

Planning Application to Demolish the Majority of Eastfield House



SOUTH (Front) ELEVATION

A planning application has been submitted to vary an existing planning consent. The application seeks approval to demolish all but elements of the front façade, as shown on the above images. If approved, Eastfield House will be replaced with a modern interpretation of the existing building.

The new application seeks to remove important features, including the whole roof, the tall chimneys, the single storey west wing (to the left of the main house) and the west facing elevation. The brick façade would be restrained during construction, with all the windows removed. The applicant has offered to rebuild parts.

Issues worthy of consideration include:

- The removal of the majority of Eastfield House will affect the historic interest of the building. The house was built in 1880 and contains many fine period features. The house helps to define the eastern extent of the conservation area.
- The removal of the majority of the building will affect the integrity of the building. The side elevations, the west wing and the roof line with the dormer windows all help to define the building as a whole. A modern replacement would give the building a totally different character.
- There are risks that the retained parts could be damaged during construction, due to accidents or construction limitations, leading to the requirement to demolish the whole building. The applicant has already had a previous planning application seeking full demolition refused.
- A modern replacement cannot match the fine detailed craftsmanship of the existing building and would be, by comparison, a cheap imitation.
- The principle of further demolition is a dangerous one, where once established it could lead to further applications for an even larger facility.
- There has been no prior consultation with the local community.

Please register your objection to this proposal, even if you have done so before, **by 19th June.**

To File Your Comments please either use the link below, or write to Mr Tom Wyatt, South Oxfordshire District Council, Abbey House, Abbey Close, Abingdon OX14 3JE, quoting the Planning reference:

P15/S1641/FUL

<http://www.southoxon.gov.uk/ccm/planning/>