

Heritage Statement

Proposal:

Two proposed dwellings with associated garaging, alterations to garaging and boundary wall to previously approved Barn. (18/01914/F) (18/01915LB)

Address:

The Chaff Place Caravan
High Street
Bodicote, Banbury
OX15 4BS

Applicant:

Alex and Leila Watson

Date:

November 2019

The Site

The village of Bodicote is situated on the southern boundary of Banbury, approximately 1.5 miles from the towns centre. The High Street is on the west side of the village orientated north to south. Bodicote has a small conservation area, a reflection of the villages size in the late 1800's (Fig 1). The conservation area generally follows the village High Street and the western end of Weeping Cross and the connecting East Street.

Figure 1: Map of the village in 1875 with current conservation area boundary overlaid



The application site lies on the east side of the High Street between the High Street and Chapel Lane illustrated in the aerial photograph (Fig 2). The boundaries of the application site shown in red in the site location plan below (Fig 3).

Figure 2: Aerial photograph showing the site - Red arrow.

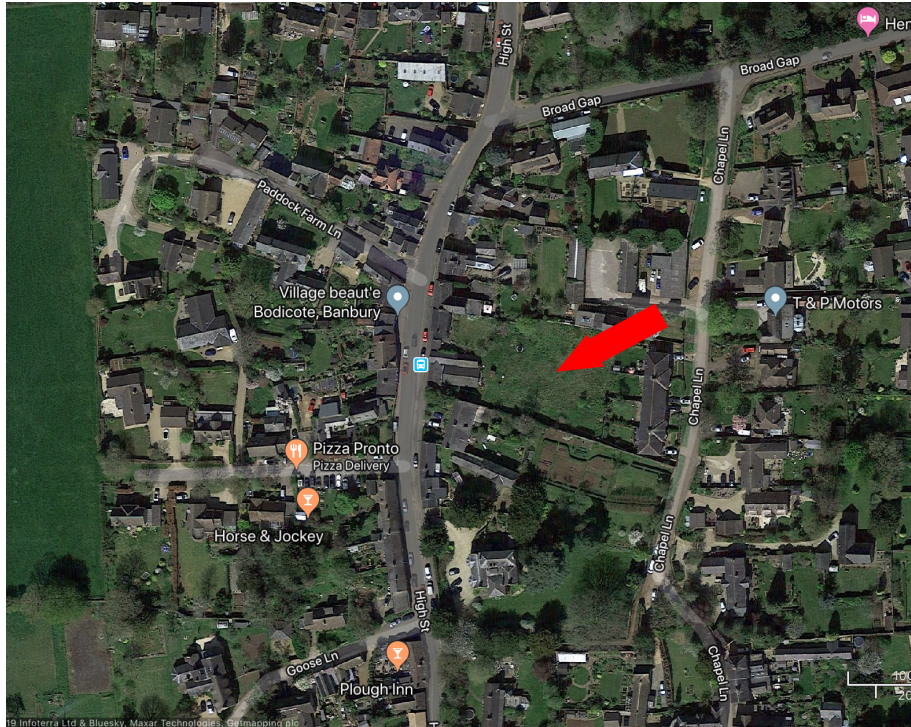
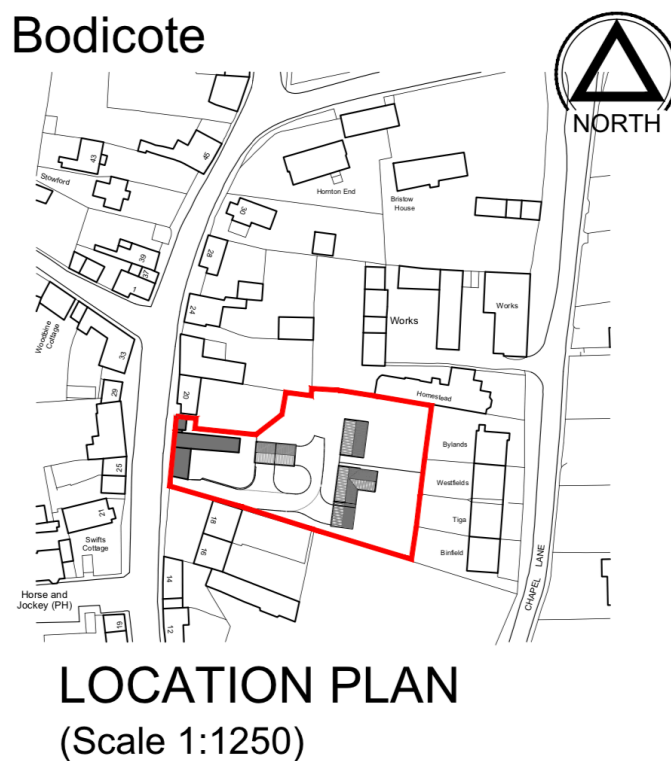


