

STUDIO HALLETT IKE

**Heritage Statement
October 2021**

**Chancel Cottage, Garden Studio
Fir Lane, Steeple Aston, Oxfordshire
OX25 4SF**

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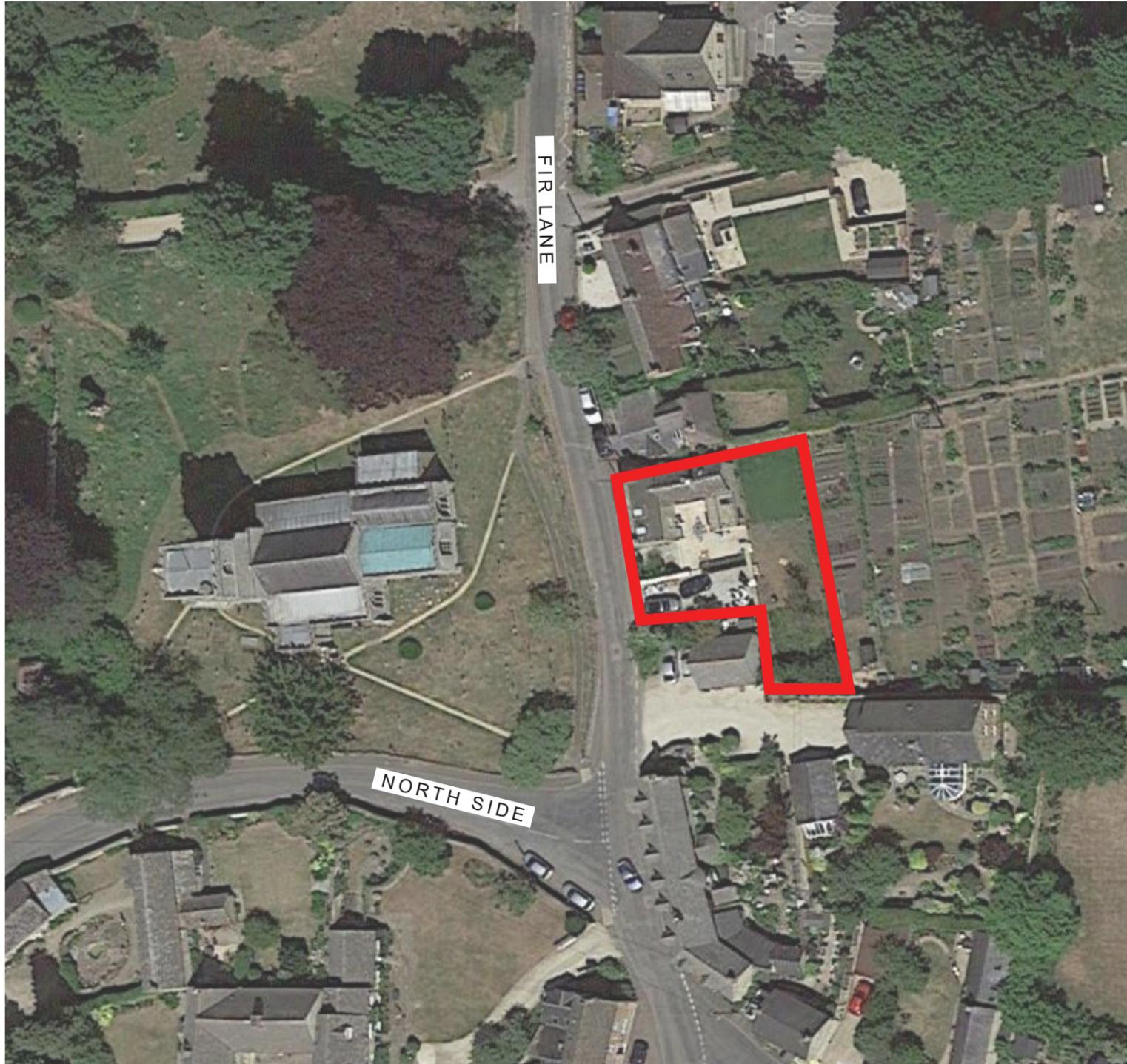


Fig. 1 - The site outlined in red

1.0 Introduction

This statement forms part of a planning and listed building consent application for a proposed standalone garden studio within the curtilage of Chancel Cottage, a two storey, plus cellar and attic, Grade II listed house on Fir Lane, Steeple Aston. This statement is not a standalone document and should be read with the drawings and other documents that form the principle information.

