

## **Heritage and Impact Statement**



for

New awnings (retrospective) and replacement of courtyard door and windows

at

The Crown Inn  
31 High Street  
Woodstock  
Oxfordshire  
OX20 1TE

# Heritage and Impact Statement

for

New awnings (retrospective) and replacement of courtyard door and windows

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## Summary

The Crown Inn, Woodstock wishes to carry out works to fix 3no. awnings to the High Street elevation and replace a window and double doors to the courtyard with bifold doors. The building is Grade II listed, recognising its national significance. The proposed works are to improve the services offered by The Crown Inn, with covered outdoor seating and larger doors to the courtyard from the Conservatory.

This Heritage Statement has been prepared to support the application for listed building consent to carry out the works. This Heritage Statement defines and describes the fabric affected by the proposals, identifying the age and significance of the relevant areas.

The proposed changes are assessed in detail and in relation to the significance of the fabric affected. They are assessed as appropriate, proportionate for their purposes, and necessary for sustainable/viable use of the spaces concerned. Approval of the proposals would therefore be appropriate.

## 1. Introduction

The Crown Inn, Woodstock wishes to carry out works to fix 3no. awnings to the High Street elevation and replace a window and double doors to the courtyard with bifold doors. The building is Grade II listed, recognising its national significance.

The Historic England listing is as follows:

The Crown Inn, Oxford Street: Grade II (List Entry Number: 1252544)

This Heritage Statement has been prepared to support the application for listed building consent to carry out the works, which comprise the following:

- a) fixing of 3no. awnings to the High Street elevation (South Elevation)
- b) replacement of windows and double doors to courtyard with bifold doors.

The proposed works are to improve the services offered by The Crown Inn.

The report has been prepared in accordance with the National Planning Policy Framework, especially those paragraphs regarding designated heritage assets. It also takes due account of



[Figure 1.01] Aerial Photograph (Reference Google Maps).

West Oxfordshire District Council policy on planning, listed buildings and conservation. The site lies within the Woodstock Conservation Area.

Research has included consultation of various sources as part of the preparation works for this Heritage Statement, which included but were not restricted to:

- National Heritage List.
- Victoria County History Volumes for Oxford.

## 2. Brief History

### 2.1 Brief History

The Crown Inn is part of the group of principal medieval inns that developed in Woodstock, alongside the George and the Bull inns. The Crown was prominent in the 15th century and is located on 9-11 Market Place. The current building of the inn was remodelled in the mid-19th century with the re-fronting of a 17th and 18th century building.

In coursed limestone rubble, with gabled Welsh slate roof and brick end stacks, the inn has a 2-unit plan extended by two wings to the rear (west).

The High Street elevation is two-storeys with parapet wall and a gable and red brick chimney to the east, course rouble limestone walls and ashlar limestone dressings and painted timber sash windows.

The conservatory is modern and was erected in the late 1990s, built circa in coursed limestone rubble, with a pitched lead roof and painted timber casement windows and French double doors.

### 2.2 Existing photos



Fig. 2.1 View of awnings fixed to High St elevation.



Fig.2.2 View of awnings fixed to High St elevation.





Fig. 2.3 View of awnings fixed to High St elevation.



Fig.2.4 View of awnings fixed to High St elevation.



Fig.2.5 View of coarsed rouble limestone wall and timber painted windows to Courtyard.



Fig. 2.6 View of coarsed rouble limestone wall and timber painted windows to Courtyard.

### 3. Statement of Significance

This section of the Heritage Statement identifies the significance of the site using the following hierarchy of significance: high (national), medium (local/county) and low (slight) significance, including neutral (not important but also does not detract from a site's value) and detrimental (where something has a negative effect on significance) or visually intrusive. These assessments cover the historic, evidential, aesthetic and community values of the heritage asset in question if appropriate.

The significance of the proposed work areas is addressed specifically below:

#### High Street Elevation

Historical/Evidential: **high** – the elevation is part of one of the principal medieval inns of Woodstock. Even though the elevation was refaced in the 19th century the fenestration is that of the 17th and 18th century primary building.

Aesthetic: **medium** – the elevation is simple and does not have many details. Its simplicity, however, adds to the overall setting of the conservation area.

Communal: **high** – The Crown Inn is in the heart of the Woodstock Conservation Area and historic core of the town.

#### Conservatory door and windows

Historical/Evidential: **low** – the door and windows are part of a 1990s infill building.

Aesthetic: **low** – the door and windows are not detailed or unique in style. They do, however, complement the traditional style of window with the small glazed panes and painted timber finish.

