



Goodmayes, Burdrop

DESIGN, ACCESS & HERITAGE STATEMENT

**THA Ref: 2019/5272(b)
March 2019**

Contents

1.0	Introduction	p. 4
2.0	Regulatory Framework	p. 7
3.0	Historic Background	p. 12
4.0	The Heritage Asset(s)	p. 16
5.0	Assessment of Proposals	p. 21
6.0	Access	p. 25
7.0	Summary	p. 26

Cover: Aerial of Burdrop (Google)

Figures

Figure 1: The Application Site

Figure 2: Location Plan (Google Maps Extract)

Figure 3: Conservation Area Boundary

Figure 4: Distribution of Listed Buildings

Figure 5: Banbury and Locale, 1574

Figure 6: Banbury and Locale,

Figure 7: Banbury and Locale, 1750

Figure 8: Chipping Norton and Locale, 1815

Figure 9: Burdrop and Locale, 1893

Figure 10: Burdrop and Locale, 1950

Figure 11: Conservation Area Boundary and Extract

Figure 12: Application Site, 1900-1905

Figure 13: Application Site, 1922

Figure 14: Application Site, 1972-74

Figure 15: Goodmayes, c. 1988

Appendices

Appendix 1: Sources of Information

Appendix 2: List Summary

Introduction

1.0

- 1.1 The Heritage Advisory has been commissioned to undertake this Heritage Statement by Ms. Nicola Heales. The document addresses Goodmayes, Burdrop (**Figures 1 & 2**) and turns first to the regulatory framework specific to the site and surrounding area, before going on to consider the historic evolution of both the property and wider locale. It then discusses works which require retrospective listed building consent and works of regularisation more generally; these being identified in consultation with the local planning authority (LPA).



Figure 1: The Application Site



Figure 2: Location Plan (Google Maps Extract)

- 1.2 The application site is located within Sibford Ferris, Sibford Gower and Burdrop Conservation Area (**Figure 3**); a locale which, as a settlement, initially developed as a consequence of the wool trade. Within Burdrop itself, older dwellings have evolved from origins as modest workers cottages to larger modern homes. Due to the area's significance more generally, a number of its buildings have also been nationally designated, or recognised locally (**Figure 4**).



Figure 3: Conservation Area Boundary

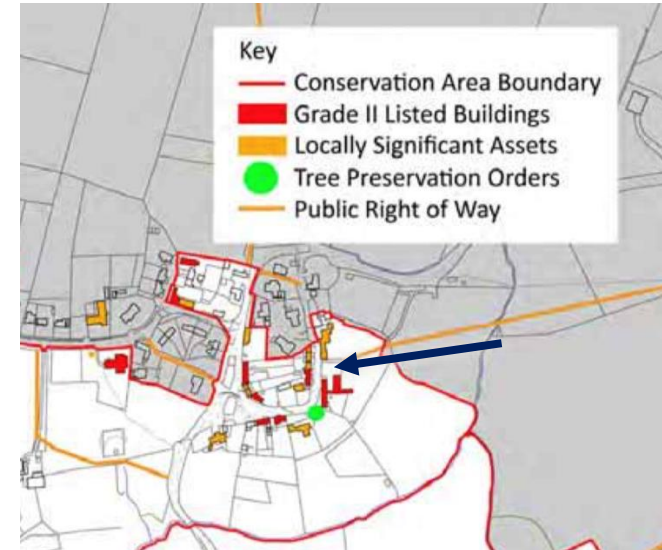


Figure 4: Distribution of Listed Buildings

- 1.3 In addition to inclusion within the conservation area, Goodmayes was designated Grade II on 20th September, 1988. The list description for this property focuses upon the exterior of the structure. Whilst it is acknowledged that the description is for identification purposes only, it is worth noting that little consideration was given the interior as a result of the historic supersession there from two units to one, along with associated impacts on the original plan form and layout.

1.4 The list description may be summarised as follows:

'Early C18 with later additions. Coursed ironstone rubble. Steeply pitched thatched roof. Brick end stacks. 2-unit plan. 2 storeys. 2-window range. Approximately central entrance has plank door in wood frame and wood lintel. Thatched C20 porch. Entrance is flanked by 3- and 4-light metal casements in wood frames. First floor has 2- and 3-light metal casements in wood frames. Wood lintels throughout. Lead cames, wrought-iron casement fasteners and springs. Fire plaque. Said to have a lintel dated D 1724 E. Interior not inspected. Once known as Prospect Cottage.'

