

Addendum to Heritage Impact Assessment, Pumpkin Cottage, 6 St Andrews Lane, Oxford

A heritage impact assessment was undertaken in May this year in relation to works to convert the garage at Pumpkin Cottage to an office/guest room. The works included an extension to the existing garage, reroofing with a pitched roof, the creation of an access gate into the boundary wall fronting William Orchard Close and new steps to access the building from the garden.

The proposals have now been revised. It is now proposed to retain a flat roof to the proposed office/guest room, with flush rooflights inserted; to retain the boundary wall to William Orchard Close as existing and block up the existing garage entrance; to insert a new access gate onto St Andrews Lane; to lower the floor of the existing garage by about 1 metre to give level access to the garden and to remove the existing steps up to the garage.

The impact of the revised proposals on heritage significance of the listed building and on the character and appearance of the conservation area is assessed on the same basis as the impact assessment of May 2020.

1. Removal of existing flat roof to garage and replacement with a flat roof at the same height with flush rooflights – this will not affect any historic fabric, nor alter the appearance of the building to any material degree. This will have a **neutral impact** on both the listed building and the conservation area.
2. Retention of the boundary wall as existing on William Orchard Close - This will have a **neutral impact** on both the listed building and the conservation area.
3. The blocking up of the garage doors - using stone to match the existing, this will not have any impact on historic fabric. It will change the appearance of this part of the conservation area to a minor degree. Together with the removal of bin storage this will have a very **minor positive impact** on the appearance of this part of the conservation area.
4. The insertion of a gate on the east elevation – this affects modern fabric which is of no historic interest and is not prominent in the conservation area. The replacement of a section of wall with boarded gate will have a **neutral impact** on both the listed building and the conservation area.
5. Lowering the floor of the garage by about 1 metre and removal of existing steps – There is some evidence that the existing floor level has been built up in order to create a garage level with the street. In this case the floor is not of any heritage significance. However, it has not been possible to verify this on site. The steps are modern and of no heritage significance. The garage is on the site of an earlier building. The west wall is of high heritage significance as part is of the primary build of the cottage and part is the remains of the earlier building on the site. There is some archaeological potential here. Intervention here could have a **minor negative impact** on the significance of the building. However, as the lowering floor and exposing more of the historic walls might reveal more information on the historic development of the site, an archaeological recording of the works could mitigate this harm. This work would have a **neutral impact** on the conservation area.

Dr Kathryn Davies November 13th 2020