

The Bartholomew Building, The Square

Eynsham, Oxfordshire

OX29 4NX



Design and Heritage Statement

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1.0 Introduction

- 1.1 Application Site: The Bartholomew Building, The Square, Eynsham, OX29 4NX
- 1.2 Type of Location: Centre of a village
- 1.3 Nature of the Development. Replacement of leaky roof Cotswold stone slate roof covering in materials to match existing and provided with lead hipped roofs.
- 1.4 Listing: Grade 2 within a Conservation Area.

2.0 Background and Existing Arrangement

Nature, Extent and Significance of the Asset

- 2.1 **The Bartholomew Building is a small building** on the edge of The Square in the heart of the village of Eynsham.
- 2.2 It is believed to have been originally constructed in the 17th C, probably around 1675.
- 2.3 Internal accommodation is limited and comprises a small ground floor area containing a meeting room, staircase, toilet and tea station.
- 2.4 The **property is generally constructed** as follows
 - a. External walls Natural stone
 - b. Roofs, pitched Hipped roofs finished using Cotswold stone slate
 - c. Windows Painted metal to the 1st floor
 Stained timber to the ground floor
 - d. Chimney Stack Natural stone

Listing Description

2.5 The Listing Description from English Heritage is set out below

- a. SP4309 14/175 EYNHAM THE SQUARE (north side) Bartholomew Room (Formerly listed as The Bartholomew School)
- b. First listed: 12th September 1955
- c. GV II Market hall and schoolroom, now parish hall. c.1700: restored 1970s.
- d. Coursed limestone rubble, with limestone ashlar quoins and dressings;
- e. Hipped stone slate roof; stone lateral stack.
- f. Two storeys. Round-arched doorway, with tablet of carved lion rampant above, set in gabled front. Similar blocked entries, originally to ground-floor market, set in two window range side walls, which have C20 cross windows on first floor.
- g. First floor schoolroom not inspected.
- h. Built under terms of will of John Bartholomew (died 1700) who gave 350 pounds for education of village boys
- i. Listing NGR: SP4329009263

3.0 Conservation Principles

Historic England - Conservation Principles, Policies and Guidance *Para 84*

- 3.1 Conservation involves people managing change to a significant place in its setting, in ways that sustain, reveal or reinforce its cultural and natural heritage values (Principle 4.2).
- 3.2 Conservation is not limited to physical intervention, for it includes such activities as the interpretation and sustainable use of places.
- 3.3 It may simply involve maintaining the status quo, intervening only as necessary to counter the effects of growth and decay, but equally **may be achieved through major interventions. It can be active as well as reactive.**
- 3.4 **Change to a significant place is inevitable**, if only as a result of the passage of time, but can be neutral or beneficial in its effect on heritage values. It is only harmful if, and to the extent that, significance is eroded.

Paragraph 86

- 3.5 **Keeping a significant place in use** is likely to require **continual adaptation and change**; but, provided such interventions respect the values of the place, they will tend to benefit public (heritage) as well as private interests in it.
- 3.6 Many places now valued as part of the historic environment exist because of past patronage and private investment, and the **work of successive generations often contributes to their significance**.
- 3.7 Owners and managers of significant places should **not be discouraged from adding further layers** of potential future interest and value.

Conservation Principles (Policies and Guidance) – Historic England Para 138

- 3.8 **New work or alteration** to a significant place should **normally be acceptable if:-**
- a. There is sufficient information to understand the impacts of the proposal on the significance of the place
 - b. The **proposal would not materially harm** the values of the place, which, where appropriate, would be reinforced or further revealed
 - c. The **proposals aspire to a good quality of design** and execution which may be valued now and in the future
 - d. The **long-term consequences of the proposals** are benign, or the proposals are designed not to prejudice alternative solutions in the future.

4.0 Responding to the Climate Change/Climate Emergency

- 4.1 Part of a driver for the proposed work is to update and improve the accommodation.
- 4.2 **Improving the thermal performance** within the property **is important**. There is a need to improve comfort whilst reducing energy consumption and leakage of heat leakage from the building.
- 4.3 This **represents part of the government’s current policy, being aggressively pursued**, and is well documented in the news and other publications.
- 4.4 Sustainably re using and improving an already built space negates the need create a completely new building to fulfil these needs with all the extra environmental and embodied energy costs this creates.