Pre-Application advice was sought, and written response received on the 21st April 2021 (refs 21/00785/PREAPP and 21/00356/PREAPP written by Mr. Bob Neville).



Fig. 2 - Outbuilding on neighbouring land



Fig. 3 - Chancel Cottage from the Church - the proposed outbuilding will not be visible from this view as will sit behind the existing outbuilding of the neighbouring land



Fig. 4 - Southern end of the private garden as existing - which will house the proposed studio

2.0 Heritage Context

This application seeks to create a standalone garden studio within the rear private garden of Chancel Cottage.

The site lies within the Steeple Aston Conservation Area, and Chancel Cottage itself is Grade II listed. *This application does not seek to alter the main house, or its reasons for listing, in any way.*

Chancel Cottage is listed under list entry number 1357160, and also lies within the Steeple Aston Conservation Area. The listing via Historic England is as follows;

“STEEPLE ASTON FIR LANE SP4726 (East side) 8/102 Chancel Cottage GV II

House. C18. Coursed squared limestone with ashlar dressings and limestone rubble with wooden lintels; Stonesfield-slate and concrete plain-tile roof with rebuilt brick gable stacks. L plan. 2 storeys plus attic. Symmetrical 2-window front has a central 4-panel door below a flat stone canopy, and has renewed 2-light casements below stone lintels. End and rear walls, and lower rear wing returning from left, are in rubble, the wing partly converted from a stable, Interior: wide inglenook fireplace; quarter-turn stairs with winders; C18 panelled shutters and cupboards; butt-purlin roofs Included for group value.”

The house has been modified over the years, both internally and externally, most recently with an extension in place of a store. The modifications have been sensitive and considerate, and have retained the reasons for listing.

The existing garden is residential and domestic in style, with a mixture of gravel, stone paving, and planters to the front of the property, and lawn to the rear.

The listing description does not include any reference to the surrounding garden or landscape.

3.0 Design

This design proposes a new single storey garden studio to provide additional ancillary support space for the main dwelling on the site, and will be subservient to the host dwelling.

The studio is proposed to be built in a limestone, laid primarily in the same format as the host dwelling Chancel Cottage. Elements of worked limestone are introduced to provide some contemporary architectural detailing to avoid creating a pastiche design. The roof will be laid in slate, with a lead lined concealed gutter.

The studio is proposed to be partially sunken to allow for an adequate internal floor to ceiling, with a mezzanine level in the roof void. The top roof pitch level will sit below an adjacent neighbouring outbuilding within the neighbouring garden of The Longbyre.

Some surrounding landscaping is proposed to allow for the creation of a small patio and path back to the existing gravel of the front portion of the garden. The garden surrounding the proposed studio and patio is to be softened with planting. Effort will be made via the selection of proposed plants and hard landscaping to preserve the domestic style of the garden.

Refer to the attached drawings, and the Planning, Design and Access Statement for further information on the aesthetic design.

4.0 Impact on Heritage Significance

There will be no changes to the existing main dwelling house as part of this application.

The proposed garden studio will be sympathetic and in keeping in style to Chancel Cottage, due to the consideration of the material, form, mass and orientation.

The historical significance of Chancel Cottage is held within the main house. This proposal for the garden studio seeks modest architectural intervention that is in line with pre-application advice and do not affect or harm the significance of the Listed Building.

In regard to the wider setting of the Steeple Aston Conservation Area, the garden studio is rectilinear in form, and the principle elevation is orientated back toward Chancel Cottage. Through an assessment of the surrounding building settlement and layout, the orientation with the gable ends facing Fir Lane to the West, and the allotment fields to East, is responsive to and in keeping with the general layout of the village.

Chancel Cottage forms part of the visual enclosure around the church of St Peter and St Paul's, opposite. This proposal will not alter the existing view, as the location of the studio will mean it is largely hidden by vegetation along the road boundary, and the neighbouring outbuilding in The Longbyre (the neighbouring property to the south of the site).