1.5 This application seeks listed building consent to formalise works returning the property to its former configuration whilst regularising a number of others; thus seeking to ensure that the special interest inherent to the site remains unaffected and its contribution to the character and appearance to the conservation area is both preserved and enhanced. As such, proposals presently at hand can be seen to respond directly to relevant *Cherwell Local Plan* policy requirements, which state that all works are required to *'conserve, sustain and enhance designated and non designated 'heritage assets'*.

1.6 In accordance with *Paragraph 128* of the *National Planning Policy Framework* (July 2018), this Heritage Statement describes the significance of those heritage asset(s) with potential to be affected in a manner proportionate to both the assets' importance, and an understanding of the potential impact of proposals upon that significance.

Regulatory Framework

2.0

Legislation

- 2.1 Legislation relating to the historic environment is contained in the *Planning (Listed Buildings and Conservation Areas) Act 1990* (the Act). Of particular relevance are *sections 16, 66 and 72*, summarised as follows:

Concerning a listed building or its setting, the local planning authority or Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Concerning conservation areas, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

National Guidance

- 2.2 The *National Planning Policy Framework* (NPPF, March 2012) emphasises a '*presumption in favour*' of sustainable development i.e. defined by the document as '*development that meets the needs of the present without compromising the ability of future generations to meet their own needs*'.
- 2.3 This '*presumption in favour*' has been implemented to speed up decision making and encourage more development. As regards heritage assets, it is emphasised that their conservation under such circumstances is to be achieved '*in a manner appropriate to their significance*'. Key paragraphs from the document are summarised below.
- 2.4 *Paragraph 126* outlines a requirement for local planning authorities to set out a positive strategy for the conservation and enjoyment of the historic environment, taking account of putting heritage assets to viable uses consistent with their conservation; the wider public benefits of the conservation of the historic environment; the desirability of new development

making a positive contribution to local character and distinctiveness; and draw on the overall contribution made by the historic environment to local character and a sense of place.

2.5 *Paragraph 131* states that in determining planning applications local authorities should take account of:

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

2.6 At *paragraph 137* it is highlighted that local planning authorities should look for opportunities for new development within conservation areas and within the setting of heritage assets to enhance and/or better reveal their significance.

Local Policy

2.7 The *Adopted Cherwell Local Plan 2011-2031 Part 1* contains district wide policies used to guide decisions across planning applications. Those policies of pertinence and relevance to the application site are set out below.

2.8 ***Policy ESD 12: Cotswold Area of Outstanding Natural Beauty (AONB)*** states that:

'High priority will be given to the protection and enhancement of the Cotswolds AONB and the Council will seek to protect the AONB and its setting from potentially damaging and inappropriate development. The Cotswolds AONB Management Plan will be used as supplementary guidance in decision making relevant to the AONB.'

Development proposals within the AONB will only be permitted if they are small scale, sustainably located and designed, and would not conflict with the aim of conserving and enhancing the natural beauty of the area’.

2.9 **ESD 15: The Character of the Built and Historic Environment** outlines that:

‘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; and*
- *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'.*

2.10 Additionally, a number of policies contained within the 1996 *Cherwell Local Plan* have not been superseded by those contained within the 2011 *Local Plan*. Again, those policies of pertinence to the application site are set out below:

2.11 **Policy C18** requires that:

'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'.

2.12 **Policy C23** outlines that:

'There will be a presumption in favour of retaining buildings, walls, trees or other features which make a positive contribution to the character or appearance of a conservation area'.

Other Relevant Guidance

- 2.13 Of equal relevance is English Heritage's (now Historic England) 2008 document *Conservation Principles: Policy and Guidance for the Sustainable Management of the Historic Environment, 2008*. At paragraph 140, p.59, this states that "*The greater the range and strength of heritage values attached to a place, the less opportunity there may be for change, but few places are so sensitive that they, or their settings present no opportunities for change*".