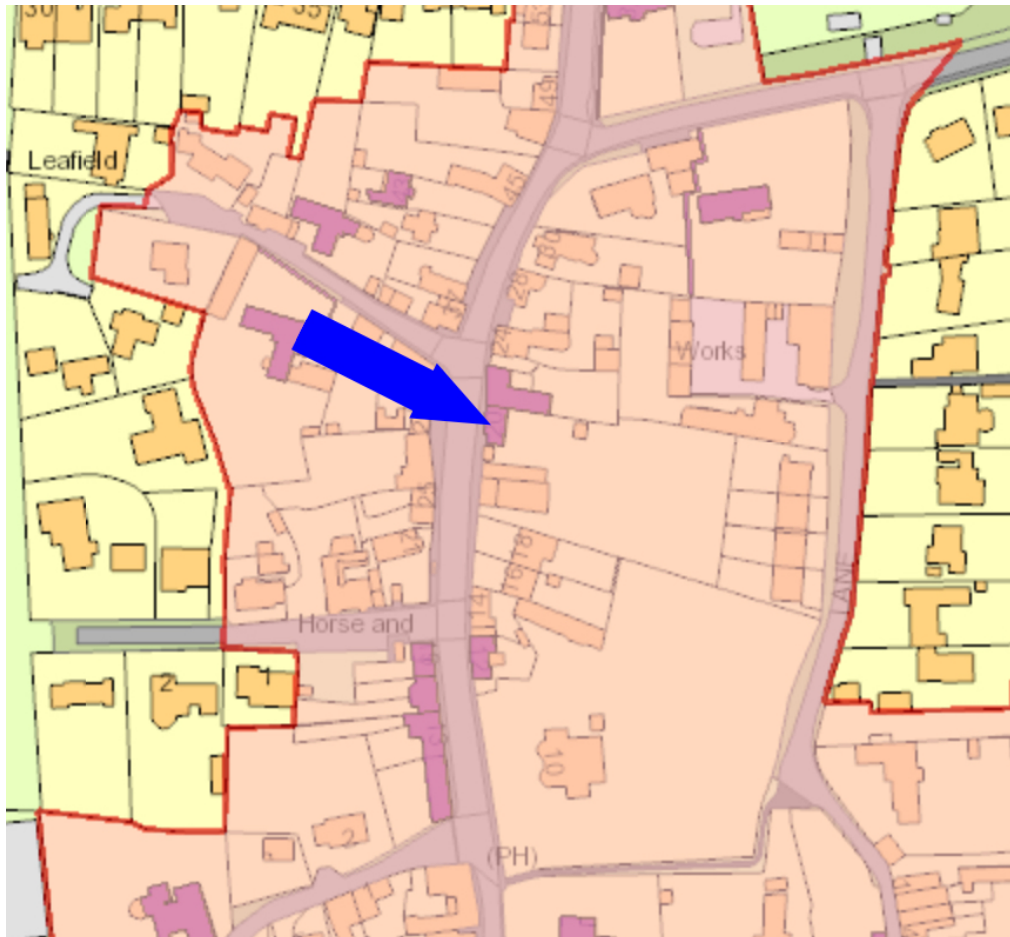
Figure 3: Site location plan - Site boundaries in red.



