

**BARTLETT COTTAGE
7 COLONY ROAD
SIBFORD GOWER**

**HERITAGE REPORT
FEBRUARY 2024**

www.worlledgeassociates.com



CONTENTS

Worlledge Associates

Introduction

Brief History of Sibford Gower

Enock's Colony

Bartlett Cottage

Description

Heritage Significance

Statement of Heritage Significance

Summary of Heritage Policies, Guidelines and Advice

Replacement Log Store / Garden Room

Assessment of Impact

Response to Cherwell District Council

Appendix 1: Entry in the National Heritage List for England

Appendix 2: Planning History

Appendix 3: National and Local Heritage Policies, Advice and Guidance

Raymond Osborne

ray@worlledgeassociates.com

Elizabeth Pickup

elizabeth@worlledgeassociates.com

Patrick Horrocks

patrick@worlledgeassociates.com

Nicholas Worlledge

nicholas@worlledgeassociates.com

WORLLEDGE ASSOCIATES



Worledge Associates is an Oxford-based heritage consultancy, committed to the effective management of the historic environment. Established in 2014 by Nicholas and Alison Worledge, Nicholas came to private practice with over 35 years' experience working in heritage management for local authorities. This intimate knowledge and understanding of council processes, and planning policy and practice, helps us to work collaboratively with owners and decision-makers to manage change to the historic environment.

Our team of dedicated researchers and specialists believe in the capacity of the historic environment to contribute to society's collective economic, social, and cultural well-being. We aim to identify what is significant about places and spaces in order to support their effective management and sustain their heritage value. We have worked with a wide range of property-owners and developers including universities and colleges, museums and libraries, large country estates, manor houses, farmsteads, cottages, town houses and new housing sites.

INTRODUCTION

The intelligent management of change is a key principle necessary to sustain the historic environment for present and future generations to enjoy. Historic England and successive government agencies have published policy and advice that extend our understanding of the historic environment and develop our competency in making decisions about how to manage it.

Paragraphs 4-10 of Historic England's Good Practice Advice Note 2 (Managing Significance in Decision-Taking in the Historic Environment) explains that applications (for planning permission and listed building consent) have a greater likelihood of success and better decisions will be made when applicants and local planning authorities assess and understand the particular nature of the significance of an asset, the extent of the asset's fabric to which the significance relates and the level of importance of that significance.

The National Planning Policy Framework ('NPPF') provides a very similar message in paragraphs 194 and 195 expecting both applicant and local planning authority to take responsibility for understanding the significance of a heritage asset and the impact of a development proposal, seeking to avoid unacceptable conflict between the asset's conservation and any aspect of the proposal.

It has never been the intention of government to prevent

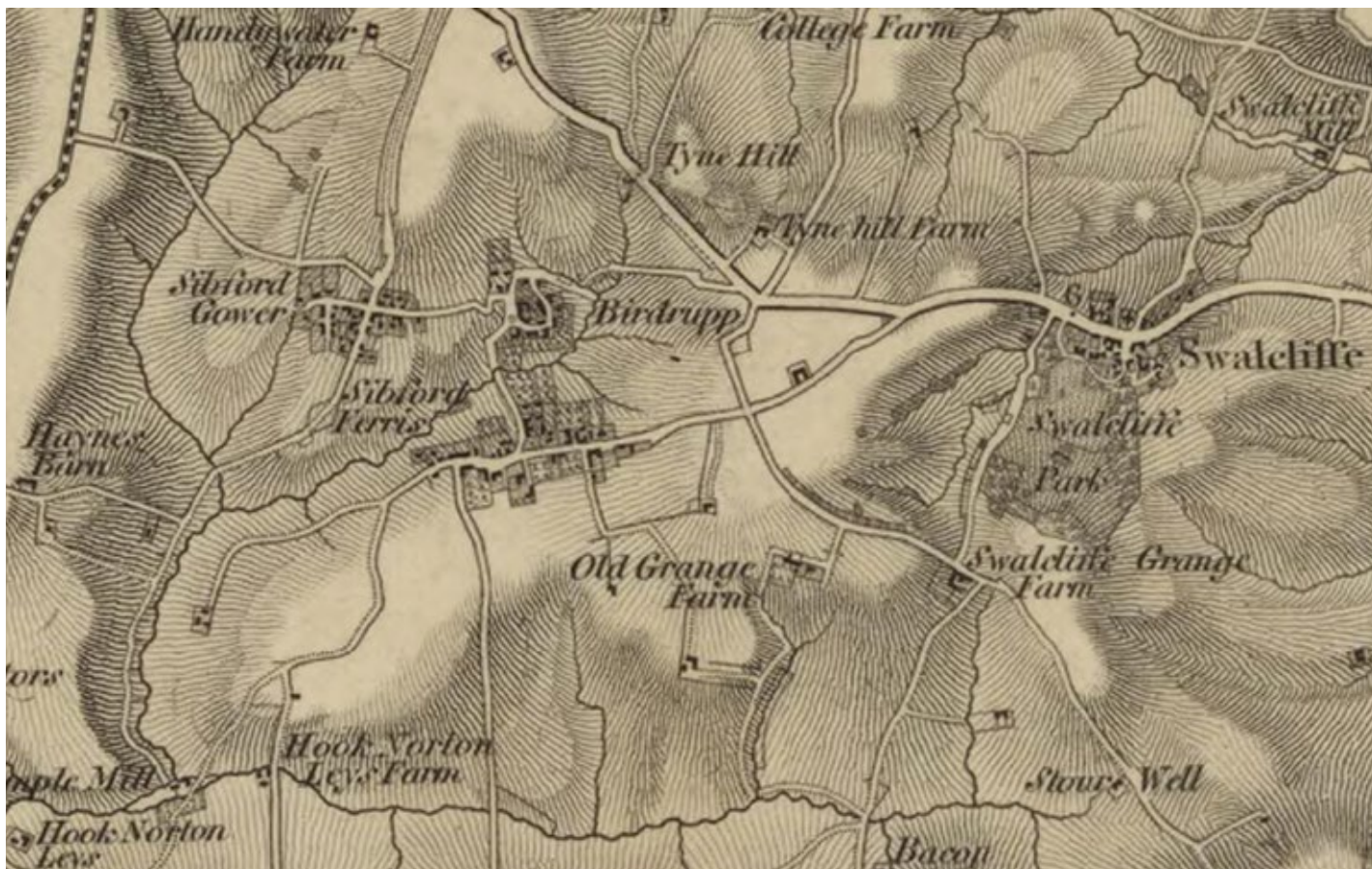
change or freeze frame local communities and current policy and good practice suggests that change, if managed intelligently would not be harmful.

This Heritage Report has been prepared in relation to alleged unauthorised works to an outbuilding to the south-west of Bartlett Cottage, Colony Road, Sibford Gower, which was constructed as part of John Enock's Colony, and which is included in the National Heritage List for England, (see Appendix 1). It also lies within the Sibford Ferris, Sibford Gower and Burdrop Conservation Area.

It includes a brief history of Sibford Gower, Enock's Colony and then of Bartlett Cottage. Following a description of the cottage and its setting, an assessment is provided of its heritage significance, including a statement of heritage significance, in accordance with Historic England Guidelines.

A summary is provide of the relevant heritage policies, before describing the works, as carried out, and the impact, or otherwise on the heritage significance of Bartlett Cottage and its setting. It is concluded that while the works have not been carried out in accordance with the approved plans, the impact on the setting of Bartlett Cottage is less than substantial, and has been balanced by the program of conservation works undertaken to the cottage.

BRIEF HISTORY OF SIBFORD GOWER



Extract from 1-inch to one-mile Ordnance Survey Map 1833 showing Sibford Gower, Sibford Ferris and Birdrupp lying to the west of Swancliffe. The Country Boundary lies just to the west of the Sibfords.

Sibford Gower lies in part of the Hundred of Bloxham, in the ancient Parish of Swancliffe. This covered an area of 6,946 a. on the high ground of north-west Oxfordshire, about 5½ miles south-west of Banbury, its western boundary forming the county boundary between Oxfordshire and Warwickshire.

The parish contained the townships of Swancliffe (1,679 a.), Epwell (1,140 a.), Shutford East (409 a.) and West (952 a.), Sibford Ferris (1,008 a.), and Sibford Gower (1,758 a.). In 1841 the ancient parish was divided by the creation of the ecclesiastical parish of Sibford Gower, which included Sibford Ferris and Burdrop.

Placename evidence suggests that Saxon settlement of all the principal hamlets was comparatively early. Sibford Gower has always been the largest of the three settlements; in the 13th century it was called Great Sibford; Gower was the name of the lords of the manor in the 13th century. The site of the village was probably chosen because of the springs and the

near-by ford. In 1327 27 people were assessed for tax in Sibford Gower, and in 1523 as many as 39. For the hearth tax of 1665 27 people including 7 'paupers' were assessed, 7 of them on 3 or 4 hearths, the remainder on 1 or 2. In 1774 it was said to contain 45 houses.