Communal: **low** – the door and windows are part of an area of the Inn that is not visible from the Conservation Area and are only seen by some the patrons and visitors of the inn.



## 4. Impact Assessment of the Proposed Works

The National Planning Policy Framework (paragraphs 184 – 202) highlights the desirability of the conservation and enhancement of the historic environment, specially designated historic assets which are an irreplaceable resource and should be conserved in a manner appropriate to their significance. In addition, Historic England in their guidance document “Conservation Principles, Policies and Guidance” present the principles, policies, and guidance for a sustainable management of the historic environment, which include the management of change and how to assess the proposed developments.

Considering these documents, and the standard ICOMOS criteria to determine whether impacts are adverse, neutral, or beneficial, and the extent of the impacts (high, moderate, low) this section of the Heritage Statement therefore reviews the proposed development, as shown in Jessop and Cook Architects’ drawing: P.1599\_084 and P.1599\_085.

### 4.1 New awnings to the High Street Elevation

Following the months of the Covid-19 pandemic and requirements dining spaces which high natural ventilation provision, outdoor dining spaces were for a long time the only means to provide services for businesses such as The Crown Inn. To improve the provision of outdoor dining, 3no. awnings were fixed to the High Street elevation (refer to images in Section 2).



Fig.4.1 Proposed elevation with the awnings to the High Street elevation (not to scale).

Other establishments along Oxford Street, High Street and Market Street also provide outdoor dining spaces, mostly with tables and associated parasols. The Crown Inn has a reduced area of the pavement that can be used and larger tables with parasols are too large for it; therefore, small

tables and awnings fixed to the elevation are an appropriate solution.

The awnings have a high impact on the simple elevation of the inn; however, they are removable, and the changes are reversible. In addition, they are beneficial to the functioning of the business as it provides outdoor dining options for those who wish for it.

## 4.2 New doors to Conservatory/Courtyard

The existing double French door currently limits the access to the courtyard and does not allow for the spaces to be fully connected during their use. To improve the connection between spaces and access to the courtyard it is proposed to replace the existing windows and French double door, and section of low-level coursed rubble wall with painted timber bifold doors.

The fabric proposed to be removed is part of the 1990s infill extension (the conservatory) and is of low significance. The new bifold doors are proposed in a painted timber finish and with small, glazed panes, which complement the traditional style of the timber sash windows of the rest of The Crown Inn.

These works are high in impact, however, replace low significant fabric with an option that is highly beneficial for the running of the inn.

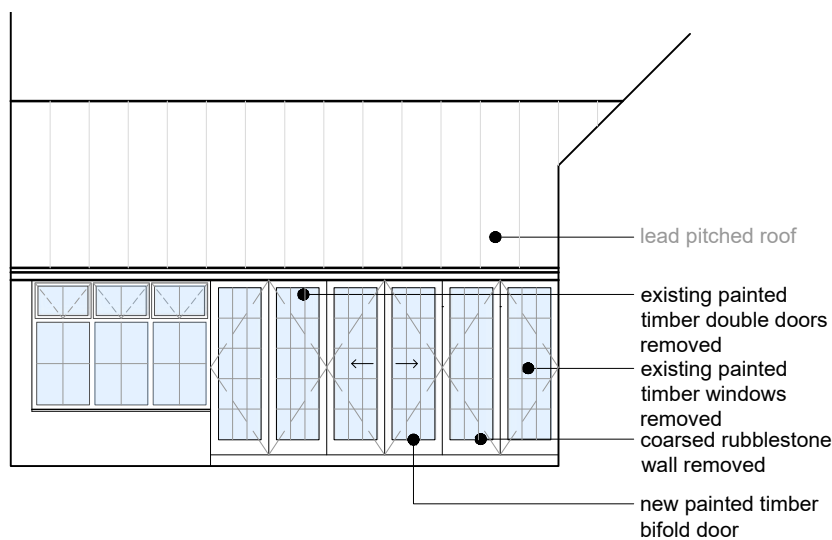


Fig.4.2 Proposed elevation with the new door (not to scale).

## 5. Conclusions

The proposed awnings are moderate in scope and intent, and even though have a high impact on the external view of the inn, they are reversible and beneficial for the business, as they provide additional dining spaces. The proposed door and window replacement is high in scope and intent, however, replaces fabric that is of low significance and is beneficial to the inn, as it improves the spaces offered for guests and patrons.

The paragraph 195 of the National Planning Policy Framework is therefore, not triggered. The alterations sustain the significance of the heritage asset and assure their viable use, consistent with their conservation.