Residential properties adjoin the site on all sides, the boundaries of the site being clearly defined with a mixture of timber close boarded fencing, wire fencing, hedging and stone walls.

The site lies within Bodicote conservation area, the boundary of which is shown in (Fig 4) below. There are also some Grade II listed buildings in the surrounding area.

Figure 4: Bodicote conservation area boundary map inc listed buildings (Purple)



Amongst these listed buildings, of particular importance due to proximity is the Grade II listed property 'The Close', number 20 High Street, (Indicated with a blue arrow Fig 4), and the curtilage listed out buildings to the south, (Not indicated in purple as listed on the above map, Fig 4 and no longer part of the same property). These identified heritage assets are considered further in the following sections of this statement.

Legislative Framework and Policy Requirements

Legislation

Where a development has the potential to affect a heritage asset such as a listed building or conservation area, the applicable legislative framework makes sure that the proposed works are carried out and considered with due regard to their impact on these heritage assets. Some of the relevant legislative framework and policy requirements considered in this statement are summarised below;

National Planning Policy Framework (NPPF)

The NPPF defines a heritage asset as “ a building, monument, site, or place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.”

In the NPPF particular attention has been paid through consideration of design to 16. Conserving and enhancing the historic environment; Paragraphs 184 - 202 in this statement.

Development Plan

Cherwell District Council's adopted Local Plan 2011-2031 policy EDS15: The Character of the built and historic Environment

This Policy states:

New development will be expected to complement and enhance the character of its context through sensitive siting, layout and high quality design. All new development will be required to meet high design standards. Where development is in the vicinity of any of the District's distinctive natural or historic assets, delivering high quality design that complements the asset will be essential.

New development proposals should:

- Conserve, sustain and enhance designated and non designated 'heritage assets' (as defined in the NPPF) including buildings, features, archaeology, conservation areas and their settings, and ensure new development is sensitively sited and integrated in accordance with advice in the NPPF and NPPG.

- Include information on heritage assets sufficient to assess the potential impact of the proposal on their significance.

- Respect the traditional pattern of routes, spaces, blocks, plots, enclosures and the form, scale and massing of buildings. Development should be designed to integrate with existing streets and public spaces, and buildings configured to create clearly defined active public frontages

- Reflect or, in a contemporary design response, re-interpret local distinctiveness, including elements of construction, elevational detailing, windows and doors, building and surfacing materials, mass, scale and colour palette

Historic England - Good Practice Advice Notes 1-3

Planning Note 3 (2nd Edition) 'The setting of Heritage Assets' which focuses on the management of change within the setting of heritage assets.

It gives general advice on understanding setting, and how it may contribute to the significance of heritage assets and allow that significance to be appreciated, as well as advice on how views contribute to setting. The suggested staged approach to taking decisions on setting can also be used to assess the contribution of views to the significance of heritage assets.

Historic England Recommend a 5 step process;

Step 1: Identify which heritage assets and their settings are affected

Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it

Step 4: Explore ways to maximise enhancement and avoid or minimise harm

Step 5: Make and document the decision and monitor outcomes

This document, much like the relevant NPPF paragraphs and policy EDS15 of the local plan, does not seek to prevent development in the setting of heritage assets but works to mitigate negative impact to, and where possible enhance their settings.

Heritage Significance of the Site

Listed buildings and their english heritage listings:

The nearest listed building to the application site is the neighbouring residential property to the west 'The Close'. This is a Grade II listed building first listed in November 1985. See below (Fig 5), extract of property details taken from Historic England.

