

665/P1- Elm Tree House / Design and Access Statement and Heritage Assessment to support Listed Building Consent and a Householder Planning Application for works to the house, garage, existing swimming pool and new sheds

1.0 Introduction

The applicant wishes to make a number of alterations to Elm Tree House. The house is listed Grade II and details of the listing are set out in Appendix 1.



2.0 Proposed works

The attached drawings locate the proposed works, and the Heritage impact table included in Appendix 2 lists them, and assesses their impact on the existing building.

3.0 Context

3.1 A summary of the relevant planning policies was identified in the Pre-application advice and is set out below:

Adopted Cherwell Local Plan (1996)

C18

In determining an application for listed building consent the council will have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest. The council will normally only approve internal and external alterations or extensions to a listed building which are minor and sympathetic to the architectural and historic character of the building.

C28

Control will be exercised over all new development, including conversions and extensions, to ensure that the standards of layout, design and external appearance, including the choice of external-finish materials, are sympathetic to the character of the urban or rural context of that development. In sensitive areas such as conservation areas, the area of outstanding natural beauty and areas of high landscape value, development will be required to be of a high standard and the use of traditional local building materials will normally be required.

C30

design control will be exercised to ensure:

- (i) that new housing development is compatible with the appearance, character, layout, scale and density of existing dwellings in the vicinity;
- (ii) that any proposal to extend an existing dwelling (in cases where planning permission is required) is compatible with the scale of the existing dwelling, its curtilage and the character of the street scene;
- (iii) that new housing development or any proposal for the extension (in cases where planning permission is required) or conversion of an existing dwelling provides standards of amenity and privacy acceptable to the local planning authority.

Submission Cherwell Local Plan

Policy PSD 1

Presumption in Favour of Sustainable Development

Policy ESD 16

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.

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3.2 Consultation with Cherwell District Council

Pre-application advice was provided by Cherwell District Council in a letter sent by the Planning Officer Laura Bailey to the applicant dated 4 August 2014, ref no 14/00178/PREAPP

In the letter a request was made for the applicant to provide specific information on the following:

.1 Single ply membrane

This is to be used on the utility room flat roof and garage canopy. It is to be Sarnafil or similar with batten rolls to give the appearance of a lead roof but without the risk of metal theft. See Appendix 4 for an image of a similar roof using Sarnafil.

.2 Removal of modern stairs

The stairs are of no heritage value and its removal would be a benefit to the listed building. Matching materials will be used for the floor infill. See Appendix 2 / note 2.4 and Appendix 3 / Photo 2.4.

.3 Relocation of bathroom 1 door

The existing door set is to be reused, and the existing opening infilled with materials matching the existing construction.

.4 Re-roofing and insulation

The inset detail on drawing 655/P11 shows the strategy for the re-roofing and insulating the upper roof slope facing the rear garden. No change would be made to the profile of the roof as a result of this work.

.5 Moving modern dwarf walls in bedrooms in Bedrooms 4 & 5

See drawing 655/P11 for location and detail, and Appendix 3 / photo 3.2

.6 Conservation roof lights

The roof light location is shown on drawings 665/P9 & P10 and the type is shown in Appendix 5.

.7 Removal of soil pipe above front door

See Appendix 3 / item 4.6 The removal of the svp and lead collar will improve the appearance of the roof and reduce the risk of water ingress.

.8 Replacement of existing (rotten) modern windows with new painted hardwood windows incorporating Slimlite 12mm double glazing. The window details are to be as indicated in Appendix 6.

.9 Alterations to the garage.

The proposed alterations to the garage are shown on drawings 655/P12 and 13.

4.0 Access

No alterations are to be made to the house or garage which would affect access to the house or garage.

5.0 Protected species

A bat survey has been carried out which concluded that no bats are present. The Council's ecologist is satisfied with the reports conclusions.

6.0 Retrospective permissions

Retrospective Listed Building Consent and Planning Permission is sought for the swimming Pool located on drawing 665/P5, the sheds located on drawing 665/P5 and illustrated on drawing 665/P14, and the satellite dish on drawing 655/P10.