Historic Background

3.0

- 3.1 Archaeology evidences human activity within the vicinity of the Sibfords (Sibford Ferris and Sibford Gower) since the prehistoric era. The origin of settlement names are Saxon, which have evolved in conjunction with the later Norman names of those beneficiaries who received grants of land at the time of the Conquest. The name '*Sibford*' has been interpreted as 'sheep-ford' due to the existence of a ford between Burdrop and Sibford Ferris, or '*Sibba's Ford*' from an entry in 1153.
- 3.2 The *Domesday Book* describes an area comprising three manors. The manor at Sibford Ferris was held by Henry de Ferrières, whilst on the other side of the valley at Sibford Gower, two manors were held by William Corbician and Hugh de Grantmesnil. From the Norman de Ferrières family, came the place-name of Sibford Ferris. The 12th century saw the Corbician manor held by the Norman Goher family, from whom Sibford Gower takes its name.
- 3.3 Burdrop is derived from the Old English for '*the hamlet near the burh*'. Historically, Sibford Gower and Burdrop were known as Broad Sibford, and Sibford Ferris was Little Sibford. During the 13th century, land at Sibford Gower was transferred to the Knights Templars by Alain de la Zouch who by that time held the Corbician manor. The Templars remained at Sibford until 1312 at which point their order was scandalised and dissolved. At the Sibfords, land and houses were transferred to the Knights Hospitallers, who then maintained the chapel at Sibford for around two hundred years (**Figure 5**).
- 3.4 By the 16th century, the trade in woollen cloth had become Britain's richest export, and the Cotswolds prospered. Like much of north and west Oxfordshire, the Sib valley has provided good conditions for sheep farming, which - due to the local topography - is much less suitable for arable farming. Therefore sheep farming became an important economic commodity during the late 16th and early 17th centuries (**Figure 6**). Wealth and subsequent status was demonstrated during this period via the construction of dwellings for employers and their families, sited alongside properties for their employees.



Figure 5: Banbury and Locale, 1574



Figure 6: Banbury and Locale, 1646

- 3.5 Inclosure Acts were passed for Sibford Gower and Burdrop in 1773 and Sibford Ferris in 1789, nominating Commissioners to investigate, re-allocate land, and establish financial liability. The Inclosure awards saw 2,000 acres of land taken into private ownership at Sibford Gower and Burdrop and 950 acres at Sibford Ferris. The Inclosure Act brought about other economic changes and towards the end of the 18th century, the Sibfords were characterised by the high number of small owner-occupiers there (Figure 7).
- 3.6 The owners and occupiers of the land had twelve months to comply with the Act, whereby many new restrictions were applied. As a result, many smaller farmsteads could not afford the charges levied against them and were to sell their businesses to larger owners. Therefore by the mid 19th century, the number of farmsteads throughout this area had significantly decreased with a new class of dispossessed labourers – now dependent on farm wages - emerging within the area (Figure 8).



Figure 7: Banbury and Locale, 1750



Figure 8: Chipping Norton and Locale, 1815

- 3.7 Limited information exists concerning the settlement between 1790-1870, however the change in name of the public house in Sibford Gower from the Kings Arms to Wykeham Arms in 1793 is notable. A map regression exercise of relevant Ordnance Survey's from 1875 to the present day shows that all three settlements were subject to limited alteration and growth until the latter part of the 20th century (Figures 9 and 10). By this time small housing estates and infill housing were developed, albeit in some cases these made little reference to the historic settlement pattern of the village.