Figure 5: Historic England extract

Details

BODICOTE HIGH STREET SP4637 (East side) 7/212 The Close

GV II

House. C17, remodelled C18/C19. Regular coursed ironstone rubble. Low pitched Welsh slate roof. 2 brick end stacks. 2-unit plan. 2 storeys plus attic. 2-window range. Plank door with rails and studs to right. C20 casement to left. Two 3-light casements to first floor and attic storeys. All have wooden lintels mostly original. Interior: Stop chamfered beams and chamfered bressumer to fireplace which has bread oven cavity to left and inglenook to right.

Listing NGR: SP4601037919

The listing description for 'The Close' references the construction materials used namely the typical ironstone for the walls and welsh slate for the roof. It also references the brick chimney stacks typical of the local area, the wood lintels and other material choices. Internally it makes reference to the style of beams and character of the fireplaces as important feature within this property. It is noted that it does not mention the neighbouring out buildings/barns to the south nor the land to the rear which now makes up the application site.

History of the property:

Up until recently this property included the barns to the south and the land to the east which now makes up the application site.

The family and still current owners purchase the property then comprising of the dwelling house, barns and land in the mid-late 1800's for the purpose of growing and storing vegetables and keeping animals for a market garden business. The land originally extended to Chapel Lane and in the early 1950's the 4 brick terrace houses were built which now enclose the application site to the east.

The agricultural activities successfully continued up until the late 1970's, early 1980's, when farming practices started to change and move away from smaller systems which a piece of land this size could support, leaving the space redundant and struggling for purpose.

The dwelling house along with the domestic garden was dived up from the agricultural barns and land as the land and outbuildings could no longer support the

dwelling, and the dwelling could no longer support the land and barns, the latter falling in to disrepair.

The group of agricultural barns gained listed building consent to be converted in to a small 2 bed dwelling. (16/01369/F) (16/01370/LB)

The dwelling house 'The Close', and it's associated outbuildings are positioned directly on to the footpath of the High Street making up a strong and valuable building line in this part of the conservation area which is noted in the village conservation area appraisal, though it is noted that this property itself is not individually mentioned like some others.

While the presence of other listed buildings in the same part of the village as the application site are noted, it is considered that the setting of these buildings are not appreciated directly in relation to the application site, having regard to their relationship and orientation to the application site and the intervening features between them ie; other buildings, walls, roads etc.

Conservation Area Appraisal:

The application site lies within the Bodicote conservation area which would be considered a proportionably small area of the village due to significant growth over more recent years (Fig 6). The conservation area is located on the west side of the village and generally follows the village High Street from north to south, the High Street being a connecting road from the south of banbury to the village of Bloxham via the now Bloxham Grove road after crossing the Sor Brook valley which defines the south edge of the village and its conservation area.

The conservation area appraisal provides a useful character area map (Fig 7), defining 4 main areas of character within the conservation area, the application site falling within the 'Main Rd' character area.

