

HERITAGE STATEMENT

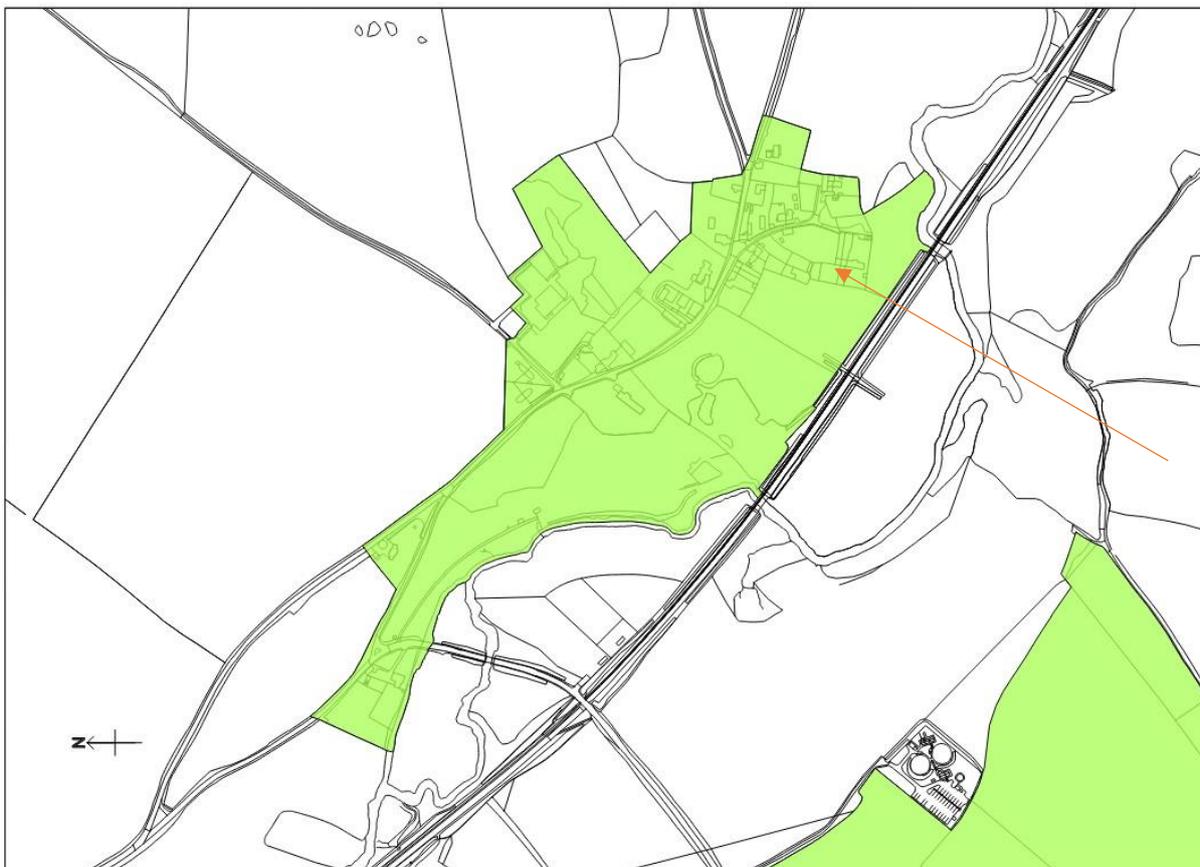
Single storey rear extension & adjustments to existing roof and façade to 3, The Green, Fawler, OX7 3AN

INTRODUCTION & LOCATION

This heritage statement has been prepared for a proposed Single storey rear extension & adjustments to existing roof and façade to 3, The Green, Fawler. The site lies at the edge of the Fawler Conservation Area and immediately backs on to open fields beyond. 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

'The Green' itself is accessed off the 'Main Street' road through a single-track road leading to the track road which takes you down to a row of 3 terraced properties (which themselves have been extended), one of which is the application site. The road itself is lined with a variety of properties, both in size and form which have been extended over the years and even more recently. The road is also lined with the occasional mature tree and hedgerows.



PROPOSAL

To seek planning permission to extend and modernise the current poorly constructed conservatory with a single storey extension to provide an improved and enlarged kitchen and family area to enhance the facilities provided and bring in line with modern standards. The proposal will be constructed in materials such as reclaimed red brick, to match the detailing used on the host dwelling, and a sedum roof, which together will complement the host dwelling and blend in with the surrounding area.