Figure 9: Burdrop and Locale, 1893

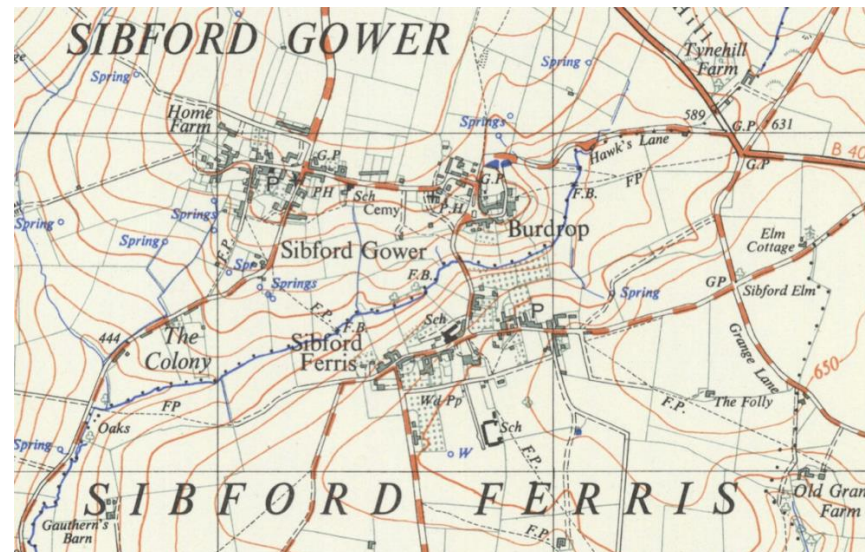


Figure 10: Burdrop and Locale, 1950

3.8 Today, Burdrop, Sibford Ferris and Sibford Gower remain relatively modest, rural settlements occupying either side of rolling topography comprising the Sib Valley.

The Heritage Asset(s)

4.0

- 4.1 The application site forms one of a number of designated properties located off Hawkes Lane, Burdrop. Listed Grade II on 20th September, 1988, the list description for Goodmayes may be summarised as follows:

'Early C18 with later additions. Coursed ironstone rubble. Steeply pitched thatched roof. Brick end stacks. 2-unit plan. 2 storeys. 2-window range. Approximately central entrance has plank door in wood frame and wood lintel. Thatched C20 porch. Entrance is flanked by 3- and 4-light metal casements in wood frames. First floor has 2- and 3-light metal casements in wood frames. Wood lintels throughout. Lead comes, wrought-iron casement fasteners and springs. Fire plaque. Said to have a lintel dated D 1724 E. Interior not inspected. Once known as Prospect Cottage'.

- 4.2 The site is also located within *Sibford Ferris, Sibford Gower and Burdrop Conservation Area*. *Sibford Ferris Conservation Area* was initially designated in November 1985 with *Sibford Gower and Burdrop Conservation Area* being first designated in January 1988. These were amalgamated to form one single boundary, the most recent review of which occurred in 2012 and is depicted below (**Figure 11**).
- 4.3 As outlined, historically, this area developed as a consequence of the wool trade, with a wool market being reputed to have occurred on Burdrop Green. However, as Burdrop was never a manorial settlement there exist no grand houses. As such, its older, traditional stone buildings date from the latter part of the seventeenth and eighteenth centuries and are constructed in course ironstone rubble.
- 4.4 With regards to the application site, it is set out within the *Sibford Ferris, Sibford Gower and Burdrop Conservation Area Appraisal* (2012) that *'the vernacular cottages are small, restricted in scale by the limitations of the building technologies of the seventeenth and eighteenth centuries. They were generally of simple unit plan, two storeys with the upper floor partly accommodated within the roof'*.



Figure 11: Conservation Area Boundary and Extract

- 4.5 Turning to the 'vernacular' architecture of older buildings, it is also stated that they comprise '*limited decoration with simple, unadorned elevations. Frontages for the most part are symmetrical or pseudo-symmetrical*'. Therefore Goodmayes – when considered in the context of development as this is set out above – demonstrably conforms to the more general characteristics of the locale.
- 4.6 Any further contribution toward the wider *character and appearance* of the conservation area is evidenced via a map regression exercise. Within the conservation area appraisal it is stated that '*within Burdrop older dwellings tend to be humble, reflecting their likely origin as workers cottages. In several cases these small dwellings have been amalgamated with their neighbours to form larger family homes...but changes have had limited impact on the external appearance of overall scale and massing*'.

- 4.7 Therefore, whilst initially depicted on an OS extract of 1881, it is only within an extract of 1900-1905 (**Figure 12**) that a number of smaller, individual properties is clearly illustrated, forming a continuous line of built frontages along this portion of the road. This configuration of smaller terraced housing (two of which would eventually converge to become the application site) continued to remain in evidence by 1922 (**Figure 13**).

