

Planning Statement, Design & Access Statement
& Historic Report
For Alterations
To
Reavely's Chemist
124 High Street
Burford
Oxfordshire, OX18 4QR

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THE TOWN SEAL.



1. INTRODUCTION

- a. Archway Design Services Ltd have been preparing listed building applications for the past 18 years throughout London, the South East and South West of England and were instructed to prepare plans and documents to support the planning application for alterations to Reavley's Chemist at 124 High Street Burford Oxfordshire. The works relate to internal alterations as shown on the plans. There is one external alteration to form a new window in the rear elevation of a 1980's extension. This report therefore focuses on the impact that these works will have on the heritage asset internally as the works do not have an impact on the exterior of the listed building and the environment of the setting for this building.

2. HISTORY of REAVLEY'S CHEMIST

- a. 124 High Street has a well-documented history, not only in the many books about Burford but also by the current owner who has listed the history of the property on their website, this can be found at:

<https://reavley.co.uk/our-history>

The following is a precis of that history:

- i. 124 high Street was originally built in 1401. One source stated it was known as the 'Novum Hospitium Angulare' which has been translated as 'The New Pub on the Corner'. (Note that Historic England in their listing state that the building was known as 'Novum Hospitium Anycilere' 'Anycilere' does not translate from latin and so we have a translation as the 'New Hospital Anycilere' which could also be the 'New Ancillary Hospital' but that does not follow the perceived history of the building.) The term 'public house' (Pub) did not come into use until the late C17 when it was used to separate private buildings from 'alehouses' that were open to the 'public', hence the origin of the term 'Public House'. It could therefore be that the Latin translation could be the 'New Hospitality House on the Corner'. The brewing of ale was in existence before the Romans arrived and was a domestic duty carried out in most houses. When the Romans arrived, bringing with them the Roman 'tavern' or 'tabernae', many private houses then set up selling their ale from their homes as 'taverns' which then later became 'alehouses' and then they became a place for the community to socialise and be hospitable. Some of these taverns and alehouses later went on to become Inns and Hostels for travellers.
- ii. The building became known as 'The Crown Inn' and traded as such for 300 years. The 'Crown' is mentioned in an event which was recorded thus "1649. - A soldier slain at the 'Crown' buried May 15th."

- iii. In 1734 the building was leased as an apothecary to Nicholas Willet, and then became known as a pharmaceutical chemist before being known as a pharmacy.
- iv. In 1840 the property was purchased by Thomas O'Reilly who continued the use as a pharmacy for 20 years.
- v. Edwin Ballard purchased the property around 1899 and ran the business until 1918 when it was sold to Robert Reavley.
- vi. The building size appears to have remained generally as per the original plot footprint until around 1980 when its third-generation owner, Cedric Reavley, built a rear extension so the upper floors could be accessed without using the original stairs in the main building as they were not up to modern standards, these changes included the installation of a lift for disabled access within the original part of the building that involved changes to the interior layout.
- vii. Reavley's is believed to be the oldest surviving pharmacy in England after Ye Olde Chymist Shoppe in Knaresborough, trading since 1720, ceased trading in 1998.
- viii. Reavley's is now owned by Ben Tuffour and the history of the pharmacy is to continue.

3. HISTORY of BURFORD

- a. Burford has a rich history and little is not known about the town and its origins and the proposed works to this building will not impact on its history or cause substantial harm to the building's station in the town, but it will be a benefit to its future. Suffice it to say that Burford is a medieval town that was established around the time of the Norman Conquest and, as with many other sites, was located on an earlier settlement created by the Anglo-Saxons which was known as 'Beorgford'. Rivers were often the preferred location for settlements and Beorgford was no exception, its Anglo-Saxon name being a derivative from the words 'Beorg' meaning hill and 'ford' meaning shallow river crossing. Later developments in and around the 12th or 13th century occurred along Sheep Street adjacent to the site. The wool trade had become important in the 15th century around the time that 124 the High Street was believed to have been constructed. This trade continued until the 17th century whereupon Burford also declined and it took until the 19th century before tourism replaced the wool trade as its source of prosperity. The time taken for recovery may have been impacted by a small pox epidemic in 1758 in which 185 people died and paralysed trade.

4. OFFICIAL LIST ENTRY

Heritage Category: Listed Building
 Grade: II*
 List Entry Number: 1224598
 Date first listed: 12-Sep-1955
 Date of most recent amendment: 01-Mar-1990
 Statutory Address 1: 124, High Street, Burford, OX18 4QR
 Location
 Statutory Address: 124, High Street, Burford, OX18 4QR
 The building or site itself may lie within the boundary of more than one authority.
 County: Oxfordshire
 District: West Oxfordshire (District Authority)
 Parish: Burford
 National Grid Reference: SP2512412155

Details

This list entry was subject to a Minor Amendment on 05/03/2018

SP2512 (Enlargement) 7/146

BURFORD AND UPTON AND SIGNET HIGH STREET (West Side) No 124

(Formerly listed as No 124 (R Reavley Chemist), previously listed as premises adjoining Barclays Bank on the south)

12.9.55

GV II* House, once a hostelry, shop below. c.1700-20 remodelling of C15 building incorporating an earlier roof-structure. Jettied timber-frame and rendered front, except for rubble set-back right hand[sic] part, rubble side elevation, hipped Cotswold stone roof with ashlar side chimney to left. L-plan.

Two storeys; a pair of glazing-bar sashes on first floor in moulded architraves, Cotswold stone pentice over front; restored angled bay window with glazing bars to left, wooden panelled c.1700 screen to right with two glazing-bar sash windows. Hipped one bay return extension and a set-back two-storey three-window wing to west.

Interior: in the shop a large octagonal timber post in centre of ground floor bressumer [sic] with residual moulding to cap. Newel stair in angle with paired entry door; stairs with slender balusters possible contemporary (c.1720). To rear lobby a splat-baluster ventilated larder door. Important roof-structure: the hall has a large intact arch-braced truss at north end (seen as a simplified hammerbeam [sic] roof by M Laithwaite), chamfered edges and smoke blackening. The former solar roof is lower and of four bays; there are two arch-braced trusses now on tie-beams, they carry a square ridge, king-posts to low

saddlepieces [sic], and the ridges are braced from the king posts, edges chamfered, wind-braces removed. The only other example of this kind of roof inspected locally was in the Old Rectory, Westwell.