Appendix 1 / Details of listing

Oxfordshire HER



OXFORDSHIRE COUNTY COUNCIL
www.oxfordshire.gov.uk
Working for you

Please read [Important information about Oxfordshire's Historic Environment Record data on Heritage Gateway](#)

HER Number: 18082
Record Type: Building
Name: ELM TREE HOUSE, CHURCH LANE

Designations
Listed Building (II) 1286075: ELM TREE HOUSE

Grid Reference: SP 561 197
Parish: WENDLEBURY, CHERWELL, OXFORDSHIRE

Monument Types
[SITE](#) (Unknown date)

Summary
House. Early/mid C17

Associated Monuments
None

Associated Finds:
None

Description
SP51NE WENDLEBURY CHURCH LANE
(North side)
3/135 Elm Tree House
GV II
Coursed limestone rubble with some wooden lintels; Stonesfield-slate roofs with ashlar and brick gable stacks. 2-unit plan with service range. 2 storeys plus attic and one storey plus attic. 3-window front of taller range has a central doorway below a single-light window and has 4-light casements in the outer bays, mostly with renewed lintels and all with C20 casements. Lower range to right is probably the earlier and has been altered with large gabled dormers. Stack rising at junction of ranges has 2 diagonal shafts one with ashlar base. Rear of taller range has a rounded central stair projection with a long window containing old leaded glazing. Interior: some stop-chamfered beams and joists in both ranges, in the taller section spanning onto stop-chamfered lateral beams; large open fireplace with stop-chamfered cambered bressumer.
Listing NGR: SP5612819703

<1> Dept of Environment/DCMS, *List of Buildings of Special Architectural or Historic Interest* (Index)

<2> English Heritage (RCHME), 1987-1989, *Historic Buildings Photographic Record Card* (Photograph)

Sources

<1> Dept of Environment/DCMS. List of Buildings of Special Architectural or Historic Interest. Cherwell List 50: 3/135, p.62. [Index / SOX260]
<2> English Heritage (RCHME). 1987-1989. Historic Buildings Photographic Record Card. print. [Photograph / SOX2063]

If you have any comments or new information about this record, please [email us](#).

Appendix 2 Heritage impact table

The following report is set out in tabular format. Where there is potential for negative impact the text is red. Where there is potential benefit the text is in green. Where the impact is potentially neutral the text is in black.

<i>Area of works</i>	<i>Significance of fabric affected</i>	<i>Potential impact of the work</i>	<i>Possible mitigation benefits</i>
1.0 House ground floor <i>See drawing 665/P6</i>			
1.1 Utility room Replacement of 30 yr old oil fired boiler with modern energy efficient boiler.	None	Minimal - existing holes through fabric are to be re-used	Reduced heating bills due to more efficient boiler.
1.2 Living Room Replace modern stone fireplace with new log burner and install flue liner	None	Minimal Flue liner is reversible	Improved heat output. Log burning is carbon neutral.
1.3 Kitchen Install cooker hood and vent up chimney Install new kitchen units	None None	Minimal The installation is reversible Existing fittings are modern and of no historical value. The installation is reversible	Reduced risk of condensation No loss of historic fabric. Benefit to the applicant - improves the functionality and appearance of the kitchen.
1.4 Rewiring throughout The existing electrical system is antiquated & a potential fire hazard & needs updating. Wiring to include new data cabling.	All electrical wiring is relatively recent & has no historic value.	Existing cutouts in floor joists & studs to be utilised. Voids in studwork to be utilised where possible. Where new wireways are to be installed in plaster-work, the chases in the plaster only are to be made good in lime plaster. Chases into stone to be avoided.	Reduced fire risk.