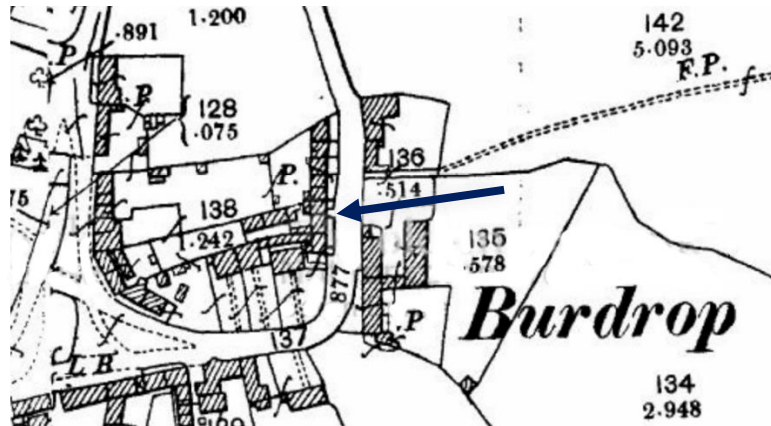


Figure 12: Application Site, 1900-1905

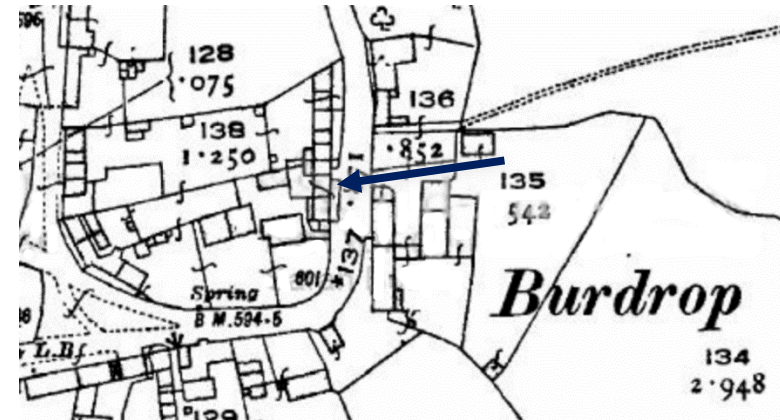


Figure 13: Application Site, 1922

- 4.8 It is not until the latter half of the twentieth century (1972-74) that this property was discernibly subject to consolidation as one integral dwelling (**Figure 14**). As such, Goodmayes conforms to the following characteristic identified by the conservation area appraisal, which sets out that *'with a majority of the older properties (these have) two or more materials due to being altered, extended and repaired over time'*. This common trait of the conservation area is also found at the application site; and is borne out still further by the list description.