Figure 6: Bodicote conservation area shown in red

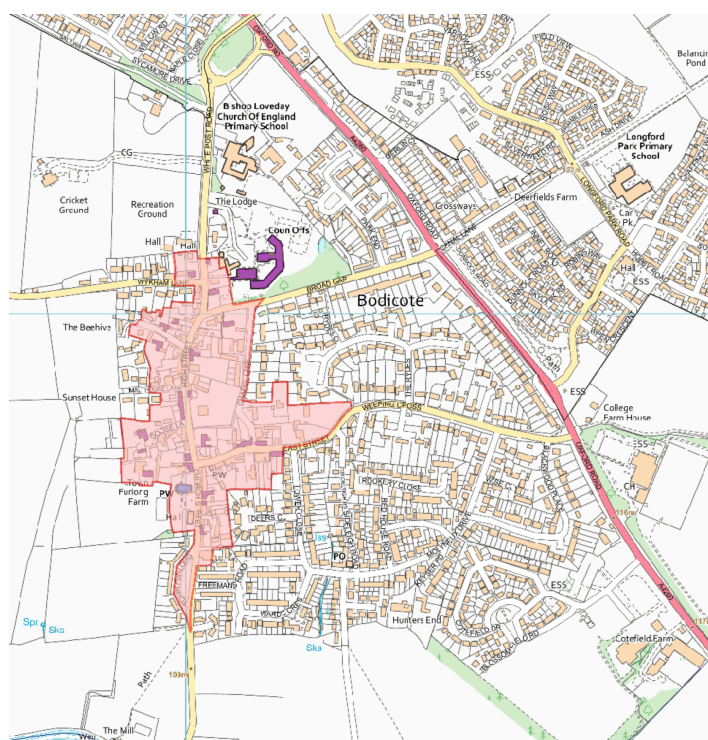
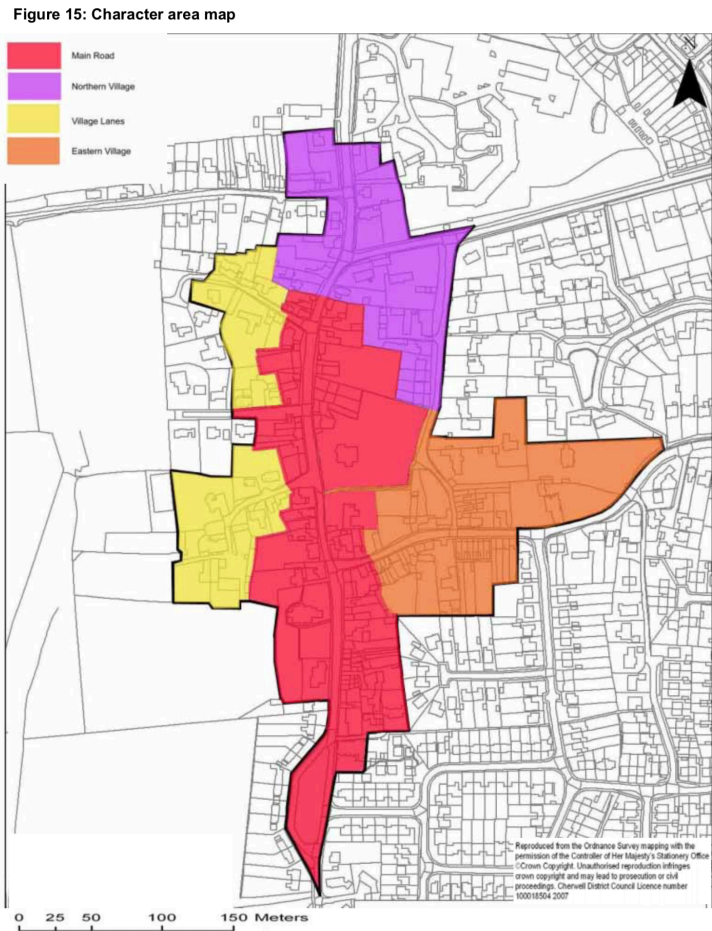


Figure 7:

Bodicote

Figure 7: conservation area character area map



The appraisal commits a section to this character area making specific reference to the use of this part of the village and importantly what architecturally defines its character:

It references that this area is characterised by its linear nature and strong building line which has developed along its High Street.

It has a reasonably consist building age and style, the houses are predominantly 17th and 18th centre and of a vernacular style of the area at the time.

In terms of scale and massing in this part of the conservation area the houses are mainly 2 storey with some 3 storey in height and are predominantly terraced with a few detached and semi-detached houses. There is also a number of areas here where the building line is broken and houses are set back from the main street in pairs, these appear to be 18th and 19th century infill plots and it is said to be very characteristic of this area of the village.

With regard to construction materials the buildings are said to be mostly constructed of coursed ironstone rubble and ashlar, however there are a number of brick buildings within this character area. The ridge line rises and falls along the street with little continuity. The roofing materials are welsh slate and concrete tiles with no thatch evident in the area.

