

HERITAGE
STATEMENT

**EXTENSION AT
2 VALENCE COURT,
ASTON ROAD,
BAMPTON,
OXFORDSHIRE
OX18 2AF**

M J B

ARCHITECTURAL DESIGN

HERITAGE STATEMENT

APPLICATION FOR ERECTION OF SINGLE STOREY EXTENSION AT REAR OF DWELLING, PART RETROSPECTIVE IN RESPECT OF FLAT ROOF DESIGN IN LIEU OF LEAN-TO ROOF DESIGN APPROVED UNDER PLANNING PERMISSION 22/01522/HHD ON 30/05/2022 -WEST OXON PLANNING REFERENCE 24/00860/HHD

To be read in conjunction with Drawings:

22-BA-1 Existing Floor Plan

22-BA-2 Existing Elevations

22-BA-7 Proposed Floor Plan

22-BA-8 Proposed Elevations

Site Location Plan

Block Plan

Background & Heritage

The application site, number 2 Valence Court, Aston Road, is located inside the Bampton Conservation Area.

The recently extended terraced house is part of a relatively modern development, built in natural Cotswold stone under a reconstituted stone slate roof of diminishing courses, all as is traditional in the locality.

As the heading above states, this application is for Planning Permission, part retrospective in respect of the flat roof that has been constructed, in lieu of the lean-to roof design that was previously approved. Existing Floor Plan, and existing Elevations are now attached, which show the dwelling that existed prior to the extension being built.

At the junction of Aston Road, Buckland Road and the High Street, is the nearest Listed Building, Ampney Lodge, which was listed Grade II on 05/04/1989, number 1053570.

This substantial Georgian house, faces South, and is constructed of natural Cotswold stone, under a blue slate roof, with traditional sliding sash windows.

This property is not visible from the application site.

There are a substantial number of similar Listed Buildings fronting onto the High Street, and further away from the application site.

It is considered that this proposal will not affect any Listed Building or Heritage Asset.

The Proposed Works

The proposal is for a single-storey extension to the rear of the dwelling, infilling an 'L' shaped plan form, to provide an open-plan Kitchen & Dining area.

Elevation materials are natural Cotswold Stone, to match existing.

This extension was approved under 22/01522/HHD on 30/05/2022, albeit with a lean-to roof design. My clients changed to a flat roof during the construction process, consulting with their Building Control provider. My clients sincerely apologise for not consulting with the Planning department over this change. Consequently, you have requested this part retrospective application to regularize the situation. This is basically to approve the flat roof design, as the principle of the extension has already been established. The flat roof is no higher than the lean-to roof eaves height.

Assessment and Mitigation of Impact

The extension is to the rear of the existing dwelling, is not visible from the street scene, and is not considered to affect any Listed Building or Heritage Asset, or the Conservation Area.

My clients understand from your Planning officer, that there would not be any concern over the flat roof design.

Malcolm Brain

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M J B ARCHITECTURAL DESIGN

Email: info@mjbarchitectural.design or malcolmbrian@gmail.com

Tel: 01869-350771 or 07836-670999