Originally the "Novum Hospitium Anycilere."

Michael Laithwaite: The Buildings of Burford (in Perspectives in Urban History 1973 (ed. Alan Everitt)).

Listing NGR: SP2512412155

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 420663

Legacy System: LBS

Sources

Books and journals

Laithwaite, M, Perspectives in Urban History, (1973)

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

5. PLANNING HISTORY

- a. Internal alterations to form new consulting room and cloakroom on ground floor. Ref. No: 17/04008/LBC | Status: Approve
- b. Alteration and extension to from accommodation for disabled person. Ref. No: W83/0777 | Status: Approve
- c. Erection of porch to front of dwelling. Ref. No: W92/1229 | Status: Approve

6. PLANNING POLICY CONTEXT

a. It is generally understood that historic buildings require protection and this is afforded to them under the Planning (Listed Buildings and Conservation Areas) Act 1990 (as revised) and is the legislative formwork for decision making. This Act imposes statutory duties on local planning authorities whereby the authorities are to have:

i. For Listed Buildings:

1. *'special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses' and*

ii. For Conservation Areas:

1. *'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'.*

b. Further legislative powers are found in the Planning & Compulsory Purchase Act 2004 (section 38(6) where it is required that planning applications are to be determined under the local development plan, which for this site is the West Oxfordshire Local Plan (2031). There are specific policies within this document that relate to proposals that may impact on historic environment.

c. the National Planning Policy Framework 2021 (NPPF) sets out the definition of a heritage asset as:

i. *A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)*

d. Paragraph 194 of the NPPF states that:

i. *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by 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.*

e. In paragraph 199 of the NPPF it requires that:

i. *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.*

f. The next paragraph, 200, it states that:

i. *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.*

g. The NPPF requires that local planning authorities assess the proposed changes as either 'substantial' or less than substantial'. Where 'substantial harm' or total loss of significance occurs the NPPF p.201 states:

i. *...local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

1. *the nature of the heritage asset prevents all reasonable uses of the site; and*
2. *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
3. *conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
4. *the harm or loss is outweighed by the benefit of bringing the site back into use*

h. 124 the High Street is significant for several reasons:

- i. Its age, or certainly the timbers used in its construction, has been proved to have been constructed no later than 1401.
- ii. The external appearance is typical of the street scene and the wider area and has been witness to and part of the history of Burford
- iii. Its status as being the oldest surviving pharmacy gives the building a special standing in Burford if not the country
- iv. Internally the shop contains many representations of the buildings past but none of the proposed works will impact on that part.
- v. The proposed works are in parts of the building that are either 'modern' (post 1980) or in parts of the asset that have already been altered so as to have removed evidence of the original layout, that and the usual evolution of the building over time prior to its listing, along with other features such as fireplaces, architrave etc. The chimney stack in the original rear wing remains above the roof slope but the addition of the lift appears to cover the chimney breasts and it is not known whether they remain (the application for the installation of the lift is not on the council's website to assess whether this was a consideration in the grant of planning for the extension).

7. BRIEF

- a. The brief is to alter the much-changed internal layout to the ground floor rear annex to improve functionality and facilities of the business and to improve the living accommodation. The majority of the proposed works are in the later addition. The proposed works can be seen on the drawings later in the document.
- b. The first floor is also to have some alterations to improve the layout, again, this is mostly confined to the recent extension. Other works involve areas within the listed building that have already been altered at some point and involve minimal alterations to the historic fabric.

8. PROPOSALS AND JUSTIFICATION

- a. There are two distinct areas of the building:
 - i. The original building as it was prior to 1948, and as it was when listed in 1955 and
 - ii. The extended part of the building when it was altered in the 1980s. As the 1980s extension was constructed after the listing, any internal alterations to the new structure does not impact on the historic fabric of the building resulting in no harm to the historic fabric. It is also clear that the current internal layout of the listed building was altered when the 1980s extension was built. This is evidenced by the following:
 1. The provision of the lift within the original building.
 2. The ground floor opening between original building and the extension
 3. The intermediate steps to raise the floor in the existing building to match the floor level of the 1980s extension
- b. External Works
 - i. Any external works would normally need to be carefully considered so they do not create any harm to either the historic asset or the conservation area. In this application the only external change is the addition of a small window to the newly formed ensuite in the ‘modern’ part of the building. And provided that the materials and details match the nearby windows of the extension then it creates less than substantial harm.
- c. Internal Works
 - i. The submitted drawings show where structure is to be removed and what the new layout will be. As previously mentioned, the vast majority of the work proposed is internal and the larger part of that work falls inside the

- ‘modern’ part of the building. Any works to the modern part of the building will have little or no impact on the historic fabric of the building.
- ii. The works to the original part of the listed asset take place in the rear wing of the building and a small area in the front part of the building which is currently a bathroom. It can be clearly seen that past alterations, recent and historic, have blurred the lines as to what is original and what is not.
- iii. The proposed works are set to improve the use of the building from an operational use as a pharmacy as the success of the business is paramount to the standing of the historic asset as well as to the history of Burford. Burford has already seen this pharmacy come under threat when Boots wanted to open a chemist in the village. It is important that the business is given every opportunity to thrive so as to ensure the historic use of the building as a pharmacy continues. Any changes to the already altered internal layout that ensures continuation of the business whilst considered as causing less than substantial harm also improves the chances of this asset remaining viable for the future and therefore is a benefit to the public.

d. Justification

- i. It is necessary to consider which works could create harm, substantial or otherwise, to the historic asset. If we discount the internal works to the 1980s extension this leaves the internal works to the original part of the building. Do these works create any harm? Previous works have been accepted to the building because ‘the proposed partitions would abut relatively plain fabric, they define relatively modest volumes, and they could easily be reversed’ and these works will now be reversed and new partitions would be installed.

