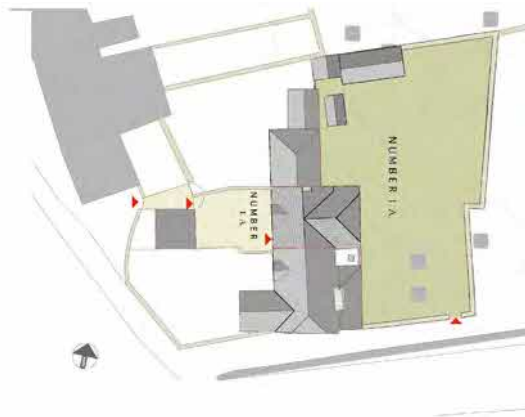


PROPOSALS FOR 1A MILL LANE OLD MARSTON

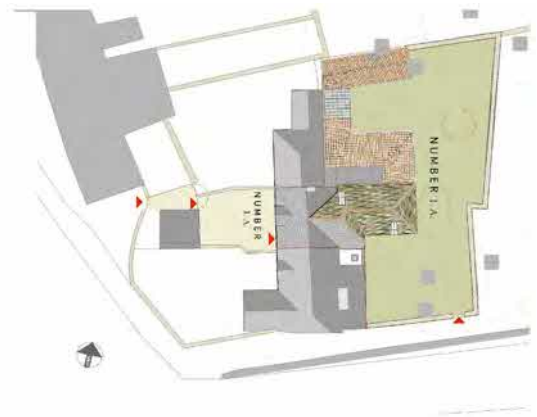
Design and Access Statement.

PROPOSALS

This application seeks permission for an extension to a two-bedroom terrace house situated in the Old Marston Conservation Area. The design provides for the existing ground floor to be useable by a disabled person; a replacement kitchen and living room with bedroom above is provided in an extension to the rear (east).



1a Mill Lane Existing Site Plan



1a Mill Lane Proposed Site Plan

SITE AND APPEARANCE –1A MILL LANE

1a. Mill Lane is a cottage of 18th to 19th century construction, principally of local stone with later early 20th century brick to the East; clay tiled roof over traditional timber framing.



Entrance path with bicycle store to the right.



1a Mill Lane



Brick rear to 1a Mill Lane

1a. Mill Lane (formerly 3 Elsfeld Road) is the middle dwelling of a terrace of three, set back and standing above Mill Lane, although not visible from the street, as the main elevations are concealed by a brick built single room structure, (used as a bicycle store), and a later 20th century extension to the western elevation of 1 Elsfeld Road. 1a. Mill Lane abuts 1. Elsfeld Road. 1. Mill Lane peculiarly is the first dwelling in the terrace to the north and fronting directly onto Mill Lane.



No's 1a and 1b Entrance path to right of brick garage abutting end of terrace, 1 Mill Lane.



View from Junction of Mill Lane and Elsfeld Road. No's 1a and 1b Entrance path to right of brick garage abutting end of terrace, 1 Mill Lane.



View of 1 Elsfeld Road.
No 1a brick rear and hipped roof visible to the rear.



View of 7 Elsfeld Road. 1 Elsfeld Road and No 1a in the distance.

The inward-looking views of the rear eastern elevations are limited from Elsfield Road and from the church and churchyard of St Nicholas (Grade I listed) by high stone walls which surround the garden.



7 Elsfield Road with the chimney of 1a Mill Lane, and roof of 1b Mill Lane viewed from St Nicholas's Church Yard



1a Mill Lane viewed from St Nicholas's Church Memorial Garden



1a Mill Lane view from St Nicholas's Church Memorial Garden.

To the rear, the cottage has an historic extension over an older rubble wall construction. The eastern elevation is a substantially blank brick gable with one doorway from the existing kitchen to the garden.

