



Bracken Cottage, Standlake Heritage Statement

Property Address

Bracken Cottage, 63, High Street, Standlake, Oxfordshire, OX29 7RH.

Property

The building dates to 1717, it is a detached house in a village location sited on one of the main thoroughfares through the village. It is 2 ½-stories in height, with a main house and the barn forming an L-shaped plan. It has a mixture of roof materials including, slate, flagstone, and clay tiles with minimal eaves and a dormer on the front & rear roofs. The exterior walls are of coursed limestone rubble masonry, with no cavity wall construction. There are two red brick chimneys. Segmental header-brick arches over central 4-panelled door and over 19th century 2 & 3-light casements. The windows are white painted timber with white timber glazing bars in a 2-window range. There is a 20th century porch with a pitched roof. Also, there is a front & rear garden, a right of way to the back garden but no garage. There are thick masonry walls and light timber studall walls internally. There are extensive domestic trees and hedges in the vicinity.

Listed Building Register

The building is Grade II listed.

Ref; 1283413

Conservation Area

The building is not in a Conservation Area.

Planning History

There are no known previous planning applications for this property.

Proposal

Replace front dormer window with the same design, replace the three barn northwest windows with the same design, barn southwest door to be replaced with the same design. Rear dormer to be replaced with a new design to match the front dormer window. All to be replaced like for like except the rear dormer window.

The new rear dormer window will be double glazed to improve sound deadening and reduce heat loss from the property. All the rest to remain single glazed.

During building work the builder is to investigate the front and rear dormers. If they are found to be structurally unsound with rotten timbers, they ought to be replaced along with the windows.

Historic Significance

The barn windows, barn door and the front dormer window are all historic featurettes, approximately 50-100 years old. Despite being historic they are all in a dilapidated state and need replacing with like for like components. By installing identical components in the same materials and aesthetics the historic character of the property can be preserved. At present the rotten and weakened structures may either fall out endangering people or they may leak or allow rainwater to enter the property causing further damage to the structure. The preservation of the historic features is therefore not practical as the components have deteriorated and need replacing before they endanger either people or the structure of the property itself.

The rear dormer is a modern, mid-20th century design of no historic or aesthetic value at all. The client wishes to replace this unattractive feature with historic design to match the front dormer. The loss of the rear dormer window will be of no consequence at all due to its modern design.

The dormers are historic features but if they are found to be structurally unsound, it would make sense to replace them with new structures. If dilapidated dormers are left in place they will continue to rot and cause damage to themselves and the surrounding roof structure. They will also start to let in rainwater and cause water damage to the interior of the house.

Appearance

The replacement parts will be of the same materials and aesthetics as the current dilapidated components. The timber will be treated to waterproof and will be painted white to match the current aesthetic of the house. The barn door will be treated timber but not painted to match the existing door.

The rear dormer will change from a modern to a traditional design to match the rest of the house.

If new dormers are required, the design is to match the existing structures.

Neighbourhood

The work is entirely in keeping with the local environment as the work is historic and the village is also historic. The proposed works are only replacing like for like, so there will be no change in aesthetic, just the repair of dilapidated components. All of the works are visible from the public highway except the rear dormer which can only be seen from the rear garden. The proposal is therefore in keeping with the neighbourhood's aesthetics, and the existing house. It will therefore have no impact upon the neighbourhood.

Vehicular, Cycle & Pedestrian Access

All existing accesses will remain the same. The barn door will be replaced but the access will remain the same.

Drawings

Bracken-Cottage-Existing-Site-Plan-A

Bracken-Cottage-Existing-Floor-Plans-A

Bracken-Cottage-Existing SE & NW Elevations-C

Bracken-Cottage-Existing SW & NE Elevations-C

Bracken-Cottage-Proposed-Site-Plan-A

Bracken-Cottage-Proposed-Floor-Plans-A

Bracken-Cottage-Proposed SE & NW Elevations-C
Bracken-Cottage-Proposed SW & NE Elevations-C
Bracken-Cottage-Design-and-Access-Statement
Photo-Barn Door Southwest
Photo-Northwest Barn Window
Photo-Northwest Barn
Photo-Northwest Dormer
Photo-Northwest
Photo-Southeast Dormer
Photo-Southeast

Demolition

There is no application for demolition associated with this proposal, only the replacement of components, like for like.

Preserve, Enhance & Mitigate

The proposal enhances the property by replacing the existing rotten and disintegrating fenestration. If this is not done there will be structural failure, the windows will fall out and rainwater will be able to penetrate the property. This will cause further damage to the building and start the process of rotting from the inside. It is therefore essential that permission is granted so that the fenestration can work properly, prevent structural failure and keep the building insulated from external rainwater.

The structure will also be enhanced by the installation of double glazing to the rear dormer window, all the rest of the windows to remain the same. This will help to reduce traffic noise and improve the insulation qualities of the glass by providing a second heat layer barrier.

If the dormers are found to be structurally unsound it would make sense to replace them with new structures. If dilapidated dormers are left in place they will continue to rot and cause damage to themselves and the surrounding roof structure. They will also start to let in rainwater and cause water damage to the interior of the house.

Impact on the Asset

The proposed works will not change the existing character of the structure at all, only replace like for like, except the rear dormer window. There will be no change in aesthetic or material except for the rear dormer window. Indeed, the new fenestration will preserve the property by restoring structural rigidity and preventing water penetration into the property. The new rear dormer window will improve the property by installing a historic window to match the other fenestration and remove an unpleasant modern window which does not currently match the property.

Agent

Swordsman Historic Architectural Design on behalf of the client, Mrs Power.