9. SITE DESCRIPTION

- a. The works to this property are, bar the small rear window, all internal and as such will not impact on the external appearance of the historic asset nor cause any harm to the Conservation Area. This also applies to the wider and immediate setting of the building within Burford.

10. SIGNIFICANCE OF REAVLEY’S CHEMIST

- a. The definition of ‘significance’ from the NPPF is:
 - i. *‘The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological (potential to yield evidence about the past), architectural, artistic or historic.*

Significance derives not only from a heritage asset's physical presence, but also from its setting'.

b. Areas of Highest Significance.

- i. The original construction of walls and roof and the use of timber that dates the property from around 1401,
- ii. External elevations that remain mostly intact although some alterations were carried out to the front elevation (the High Street) that infilled the area below the jettied part of the first floor.

c. Areas of High Significance

- i. Such areas as the roof timbers
- ii. Exposed timber beams
- iii. the shop fittings which possibly date back to the creation of the chemists

d. Areas of moderate Significance

- i. These areas would be where alterations have been carried out during the 19th & 20th centuries.

e. Detractions for the Building's Significance

- i. The installation of the lift adjacent to the chimney stack
- ii. Division of the rooms with partitions close to the window/door reveals
- iii. Lack of original features

f. Neutral Significance

- i. The 1980s extension being approved by the council as a reasonable sympathetic design that created little loss in the way of historic fabric or to the setting of the building, either immediate or in the wider setting.

11. CONCLUSION

- a. This report, having had regard for the NPPF, the Local Plan and associated guidelines set out in the Historic England Advice Note 16 and the investigation into the history of the building and any relevant planning and construction history, sets out the scope of the work and its impact on the historic asset. The report has shown that the proposed works are justified and necessary and that there is no harm to the listed building, its immediate setting or to the Conservation Area

Prepared by: Mark Staples LLB (Hons)
May 2022

Planning Policy & Guidance

The following legislations and planning policies are applicable and can be viewed online at the links:

Planning (Listed Buildings and Conservation Areas) Act 1990

<https://www.legislation.gov.uk/ukpga/1990/9/contents>

West Oxfordshire Local Plan 2031

Policies

HE9: Historic Environment

HE10: Conservation Areas

EH11: Listed Buildings

EH12: traditional Buildings

EH13: Historic Landscape Character

<https://www.westoxon.gov.uk/localplan2031>

National Planning Policy Framework

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

West Oxfordshire District Council Conservation Area Design Guidance

<https://www.westoxon.gov.uk/planning-and-building/planning-policy/supplementary-planning-documents/>

Historic England Environment Good Practice Advice in Planning 2015

<https://historicengland.org.uk/advice/planning/planning-system/#Section5Text>

Planning and Compulsory Purchase Act 2004

<https://www.legislation.gov.uk/ukpga/2004/5/contents>

Further reading regarding the history of Burford can be found in:

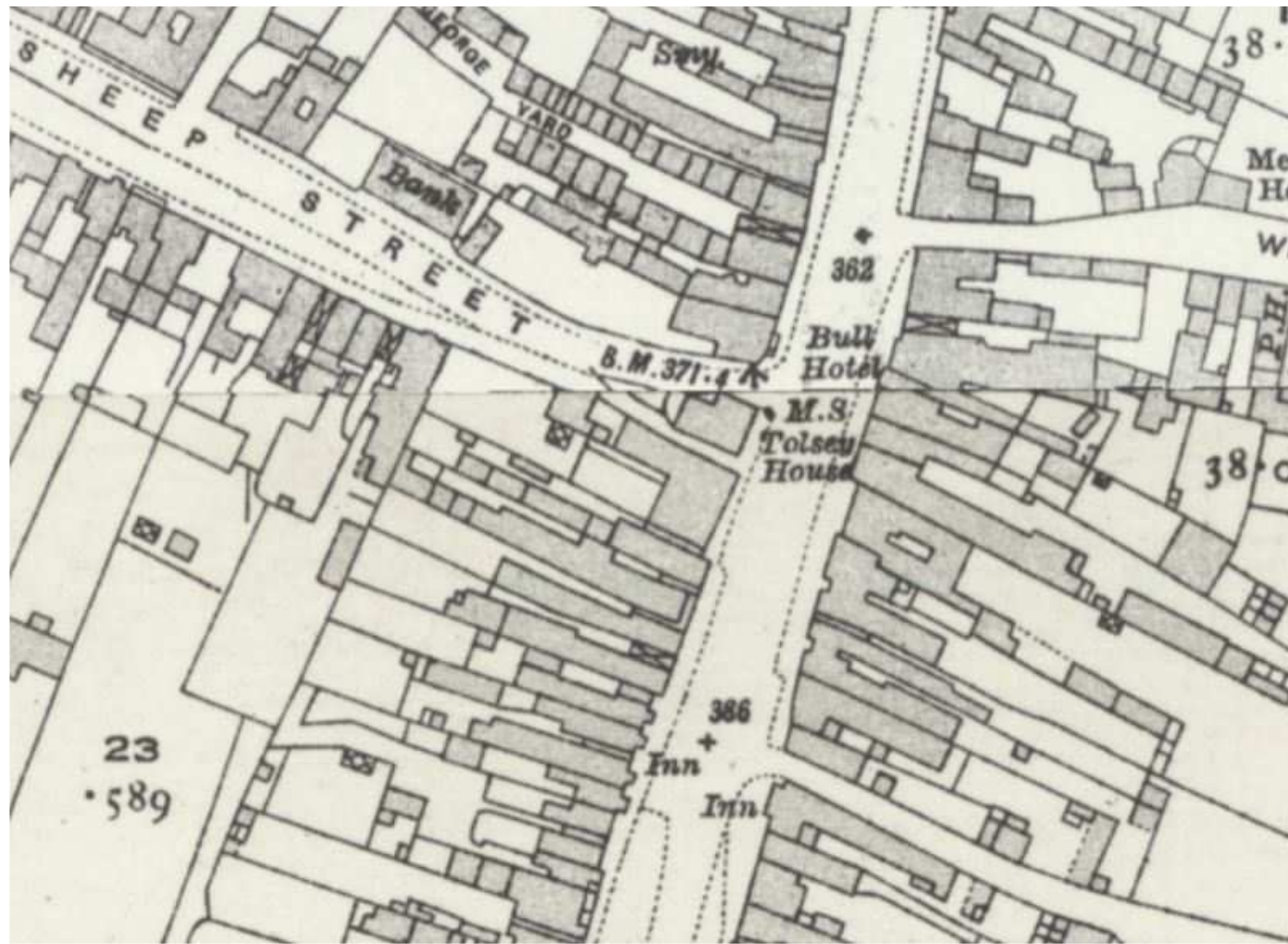
W J Monk, History of Burford, Simpkin, Marshall, Hamilton, Kent and Co., Ltd, 1891