<i>Area of works</i>	<i>Significance of fabric affected</i>	<i>Potential impact of the work</i>	<i>Possible mitigation benefits</i>
2.0 House first floor <i>See drawing 665/P6</i>			
2.1 Bed 1 Replace built-in cupboards with bespoke timber wardrobes	None	Minimal The installation is reversible	Benefit to applicant - improved storage
2.2 Bathroom 1 Replan fittings to form ensuite with separate shower. Relocate room doorset.	A new door opening is to be formed in stud wall between Bed 1 and Bath 1 and the existing door opening in the stud wall between the landing and Bath 1 is to be blocked up with new studwork	Minimal	Benefit to applicant - improved bathroom layout New holes in floor for drainage
2.3 Study Existing cupboard to be removed High level borrowed light to be blocked up. New cupboard to be added	None - modern cupboard None - modern window None	Minimal Minimal Minimal The installation is reversible	Benefit to applicant - improved bathroom layout Removal of unsightly modern window Benefit to applicant - improved storage
2.4 Landing Remove modern stair replace floor and install new cupboard	None - modern unsightly stair	Minimal - the floor is to be replaced in this area	Removal of unsightly modern stair
2.5 Bathroom 2 Replace modern bath with shower	None	Minimal. Shower drainage to be installed without disturbing floor joists.	Holes to be cut in floor board and ceiling Benefit to applicant - shower replaces bath in awkward location
3.0 House second floor <i>See drawing 665/P6</i>			
3.1 Bed 4 Replace existing radiators with new slimline radiators	None	Minimal	Benefit to applicant - improved appearance of radiators.

<i>Area of works</i>	<i>Significance of fabric affected</i>	<i>Potential impact of the work</i>	<i>Possible mitigation benefits</i>
3.0 House second floor continued See drawing 665/P6 3.2 Bed 4 and 5 Replace modern eaves walls with new studwork on line approx 300mm further out	None	Minimal	Benefit to applicant - increased floor space
3.3 Bath 3 Install new bathroom fittings and drainage	Floor boarding and ceiling on first floor affected locally. Is this original??	Holes to be made for drainage.	Benefit to applicant - additional bathroom on second floor. Extract fan will reduce condensation risk
4.0 House exterior See drawings 665/P9 & 10 4.1 Gutters Replace existing asbestos gutters with new half round cast aluminum gutters	None. Asbestos gutters removed.	Minor change to profile and appearance.	Cast aluminium gutters offer a more traditional look.
4.2 Replace felt roof with lead coloured single ply membrane with batten rolls.	None	Minimal	Improved durability and appearance of the new roof membrane
4.3 Chimney cowl for wood burning stove	Existing flue / chimney	Minimal The installation is reversible	Benefit to the applicant - cowl improves draw on the chimney. Cowl prevents water ingress
4.4 Kitchen extract cowl	Existing flue / chimney	Minimal The installation is reversible	Cowl prevents water ingress
4.5 Reroof tiled slope. Strip existing upper roof. Install 5 conservation rooflights and a sunpipe as shown.	Minimal- the roof tiles are modern concrete plain tiles	Minimal - the existing tiles are to be re-used	Reduce water ingress. Improve thermal insulation. Improvements to natural lighting on second floor.
4.6 Remove existing SVP - see drawing 655/P10, elevation CC	None	Removal of lead collar and pipe	Removal of unsightly stack Reduced risk of roof leak

<i>Area of works</i>	<i>Significance of fabric affected</i>	<i>Potential impact of the work</i>	<i>Possible mitigation benefits</i>
<p>4.0 House exterior continued See drawings 665/P9 & 10</p>			
4.7 Security lights	External face of stone walls	Detracts from the appearance of the stone walls	Benefit to applicant - increased night time security
4.8 Satellite dish	External face of stone wall	Detracts from the appearance of the stone wall. The dish has however been located in a largely hidden location	Unightly appearance of dish Benefit to applicant - improved tv reception
4.9 Replace rotten modern windows with new painted hardwood windows with Slimlite 12mm double glazing.	Minimal Any historic glass to remain Glass to be removed is modern anyway.	Minimal	Improved energy performance of the building. Reduced condensation in the building. Better comfort levels for occupants.
4.10 Fit door hood over front door See drawing 655/P10	Stone façade is a significant feature of the house	Minimal - the new door hood replaces a similar feature that has existing in the past.	Door hood reinstates a feature that has existed in the past and improves the elevation
<p>5.0 Garage See drawings 665/P12 & P13</p>			
5.1 Structure Remove flank wall and support roof and east facing gable on new steel beams. Form new stone faced pier to support steel beam running E-W	Stone wall (of limited architectural value) to be removed up to level of new steel beam	Stone pier removed and rebuilt at the boundary to support new beam	Stonework removed. Benefit to the applicant - increased floor area in garage
5.2 Canopy Replace corrugated plastic with new roof covered with lead coloured single ply membrane with batten rolls	None	Minimal	Improved durability and appearance of the new roof membrane

