

KITCHEN EXTENSION

1 St. Andrews Road, Old Headington
OX3 9DL

HERITAGE STATEMENT

1.0 INTRODUCTION:

1.1 Purpose:

1.1.1 This Heritage Statement has been prepared to inform a kitchen extension at 1, St. Andrews Road. The house is a Grade II listed building.

1.1.2 This statement gives an outline of the historic development and significance of the listed building and an assessment of the heritage impacts of the proposed work, as required by the NPPF.

1.2 The Proposal:

1.2.1 The proposed development is for the demolition of an existing glazed passage between the rear of the existing kitchen and the Utility Room, and its replacement by a glazed extension extending the kitchen.

1.3 Heritage Designation:

1.3.1 1 St. Andrews Road was added to the List on 28 June 1972 and the list description is as follows:

ST ANDREW'S ROAD 1. 1485 (North Side) Nos 1 & 3 SP 5407 18/820 II 2. Early/Mid C19. Red brick with stone dressings, band at 1st floor level. 3 storeys, 3 windows, sashes with glazing bars, casements on the top floor. No 1 has a canted C19 shop front on right. Doors with glass panels and flat hoods. Slate roof, brick end stacks.

Listing NGR: SP5453807605

1.4 References in Oxfordshire Historic Environment Record:

1.4.1 No further information available in the record for 1 St. Andrews Road.

1.5 Planning History:

1.5.1 The public record indicates that there have been a total of 6 planning or planning and listed building applications. Of these, refs 89/00773/NPH and 89/00772/L, for Change of Use from retail to residential, and 03/02004/FUL and

03/02003/LBC, for extensions and alterations, are the most significant.

2.0 POLICY CONTEXT:

2.1 NPPF:

- 2.1.1 The National Planning Policy Framework (NPPF) sets out national planning policy relating to the conservation of the historic environment. It advises that in determining planning applications 'local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made to their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance (paragraph 189).
- 2.1.2 Annex 2 of the NPPF defines a Heritage Asset as being 'a building, monument, site, place area or landscape identified as having a degree of significance meriting consideration in planning decisions.' Heritage assets are the valued components of the historic environment. They include designated heritage assets and non-designated heritage assets.
- 2.1.3 In determining planning applications, the NPPF advises that local planning authorities should take account of (paragraph 192):
- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - The desirability of new development making a positive contribution to local character and distinctiveness.
- 2.1.4 Specific guidance on the treatment of designated heritage assets (listed buildings) emphasises the need to understand the significance of a heritage asset in order to determine impacts on the historic environment (paragraph 193). It advises that 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 2.1.5 Paragraph 194 continues by stating that 'any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification'.

2.2 Oxford Local Plan 2036:

- 2.2.1 The Oxford Local Plan was adopted in 2020. The relevant historic environment

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policies for the proposed development are as follows:
Policy RE1 Sustainable Design and Construction

Policy DH1 High Quality Design and Placemaking

PolicyDH3 Designated Heritage Assets

3.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE :

3.1 Understanding the history of the heritage asset:

- 3.1.1 The 1802 Inclosure map shows a building on the site, but oriented at 90° to the present house.



- 3.1.2 By 1876 Old Headington has developed much closer to the present day plan, including nos 1 & 3 St Andrews Road. The two houses (1 & 3 St. Andrews Road) have appeared with a recognizable 'T' shaped plan, although the bakery on Larkins Lane has not yet been built.



- 3.1.3 The 1919 O.S. map shows the bakery in place, but not yet connected to no. 1.



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- 3.1.4 The 1963 O.S. map shows the extension to the bakery that linked the two buildings and which ultimately became part of the St. Andrews Road dwelling rather than what had been the bakery on Larkins Lane.



3.2 Understanding the form of the heritage asset:

- 3.2.1 No. 1 St. Andrews Road is the eastern half of a pair of three storey 'Queen Anne' fronted houses. No. 1 sits on the corner between St. Andrews Road and Larkins Lane, and is directly opposite the junction between Headington High Street and St. Andrews Road. It is therefore very prominent in the streetscape of this part of the Old Headington Conservation Area. It is set back approximately 1.5 m behind the back of the pavement, behind a later 20C brick wall with saddle back brick copings.
- 3.2.2 The building is brick faced with stone quoins to windows and gable, a slate gabled roof, stone capped parapets and brick chimneys. The frontage is symmetrical about the front door, with sash windows at ground and first floors, and casements on the second floor. The sash windows, which have eight panes per sash, appear to be of relatively recent origin. The gable is rubble stone. The Larkins Lane frontage is modern, 1 1/2 stories, and consists of rubble stone walling to just above first floor level with frameless glazing on the corner and rendered panel above. The roof is slate.
- 3.2.3 The rear of the building forms a 'U' shape; along the party wall is a two storey rear out-shot which terminated in a single storey lean-to extension. In 2005 a glazed link to a lean-to shed sited against the 'party' boundary wall was added. Both lean-to and out-shot are slate roofed. The single storey lean-to uses modern bricks and appears to date from the latter half of 20C. The two storey rear out-shot may have been larger at one time, as the external wall was originally a timber stud wall with stud spacings more typical of internal rather than external walls. It is now infilled with brick and supported on a modern steel beam with oak cladding, as can be seen in the photos below:



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- 3.2.4 The rear of the front range is now enclosed within a two storey atrium with oak pyramidal skylight, standing seam copper roof and copper rainwater goods. The rear façade is oak framed full height and width glazing, with an oak framed door giving access to the rear courtyard.
- 3.2.5 The modern extension that runs down Larkins Lane extends beyond the eastern gable of the front range. On the courtyard side it has a two storey brick built façade with a pair of French doors at first floor behind a wrought iron Juliet balcony. At ground floor level there is a plain access door to the garage. The roof is clay tiles.
- 3.2.6 Attached to the above mentioned extension, but under separate ownership, is the old bakery, now a dwelling, which forms the eastern boundary to the application site. The main body of the house is two storey, with a single storey lean-to rear extension that contributes to the enclosure of the courtyard. The walls are plain painted render with no windows or doors. The roofs are slate.