This part of the appraisal also considers means of enclosure in this area of the village and notes that where the houses do not front straight onto the footway, small walls of brick or stone, in some places accompanied by hedges are the means of enclosure, stable doors and wooden gates are also used to divide the public street and private courtyards and gardens.

It also goes on to identify threats to the character of this area one being the existence of some intrusive over-head power lines which is relevant to the application site and it also notes the value in the sequence of key views down the High Street in this area of the village which one would assume includes the frontage of the application site.

All of the above serves to provide a useful context against which to consider the heritage implication of the proposed development and its potential impact on the character and appearance of the conservation area.

Proposals and assessment of impact

The Proposed development involves the construction of two new dwellings on the application site along with the associated garaging and gravelled driveway, ref (Fig 3) site location plan.

There are a number of principles stipulated in Policy ESD 15 to ensure that development proposals have suitable regard to the character of the conservation areas and preserve and where possible, enhance them.

In designing the scheme regard has been had not only to the relevant policy requirements, but also to the the Bodicote conservation area appraisal and specifically to the descriptions in the Main Road Character Area section noted in the above section of this statement.

Street Pattern and Drive Way

In consideration of the existing street pattern the proposed dwelling houses have been arranged in a linear formation in the context of the the High Street as can be seen in (Fig 3). To further reflect the strong building lines in this area of the village the dwellings have been moved closer together than what was originally proposed.

The historic previous access road within the site has been considered and the proposed driveway reflects the position of this. Refer to (Fig 1), map of Bodicote 1875, the access road comes into site via the vehicle access from the high-street and turning north around the rear of the barns to an area of hard standing and existing axillary agricultural building of the time.

To further reflect this character the proposed garaging has been amended, with the garaging of plot 3 being brought in to this building line and attached to the south elevation of the dwelling house. The proposed garaging of plots 1 and 2 have been amended also bring them back together to replicate the foot plan of the previously approved garaging.

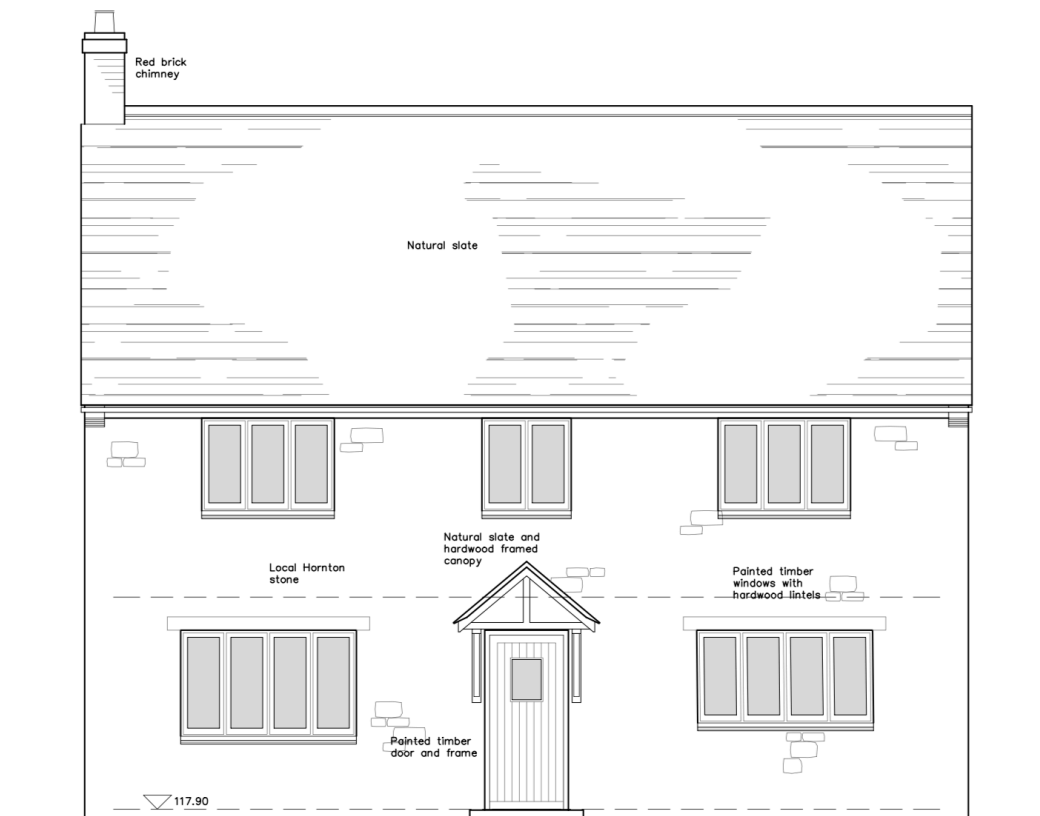
Another consideration in the arrangement and placement of this garaging back in to the previously approved position is in consideration of its impact on the setting of the curtilage listed barn of plot 1. Orientating the garaging of plots 1 and 2 east to west in this way retains the relationship of the barn to the land of which it is historically associated with.