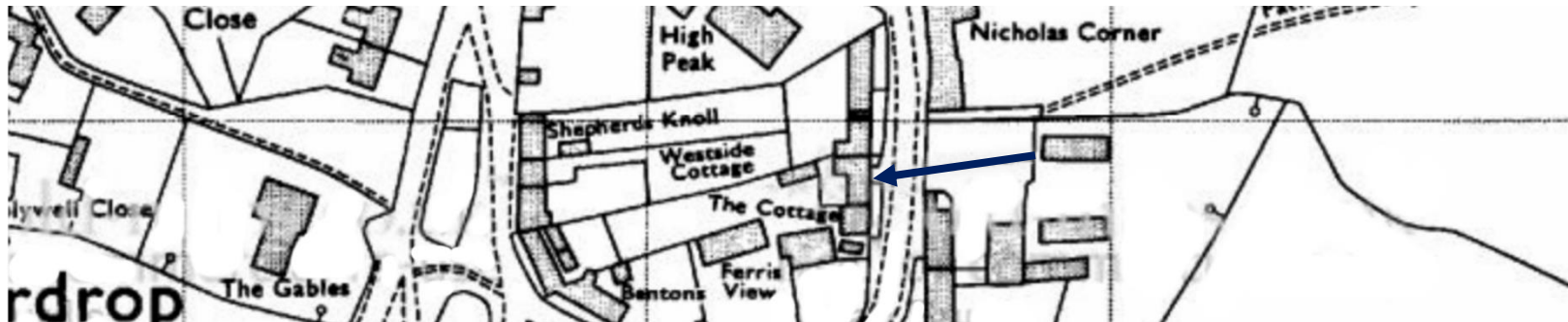


Figure 14: Application Site, 1972-74

- 4.9 Here, a number of alterations are acknowledged to have accrued across the property. These include '*later additions*' of the C18; a '*thatched C20 porch*'; and that it was '*once known as Prospect Cottage*'. Consequently, it is demonstrable that the building has been subject to prolonged periods of alteration and reconfiguration, almost since its inception. Whilst this is understood to have inevitably resulted in the loss and erosion of original historic and/or architectural fabric, such an occurrence is understood to be a characteristic of the settlement's evolution and narrative, and therefore its more commonly identifiable significance.
- 4.10 As such, the site itself can also be seen to have undergone incremental – yet considerable - alteration and change, although this is considered to contribute toward the overarching character, appearance and therefore value of the historic locale more generally, whilst constituting a large degree of the significance in relation to the listed building itself. Such significance is in turn more generally acknowledged to be '*derived from (an) eclectic mix of materials and architectural styles where buildings have evolved with a "make do and mend" ethic which exemplifies their vernacular origins*'.

Assessment of Proposals

5.0

5.1 By way of background, a retrospective listed building consent application (18/0083/LB) was registered on 29 May 2018 in relation to works undertaken to the property without consent. The application description may be summarised as follows:

'Alterations to the configuration of internal ground floor spaces, alterations to the main bedroom, raising of chimneys, partial re-design and replacement of ground floor fireplaces, re-painting of internal beams, replacement of timber doors and the electrical rewiring of the property (retrospective).'

5.2 This was refused 24 July 2018. However, following meetings and correspondences with the LPA over July and August 2018 with a view to resolving matters, it was established that a number of works undertaken without the benefit of listed building consent required reversal.

5.3 A further number were identified as proving acceptable but as nevertheless requiring regularisation by achieving listed building consent in relation to these. The following discussion confirms the status of each item with a view to formalising matters. Identified by officers as most significant – and therefore requiring reversal - were the following:

- a. The reinstatement of the partition and door to the dining room;
- b. The reinstatement of the ceiling to the master bedroom (bedroom 1); and
- c. Reinstatement of correct detailing to the chimneys.



Figure 15: Goodmayes, c. 1988

- 5.4 Criterion **a.** and **b.** have already been implemented as per the submitted drawings. With respect to **a.**, the partition and door to the dining room have also been reinstated as per the ground floor level's configuration previously. The associated historic conversion of the original passageway's rear door to a window was deemed acceptable and as such would obtain listed building consent (see *paras. 8.6-7, Case Officer Report, 240719*). Principally because this change was deemed to have occurred prior to listing, rendering consent unnecessary (see *para. 8.7 & 8.35, Case Officer Report, 240719*).
- 5.5 With respect to **b.**, although a partial ceiling to the master bedroom was discussed and - subject to detail - found to be acceptable in-principle, this was restored in totality with merely a hatch access, as per its configuration previously. Regarding **c.**, the reinstatement of correct and/or agreed detailing to the chimney (more recently raised to meet regulations and thereby obtain necessary buildings' insurance with respect to such features in relation to thatched roofs) i.e. a drip mould feature that would render the chimney of the same design and matching in all other respects its neighbouring counterparts (already similarly reconstructed in modern brick).
- 5.6 Once reconstructed with correct detailing etc., it is important to confirm that this will not exceed 1 metre above the ridge line (ref: *para. 8.18, Case Officer Report, 240719*). Work to the chimney is to be undertaken whilst scaffolding is erected to renew the thatching; which it was agreed might be undertaken in due course subject to the need for replacement (see *para. 8.34, Case Officer Report, 240719*). This will assume the design evidenced by 1980s photography as provided by the LPA (**Figure 15**) and assume a flat rather than raised, decorative ridge.
- 5.7 Regarding both aspects, it is assumed that these may be dealt with by condition i.e. via the supply of detailed drawings and materials etc. following determination of the application and in due course as works are intended to progress. The porch roof is also to be addressed at the point at which rethatching is necessary/required, and it is again assumed that the detailed design of this may be addressed via condition.
- 5.8 Whilst agreed to be of an in-principle acceptability, in order to formalise matters – where this is actually required - retrospective listed building consent is now sought for a number of other items comprising alteration; largely those that have

been implemented over the mid twentieth century and as such, are inappropriate to a property of this period, and do not therefore contribute toward original significance, or special interest otherwise in terms of the site's evolution/history subsequent to the building's first inception.