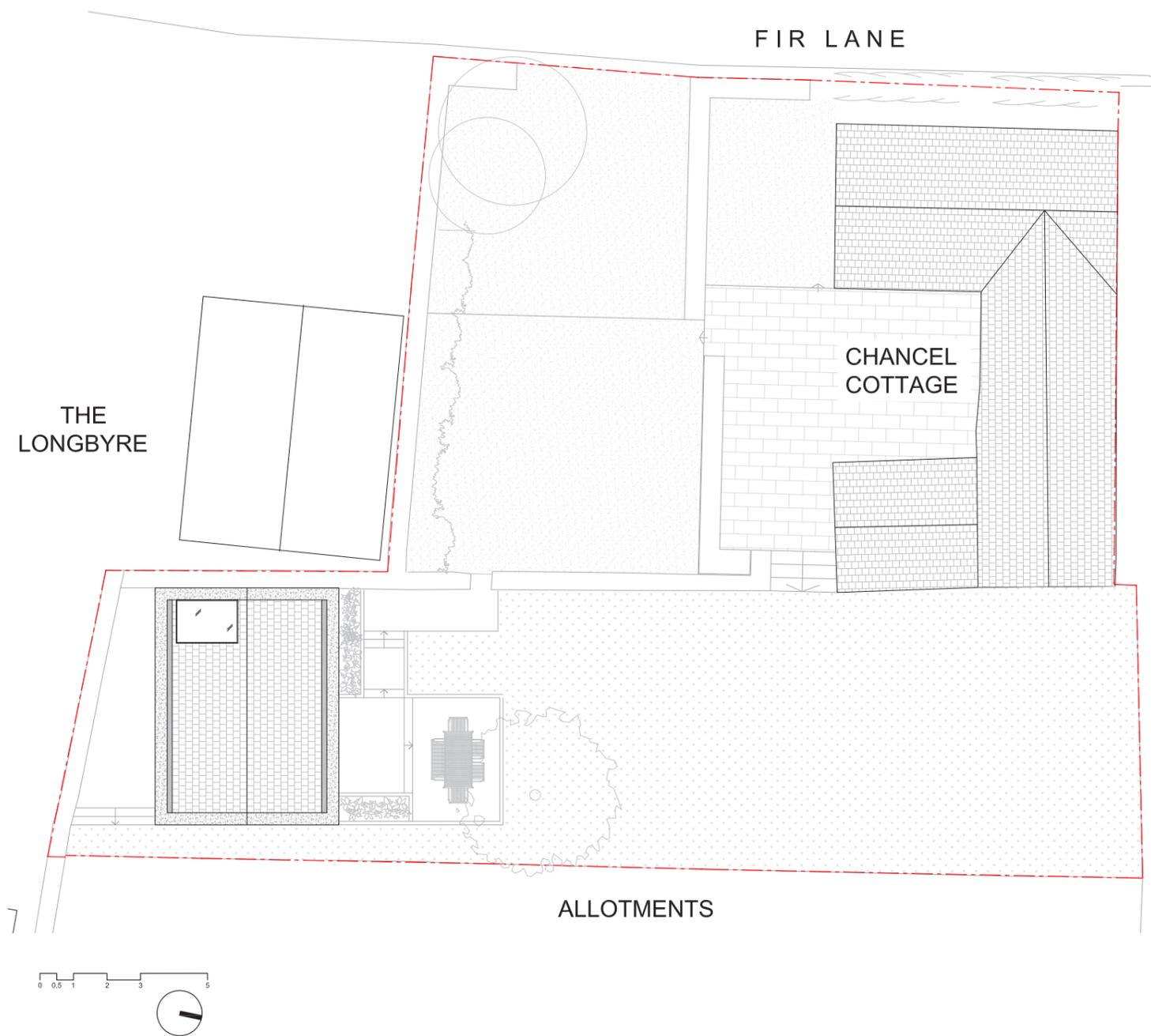


Fig. 5 - Proposed site roof plan

5.0 Conclusion

The proposed works are separate from the main dwelling house. The garden studio is proposed to be subservient, respectful and sympathetic to Chancel Cottage and surrounding buildings.

The proposal will not be visible from the wider conservation area of Steeple Aston. It will be visible from the allotment field to the east, however this lies outside of the conservation area, and this particular view is already characterised by the modern built pitched roof outbuilding in the neighbouring property.

The materials, form, orientation and setting have all been carefully considered whilst developing the design for the garden studio. The proposal is designed to be complimentary and sympathetic to Chancel Cottage and its surroundings, but is not designed to be a replica or pastiche.

B.269 of the Cherwell Local Plan denotes that in sensitive locations, design needs to be sensitive and complimentary to their surrounding buildings but does not require merely replicating existing styles and imitating architectural details; and that modern interpretation is possible if informed by a full contextual analysis and proposals promote and reinforce local distinctiveness.

Therefore we can conclude that this proposal will not harm the character or appearance of the host dwelling in respect to its reasons for listing, or of the wider conservation area.

6.0 Appendix



Steeple Aston Conservation Area Boundary