

Heritage statement

Farmcote, 23 Surley Row, Emmer Green is a Grade 2 listed building in the Surley Row conservation area. The change we are proposing to make is to replace a rotten window, this is necessary for the upkeep of the building. As we will replace it with another wooden window of the same design it will not change how the building looks from the outside. Some information on the listing status and conservation area of Surley Row are given below.

Farmcote was built in the 18th Century with a 19th Century extension. It is situated in the Surley Row conservation area, and is one of nine listed buildings in this area built between the 16th and 19th Centuries. 23 Surley Row was grade 2 listed in 1978 and its listing is:

C18 altered. Front away from road. Brick cottage. Catslide tiled roof. 2 storeys. Stucco to garden. Regency corner to west with 3 arched lights and tented verandah extending to garden door. Taller mid C19 extension with 2 storey bay to south. Interior much altered, one room has stop chamfered beam (probably early-mid C18) and exposed joists.

Surley Row was designated a conservation area in 1988, an appraisal of the area was published in September 2010. It refers to the following key features:

- its focus on a narrow lane, lacking footpaths and bounded by high brick walls and other traditional materials, such as wrought iron;
- the varied and interesting buildings and building line sometimes including and sometimes behind the walls;
- a concentration of listed buildings adding a special interest to the area;
- a little altered historic street pattern, now protected by traffic management measures;
- the generally domestic use, scale and character of the area;
- an attractive entrance from Peppard Road, again defined by high brick walls but with an attractive green space with seats in front, “funneling” into Surley Row itself (note: when designated, this area contained a traditional red letter box built into the wall and a traditional K6 red telephone kiosk, both adding to this area’s character, but the telephone kiosk has since been replaced by a modern equivalent);
- significant tree cover throughout the area provides a backcloth to and enhances the area and also softens views within and into and out of the area.