

HERITAGE STATEMENT

144_HS01

To accompany the application for:

1. Removal of single storey rear extensions
2. construction of replacement single and two-storey rear extension, alterations to north elevation fenestration, construction of 2 no. dormer windows on the existing north roof slope, and insertion of roof lights to existing north and south roof slopes.

AT

28 Lower End, Leafield, Witney, OX29 9QJ

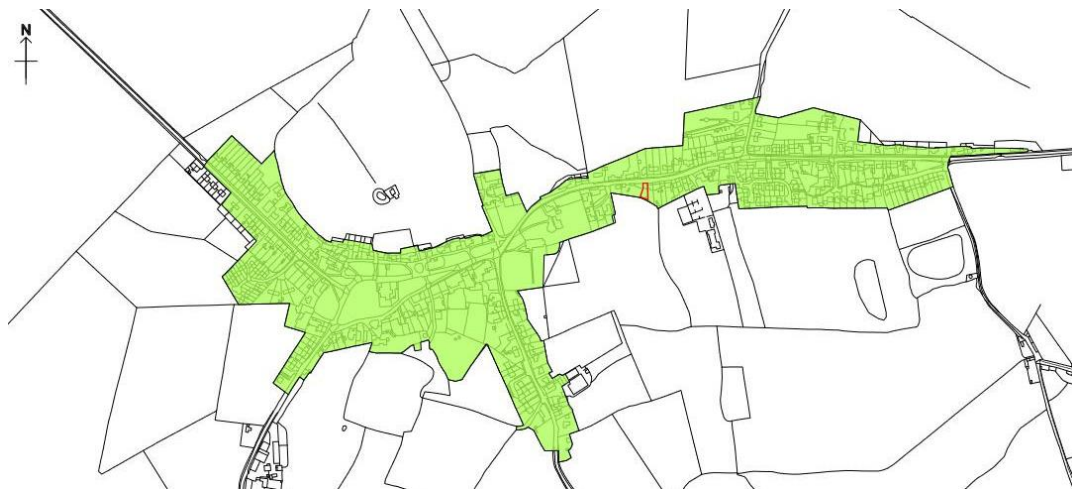
This Heritage Statement is provided in support of the planning application for proposed works to 28 Lower End, Leaffield, Witney, OX29 9QJ. An assessment of the site, considering its historical significance and the impact of the proposed changes on the character of the Leaffield Conservation Area and the Cotswold ANOB has been undertaken.



Existing front elevation of 28 Lower End (Google maps)

Introduction

The subject property is situated within the Leaffield Conservation Area and Cotswold AONB and is not listed. The site contains a dilapidated / uninhabited dwelling that requires extending and a complete refurbishment to allow it to become a dwelling for modern occupation and to preserve its heritage value and positive contribution to the character of the conservation area.



Application site highlighted in red within the Leaffield Conservation Area (WODC website)

Historical Context

As mentioned in the supporting Design and Access Statement - 28 Lower End is a two-bedroom residential dwelling located on the south side of Lower End, approx. midway along the street. The property adjoins no.26, an extended semi-detached property to the west, and to the east of the property there is a terrace of cottages (30-38), with all of these properties pre dating 1905 <https://leafieldparishcouncil.org/the-parish/parish-history/>

There are a number of Listed buildings within Leafield, although the nearest Listed properties are The Vicarage, 1 and 2, Lower End (Listed Grade II) but both of these are approximately 170m to the West along Lower End and will not be impacted by the proposed development.

Development immediately to the north of the application site (see photo below) include a number of relatively newer detached and semi-detached dwellings externally finished in reconstituted stone or a rough cast render.



Properties immediately north of the application site (Google maps)

Existing property condition

The main building itself is a 2 storey natural stone structure of historic vernacular with a steeply pitched concrete tiled roof with various single storey rear additions of unknown age to the rear.

The existing condition of the property is deteriorated, with evident signs of neglect and decay. However, despite its current state, the intrinsic architectural form of the original structure fronting Lower End remains intact. The proposed works aim to sympathetically restore and improve the property while ensuring compliance with conservation principles.



Existing rear elevation of 28 Lower End

Proposed Works

The proposal includes a comprehensive plan for the extension and refurbishment of the house. The key aspects of the proposed works involve:

- Removal of the mix of unsympathetic and badly constructed single storey extensions to the rear of the property;
- Construction of a replacement single and two-storey rear extensions;
- North elevation - alterations to the north elevation fenestration including raising of the two existing ground floor windows and construction of 2 no. dormer windows and insertion of roof lights on the existing roof slope;
- South elevation - removal of first floor window opening and insertion of roof light within existing roof slope.
- Internal alterations including the raising of both the ground and first floor levels (existing ground floor level is approx. 500mm below external ground levels), to improve general living conditions and functionality.
- Addressing any structural issues to ensure the long-term stability of the building.

Heritage Impact Assessment

The proposed works have been designed with full consideration for the heritage significance of the property and its surroundings, with the introduction of carefully considered additions, to enhance functionality while respecting the existing architectural language.

The most significant impact on the conservation Area would be the introduction of the two north facing dormer windows, although these are considered proportionate in size, and reflect similar features on existing buildings and the cottages along Lower End, predominately to the west of the application site.

At the rear - the replacement of the single storey structures with a single and two storey extension seek to enhance the appearance, whilst maintaining the overall form and local vernacular and will not impact adversely on either the Conservation Area of the wider Cotswold AONB.

Materials proposed are as per the application documents submitted.

Conclusion

The restoration of 28 Lower End will secure the long-term viability of the property and will contribute meaningfully to the Conservation Area. The improved visual appearance of the property will positively impact the streetscape.

External alterations to the existing building are minimal, with the removal of structures unsympathetic to the building forming part of the application.

We believe that these works will contribute positively to the Conservation Area and seek the support of the Local Planning Authority for this planning application.