Another consideration of the proposed scheme in this area is the previous agricultural use of the site. Bring the garaging of plots 1 and 2 together and orienting it in this way creates a farm yard like arrangement and is considered to be a better reflection of the previous agricultural use of the land. The garaging itself is a more typical proportion of an outbuilding found in this type of settlement.

Building Type, Style, Scale and Massing

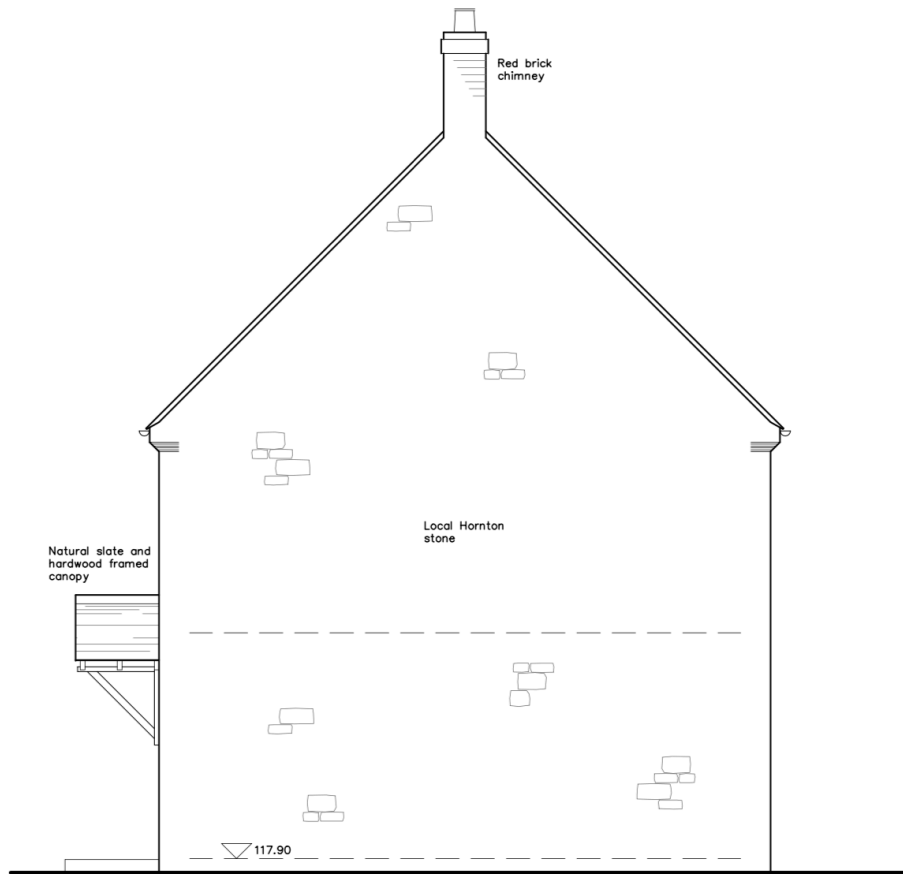
Consideration has been given to the specific character of the surrounding area in the design choices of the proposed dwellings. With regard to scale and massing houses in this area of the village are mainly 2-3 storey and where the building line is broken and houses are set back from the main road as with this application site they are generally in pairs, these infill plots considered to be very characteristic of this area of the village. Dwelling houses in this area of the village are built of the vernacular style and this has been carefully considered in the design of the proposed dwellings as can be seen in (Fig 8) and (Fig 9). Amongst other design choices the use of a traditional narrower gable end and lower ceiling heights has been employed to more reflect those of the existing buildings around them.