- 5.9 Therefore fireplace surrounds have been updated to better reference and/or reflect the host structure, with 1950's surrounds being removed and replaced by those to ground floor rooms presently. There is no objection to this work (ref: *para. 8.19, Case Officer Report, 240719*). Timber doors – also from this mid twentieth century period have also been removed and replaced with contemporary oak alternatives that are nevertheless more appropriate. That this is the case is borne out by *paras. 8.27-8* of the *Case Officer Report, 240719*, which notes that '*There are no objections to the current doors ... (and) ... Listed building consent would be granted for this matter.*'
- 5.10 A timber (plywood) partition was also installed in this 1950s period to the master bedroom (Bedroom 1). Being non-original and an impractical intrusion into the adequate functioning and use of first floor level and its associated space, this has not been reinstated where other items have. With respect to this mid twentieth century insertion/subdivision, the consultation provided by the Conservation Officer (Jenny Ballinger, dated 19 July 2018) states under '*Alterations to the main bedroom*', that '*there is no need to reinstate this.*'
- 5.11 The property has also been rewired (in a tidy, concealed manner that remains visually nonintrusive), again in order to meet contemporary safety standards - particularly important given the thatched roofing of the listed building – which also requires consent. *Para. 8.29* of the *Case Officer Report, 240719* confirms that '*greater harm would be caused by undoing the work. Listed building consent would therefore be granted.*' A ground floor cupboard - in line with the former passageway dividing the original two properties and therefore without significant impact upon historic layouts and/or plan form – has also been converted to a WC. Under '*Alterations to the configuration of internal ground floor spaces*', the consultation provided by the Conservation Officer (Jenny Ballinger, dated 19 July 2018) notes that '*Listed building consent to be given for conversion of cupboard to downstairs WC.*'

- 5.12 Treated ceiling beams coloured black have been painted a lighter colour in order to assist lighting of the low-ceilinged interior and, whilst it is understood that this was not found to be appropriate and/or justifiable by the LPA, it was acknowledged that there would be no benefit to returning these to their black-coloured treatment. Efforts will therefore be made to determine whether it is possible to either clean or return these to exposed timber in line with their preservation; or whether or not such a treatment might have still more of a negative effect (ref: *paras. 8.22-26, Case Officer Report, 240719*). This process may again be dealt with by condition.
- 5.13 Other outstanding items would include the structural survey required to determine whether or not works to the first floor ceiling have affected the structural integrity of the property, albeit this ceiling has now been reinstated and this is no longer an issue; and, documentation to establish stoves' compliancy with fire regulations (attached). The front, left bay window at ground floor level has also been altered since 1988 albeit the character and appearance of this is appropriate and not considered to be at odds with the significance of the property. *Para. 8.32 of the Case Officer Report, 240719 confirms that 'the style of the window is largely appropriate. Listed building consent is therefore likely to be granted...'*

Access

6.0

- 6.1 Existing access arrangements would be altered but assume a more historic form as part of restorative works; but which - given their historic nature - are adequately functional and remain demonstrably so. Further amendments to this scenario are restricted by relevant legislation and policy etc. pertaining to listed buildings (see **Section 2.0**, above)

Summary

7.0

- 7.1 The application site encompasses Goodmayes, an early eighteenth century residential premises, situated within Sibford Ferris, Sibford Gower and Burdrop Conservation Area. The property's intrinsic value and further contribution to the historic environment is recognised via its national listing (Grade II).
- 7.2 This application seeks listed building consent to i) retain a number of works undertaken without consent but nevertheless agreed by the LPA to be acceptable; ii) reverse a number of works considered by the LPA to be wholly unacceptable; and iii) undertake further works of restoration and/or enhancement of the current position.
- 7.3 By means of close consultation with the LPA over the course of determining application (18/0083/LB) it is now considered that all aforementioned works to the listed building are now of an appropriate nature and will reverse the current position to a point at which the *special interest* surviving to the property would remain *unaffected*.
- 7.4 Further to this, it is considered that works would accord – in particular with *paragraph 131* of the *NPPF*, which sets out that the relevant local authority should take account of '*the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation*'.
- 7.5 In sum, works have responded positively to the site and discussions with the LPA by seeking to *preserve* the *special interest* of both the listed property so that where this survives, this remains unaffected; along with the contribution this makes toward the wider conservation area designation as a matter of *preservation* and *enhancement*.