5.0 Assessing the Impact

5.1 The impact assessments are set out against the following criteria.

<u>Magnitude of Impact</u>	<u>Definition</u>
Major	Change to key historical building elements, such that the asset is totally altered. Change to most/all key archaeological materials, such that the resource is totally altered. Comprehensively changing the setting.
Moderate	Change to many key historical building elements, such as the asset is significantly modified. Changes to many key archaeological materials, such that the resources are clearly modified. Changes to setting of an historic building, such that it is significantly modified.
Minor	Changes to the key historic building elements, such that the asset is slightly different. Changes to key archaeological materials, such that the asset is slightly altered. Changes to the setting of an historic building, such that it is slightly changed.
Negligible	Very minor changes to historic building elements, archaeological materials, or setting that hardly affect them/it.
No Change	No change to fabric, archaeological materials or setting

5.2 However, it has to be accepted that **an assessment of the impact may be subjective** with often no two person's opinions necessarily being the same.

6.0 Background and Nature of the Proposals

- 6.1 We have been involved with this building since an initial survey in 2018. We are aware the ground floor walls were damp/very damp with there being no apparent cause at that time.
- 6.2 The matter was unchanged when this was re visited in the Spring of 2021.
- 6.3 More recently, as result of building work, and particularly when the large paintings were carefully temporarily removed from the walls on the 1st floor to allow for decorations, the walls were visually wet, indicating a substantial roof leak with no dripping onto the 1st floor and the loft being dry.
- 6.4 The walls, being approximately 450/500mm thick were proven to be generally sodden through.
- 6.5 The roof covering was inspected once a scaffold had been erected.
- 6.6 Close examination of the roof showed the stone slates used for the roof coverings are small/very small.
- 6.7 It was apparent from very close inspection, also carefully removing some of the slate that the top part/**the shoulder of the slates had been cut short in a number of places to the extent you could see the timber work** below, noting that this was only apparent when standing over the slates.
- 6.8 This was resulting in water ingress every time it rains and reliance for water proofing was dependent upon the traditional sarking felt underneath, which it should not be.
- 6.9 To compound matters the traditional **sarking felt has perished at the edge** (a common defect after 20 years) and does not extend into the gutter, therefore much of the water which fell onto the roofs was finding its way between the slates, ran down the sarking felt and then worked its way into the walls.
- 6.10 In addition we noted the **thickness of the slate used** in some places, particularly on the east roof pitch **was thin**, not helped by the small size of the slate used
- 6.11 In order to correct the issue a decision was taken to replace the roof covering with new as follows:-
- a. Salvaged Cotswold Stone slate which has been re dressed, re using approximately 15% of the slate which was on the roof. The salvaged slate was re dressed offsite
 - b. New battens on breathable membrane, which does not deteriorate at the eaves in the same way as sarking felt.

- 6.12 The hips sections have been replaced installing:-
- a. A traditional timber roll over the breathable membrane
 - b. The timber roll dressed with code 5 lead over that timber roll
 - c. Securing with copper and lead straps to prevent unfolding in extreme heat, all being installed in accordance with the Lead Sheet Association guidelines
- 6.13 The replacement roof covering works have progressed and the external walls are starting to dry, confirming the defective roof installation from the 1970's was the cause of the issue.
- 6.14 No works have been carried out the loft structure.
- 6.15 As we have replaced the roof with salvaged slate being of the same type and introduced lead hips, which will have along life, the impact on the building is considered to be 'Negligible' by reference to the table in section 5.0.

7.0 Conclusion

- 7.1 The works being carried out are important time sensitive maintenance works to ensure the longevity of the building, with concern being raised upon discovery of the defects about the necessity to get the building back into the dry and allow the walls to dry.
- 7.2 It is possible there has been long term damage to the external solid walls, due to consolidation of the fill of the solid external walls, although any damage to the fill in the walls is unknown.
- 7.3 Care has been taken to use salvaged slate of the same material, ensure this is correctly dressed with the correct cover, ensuring the hips are replaced using high quality materials with a long life, which is believed to have a negligible impact upon the building.

