC) together with internal alterations (21/00666/LBC). A comprehensive history of the development of the property and statement of significance, prepared by James Mackintosh Architects, was submitted as part of these listed building consent applications.

The current proposals are of a minor nature and comprise the addition of a short flight of stairs to allow easier access to an attic together with the removal of a loft ladder.

Layout

Currently the two lofts above the central part of the dwelling are accessed via a ceiling hatch and loft ladder located within Bedroom 3 (see Existing First Floor Plan on drawing SEA 50.001 and illustration below). This is unsatisfactory as it restricts the use of the lofts for storage to relatively small and light items. Furthermore the need to leave the hatch open when the loft is accessed is a safety concern.



Proposals

It is believed that first floor access between the west wing and the listed east wing was part of 1973 alterations when a new opening was formed in the masonry wall between the two wings. Due to the difference in the floor levels a short flight of stairs was constructed and the loft space above reduced in area by the construction of a new timber stud wall. It is proposed that the access to the loft will now be via a new short flight of stairs from the landing at the top of this flight (see Illustration 1). This would involve removal of a section of the loft floor and forming an opening in the partition forming the west end of loft together with the enclosure of the new stairs with lightweight stud partitions to preserve the integrity of Bedroom 2.



Illustration 1 - Landing at top of stairs accessing west wing

The existing timber truss within the loft would be preserved. The existing floor and wall structures to be removed or adapted are not of historic significance and no historic fabric will be impacted by the proposals.



Illustration 2 - Existing roof truss to be retained

Conclusions

The proposed alterations are of a minor nature and do not harm the listed building. Furthermore the National Planning Policy Framework states in Paragraph 196: *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*

Stable End is situated within the Aldsworth Conservation Area. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area. The proposals will be sympathetic to the architectural and historic interest of the listed building, and would thus not harm the character or appearance of the Aldsworth Conservation Area.

Listing

ALDSWORTH ALDSWORTH VILLAGE SP 1510 11/24 Tayler's Farmhouse and attached garden wall, former malthouse and wine cellar (formerly listed as Green Farmhouse 23.1.52 or 'Tailor's House') GV II

House, malthouse and cellar adjoining Stable End House. Late C18, early C19 (dated 1831 on weathervane) and mid-late C19. Probably late C18 malthouse and cellar. Coursed squared and dressed limestone, ashlar facade. Stone slate roof to C18 part, slate roof to early C19 part. Malthouse; coursed squared and roughly dressed limestone, slate roofing. 'L'-shaped plan to house with 'L'-shaped malthouse attached rear left. Large wine cellar under garden at rear of house with access via malthouse buildings. Stable End House attached left not of special interest. House; 2-storey late C18 part left with gablet over 16-pane sash lighting upper floor. Two other 16-pane sashes to ground floor. Part-glazed 6-panel door with 4-panels now glazed within dressed stone surround. Flat stone canopy with wrought iron supports rising from ground level. Two-pane sash with horns left. Early C19 part right; 3-storey, 3-windowed facade, all 16-pane sashes with plain architraves and keystones. Bands between each floor. Formerly central 6-panel front door re-sited off-centre left with upper 2 panels glazed, Doric pilasters either side and moulded stone hood. Moulded stone cornice with parapet. Low limestone garden wall right with iron railing and 3 ashlar piers (2 engaged) and ball finials. Rectangular 3-storey bay lit by 4-pane sashes and horns from right-hand return. Mid-late C19 extension at rear also lit by 4-pane sashes with horns. Gable end stacks to C18 part. Pyramidal roof to early C19 part, banded ball finial and weathervane dated 1831 at apex. Malthouse; contains drying kiln and at least one malting floor. Access to wine cellar via malthouse complex. Two flights of brick steps down to cellar, slopes either side on steps. Cellar c10m by 20m and c6m in height with two 4-bay basket-headed arcades with square stone piers. Barrel vaulting. Blocked exit.

Listing NGR: SP1560510184

*Dan Boyle
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