1 Elsfeld Road

1A Mill Lane

1 Elsfeld road

1A Mill Lane

1B Mill Lane



1A Mill Lane



1A Mill Lane



1B Mill Lane

Boundary wall with 7 Elsfield Road



Views of Garden Shed, former earth closet and 'Hovel'



HERITAGE ASSESSMENT

Old Marston Conservation Area (OMCA)

The OMCA Appraisal (2012) identifies distinct “character areas” within the OMCA.

The western elevation to 1a. Mill Lane belongs in Character Area 3 (Mill Lane etc) - the eastern elevation (relevant to this proposal) relates to character area 2 –Oxford Road and Elsfield Road

The Appraisal identifies significant features for each character area –elements that relate to this proposal include:

Buildings	<p><i>Vernacular farmhouses and cottages:</i></p> <ul style="list-style-type: none"> • Evidence of the agricultural and social history of the village; • An important body of local vernacular buildings; • Individual aesthetic value. • Evidence of successive phases of building, including modifications for changing use and introduction of new materials
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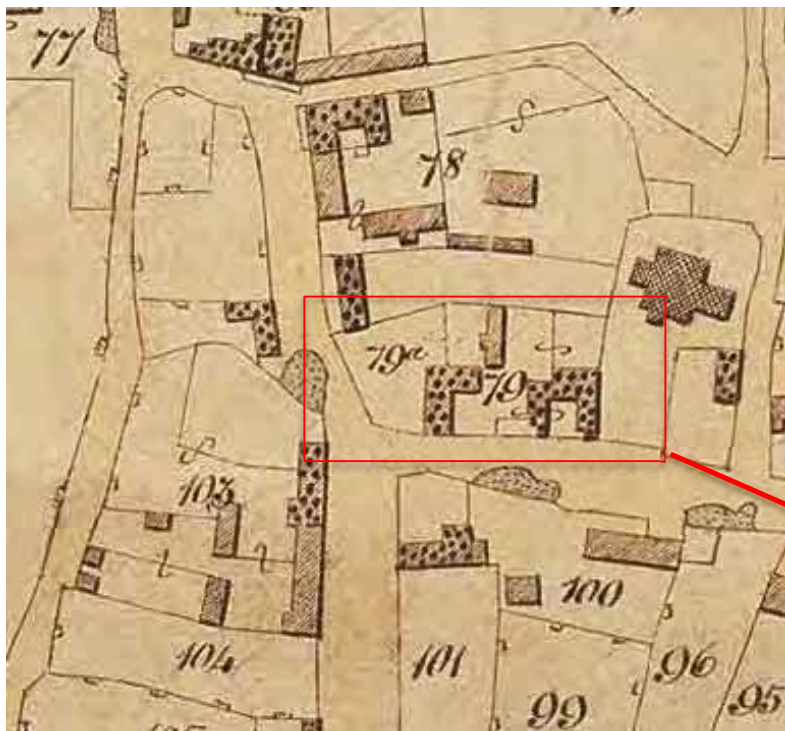
Former barns and agricultural buildings:

- Provide evidence of the area’s agricultural history;
- Provide variety in the architecture of the village, using different materials (e.g. horizontal timber boarding, pan tiles);
- Distinguished from domestic and commercial structures by large door openings and uninterrupted roof slopes and walls.

Building materials	<ul style="list-style-type: none"> • Locally sourced natural or man made materials contribute to the architectural interest and unified vernacular character of the conservation area.
Plots	<ul style="list-style-type: none"> • Boundaries of plots preserve evidence of the historic pattern of farmsteads; • Green spaces at the rear of Oxford Road’s frontage contribute positively to the setting of the village in views from the west; • 20th century infill developments reflect the extent of the former farmyards.

Summary History of 1a. Mill Lane

Documentary evidence and old plans indicate that, as from the mid 19th century, 1a Mill Lane and its present garden formed part of a courtyard of dwellings and agricultural buildings accessed from Elsfield Road.