3.3 Assessment of the significance of the heritage asset:

- 3.3.1 No. 1 St. Andrews Road is a key element of the streetscape of the upper end of Old High Street, and it is noted in the Conservation Area Appraisal:

.....The classical influences of the mansions also spread to the middle class of houses in the village, such as the semi-detached pair of red brick houses at Nos. 1 and 3 St Andrew's Road, built in the early 19th century. The lower status of these buildings is marked by the use of gable end walls rather than hipped roofs but the classical influence is readily identified in the symmetry and proportions of openings and use of Bath Stone quoins and string courses to divide the monumental three storey frontages.

- 3.3.2 The building's plan when originally constructed at the beginning of 19C was symmetrical about the front door, with a reception room opening off the central corridor on each side. The central corridor houses the stairs to the upper floors and beneath the stairs are the steps down to the modest sized cellar. The corridor then leads through to the rear out-shot via an internal room, now a cloakroom and w.c, that probably served as a scullery. Beyond this is the kitchen, serving the same function now as then. The rear of the original kitchen has been removed and extended by a single storey lean-to. Beyond the kitchen set against the boundary wall is a single storey shed/store which has been partially converted into a Utility room. The remaining spaces are modern, having been built in 2005 following consents ref: 03/02003/LBC and 03/02004/FUL.
- 3.3.3 The lean-to that effectively extends the existing kitchen is modern, dating from the late 20C, as is the glazed link joining the kitchen to the converted lean-to (against the boundary wall) shed, now housing a utility room and garden store. The boundary wall probably dates from the same time as the current house, although it has been modified, by the addition of further courses of masonry, over the years as both houses have extended back into the garden.

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- 3.3.4 The lean-to shed appears to be mid to late 20C - it does not appear on the more detailed 19 and early 20C O.S. maps. It is brick built, with a modern slate roof and has been extensively modified for its current role housing a utility room.
- 3.3.5 The front elements of the house that face onto St. Andrews Road retain much of their original fabric and floor plan and this contributes to its architectural and historic value, and to the character of the wider Conservation Area. The kitchen at the rear still retains its original form and much of its original fabric, but lost its back wall when the lean-to extension was added in the later 20C. Nevertheless it retains value as an example of a middle-class house of the early 19C.

4.0 HERITAGE IMPACT ASSESSMENT OF THE PROPOSED DEVELOPMENT:

4.1 Proposals:

- 4.1.1 The proposed development consists of;
- the demolition of the glazed link currently running between the rear of the single storey lean-to at the back of the kitchen and the shed/utility room that is set against the boundary wall with no. 3 St. Andrews Road;
 - The demolition of the single storey lean-to at the rear of the kitchen (note that the support structure and remains of the original kitchen back wall will be retained in its entirety);
 - Rebuilding the lean-to roof to contemporary standards of thermal insulation;
 - Construction of a flat roofed extension with 3/4 height glazing all round which links between kitchen and shed/utility room.

4.2 Demolition:

- 4.2.1 The glazed link is modern, having been constructed in 2005. When originally constructed it was only lightly connected to the boundary wall and it will be possible to dismantle rather than destroy the connections, ensuring minimal damage to the historic fabric.
- 4.2.2 The single storey lean-to is also modern, albeit some 40 years old now. It too is only lightly connected to the original fabric of the house and boundary wall, and its removal will cause little or no damage thereto.

4.3 New extension:

- 4.3.1 The new extension replaces the lean-to and glazed link, and as such it touches and affects no further historic fabric belonging to the house than has already been impacted by the two structures it replaces. Its walls continue the line of the east facing elevation of the original kitchen, returning towards the shed in a 45° chamfer that contains the doors into the garden.

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- 4.2.2 In the immediate vicinity of the glazed link the boundary wall is slightly lower than it is behind the lean-to and the shed; it is proposed to raise this section to a height that matches that behind the shed. The wall has been considerably altered over the years as the neighbouring dwelling has extended along it, as well as having been re-pointed in cement mortar in the last century, and the addition of approximately 300mm of new rubble walling will merely mask the original fabric and could easily be reversed if needed.

5.0 CONCLUSIONS:

- 5.1.1 This assessment describes the historic development and significance of no.1 St. Andrews Road and assesses the heritage impacts of the proposed development. It is considered that this Heritage Statement meets the requirements set out in the NPPF, and in local planning policy, and provides sufficient information regarding the built heritage.
- 5.1.2 The proposed demolitions are of modern fabric only and there would be no loss of historic fabric.
- 5.1.3 The extension replaces the demolished structures and will therefore continue to enclose the same historic fabric as before. In consequence there will be no harm to that fabric through changed environment.
- 5.1.4 The greater floor area and altered external treatment that the new extension would bring to the rear of the building will not be visible to anyone other than the applicants and from the upper rear windows of no. 3, as the courtyard is otherwise completely private. As the extension is single storey and the rear of no. 1 is at least two storeys high and almost entirely of 21C fabric of little historic interest, it will have little impact on the character of the listed building.
- 5.1.5 As such it is considered that the proposed development has regard for the significance of the listed building in accordance with the NPPF and the relevant Oxford City policies.

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