AGRICULTURE

At Sibford there is early evidence of a two-field system of crop rotation. As in other north Oxfordshire parishes a four-field system had been generally adopted by the early 17th century. Quarters occur at Swancliffe in 1716, at Sibford Gower in 1750, and Sibford Ferris in 1784. At the end of the 18th century the whole parish was inclosed in stages. At the time of inclosure in 1773 Sibford Gower consisted of one large open field called Broad Sibford field of 80 yardlands. The award of 1774 divided 1,666 a. between 48 proprietors. The Sibfords were characterized by the number of small owner-occupiers. In 1785 there were 35 proprietors in Sibford Ferris and 44 in Sibford Gower.



In 1851 there were some 53 farmers in the whole former parish. In Sibford Gower, apart from one 300 a. farm, which employed 15 labourers, the 18 farms in the hamlet were all less than 200 a. in extent, and the average size of a holding was 65 acres.

OTHER TRADES

The inhabitants of Swalcliffe were not, and indeed had never been, totally dependent on agricultural employment. Carpenters occur frequently in the documents from the 16th century, Blacksmiths often combined their work as smiths with farming. There was also references in 17th through to the 19th century of trade in cloth. Several probate inventories contain references to comparatively large amounts of hemp and linen yarn, as well as to made up woollen and linen cloth. A dyer of Sibford Ferris occurs in 1754, and a wool-comber and a weaver died in the same village in 1761 and 1779. Home-weaving continued into the 19th century. Plush- or shag-weaving was an established industry in the parish by 1747.

There was a long tradition of clock and watchmaking among the Quaker families of Sibford. Thomas Gilkes (c1665–

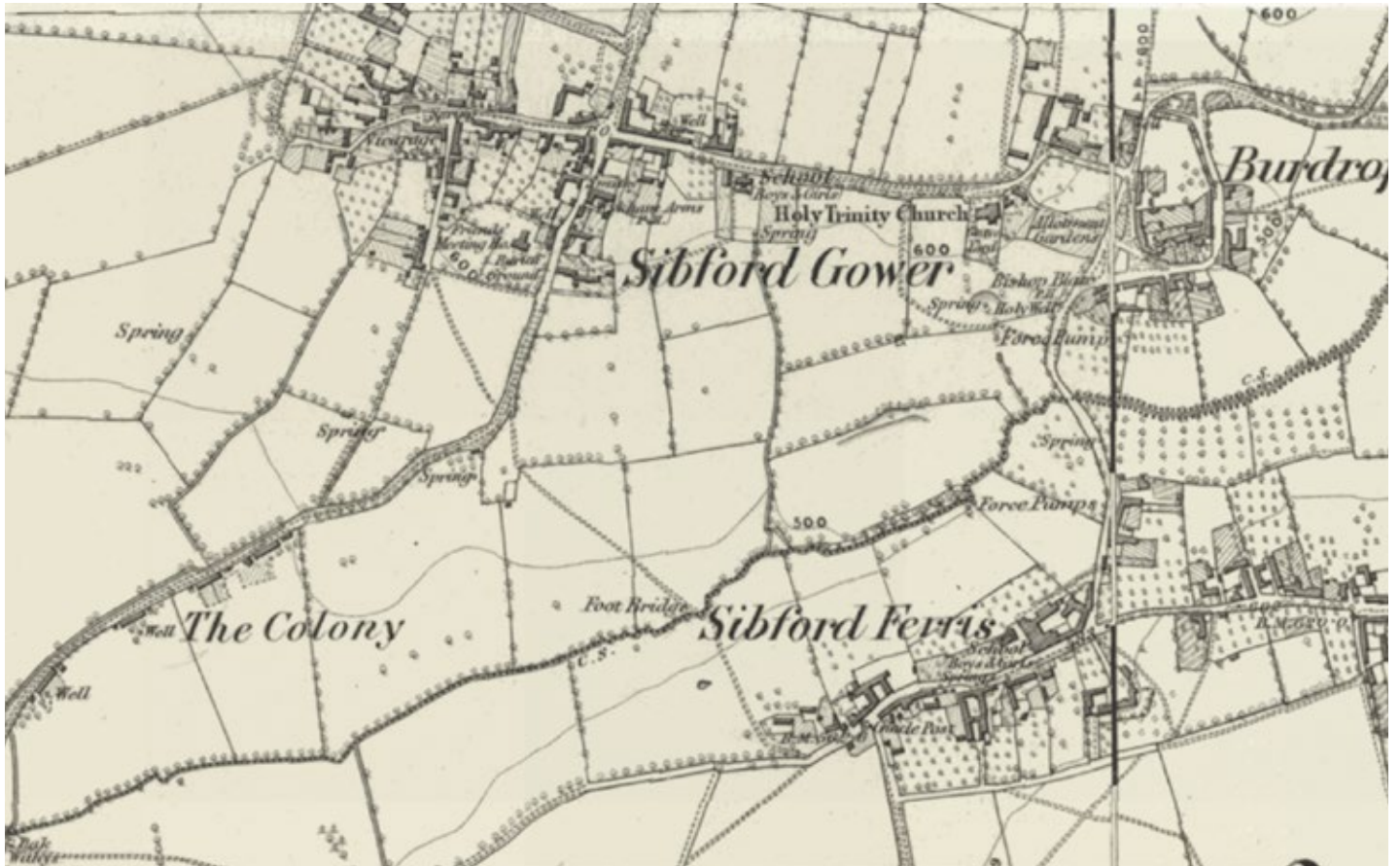
1743) was a pioneer of the clock-making industry in north Oxfordshire. Another Quaker clockmaker, John Wells, was probably trained under Gilkes, for he had early connexions with Sibford. A Richard Gilkes (b. 1767) was making clocks in Sibford in 1800.

NON-CONFORMITY

The parish had a relatively high number of non-conformists. Anabaptist and Quaker groups were established in the parish during the 1660s. By 1669 Quakers were meeting regularly in a house in Sibford, and by 1682 they had a meetinghouse and burial ground. The size of the community can be gained from the Quaker register which records at least 17 Sibford family names in the 17th century, over two-thirds of them from Sibford Gower. In the 18th century as many as 47 different family names are recorded and in 1808 the two Sibfords had 24 Quaker families with over 100 members.

The population of the parish in 1881 was 431, a fall from 449 in 1871. The population of the parish continued to decline to 320 in 1901 and 301 in 1931, but post WWII has grown. In 1998 the village was designated a Conservation Area.

ENOCK'S COLONY



Extract from the six-inch OS map 1872 showing The Colony in relation to Sibford Gower and Sibford Ferris

Sibford Gower lies in part of the Hundred of Bloxham, in the The street address for Bartlett Cottage, 7 Colony Road, provides a clue to its history as part of Enock's Colony, founded in the 1840s by John Enock (1796-55) a wheelwright by training and timber merchant, who was born in Sibford Gower, but worked in London, before returning the Sibford in 1821 to marry Mary Harris.