John Curtis, Burford Historic Cotswold Town, J Salmon Ltd, 2008

Alan Everitt, Perspectives in English Urban History, The English Urban Inn, 1560-1760 p 91, Palgrave Macmillan, 1973

Michael Laithwaite, Perspectives in English Urban History, The Buildings of Burford: A Cotswold Town in the Fourteenth to Nineteenth Centuries p.60, Palgrave Macmillan, 1973.

MAPS



OS Map from 1892-1914

PICTURES



Figure 1 Image of 1980s rear extension

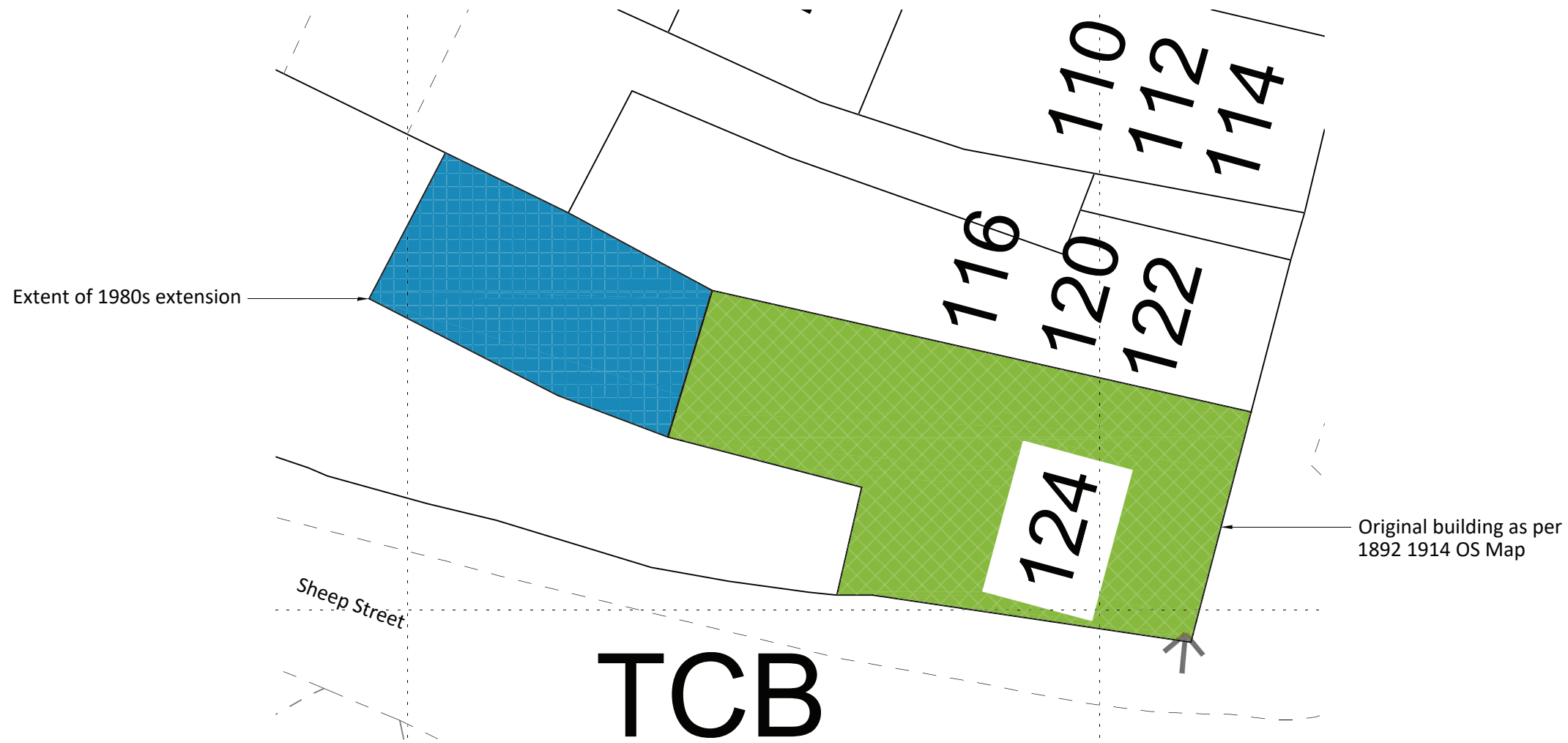


Figure 2 Image of the rear elevation of the 1980s extension

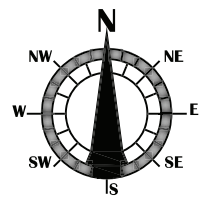
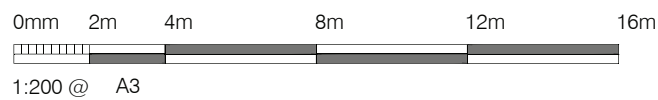


Figure 3 Image of Sheep Street elevation showing the junction between the new & old parts of the building