1843 Marston Tithe Map.
The tithe map shows at 79a, what appear to be two of the three cottages which today form the terrace 1 Elsfield Road and 1a, Mill Lane with a larger eastward range extending from 1a. A court of dwellings (2 demolished) with what is now 7 Elsfield Road to the East of 79.



1851 Census

Alice Matthews (born about 1801 in St Thomas parish Oxford) is described as a milk seller and copyholder of the freeholder, Headington Manor, It appears she has three employees - a man, and a boy and girl engaged in milk delivery. Her will (1870) shows a total of 6 buildings within the copyhold including 2 hovels which may have been timber barns relating to the milk business.



1876 Ordnance Survey Map
A gate is formed in the boundary wall to Elsfield road –adjoining the well which may have served the six dwellings recorded on the copyhold in 1845 and a wall built to divide the garden of 1a Mill Lane and 7 Elsfield road approximately on the line shown in the 1879 OS



1899 Ordnance Survey Map shows that the third cottage 1b. in the terrace had been constructed (perhaps utilizing an older stone boundary wall to chamber joist level), a division (fence or wall) between what today are known as the Mill Lane cottages and Church Cottage (7 Elsfield Road) with the court to the east of Church Cottage (and adjoining St Nicholas Church graveyard surviving) - but subsequently, together with the agricultural building in the north of index 79 (1845 tithe map) absent from later maps



1937 Ordnance Survey Map shows that the two storey brick addition to the East of 1a Mill Lane is now in place with a yard leading from Elsfield road behind number 1; the single storey shed (hovel) backing onto the Orchard stone wall to the North (now the garden of Rest) has perhaps been extended to the East.

2023 Ordnance Survey Map



Proposed Development –Heritage Analysis

Location:

The proposed extension, seen from the south (Elsfield Road) is sited in a similar position to the eastward range shown in the tithe map plan. The proposed roofline continues the roof slope of the main building and is subservient to the existing; when read from St Nicholas's Church the new structure and ridge of the roofline fall below the existing ridge lines and the view is effectively unchanged.

The single storey extension to the North is set back and will be invisible from the road and the curtilage boundary wall will afford privacy.

The design concept reflects the former use as a dairy in approximately the location of the buildings as shown on the tithe map. Materials for the extension will follow the local vernacular; comprising of local stone-faced plinth with timber boarded construction above. Wall thicknesses shown will allow a variety of breathable and sustainable construction methods to be considered at construction phase, with the ultimate choice of sustainable materials used being made on cost. Roofing Materials will be clay or pan tiles as identified in the Conservation Area appraisal

The proposed extension is subservient to the existing street scene, and due to its siting well back of the street, is neutral in its impact on appearance whilst addressing the stark later eastern gable wall. This is aided by existing mature planting.

The extension proposals are, through the use of scale, complementary (matching) materials to the existing structures and the local vernacular, visually in accord with the appearance of the existing building and the principles set out in the OMCA Appraisal.

ENVIRONMENTAL ASSESSMENT

Biodiversity

An Ecological Assessment has been carried out; the survey has not identified the presence of bats or other protected species. Roof design will incorporate appropriate nesting opportunities for martins below eaves

Arboricultural

A full arboricultural assessment has been carried out and the design has been modified to accommodate recommendations made; tree root protection area requirements have been identified in the report and these together with tree protection measures during construction should be secured by condition.

Energy and CO2

The proposal incorporates the upgrading to current regulatory standards of the poor 'U' values of the eastern extension by enclosing it in a breathable insulation construction. It is proposed that an Air Source Heat Pump will replace the current gas heating system.

ACCESS

Car Parking

There is currently no car parking provision; none is now proposed.

Cycle Storage

Adequate cycle storage will be maintained in the shed adjoining the access to Mill Lane

Accessibility

The design will comply with Building Regulations Part M3.

PRIVACY and DAYLIGHT

The proposed development is on the north side of the property and on adjoining properties' on the terrace and has no impact on daylight or privacy.

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