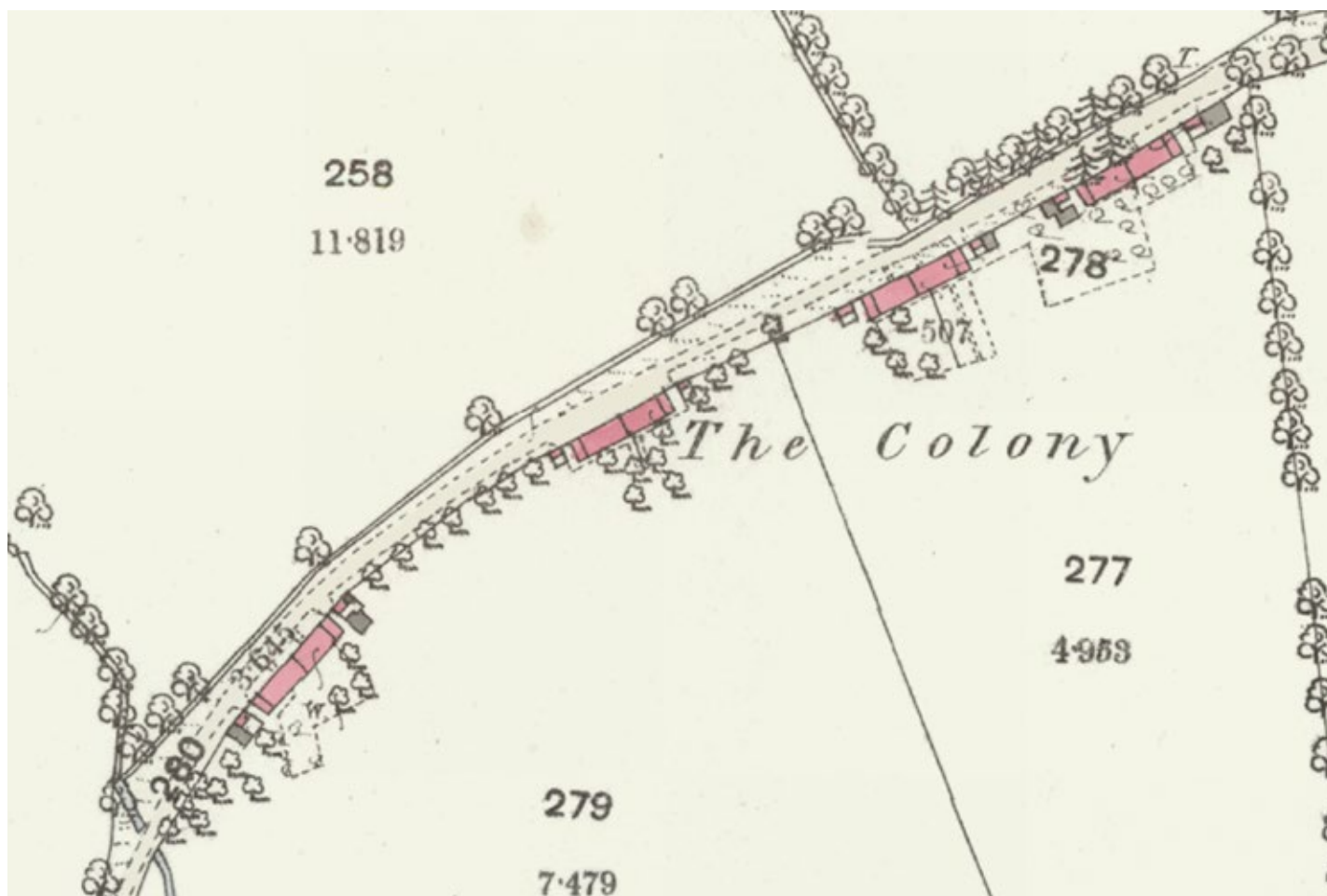
As noted in the brief history of Sibford Gower, there was a long and strong presence in the village of Quakers. His father, John Enock (1767-1841) moved from Radway to the village, and was also a Wheelwright, becoming an elder in the community. The Land tax return of 1798 shows his as owning land in Sibford Gower. On his death, he left his son John £40 a year for his life.

Many Quakers had a history of an enlightened approach to social issues of the day. The 1830s was a period of depression and unrest amongst agricultural workers, resulting in riots in southern and eastern England, due overwhelmingly as the

result of the progressive impoverishment and dispossession of the English agricultural workforce over the previous fifty years, leading up to 1830.

While riots did not impact Sibford Gower, it appears John Enock had enlightened views on the plight of Agricultural workers, and sought a practical solution. The Banbury Guardian on 24 December 1873, carried an article 'The Labourer and the Land. Enock's "Colony" at Sibford' which provides considerable detail on its establishment, suggesting that the inspiration for its construction may derive from a visit by John Enock(k) to Fergus O'Connor's' proposed land scheme in Minster Lovell, c1845 for cottages and 4 acres of land for workers – Charterville. This would place the construction of the cottages as post 1845.

It is possible that John Enock used the money willed to him by his father to undertake the purchase of the land and construction of the cottages.



Extract from the six-inch OS map 1872 showing The Colony in relation to Sibford Gower and Sibford Ferris

The date for the construction of the cottages is not certain, although the 1873 article records that the works on one of the houses reads “Enoch’s Colony 1849”, suggesting the mid-late 1840s. They were all occupied at the time of the 1851 census. It describes the Colony as comprising ‘eight dwelling-houses, built in blocks of two noting the ‘back of the houses front onto the highway, an arrangement which, it seems to us, somewhat detracts from the appearance of the houses, but which is doubtless convenient to the “Colonist”, whose land lies immediately in front of their houses.

The houses are number 1 to 8. Houses 1 to 4 have one-and-a-half-acres of land attached to them, and are let at a yearly rent of £8 10s. Houses 5 to 8 have about 2 acres of land and are rented for £10. In 1873 it was noted that all the tenants occupy other lands in the vicinity.

The cottages are described in some detail, with each comprising a general living room, one small room arranged as

a parlour, and a party and small cupboard on the ground floor with three lodging rooms over. Joining the dwelling is a barn, and at the end of this a lean-to hovel and water-closet.

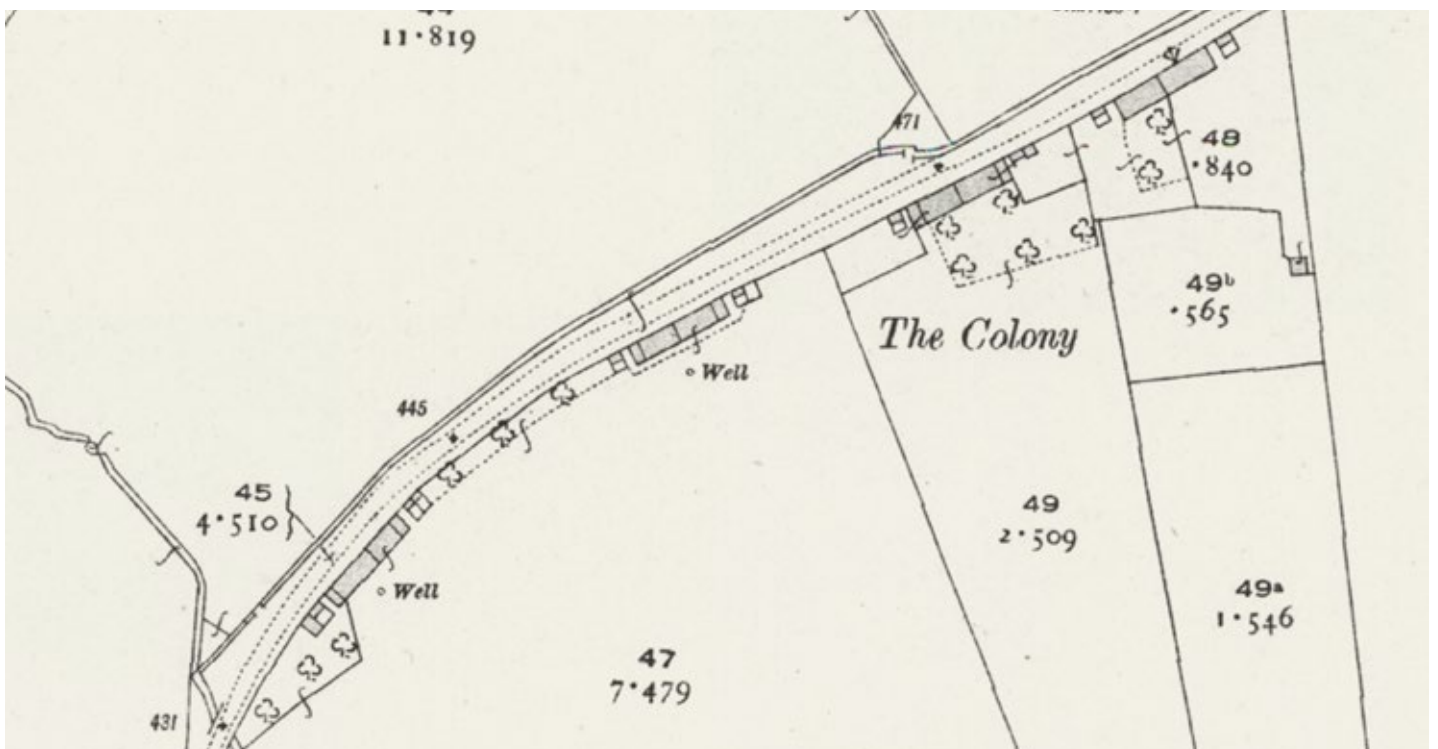
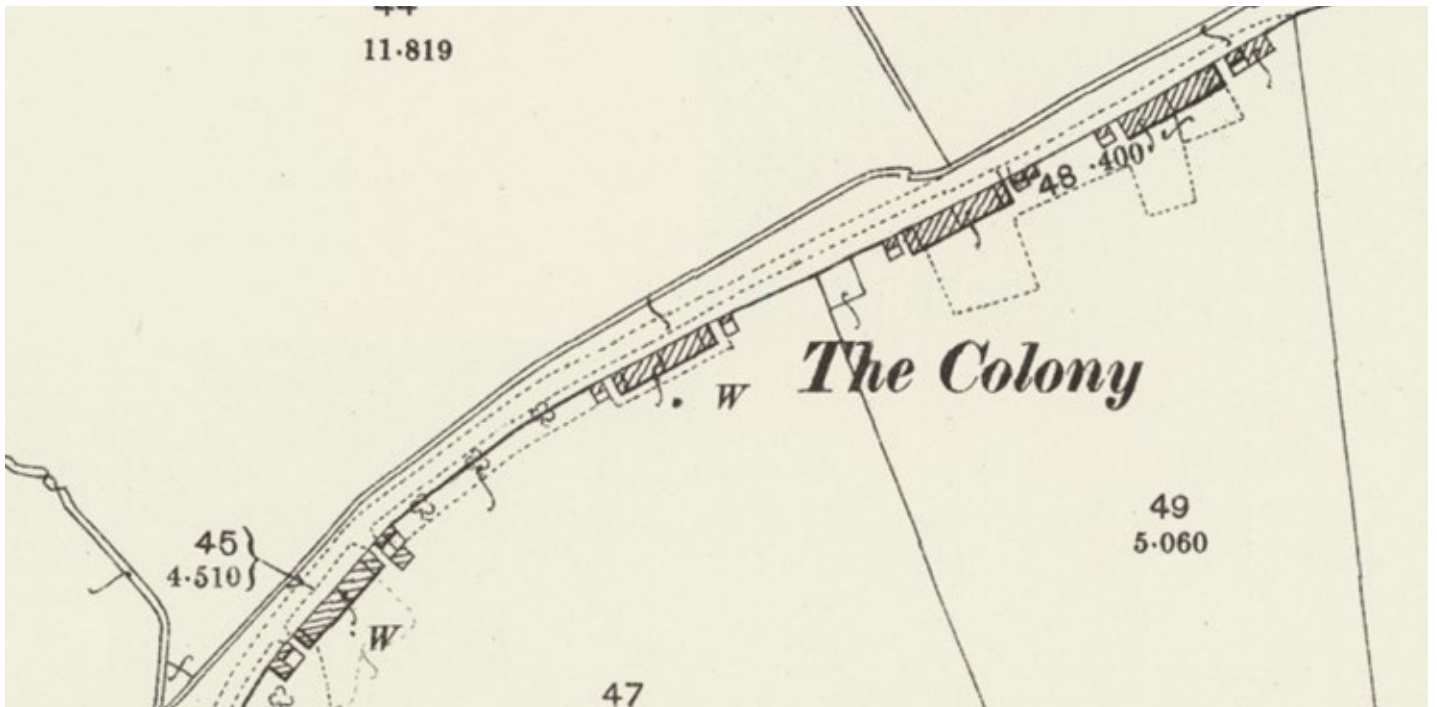
While the original intention was to house agricultural workers, the reality was that small tradesmen rather than day labourers have been chosen as tenants, which was illustrated in the 1851 census, with only two out of the eight tenants being agricultural workers, with others being a farmer, mason, shoemaker, plush weaver. In 1873, only one of the tenants was directly associated with the land, this being a shepherd.