Additional Drawings



BH Building History
 1:200



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Notes

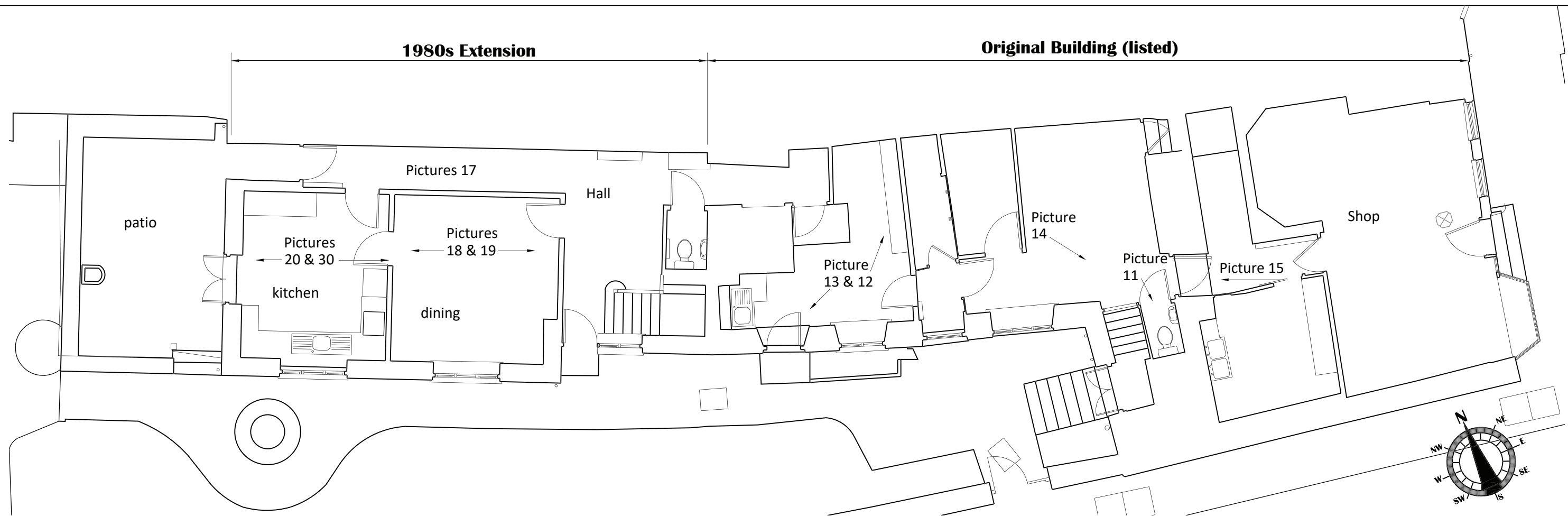
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Site: 124 High Street Burford OX18 4QR
Client: Studio Osborn
 Alterations to Reavley's Chemist

Architecture, Planning & Construction Design

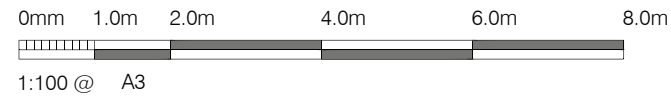
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Date: December 2021
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P1 Room Designation
Existing Ground Floor Level
1:100



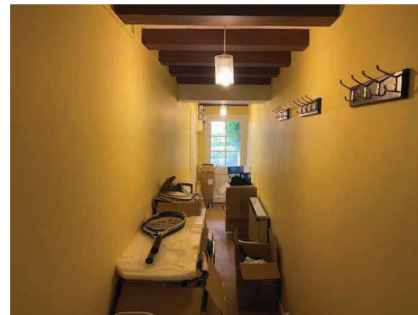
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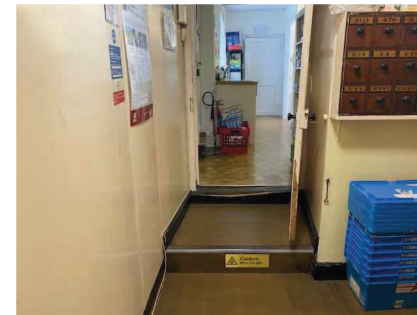
Picture 19



Picture 17



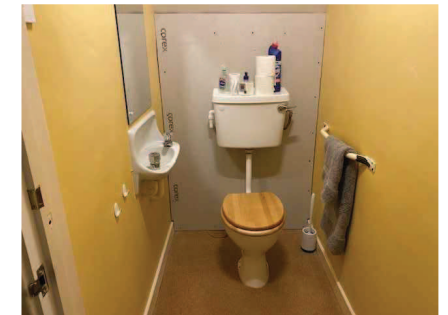
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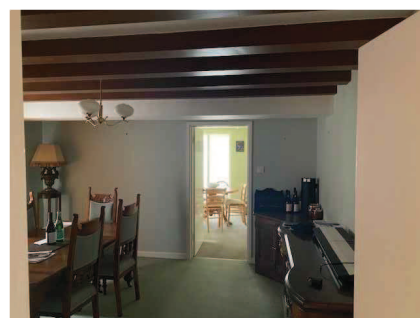
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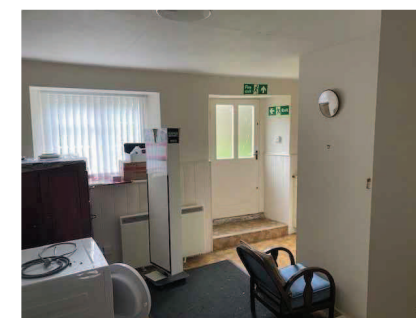
Picture 11