Figure 8: West Elevation (Plot 2)



West Elevation (Plot 2)

Figure 9: South Elevation (Plot 2)



South Elevation (Plot 2)

Construction and Material Choices

The buildings in this area of the village are constructed of coursed ironstone rubble and the proposed dwellings and there is associated garaging have been designed to be built with the local Hornton ironstone to preserve this design feature. The roofing material used in this area is predominantly slate and this too has been incorporated into the design scheme. Including the familiar feature of a red brick chimney.

Other Considerations

In the conservation areas appraisal of the main road character area in which the application site sits it also references the characteristic means of enclosure of private spaces in this part of the village. Where houses do not front straight onto the footway, small walls of brick or stone are the chosen means of enclosure. With this in mind the application proposes to install a reclaimed red brick wall around the

southern perimeter of plot 1 to reflect this character and considered to enhance and preserve the setting of the listed barn conversion of plot 1.

In this part of the conservation area appraisal it also makes mention of a number of threats to the character of this part of the village one being the intrusive overhead power-lines which are yet to be put underground. A significant proportion of these overhead power lines in this area of the village are across the application site. It has been proposed to facilitate the position of plots three to remove these overhead power lines therefore enhancing and preserving this part of the village.

Conclusions

It is submitted that the development of this site with 2 proportionate, traditionally styled and high quality dwellings would preserve the character and appearance of the Bodicote conservation area due to the above considerations. Having regard to the immediate surrounding area of the village, it is submitted that the proposed development reflects the existing built form in size and scale and does not detract from the conservation area's character and identity.

It is considered that the application site, read in the context of the street scene has minimal impact on it due to its very screened position. It is not designated as an important or strategic gap in the village and the scale and form of what is proposed is in keeping with the character of this part of the conservation area. To that end the resulting impact on the setting of the adjacent listed buildings is considered minimal, the way in which they are experienced would not be significantly different after the new dwellings were built due to their position in relation to each other.

Other listed buildings in this area of the village are sufficiently far enough away from the application site, with intervening buildings, walls and roads, to be impacted by the proposed development. Their settings will therefore be preserved, with no harm being caused to the character and appearance of these heritage assets.

Having regard to the above, the proposed construction of 2 new dwellings, which seeks to resemble the vernacular style of the area is not considered to be detrimental to the character and appearance of the Bodicote Conservation Area, or the settings of nearby listed buildings, all of which will not suffer harm as a result of this proposal. Accordingly, the heritage assets will be preserved and the proposal has therefore given sufficient regard to the preservation of these heritage assets, the proposals taking in to account of the necessary Development Plan framework.

Having regard to the relevant requirements of the legislative and policy frameworks, by reason of the proposal's scale, design, appearance and position, the development will preserve the significance of the heritage assets, namely the Bodicote Conservation Area, and the setting of the adjacent Grade II listed building 'The Close' including listed outbuildings.

It is therefore considered that the proposed developments impact to the surrounding heritage assets is limited and acceptable.