The 1873 article notes that the owner was the nephew of the founder of the colony. When John Enock died in 1855, without an heir, he left “The Colony” to his wife Mary Enock. Mary died in 1864, and while a will has not been located, it is noted from the probate that one of the executors was Joseph Harris, farmer of Studley, a nephew, (her brother’s son).

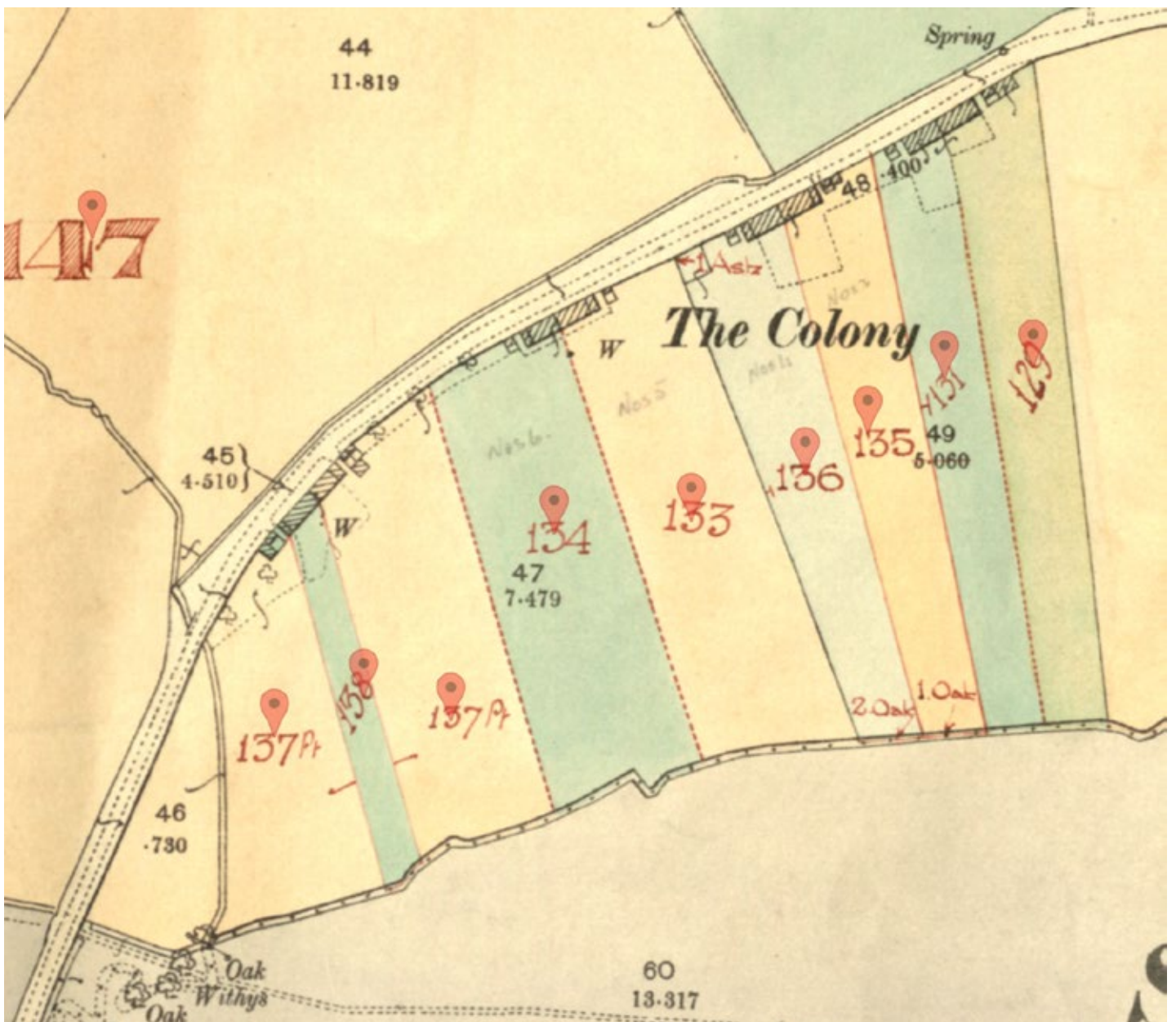
In 1878 the estate was put up for auction. The Banbury Guardian on 28 March 1878 carried a notice of the sale of valuable freehold property consisting of eight substantially erected messuages and 14 acres of superior land know and the "Colony". Four Lots were offered being 1-2, 3-4, 5-6 and 7-8 respectively. It is unclear who purchased the lots, but in 1883, the Banbury Guardian on 4 October advertised Nos.

1-2, and 3-4 "The Colony" for auction.

The 25-inch to one mile OS maps revised in 1897 and 1910 suggest little change to the layout of "The Colony" although by 1910 the land to the rear (south) of cottage 1 to 4, is shown divided up.



Extracts from 1897 and 1910 revisions to the 1872 25-inch OS map showing "The Colony"



Extract from District Valuation Map c1910.

Starting in 1910 a National Survey was undertaken to establish the value of all land. The survey involved maps and schedules showing amongst other things, the name of the owner, occupier, size and use. The District Valuation Map (source: The Genealogist) shows the eight properties and the land that goes with each

The schedule to the maps shows that the four pairs of cottages were by this date in four ownership Nos. 1-2, John Fredkins, who occupied no. 1, Nos. 3-4 Ann Payne, Nos. 5-6, A Gibbs and Nos. 7-8 Maude Marion.

An aerial image dated 1948 shows that while Nos. 1-2 and Nos 3-4 appear to have clear boundaries to the rear (south) the land to the rear of Nos. 5-6 and 7-8 appear to have been amalgamated into two fields.

By 1956 the 1:2500 scale map shows there are notable changes, with a new dwelling 6a constructed to the west on No. 6, and sheds erected on land to the rear of Nos. 5-6, and shed on the land to the rear of Nos.7-8.