Picture 30



Picture 18



Picture 13



Picture 14

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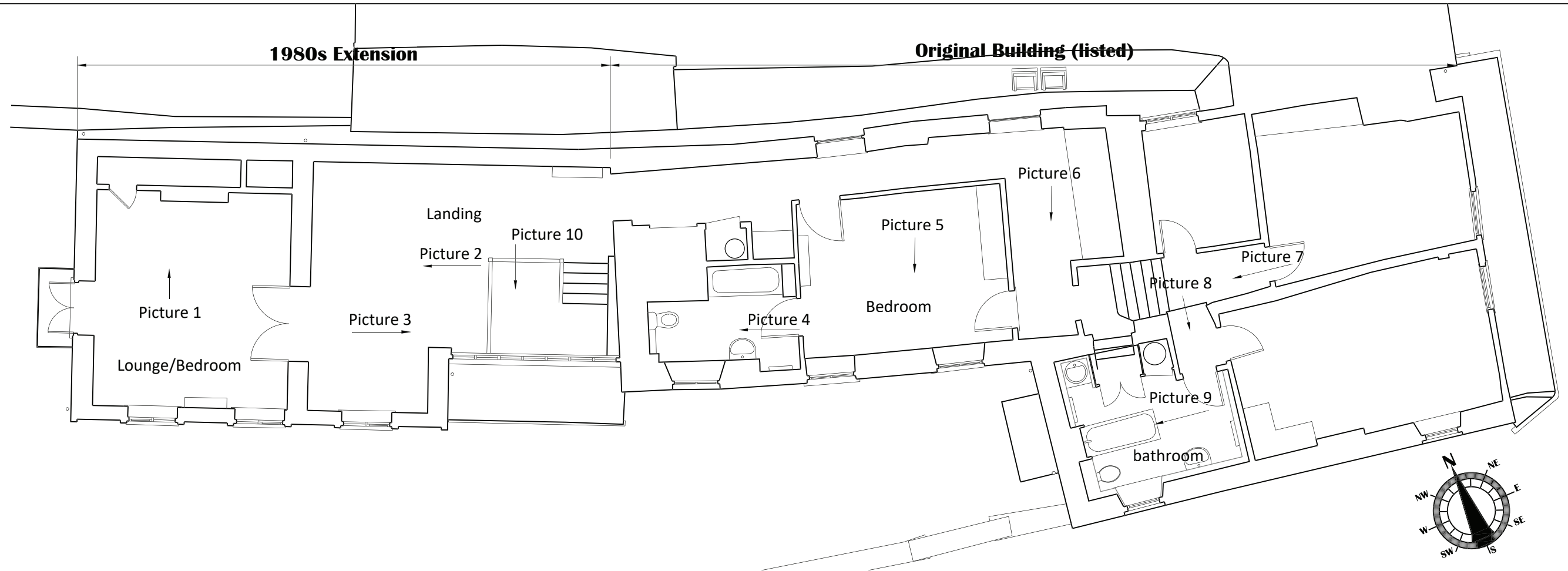
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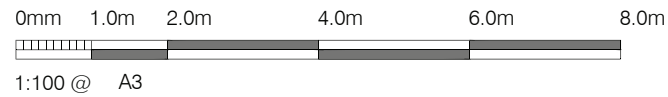
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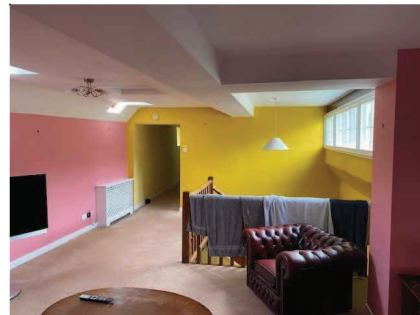
P1 Room Designations & Photographs
Existing First Floor Level
1:100



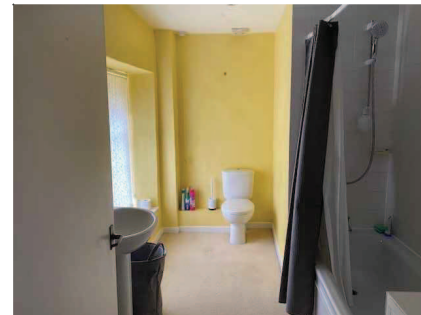
Picture 1



Picture 3



Picture 4



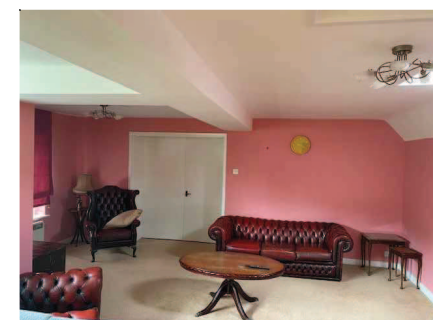
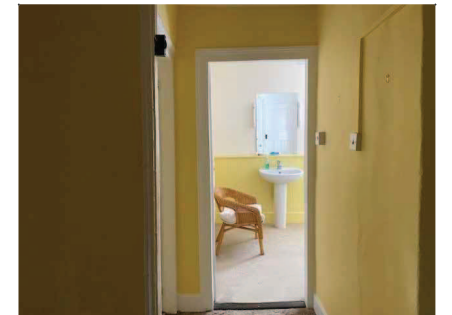
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Picture 6



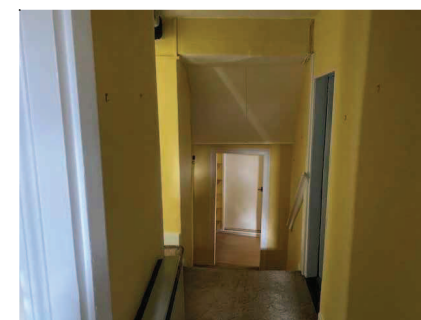
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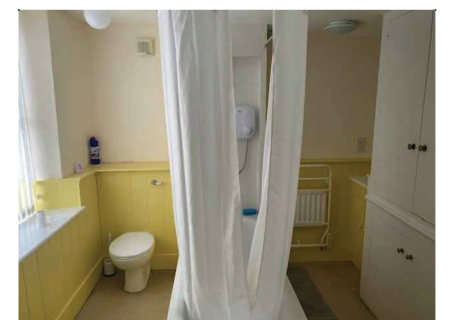
Picture 2