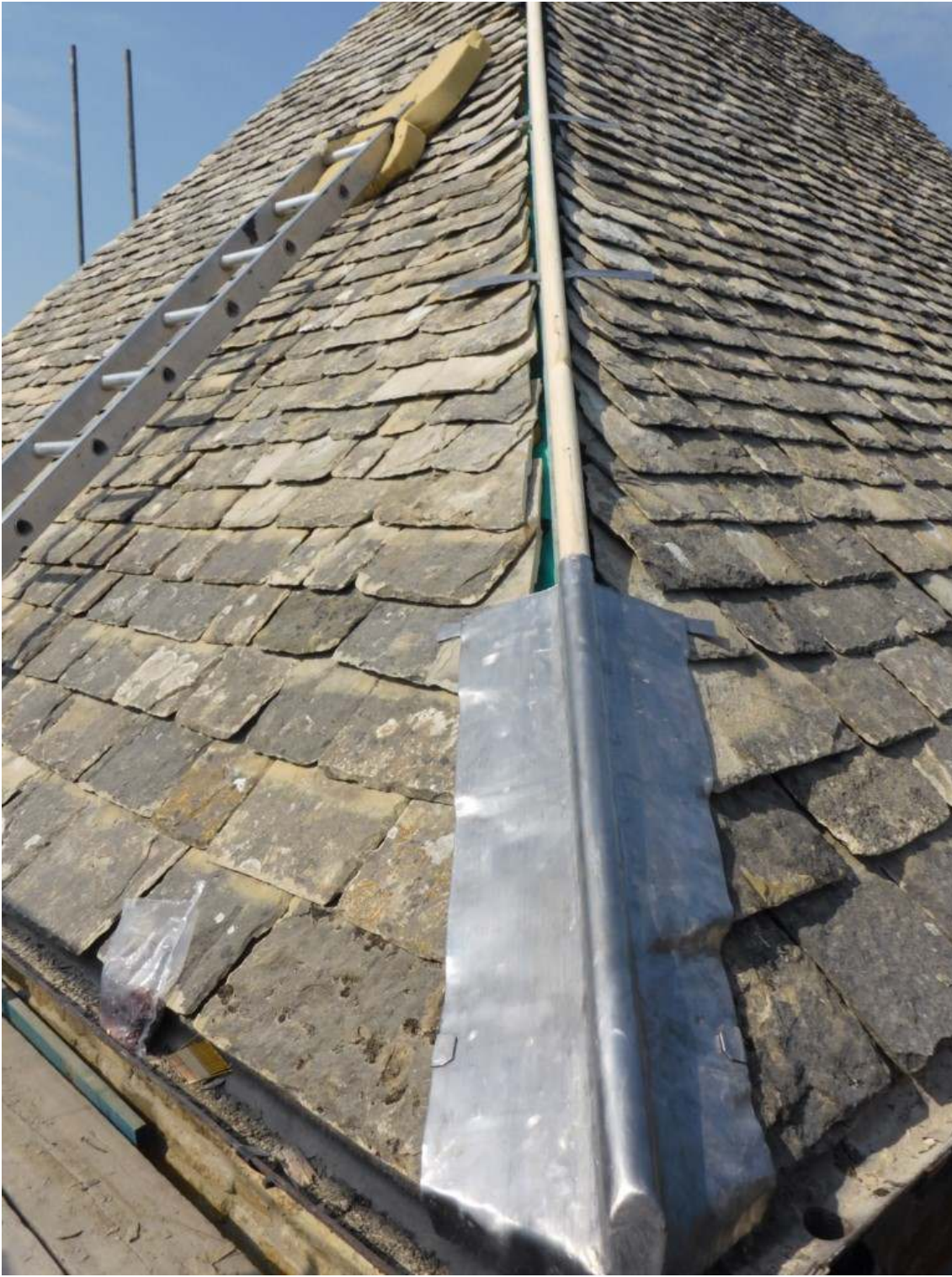
END of WRITTEN STATEMENT



General view of the Bartholomew Building, presently scaffolded



Original roof timbers visible. No alterations have been carried out to the roof timbers



Lead hips, work in progress



Completed lead hip