Extract from 1948 aerial image of "The Colony"



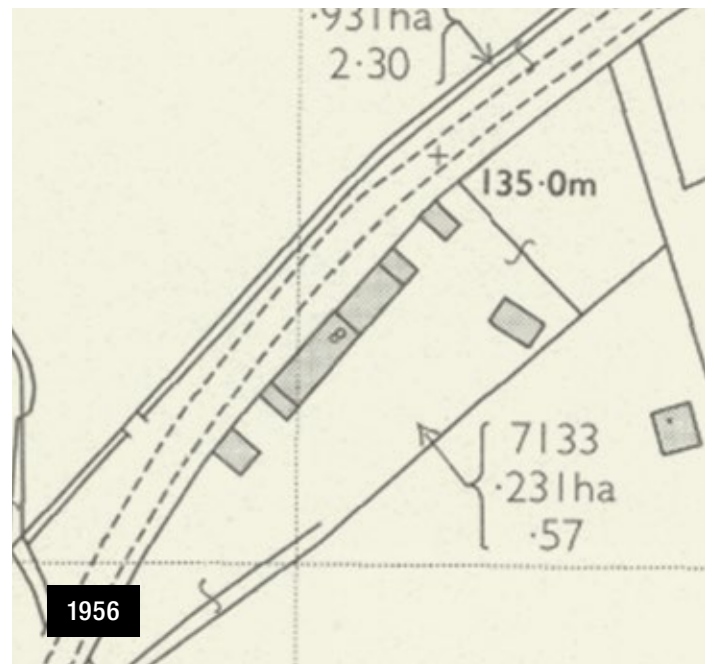
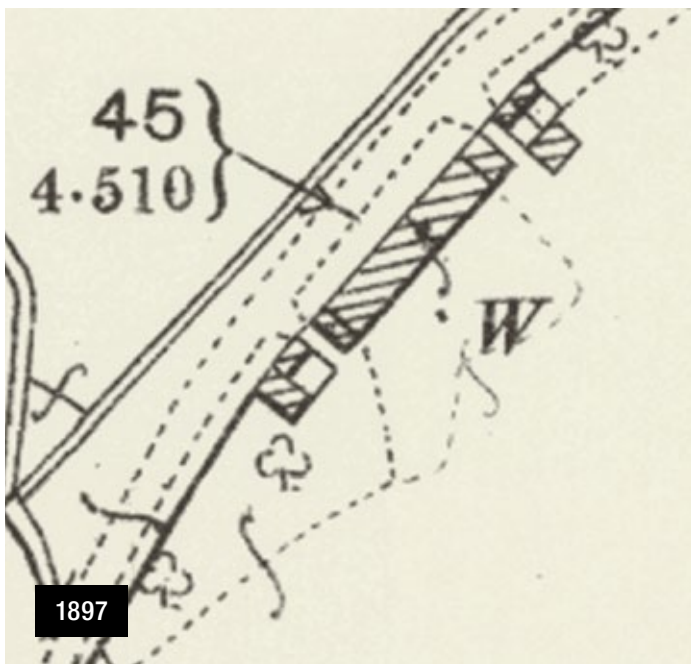
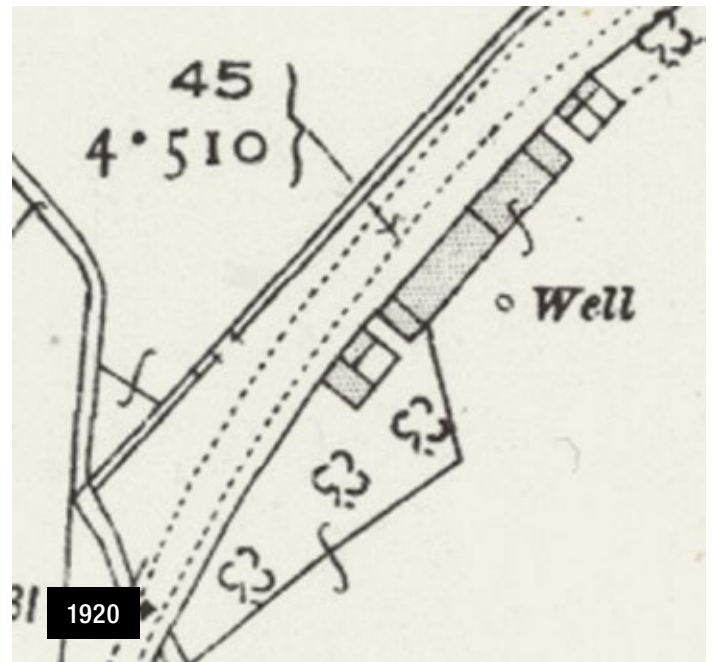
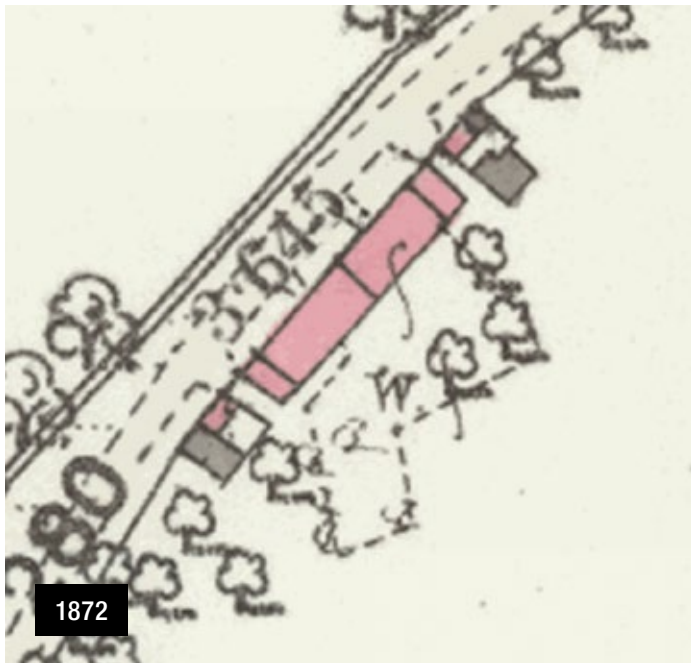
Extract from 1:2500 map revised to 1956

There was further dividing up of plots and construction of additional residences, with notable changes made to the surviving pairs of cottages.



Current map of "The Colony" showing additional houses and structures

BARTLETT COTTAGE



Bartlett Cottage comprises what was originally Nos. 7 and 8 The Colony. The history of its development is set out above. The 1872 to 1956 OS maps show this pair of cottages, with overall minimal changes to the footprint. The layout of the barns varied between No.7 and No.8. The barn, hovel and W.C. had been replaced by 1956, probably with the log store structure

It is unclear when Nos. 7 and 8 were combined as a single dwelling. It was listed in 1988, with the list description referring to it as formerly being two cottages. The Planning History (Appendix 2) indicates some relatively minor additions to the house, including an extension to rear of property replacing existing verandah, approved in 2009, and the recent works.

DESCRIPTION

The cottages are of simple stone construction with Welsh slate roofs, three brick chimney stacks to the ridge, lean-to outshots

to either end. The former cottage No. 7 has timber casements, while No. 8 has metal casements.



View of Bartlett Cottage from the north-east



Front elevation showing a three-light timber casement, a former door infilled with a window, three-light metal casement over, which was formerly cottage 7. The single light to the street elevation reflects the fact that originally the road side was the rear elevation of the cottages (noted in the 1873 article). To the south there is a timber and part glazed door with two metal three-light casements to the ground floor three to the first floor, suggesting a later re-orientation of cottage 8, to front the road.



View of the rear (south) elevation with small porch and similar three-light casement windows, and Velux roof light.



View from the north of the former cottage no. 7 with timber casement windows in contrast to No. 8 with metal casements.

OUTBUILDINGS

The garage and the former barn, subject of this report, are modern.

HERITAGE SIGNIFICANCE

Significance is defined in the National Planning Policy Framework (NPPF) Annex as comprising:

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”

Placing a building in its historical context and describing its characteristics and appearance is an important component of the evidence gathering exercise to inform an understanding of a place’s significance and contribution of its setting.

As Historic England explains in ‘Conservation Principles’ (2008) understanding how a place has evolved and how different phases add to or detract from its significance is a part of that exercise.

CURRENT ENTRY

The current entry in the NHLE dates from 1988, and is a physical description of the building. It ascribes a date of c1800, which from the modest nature, materials, form and details was a reasonable date.

The historical research found in the ‘Sibford Ferris, Sibford Gower and Birdrup Conservation Plan Appraisal’, and for this report provides a more accurate date of between 1845-49 (date on building), with the cottages occupied by the 1851 census. Given the revised mid-19th century date, architecturally they are unremarkable for this period.

That they were all constructed by the local Quaker John Enock (1796-1855), and provide with between 1½ and 2 acres of land, as a practical response to providing a cottage and land for local agricultural labourers, and small tradesmen in Sibford Gower, however, is significant. That the cottages were originally orientated with the rear elevation to the road and the front elevation overlooking the land to the south, is also interesting.

ALLOTMENT MOVEMENT

Lesley Acton in the paper A brief history of the allotment movement in Britain based on Growing Space, provides the following brief summary of the beginnings of the movement in later 18th and early 19th century England. The modern allotment movement is often thought to begin with the 19th century campaign to provide rural agricultural labourers with allotments in response to land enclosure and falling wages,

but the roots may be said to predate this. [...]