Picture 10



Picture 7



Picture 9

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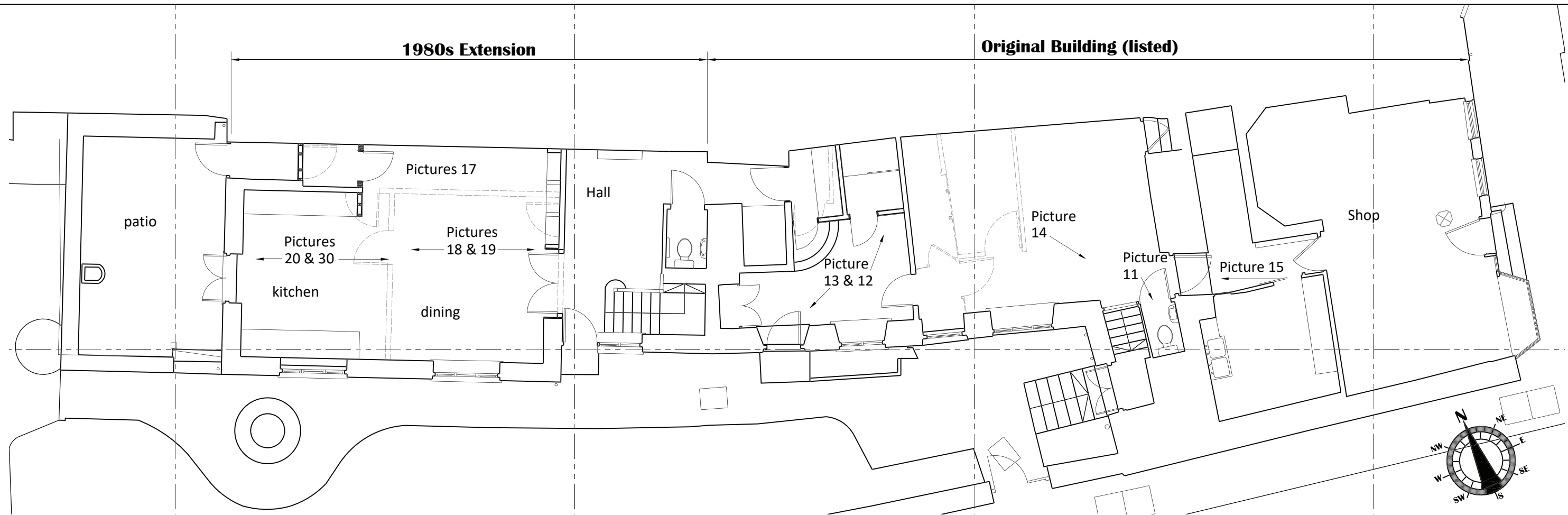
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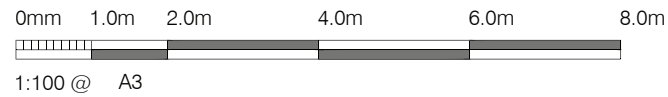
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P1 Room Designation
Existing Ground Floor Level
1:100



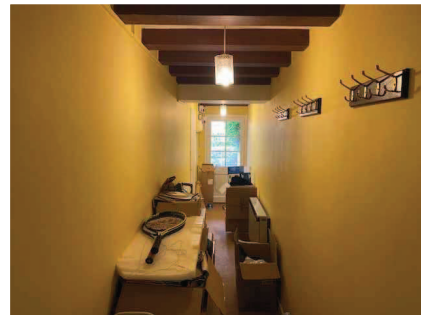
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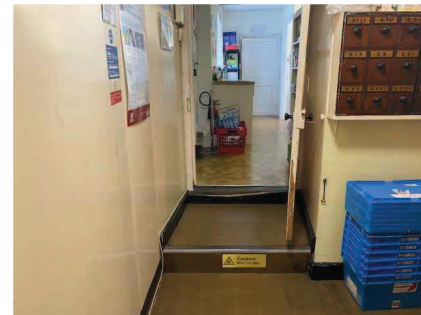
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Picture 17



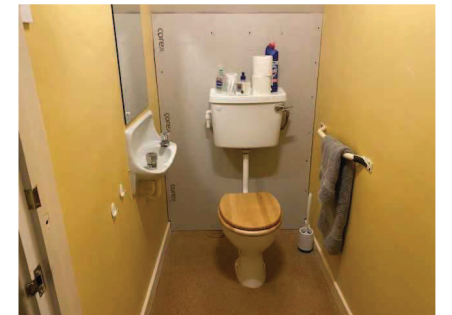
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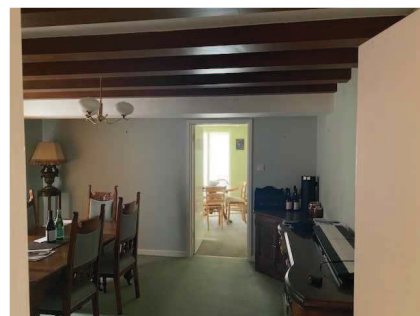
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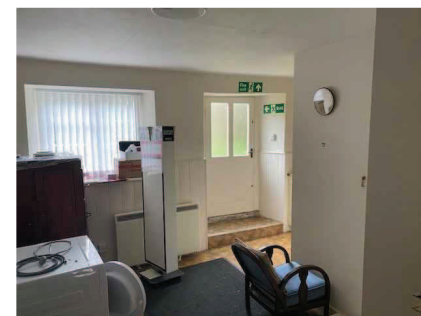
Picture 11



Picture 30



Picture 18



Picture 13



Picture 14

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 51 Tothill Street Minster Nr Ramsgate CT12 4AJ
 Phone: - 07962234372 Email: - Archwaydesigns@gmail.com