Appendix 1: Sources of Information

National Planning Policy Framework, 2012

Planning (Listed Buildings and Conservation Areas) Act, 1990

CHERWELL DISTRICT COUNCIL, 1996, *Local Plan Saved Policies*

CHERWELL DISTRICT COUNCIL, 2011-2031, *Cherwell Local Plan Part 1*

CHERWELL DISTRICT COUNCIL, 2012, *Sidford Ferris, Sibford Gower and Burdrop Conservation Area Appraisal*

Appendix 2: List Summary

GOODMAYES

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: GOODMAYES

List entry Number: 1046796

Location

GOODMAYES

The building may lie within the boundary of more than one authority.

County: Oxfordshire

District: Cherwell

District Type: District Authority

Parish: Sibford Gower

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 20-Sep-1988

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 244717

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

SIBFORD GOWER BURDROP SP3436-3536 16/160 Goodmayes GV II House. Early C18 with later additions. Coursed ironstone rubble. Steeply pitched thatched roof. Brick end stacks. 2-unit plan. 2 storeys. 2-window range. Approximately central entrance has plank door in wood frame and wood lintel. Thatched C20 porch. Entrance is flanked by 3- and 4-light metal casements in wood frames. First floor has 2- and 3-light metal casements in wood frames. Wood lintels throughout. Lead comes, wrought-iron casement fasteners and springs. Fire plaque. Said to have a lintel dated D 1724 E. Interior not inspected. Once known as Prospect Cottage.

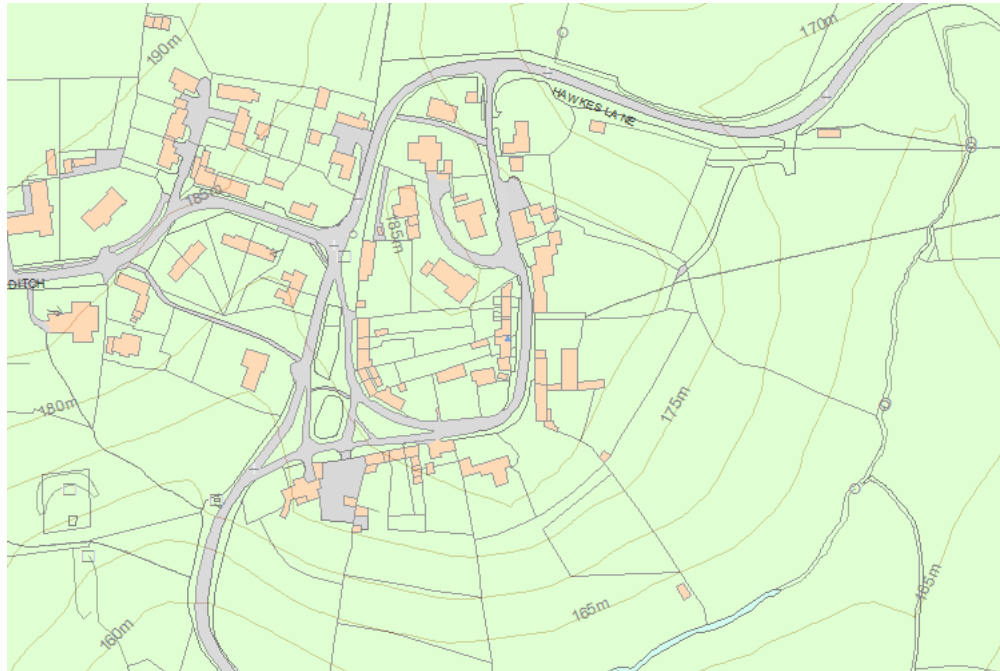
Listing NGR: SP3584637788

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SP 35846 37788

Map



© Crown Copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 100024900.
© British Crown and SeaZone Solutions Limited 2018. All rights reserved. Licence number 102006.006.
Use of this data is subject to Terms and Conditions.

© The Heritage Advisory Ltd. m. 07951 926869 / e. msanderson@theheritageadvisory.co.uk