Allotments for rural labours had been suggested in the 18th century and some sites allocated along the Gloucester/Wiltshire border in 1795, there was no formal legislation for provision until 1819 when the Select Vestry Act allowed parishes to set up 20 acres of allotments as part of Poor Law amendments, very few sites were created, with less than 100 sites across Britain in the next 10 years. Increased mechanisation and worsening conditions eventually lead to the Swing Riots, and two Allotment Acts in 1831 and 1832, leading to the creation of many allotments by 1842 – perhaps as many as 100,000 allotments. <http://moseley-society.org.uk/wp-content/uploads/2016/08/Website-A-Summary-of-Growing-Space-by-Lesley-Acton.pdf>

CHARTISM AND THE LAND PROGRAM

In 1832 the Reform Act had extended the vote to members of the propertied middle classes. Since working-class leaders had been campaigning with the middle classes for a wider franchise, they consequently felt betrayed by the resulting Act, which essentially excluded the working classes.

The Chartist movement was the first mass movement driven by the working classes. It grew following the failure of the 1832 Reform Act to extend the vote beyond those owning property. It was both a political reaction to a series of setbacks suffered by the working classes during the 1830s, and a response to economic hardship.

The land programme emerged from its subsidiary position within the National Charter Association to become the Chartist Co-operative Land Society (renamed two years later as the National Land Company). Its objects, as stated at the Manchester conference in December 1845, were: ‘to purchase land, erect dwellings, and allot them to its members upon such terms as shall enable them to become small freeholders and to live in comparative comfort and independence’. It resulted in five estates being established.

- Heronsgate, Hertfordshire
- Lowbands, Gloucestershire
- Minster Lovell, Oxfordshire
- Snigs End, Gloucestershire
- Dodford, Worcestershire

The Banbury Guardian on 24 December 1873 reported that John Enock visited Minster Lovell, then being developed c1845 with cottages and land for agricultural workers.

STATEMENT OF HERITAGE SIGNIFICANCE



Drawing on the history and the surviving fabric it is considered the heritage significance of Bartlett cottage can be summarised as follows.

Bartlett Cottage, formerly nos. 7 and 8 “The Colony”, was constructed between c1845-51 as one of four pairs with each cottage provided with of between 1½ and 2 acres of land for cultivation, and barn, and known as “The Colony”. Built or funded by John Enoch (1796-1855) a local Quaker, it provides significant evidence of an enlightened and practical response, by the well-established non-conforming community in Sibford Gower, in addressing the poor living conditions of local agricultural workers.

An 1873 report on “The Colony” noted each cottage was originally constructed with two rooms and pantry to the ground floor, three rooms over, and orientated with the rear elevation to the road, and the front elevation overlooking and providing access to the 1½ and 2-acre plots to the south. While, subsequently altered, Bartlett Cottage retains evidence of the two cottages, with the single ground floor window to road side elevation of former cottage no. 7 providing evidence of the original orientation.

Bartlett Cottage formerly nos. 7 and 8 “The Colony”, constructed between c1845-51 as one of four pairs of cottage and provided with of between 1½ and 2 acres of land for cultivation, and barn, is historically significant as a local response to the national issue of the poverty and poor conditions of agricultural labourers, and advocacy for social and practical response to address this issue.

Bartlett Cottage, through its use of local stone, modest scale, simple gable and lean-to forms, and traditional windows, provides an aesthetically pleasing example of a former workers cottages, rooted in the local vernacular tradition of West Oxfordshire and the Cotswold.

Bartlett Cottage, through its use of local stone, modest scale, simple gable and lean-to forms, and traditional windows, set in a general garden, makes a contribution to the character or appearance of this part of the Sibford Ferris, Sibford Gower and Burdrop Conservation Area.

The recently constructed ancillary buildings within the garden and grounds of Bartlett Cottage are not significant.

SUMMARY OF HERITAGE MANAGEMENT POLICY AND ADVICE



Conservation principles, policy and practice seek to preserve and enhance the value of heritage assets. With the issuing of the National Planning Policy Framework (NPPF) the Government has re-affirmed its aim that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations.

Bartlett Cottage is included in the National Heritage List for England, and lies within the Sibford Ferris, Sibford Gower and Burdrop Conservation Area. Accordingly, it is subject to the provisions of national policies set out in the National Planning Policy Framework and several Historic England Good Practice Planning Guidelines and Advice Notes, namely.

- Good Practice Advice Note 2 – Managing Significance in Decision- Taking in the Historic Environment March 2015 (GPA2)
- Historic England Advice Note 2 – Making Changes to Heritage Assets
- Conservation Principles, Policies and Guidance (2008)

Historic England’s approach to effective management of the historic environment is best summed up in paragraph 86 of its ‘Conservation Principles’ (2008), which states:

‘Keeping a significant place in use is likely to require continual adaptation and change; but provided such interventions respect the values of the place, they will tend to benefit public (heritage) as well as private interests in it. Many places now valued as part of the historic environment exist because of past patronage and private investment, and the work of successive generations often contributes to their significance. Owners and managers of significant places should not be discouraged from adding further layers of potential future interest and value, provided that recognised heritage values are not eroded or compromised in the process’.

The site is also subject to Local Planning Policies set out in the Adopted Cherwell Local Plan 2011-2031.

The national and local heritage policies are set out in Appendix 3.

REPLACEMENT LOG STORE / GARDEN ROOM



Image of the new garden room from the north, with stone to the roadside and vertical timbers to the sides

On 9 September 2021 a Planning Approval and Listed Building Consent for Works were given to the Log Store / Garden Room: - demolish the dilapidated Log Store and replace it with a Garden Room. Works to the boundaries: - maintenance work to the existing stone walls - new timber entrance gates to the driveway (Planning references 21/00437/F and 21/00438/LB).

In carrying out the works, the building was constructed closer

in scale and form to the design shown in the submitted Design & Access Statement, than the approved drawings, with there being a clear inconsistency between these documents.

Approval was given for the erection of a replacement, measuring approximately 4.6m wide x 7.2m deep x 4.3m to ridge falling to 2.5m at the eaves. The outbuilding, as built, measures at approximately 4.8m wide x 7.3m deep x 4.2m to ridge falling to 3.7m at the eaves.



View from the south-east showing the side and rear elevations

ASSESSMENT OF IMPACT

It is clear from historic 'Street View' Images dating from 2009 to 2021 show that the side and end walls and roof were constructed of timber with corrugated iron sheeting, with some evidence of stone, perhaps from the earlier structure of

the site. It is a much later replacement structure. There are no structure to the east as shown on the series of OS maps that would have been the hovel and W.C.



Street View image December 2009 of the former log store to the west of the cottage in dilapidated condition



Street View image March 2011 showing the outbuilding, in further dilapidated condition, with a portion of the roof removed.



Street View image April 2021. Note shallow pitch of the roof.



Street View image December 2021.



Extract from 25-inch OS maps 1872 and 1920, and 1:2500 map 1956 showing a replacement structure essentially on the site of the former barn

This structure, a much later replacement for the c1845-51 barn, was of no heritage significance, although its historic location in relation to No.8 is. Its dilapidated condition adversely impacted the setting of the cottage and the character of the conservation area.

FORMER BARN

The log store was on the site of a former barn, hovel and W.C.

The 1872 map shows that the barn to the south-west of no.8, coloured grey, indicating it was a non-residential building. Adjoining was the hovel and W.C., coloured pink, and an enclosed yard/pig sty.

The 1910 District Valuation transcript describes the house, barn and lean-to hovel and closet as being constructed on stone and stone slate, all in poor condition.

The 1873 report on 'The Colony' provides the following description of the buildings 'joining the dwelling is a barn, and at the end of this is a lean-to hovel and water closet, the latter

being divided but under the same roof [...] Barn '16ft. by 10ft 6in and the hovel and water closet 16ft. by 8ft. 8ins.'

No drawings or images exist of this group of buildings but the series of OS maps indicate a range of buildings with a larger footprint than the current building. And with the hovel and W.C. having a lean-to roof attached to the barn, would suggest it was of a greater height than the replacement log store structure recently demolished.

VISUAL RELATIONSHIP TO COTTAGE

While the replacement structure is of a greater height than the former log store, it is on the site of the former barn, and maintains the historical relationship between the two structures. The height of the original barn is unknown, but as it served the small-holding, it is considered reasonable to assume it was of a greater scale than the log store. The use of stone for the roadside gable, instead of the approved vertical timber visually ties the building to the road side elevation of the cottage.



View from the north-east showing the relationship between the cottage and the new garden room, which while the height to the eaves is higher than the approved structure, is nonetheless, considered modest relative to the scale of the cottage.



View showing relationship and scale between the lean-to portion of the cottage and the new garden room which is located on the historic site of the 1845-51 barn. The use of stone for the north gable – the original barn was stone, visually ties the building to the boundary walls and cottage



View from the north-east showing the relationship between the cottage and the new garden room, which while the height to the eaves is higher than the approved structure, is nonetheless, considered modest relative to the scale of the cottage.