<i>Area of works</i>	<i>Significance of fabric affected</i>	<i>Potential impact of the work</i>	<i>Possible mitigation benefits</i>
6.0 Sheds <i>See drawings 665/P14</i>			
6.1 Two new sheds installed as illustrated on drawing 665/P14 and located on drawing 665/P5	None	Minimal - the sheds will be screened by existing planting	Benefit to the applicant - additional storage.
7.0 Swimming Pool			
7.1 The existing swimming pool was installed in after 1996 without approval. Retrospective approval is sought under this application.	Setting of listed building affected	Limited - the pool is located beyond the garage and is partially screened	Benefit to the applicant - use of pool Detracts from the setting of the listed building

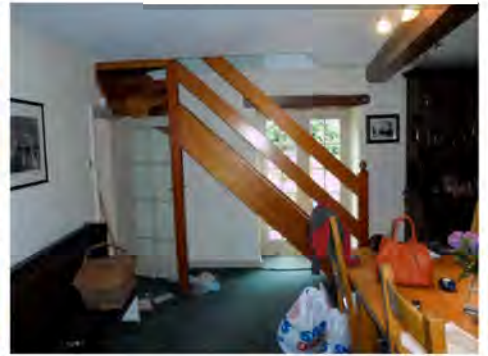
Appendix 3 Photos



1.1 Boiler to be replaced



1.3 Kitchen units to be replaced



2.4 Stair to be removed



2.4 Stair to be removed



1.2 Fireplace to be replaced



2.1 Wardrobe to be replaced



7.1 View towards swimming pool



2.2 Bathroom 1 to be replanned



2.3 Block up borrowed light in Study



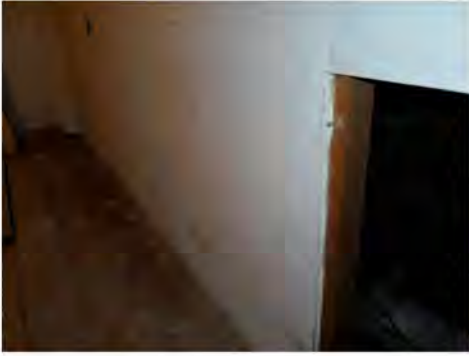
2.3 Cupboard to be removed



2.5 Bathroom 2 bath to be replaced



3.2 Eaves walls to be relocated



3.2 Eaves walls to be relocated



4.6 SVP to be removed



4.2 Felt roof to be re-covered



4.8 Satellite dish to be retained



5.1 Flank wall to be removed



5.2 Canopy to be replaced



7.1 Pool - retrospective approval sought



4.5 Rear slope to be re-tiled



4.1 Asbestos gutters replaced

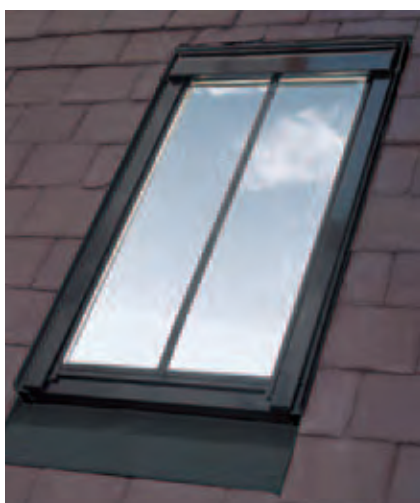
Appendix 4 / Single ply membrane with batten rolls



Appendix 5 - Conservation Rooflights



Conservation Roof Windows www.velux.co.uk/products



VELUX quality with conservation style. Comes with a black external profile, glazing bar and recessed installation for slated and tiled roofs.