SITE

The existing property, whilst is not itself listed, is on the edge of Fawler Conservation Area with the Grade II listed properties (list below) to the north of the application site at the junction with 'Main street',

- **ROSE COTTAGE, 1 AND 2, MAIN STREET**

These are the nearest listed properties which are circa 93m away from the application site.

FAWLER MAIN STREET SP3717 (South-west side) 14/29 Nos.1 and 2 Rose Cottage. This nearby property situated at the junction with Main Street, was listed as Grade II on 12th June 1988 with the following listed description: -

House, now divided. Mid C17 with some mid C20 alterations and additions. Coursed limestone rubble with stone slate roof. Two-unit baffle-entry plan. Two storeys. Central stone ridge stack with weathering at base and later brick top stage. Two-window front; 3-light metal casements with wooden lintels. Central half-glazed door, with evidence of former gabled porch (see shadow-line on wall). C20 gabled stone porch to left with half-glazed door. Two-storey additions to left and right, that to left with catslide roof over outshut to front. Interior not inspected but said to have large open fireplace and chamfered ceiling beams.

- **CORNER COTTAGE**

FAWLER MAIN STREET SP3717 (South-west side) 14/30 Corner Cottage. This nearby property situated at the corner of Main Street, was listed as Grade II on 12th June 1988 with the following listed description: -

House. Dated 1699. Coursed limestone rubble on roughly dressed ironstone plinth. C20 machine tile roof. Two-unit plan. Two storeys. Integral brick end stack to left. Two-window front. 2- and 3-light wooden casements with wooden lintels. Central C20 half-glazed boarded door, approached by 3 stone steps. Moulded rectangular datestone above door: IM/1699. Interior not inspected.

- **THE MANOR HOUSE, MAIN STREET**

FAWLER MAIN STREET SP3717 (North-east side) 14/25 The Manor House, was listed as Grade II on 12th June 1988 with the following listed description: -

Farmhouse, now house. Mid-to-late C17 with late C18 or early C19 addition and C20 alterations. Coursed limestone rubble and some ironstone, with stone dressings. Stone slate roof. T-plan. Three storeys with 2-storey wing to front. Stone ridge stack to right with chamfered weathering and external stone end stack to left with chamfered offsets and C20 brick top stage. Three gabled

dormers with 2-light small-paned wooden casements. Three-window front; C19 and C20 small-paned casements, some with stone cills. Later gabled wing projecting at right angles off-centre to left: integral lateral stone stack to right with pitched-roofed link to attic; 2-light casement to each floor with flat stone arch and stone cill, and one-light attic casement. Six-panelled door to main range, in left-hand angle of wing, with C20 lean-to stone porch. The main entrance to the house was formerly by a first-floor door off-centre to right, approached by a flight of wooden steps up the side of the wing (see old photograph kept in house). The right-hand ground floor casement is a C20 insertion. Right-hand gable end with 2-light casement to first and second floor. Former outbuilding adjoining to left, eaves raised and fenestrated in the C20. Interior: principal rooms to first floor. Left-hand first-floor room: C17 moulded stone fireplace with bar stops. Moulded plaster cornice. Left-hand second-floor room: C17 moulded stone fireplace with bar stops. Pair of deep-chamfered ceiling beams with run-out stops.

- **BARN APPROXIMATELY 25 METRES SOUTH EAST OF THE MANOR HOUSE, MAIN STREET**

FAWLER MAIN STREET SP3717 (North-east side) 14/26 Barn approx. 25m SE of The Manor House, was listed as Grade II on 12th June 1988 with the following listed description: -

Barn. C18. Coursed limestone rubble with C20 machine tile roof. Four bays, at right angles to road. Opposed cart-entrances in second bay from north; pair of C20 doors to east and hipped-roofed porch to west with rendered blocked entrance. Blocked doorway to south-west (see wooden lintel). Interior not inspected.

ASSESSMENT OF SIGNIFICANCE

The form, scale, detailing of proposed materials compliments 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 FAWLER CONSERVATION AREA

The proposals are for the erection of a modest extension. It will have an external footprint of approximately 6400mm x 360mm and a roof height of approximately 2.7m.

With its proposed form, scale and proportion together with the use of proposed materials, the proposed extension will sit comfortably in its surroundings, will not affect the character of the conservation area or street scene and have limited 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 properties.

END