Notes

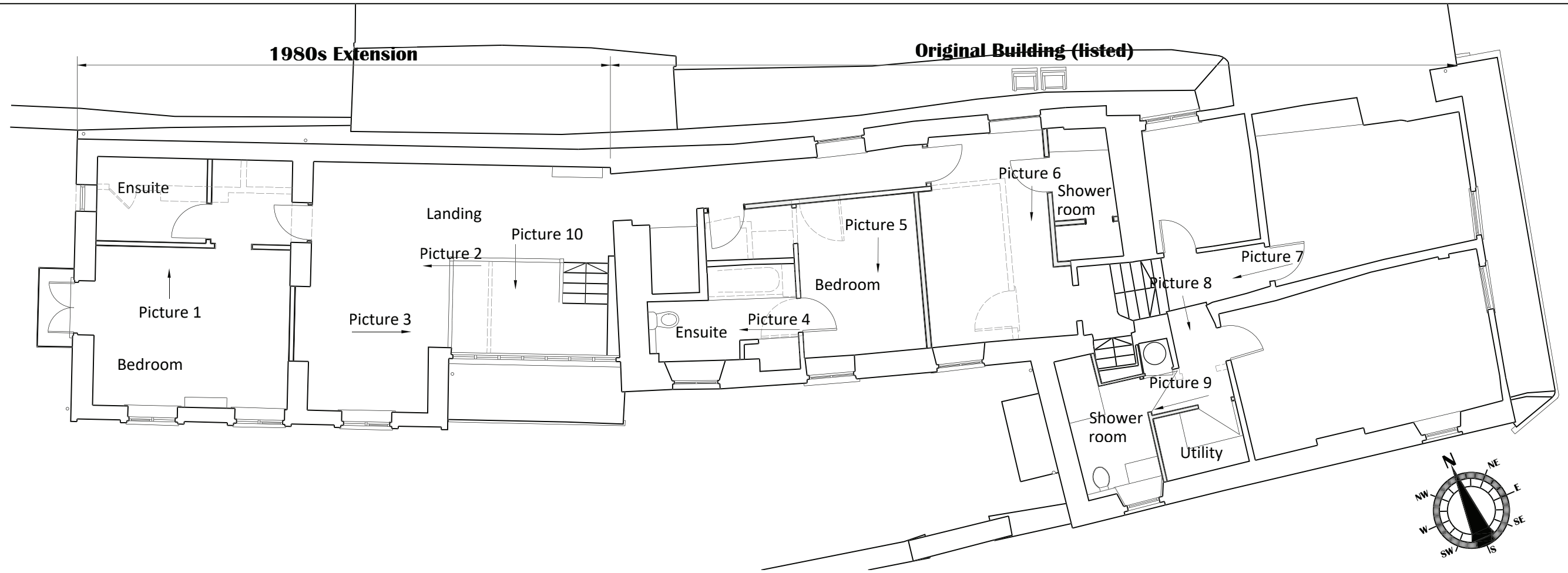
Project: Internal Alterations & Associated Works
Site: 124 High Street Burford OX18 4QR
Client: Studio Osborn
 Alterations to Reavley's Chemist

Architecture, Planning & Construction Design

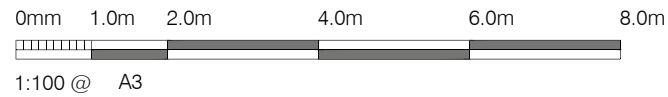
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Rev **Details** **Date**

Date: December 2021
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Dwg No: 826C/PR/702



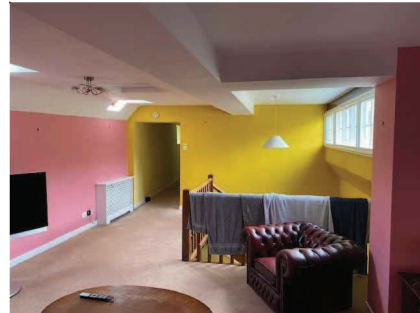
P1 Room Designations & Photographs
Existing First Floor Level
1:100



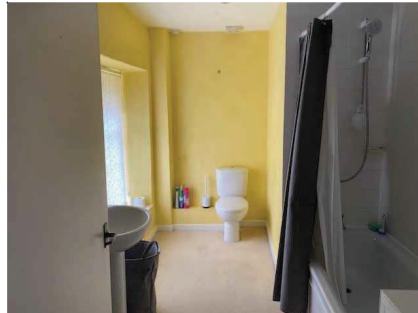
Picture 1



Picture 3



Picture 4



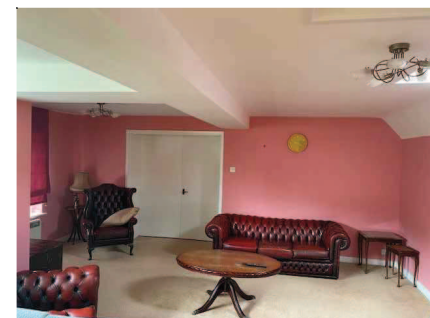
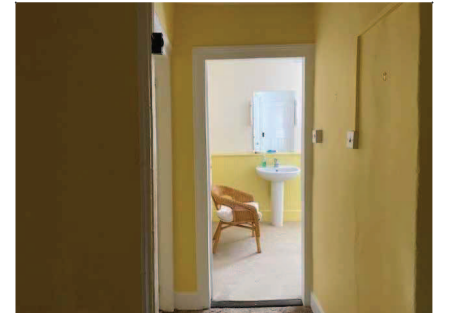
Picture 5



Picture 6



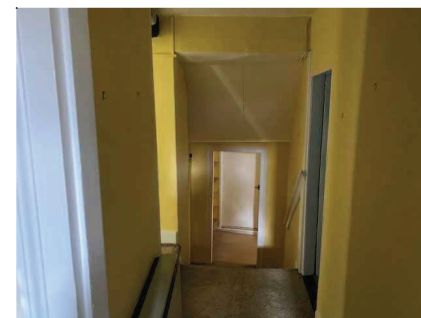
Picture 8



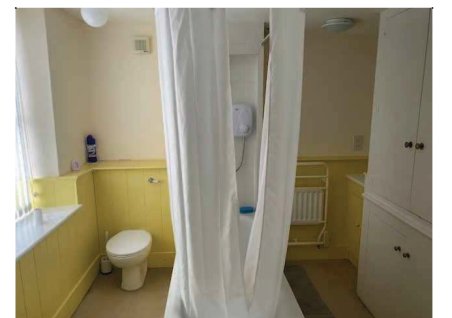
Picture 2



Picture 10



Picture 7



Picture 9

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