View showing relationship and scale between the lean-to portion of the cottage and the new garden room which is located on the historic site of the 1845-51 barn. The use of stone for the north gable – the original barn was stone, visually ties the building to the boundary walls and cottage



View from lane to the north looking back towards Bartlett Cottage. There is a clear visual separation between the garden room, which has been constructed to the approved ridge height, but with increase high to the eaves. It is not considered the garden room as built, as a contemporary structure, detracts from the visual appreciation of the cottage and its rural and garden setting.



View from within the rear garden showing the relationship between the garden room, located on the historic site of the former barn, and cottages to the north-west. The building clearly reads as a modern addition to the substantial garden of the cottage. While the high to the eaves is higher than the approved structure, it is considered modest in scale within the landscape setting of the cottage and relative to the scale of the cottage.



View from the north-east showing the modest scale of the new garden room within the setting of the garden and cottage.

IMPACT ON HERITAGE SIGNIFICANCE

As required by the NPPF, an assessment is provided of the impact, or otherwise of the building, as constructed on the Heritage Significance of Bartlett Cottage.

Bartlett Cottage, formerly nos. 7 and 8 “The Colony”, was constructed between c1845-51 as one of four pairs with each cottage provided with of between 1½ and 2 acres of land for cultivation, and a barn, known as “The Colony”. Built or funded by John Enoch (1796-1855) a local Quaker, it provides significant evidence of an enlightened and practical response, by the well-established non-conforming community in Sibford Gower, in addressing

the poor living conditions of local agricultural workers.

It is not considered the garden room building as constructed has any impact on this aspect of the heritage significance of Bartlett Cottage. It is detached and has no physical impact. While a contemporary structure, it is located on the historic site of the former barn, provided with the cottages to farm the small-holding, retaining this significant relationship. It is modest in scale in relation to the cottage which is set in a generous garden, and it is considered has no appreciable impact over and above that of the approved replacement garden room.

An 1873 report on “The Colony” noted each cottage was originally constructed with two rooms and pantry to the ground floor, three rooms over, and orientated with the rear elevation to the road, and the front elevation overlooking and providing access to the 1½ and 2-acre plots to the south. While, subsequently altered, Bartlett Cottage retains evidence of the two cottages, with the single ground floor window to road side elevation of former cottage no. 7 providing evidence of the original orientation.

It is not considered the garden room building as constructed has any impact on this aspect of the heritage significance of Bartlett Cottage. It is physically and visually separate from the cottages, and reads as a contemporary addition to the grouping of buildings, without visually impacting on the reading and understanding of the former cottages.

Bartlett Cottage formerly nos. 7 and 8 “The Colony”, constructed between c1845-51 as one of four pairs of cottage and provided with of between 1½ and 2 acres of land for cultivation, and barn, is historically significant as a local response to the national issue of the poverty and poor conditions of agricultural labourers, and advocacy for social and practical response to address this issue.

It is not considered the garden room building as constructed has any impact on this aspect of the heritage significance of Bartlett Cottage.

Bartlett Cottage, through its use of local stone, modest scale, simple gable and lean-to forms, and traditional windows, provides an aesthetically pleasing example of a former workers cottages, rooted in the local vernacular tradition of West Oxfordshire and the Cotswold.

It is not considered the garden room building as constructed has any impact on this aspect of the heritage significance of Bartlett Cottage. It is physically and visually separate from the cottages, and reads as a contemporary addition, albeit on an historic site, to the grouping of buildings, without visually impacting on the reading and understanding of the former cottages.

Bartlett Cottage, through its use of local stone, modest scale, simple gable and lean-to forms, and traditional windows, set in a general garden, makes a contribution to the character or appearance of this part of the Sibford Ferris, Sibford Gower and Burdrop Conservation Area.

It is not considered the garden room building as constructed has any impact on this aspect of the heritage significance of Bartlett Cottage. It is physically and visually separate from the cottages, and reads as a contemporary addition, albeit on an historic site, to the grouping of buildings, without visually impacting on the reading and understanding of the former cottages. The use of stone to the north, roadside elevation, visually ties the building to the stone of the cottages.

RESPONSE TO COMMENTS FROM CHERWELL DISTRICT COUNCIL

In an email of the 19 June 2023, the following advice was provided.

The Council considers that the change of the pitch of the roof by increasing the height of the eaves by approximately 1.2m, is significantly different from that which was approved [...] and it is unlikely a retrospective planning application for the outbuilding as built would be approved.

It is understood that the principal concern is the slack pitch to

the building, which is not considered to be traditional and thus appropriate in the context of the setting of Bartlett Cottage, and also the increase 1.2 metre to the eaves which increases the apparent bulk of the building.

In relation to the pitch, it was noted from the Street View images in this report of the former log store, that it had a shallow pitch roof. It is also noted that the roof to the rear porch on Bartlett Cottage is shallow.



View showing the pitch of the garden room as built and of the shallow pitch of the rear porch

In addition, there are other outbuilding structures in the vicinity within the Conservation Area, with shallow pitch roofs. Accordingly, it is not considered that the shallow pitch is any less appropriate than the porch or other contemporary structure located close by.

Furthermore, it is considered the garden room, as constructed represents a visual improvement over the dilapidated structure it replaced, and provides a visual improvement, as part of the broader program of repairs undertaken to the cottage.



Stables and outbuildings



Modern garage with shallow pitch to the rear of No. 6 Colony Road

APPENDIX 1: ENTRY IN NHLE FOR BARTLETT COTTAGE

Heritage Category: Listed Building

Grade: II

List Entry Number: 1300059

Date first listed: 20-Sep-1988

List Entry Name: BARTLETT COTTAGE

Statutory Address 1: BARTLETT COTTAGE, HOOK NORTON ROAD

County: Oxfordshire

District: Cherwell (District Authority)

Parish: Sibford Gower

DETAILS

SIBFORD GOWER HOOK NORTON ROAD SP3436-3536 (East Side) 16/175

Bartlett Cottage II House formerly two cottages possibly occupied by small-holders. One build. c.1800. Rendered coursed rubble. Slate roof. Brick ridge and end stacks. The cottages originally of one-unit with a further unit with pitching hole and end outshot. 2 storeys. 4-window range. 2 plank doors and wood lintels. On left a window with honeycomb glazing inserted in the pitching hole. Original pitching hole survives on right. Ground and first floor have 3-light metal casements in wood frames with wood lintels, wrought-iron casement fasteners and lead canes. Interior not inspected.

APPENDIX 2: PLANNING HISTORY

REFERENCE	WORKS	DECISION
97/00577/F	Change construction of agricultural building from wood to concrete block	Permitted
98/01014/OUT	Single dwelling (Outline)	Refused
00/00984/F	Demolition of existing timber agricultural building and its replacement with a masonry wall and slate roof structure to form tack room. Extension to form new roof to extend existing tractor shed	Refused
02/01468/F	Erection of car shelter and garden store	Permitted
02/00459/LB	Minor improvement to dwelling including new windows in north elevation, new window in south gable elevation, replace existing UPVC door with timber frame door in rear elevation and internal alterations	Permitted
09/00407/F	Extension to rear of property replacing existing verandah	Refused
09/00408/LB	Extension to rear of property replacing existing verandah	Refused
09/01280/LB	Extension to rear of property replacing existing verandah	Permitted
21/00438/LB 21/00437/F	<p>Addition of solar thermal panels under slate tiles for solar-thermal power to the garage - install new garage doors -changing deteriorated windows in the garage with new double-glazed to match the Main House. Demolish the dilapidated Log Store and replace it with a Garden Room. New timber entrance gates to the driveway</p> <p>Works to the Main House include: - making good and restoration to the roof, chimneys and gutters / downpipes - making good and restoration to the external pointing, - repairs and changing deteriorated windows and external doors with new double-glazed to match - restoration works to lintels. Works to the Garage include: - incorporating solar thermal panels under slate tiles for solar-thermal power - install new garage doors -changing deteriorated windows with new double-glazed to match the Main House. Works to the Log Store/Garden Room: - demolish the dilapidated Log Store and replace it with a Garden Room. Works to the boundaries: - maintenance work to the existing stone walls - new timber entrance gates to the driveway</p>	Permitted
21/03930/Disc	Discharge of Conditions 3 (windows & doors), 5 (timber cladding), and 7 (stone sample panel) of 21/00438/LB	Permitted
21/03930/Disc	Discharge of Conditions 3 (windows & doors), 5 (timber cladding), and 7 (stone sample panel) of 21/00437/F	Permitted

APPENDIX 3: NATIONAL AND LOCAL HERITAGE POLICIES, GUIDELINES AND ADVICE

NATIONAL PLANNING POLICY FRAMEWORK

Conservation principles, policy and practice seek to preserve and enhance the value of heritage assets. With the issuing of the National Planning Policy Framework (NPPF), the Government has re-affirmed its aim that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations.

