

665/3/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 and garage.

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.

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 previous bat survey was carried out which concluded that no bats were present. The Council's ecologist was satisfied with the conclusions of the report.

Appendix 1 / Details of listing

Oxfordshire HER



[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 1 Photos

Photo 1 View of front of house showing porch roof and large side extension.



Photo 2 View of rear of house showing existing openings



Photo 3 View of rear of house showing full height French doors on right hand side



Photo 4 View of front of house during demolition of large barn structure



Appendix 3 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>	Photo no.
1.00 <i>House ground floor</i> <i>See drawing 665/3/P6</i>				
I.01 Living Room Remove modern partition to hall and replace with a thinner partition to create space to hang coats	None	Minimal	Coat space reduces need to make other interventions elsewhere	
I.02 Living room. Lower cill and remove modern window and fit new timber french doors	None	Minimal	Reinstates an earlier design as shown in photo 3. Stonework below the cill is modern and will be removed.	3
I.03 Snug Erect new partition and door. Replace modern french door with new french doors	None	Minimal	Creates an air lock between the outside and inside rooms and this will save heat. Existing french doors are poor quality modern doors	3
I.04 Kitchen Modern partitions removed & oak post fitted	None	Minimal	This clears the space out to the older surrounding walls and reinstates the earlier large open room.	
I.05 Kitchen: Install new kitchen island unit & replace existing modern kitchen with new units	None	Minimal	No loss of historic fabric. Benefit to the applicant - improves the functionality and appearance of the kitchen.	
I.06 Kitchen: Remove window to garden and install new french doors in timber.	Some stonework removed	Minimal	Benefit to the applicant -improves access to the garden. Some stonework removed but there is evidence on a former opening here.	2
I.07 Lower cill on internal hatch opening to access new larder.	Some stonework removed	Minimal	The opening below the larder door is modern and this modern infill will be removed.	
I.08 Hall, WC, Utility, Larder Erect new partitions within existing dining room to create these essential service spaces. Replace modern french doors and install new french doors in timber	No historic fabric is affected	All reversible. Loss of the dining room is mitigated by the opening up of the kitchen space	Benefit to the applicant -better association of these spaces to the kitchen and garden. Dummy wall lining is removed to allow the original wall in the room to be exposed gaining valuable floor space.	
I.09 New porch off entrance hall	None	Minimal	Reinstates an earlier porch in this location and provides protection. Refer to photo 1 in the design and access statement showing a c.1950s porch design. We have selected a more traditional Cotswolds style porch with pitched stonesfield slate roof on oak posts on a stone dwarf wall. This will not affect the existing fabric as it is effectively free standing with lime mortar haunching up against the stonework	1

	<i>Area of works</i>	<i>Significance of fabric affected</i>	<i>Potential impact of the work</i>	<i>Possible mitigation benefits</i>	Photo no.
1.10	Dining Room New conservatory space created from the space occupied by the previous service spaces.	None	The old enclosing walls will be revealed	Raising the wall on the East side and removing the gutter and downpipe will tidy up the view from the road. Benefit to the applicant -this will create a superb dining space facing onto the front garden. Photo 4 in the design statement shows that these walls are not original and that the area formed a link to a much larger barn structure	4
1.11	Garage Opening blocked with stone. New door in existing window opening	None	Minimal	Provides increased security. Provides better access to the garden	
1.12	Store New door in existing window opening. Existing opening blocked	None	Minimal	Existing window is modern and unsightly	
1.13	Pool Store New door in existing window opening. Existing internal door blocked	None	Minimal	Provides increased security for pool chemicals	
1.14	Plant & Workshop New window in existing window opening. New partition to create workshop space	None	Minimal	Existing boarded window is modern and unsightly	
2.00	<i>House first floor</i> <i>See drawing 6653/P7</i>				
2.01	Orangerie (Dining Room) New lead coloured single ply membrane roof and glass lantern.	None -all demolitions are modern	Minimal	This work will tidy up an area where modern fabric has affected the appearance of the older walls.	

	<i>Area of works</i>	<i>Significance of fabric affected</i>	<i>Potential impact of the work</i>	<i>Possible mitigation benefits</i>	Photo no.
3.00	<i>House exterior</i> <i>See drawings 665/3/P10A</i>				
3.01	Elevation AA New porch as photo provided. New glazed door inserted in place of existing small window.	None	Minor change to appearance.	See 1.06 above	
3.02	Section BB Existing unsightly gutters and down pipe removed. Wall raised to match adjacent stone wall.	All historic fabric retained	Significant improvement in the appearance of this wall	This work will tidy up an area where modern fabric has affected the appearance of the older walls.	
3.03	Section CC New Porch as 1.09 above. Existing external walls raised and topped with new coping to provide enclosure for the Orangerie.	All existing external stonework retained	Significant improvement in the appearance of this wall	This work will tidy up an area where modern fabric has affected the appearance of the older walls.	
3.04	Section DD New façade to Orangerie inserted.	Fabric removed is modern and unsightly	Significant improvement in the appearance of this elevation	This work will tidy up an area where modern fabric has affected the appearance of the older walls.	
4.00	<i>Garage Elevations</i> <i>See drawings 665/3/ P13</i>				
4.01	Section AA New door and window inserted in existing openings. Existing window blocked with stone	All existing structure and windows in this elevation is modern	Positive	This work will tidy up this elevation	
4.02	Section BB New doors inserted in existing window openings. Existing opening blocked with stone	All existing structure and windows in this elevation is modern	Positive	This work will tidy up this elevation	