

HERITAGE STATEMENT

Erection of a single storey rear extension to 88 Manor Road, Woodstock, Oxfordshire OX20 1XL

Introduction & Location

This heritage statement has been prepared for a proposed single storey rear extension to 88 Manor Road, Woodstock. The site lies at the edge of the Woodstock Conservation Area and immediately backs on to the housing belonging to Westland Way. The first part of this statement is an assessment of significance of this part of the conservation area. As the site affects only a small part of the conservation area, this assessment relates to the immediate context of the site, as a proportionate response, in accordance with para 194 of the NPPF 2021. The second part of this heritage statement assesses the impact of the proposed works on the character and appearance of the conservation area.

Character and appearance of this part of the conservation area

Manor road itself is lined both sides with a variety of properties, both in style and form with a mixture of new and old properties constructed of recon and natural stone and brick and from terraced properties to semi-detached and detached properties. To the East of Manor Road there is a larger development of circa 1970's & 80's. The road is also lined with the occasional mature tree and hedgerows.

Proposal

To seek planning permission to replace the current poorly constructed porch with a single storey extension to provide an improved entrance area with downstairs WC and shower facility to enhance the facilities provided. The proposal will be constructed in similar materials such as matching tiles and natural stone to compliment the host dwelling.

Site

The existing property, whilst is not itself listed, is on the edge of Woodstock Conservation Area with the Grade II listed Knibbs barn (which is a commercial property) north of the application site which is separated by an infill stone and rendered property (no.90) between itself and the application site.

Knibbs Barn

This nearby property is further along Manor Road, known as Knibbs Barn, was listed as Grade II on 27th July 1988 with the following listed description: -

Barn. Late C18. Coursed limestone rubble; gabled stone slate roof. 5-bay plan with central threshing floor. Old plank double doors and triangular ventilation holes. Timber lintel over late C18 plank loft door with strap hinges to right. Interior not inspected but noted as having collar-truss roof. Included for group value.

Assessment of significance

The form, scale, detailing of proposed materials matches that of the wider conservation area and helps it to fit in well with its historic surroundings.

As such it makes a modest positive contribution to the character and appearance of the conservation area.

Impact of proposed works on the Aston Conservation Area

The proposals are for the erection of a modest extension. It will have an external footprint of approximately 4100mm x 1700mm and a ridge height of approximately 3.2m. The eaves height will match the head of the proposed door at 2.1m above internal finished floor level.

With its proposed form, scale and proportion together with the use of matching materials, the proposed extension will sit comfortably in its surroundings, will not affect the character of the conservation area or street scene and have no impact on neighbouring properties.

It would have a neutral impact on significance and would preserve the character and appearance of the conservation area or that on the nearby listed property Knibbs barn.

END