In relation to development affecting a designated heritage asset the NPPF states in paragraphs 205 and 206 that:

‘When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.’

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.’

Paragraph 203 of the NPPF, however, also advises Local Planning Authorities that.

In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

THE PLANNING PRACTICE GUIDANCE (PPG)

This seeks to provide further advice on assessing the impact of proposals explaining that what matters in assessing the level of harm (if any) is the degree of impact on the significance of the asset. It states:

‘In determining whether works to a listed building (or its setting) constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed.’

The NPPF explains in paragraphs 207 and 208 the differences between ‘substantial’ harm and ‘less than substantial’ harm, advising that any harm should be justified by the public benefit of a proposal.

In cases where there is less than substantial harm, paragraph 208 states:

‘Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use’.

The PPG also seeks to provide a clearer understanding of what constitutes ‘public benefit’, as it is the public benefit that flows from a development that can justify harm. In weighing the public benefits against potential harm, considerable weight and importance should be given to the desirability to preserve the setting of listed buildings.

Public benefits can flow from a variety of developments and could be anything that delivers economic, social, or environmental progress as described in the NPPF, paragraph 8.

They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits. It explains that public benefits can include heritage benefits, such as:

- Sustaining or enhancing the significance of a heritage asset and the contribution of its setting
- Reducing or removing risks to a heritage asset
- Securing the optimum viable use for a heritage asset.

HISTORIC ENGLAND 'CONSERVATION PRINCIPLES' (2008)

Works of alteration, extension, or demolition need not involve any harmful impact and may be necessary to ensure a building has a viable future. Historic England explains its approach to managing the historic environment and how we experience places stating in in 'Conservation Principles' (April 2008) paragraph 88:

'Very few significant places can be maintained at either public or private expense unless they are capable of some beneficial use; nor would it be desirable, even if it were practical, for most places that people value to become solely memorials of the past'.

It also points out in paragraph 92:

'Retaining the authenticity of a place is not always achieved by retaining as much of the existing fabric as is technically possible'.

It also comments in paragraph 86:

'Keeping a significant place in use is likely to require continual adaptation and change; but provided such interventions respect the values of the place, they will tend to benefit public (heritage) as well as private interests in it. Many places now valued as part of the historic environment exist because of past patronage and private investment, and the work of successive generations often contributes to their significance. Owners and managers of significant places should not be discouraged from adding further layers of potential future interest and value, provided that recognised heritage values are not eroded or compromised in the process'.

Further, in relation to new works and alterations in paragraph 138 states:

New work or alteration to a significant place should normally be acceptable if:

- a. there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place.
- b. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed.
- c. the proposals aspire to a quality of design and execution which may be valued now and in the future.

Amongst the Government's planning objectives for the historic environment is that conservation decisions are properly informed.

HISTORIC ENGLAND'S 'GOOD PRACTICE ADVICE NOTES 3: THE SETTING OF HERITAGE ASSETS'

Paragraph 19, of this practice note, explains that.

Amongst the Government's planning policies for the historic environment is that conservation decisions are based on a proportionate assessment of the particular significance of any heritage asset that may be affected by a proposal, including by development affecting the setting of a heritage asset'.

From this summary of the national heritage management policy framework, it is clear that there is a complex assessment decision-making process to navigate when considering change within the historic environment.

Central to any decision is the recognition that history is not a static thing, and that the significance of our historic environment derives from a history of change.

S66 AND S72 PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

Section 66 of the Act requires local planning authorities to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Act requires that local planning authorities 'In the exercise, with respect to any buildings or other land in a conservation area, [...] special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'

There have been a number of Court of Appeal decisions which have provided interpretations of the requirements of these sections.

In the Court of Appeal, *Barnwell Manor Wind Energy Ltd v East*

Northants District Council, English Heritage and National Trust, [2015] 1 W.L.R. 45, Sullivan L J made clear that to discharge this responsibility means that decision makers must give considerable importance and weight to the desirability of preserving the setting of listed buildings when carrying out the balancing exercise (of judging harm against other planning considerations).

In *Jones v Mordue & Anor* [2016] 1 W.L.R. 2682 the Court of Appeal explains how decision makers can ensure this duty can be fulfilled: that by working through paragraphs 131 -134 of the NPPF, in accordance with their terms a decision maker will have complied with the duty under sections 16, 66(1) and 72. This report follows this advice to ensure consistency with the duty to preserve or enhance.

In the Court of Appeal [*Catesby Estates v Steer and SSCLG*, 2018] the concept of setting was explored. In paragraph 15 of the judgement Justice Lindblom rehearses the Planning Inspector's considerations, commenting that the Inspector found it difficult to disassociate landscape impact from heritage impact. The focus of the judgement is to determine the extent to which visual and historical relationships between places contribute to define the extent of setting. Three general conclusions are made:

- a) The decision maker needs to understand the setting of a designated heritage asset, even if it cannot be delineated exactly.
- b) There is no one prescriptive way to define an asset's setting - a balanced judgement needs to be made concentrating on the surroundings in which an asset is experienced and keeping in mind that those surroundings may change over time.
- c) The effect of a development on the setting of a heritage asset and whether that effect harms significance.

CHERWELL DISTRICT COUNCIL HERITAGE POLICY

The Adopted Cherwell Local Plan 2011-2031 (Part 1) contains strategic planning policies for development and the use of land. It forms part of the statutory Development Plan for Cherwell to which regard must be given in the determination of planning applications. The Plan was formally adopted by the Council on 20 July 2015

POLICY ESD 15:

THE CHARACTER OF THE BUILT AND HISTORIC ENVIRONMENT

Successful design is founded upon an understanding and respect for an area's unique built, natural and cultural context. 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:

Be designed to deliver high quality safe, attractive, durable and healthy places to live and work in. Development of all scales should be designed to improve the quality and appearance of an area and the way it functions. Deliver buildings, places and spaces that can adapt to changing social, technological, economic and environmental conditions

Support the efficient use of land and infrastructure, through appropriate land uses, mix and density/development intensity.

Contribute positively to an area's character and identity by creating or reinforcing local distinctiveness and respecting local topography and landscape features, including skylines, valley floors, significant trees, historic boundaries, landmarks, features or views, in particular within designated landscapes, within the Cherwell Valley and within conservation areas and their setting

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. Proposals for development that affect non-designated heritage assets will be considered taking account of the scale of any harm or loss and the significance of the heritage asset as set out in the NPPF and NPPG. Regeneration proposals that make sensitive use of heritage assets, particularly where these bring redundant or under used buildings or areas, especially any on English Heritage's At Risk Register, into appropriate use will be encouraged

Include information on heritage assets sufficient to assess the potential impact of the proposal on their significance. Where archaeological potential is identified this should include an appropriate desk-based assessment and, where necessary, a field evaluation.

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

- Promote permeable, accessible and easily understandable places by creating spaces that connect with each other, are easy to move through and have recognisable landmark features
- Demonstrate a holistic approach to the design of the public realm to create high quality and multi-functional streets and places that promotes pedestrian movement and integrates different modes of transport, parking and servicing. The principles set out in The Manual for Streets should be followed.
- Consider the amenity of both existing and future development, including matters of privacy, outlook, natural lighting, ventilation, and indoor and outdoor space.
- Limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.
- Be compatible with up-to-date urban design principles, including Building for Life, and achieve Secured by Design accreditation.
- Consider sustainable design and layout at the master planning stage of design, where building orientation and the impact of microclimate can be considered within the layout
- Incorporate energy efficient design and sustainable construction techniques, whilst ensuring that the aesthetic implications of green technology are appropriate to the context (also see Policies ESD 1 - 5 on climate change and renewable energy)
- Integrate and enhance green infrastructure and incorporate

biodiversity enhancement features where possible (see Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment and Policy ESD 17 Green Infrastructure). Well-designed landscape schemes should be an integral part of development proposals to support improvements to biodiversity, the micro climate, and air pollution and provide attractive places that improve people's health and sense of vitality.

- Use locally sourced sustainable materials where possible.

The Council will provide more detailed design and historic environment policies in the Local Plan Part 2.

The design of all new development will need to be informed by an analysis of the context, together with an explanation and justification of the principles that have informed the design rationale. This should be demonstrated in the Design and Access Statement that accompanies the planning application. The Council expects all the issues within this policy to be positively addressed through the explanation and justification in the Design & Access Statement. Further guidance can be found on the Council's website.

The Council will require design to be addressed in the pre-application process on major developments and in connection with all heritage sites. For major sites/strategic sites and complex developments, Design Codes will need to be prepared in conjunction with the Council and local stakeholders to ensure appropriate character and high-quality design is delivered throughout. Design Codes will usually be prepared between outline and reserved matters stage to set out design principles for the development of the site. The level of prescription will vary according to the nature of the site.