- Available in either centre-pivot or top-hung style.
- Top control bar for easy opening and even ventilation when closed.
- Top-hung version suitable for emergency escape.
- All packages include BDX + BFX.



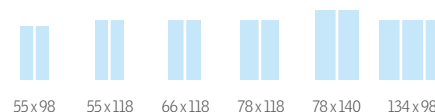
Centre-pivot		Top-hung	
Recessed into Slate	20°-90°	Recessed into Slate	20°-55°
Plain tiles	25°-90°	Plain tiles	20°-55°
Tiles	15°-90°	Tiles	15°-55°
Recessed into Tiles	20°-90°	Recessed into Tiles	20°-55°

For roof pitches 55°-75°, please specify special springs when ordering.

Conservation Roof Windows

(Other sizes of Conservation Roof Windows are available subject to lead times).

External frame size (nominal w x h) cm



Code	Description	C04	C06	F06	M06	M08	U04
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Packages include: GGL Centre-Pivot or GHL Top-Hung Roof Window with glazing bar, flashing, Insulation Collar (BDX) and Underfelt Collar (BFX).

Centre-Pivot Roof Windows, pine. Toughened outer pane (--59). U-value 1.4 W/m²K.

GGL SD5N1	GGL 3559 Roof Window + EDN Recessed Flashing for slate up to 8mm thick (min 20° roof pitch)	£492.00	£508.80	£556.80	£638.40	£681.60	£796.80
GGL SD5P1	GGL 3559 Roof Window + EDP Flashing for plain tiles up to 15mm thick (min 25° roof pitch)	£441.60	£456.00	£499.20	£578.40	£619.20	£729.60
GGL SD5W1	GGL 3559 Roof Window + EDW Flashing for tiles up to 120mm in profile (min 15° roof pitch)	£456.00	£470.40	£516.00	£595.20	£638.40	£748.80
GGL SD5J1	GGL 3559 Roof Window + EDJ Recessed Flashing for tiles up to 90mm in profile (min 20° roof pitch)	£492.00	£508.80	£556.80	£638.40	£681.60	£796.80

Top-Hung Roof Windows, pine. Toughened outer pane (--59). Suitable for emergency escape. U-value 1.4 W/m²K.

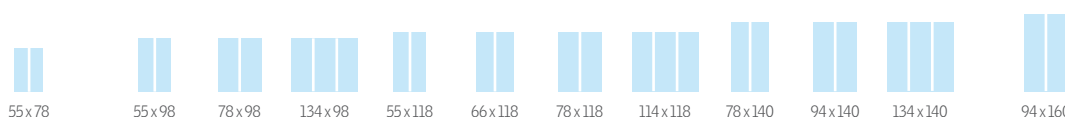
GHL SD5N1	GHL 3559 Roof Window + EDN Recessed Flashing for slate up to 8mm thick (min 20° roof pitch)	-	-	-	-	£772.80	-
GHL SD5P1	GHL 3559 Roof Window + EDP Flashing for plain tiles up to 15mm thick (min 25° roof pitch)	-	-	-	-	£710.40	-
GHL SD5W1	GHL 3559 Roof Window + EDW Flashing for tiles up to 120mm in profile (min 15° roof pitch)	-	-	-	-	£729.60	-
GHL SD5J1	GHL 3559 Roof Window + EDJ Recessed Flashing for tiles up to 90mm in profile (min 20° roof pitch)	-	-	-	-	£772.80	-



OPTIONAL GLAZING BARS FOR STANDARD VELUX ROOF WINDOWS

Create a traditional style appearance by adding conservation glazing bars to standard grey VELUX Roof Windows.

- Grey glazing bar to match grey exterior finish of all standard VELUX Roof Windows.



Optional glazing bars for standard windows	C02	C04	M04	U04	C06	F06	M06	S06	M08	P08	U08	P10
2 glazing bars for U04, S06 & U08	ZGA W02 0024 £60.00	ZGA W04 0024 £62.40		ZGA W06 0024 £64.80			ZGA W08 0024 £67.20		ZGA W10 0024 £69.60			

▶ Glazing bars not available for --65 glazing variant.

Appendix 6 - Replacement windows



Appearance of proposed windows



Existing first floor window