

## Heritage Statement

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## Applicant's Property

The Old Bank House  
15 Market Street  
Woodstock, Oxon

## Application Site

The application site is an area of 50 sqm, which sits outside of the original building's footprint, adjoining it from the back.

## Woodstock Conservation Area

The application site is within the Woodstock CA, though not visible from the public realm.

## Grade II Listed, The Old Bank House

The application site is within the curtilage of a Grade II Listed house and abuts its fabric from the back.

## Proposed Development

The scope of works is to reform the glazed rear extension with a contemporary design that enhances the heritage setting and reduces heat-loss in winter and solar-gain in summer.

## Heritage Statement Methodology

Various resources were engaged for information about the affected heritage assets. As noted adjacent, this information was limited but sufficient to assess the impact of the proposed development.

## Resources

Historic England: Basic information published in the List Entry. Contact made with officer for South East region, who confirmed no further record is held by HE.

Character Appraisal for Woodstock CA: Not yet published by local authority.

Oxford County Council's Historic Environment Record: No records held for 15 Market Street, other than what Historic England have.

Oxfordshire Buildings Record: No records held for 15 Market Street, other than what Historic England have.

Nikolaus Pevsner's Architectural Guides: No mention of 15 Market Street, but plenty about Woodstock.

Victoria County History (Oxfordshire, Volume 12): Brief mention of 15 Market Street.

Photo & drawing survey: Survey carried out so that TJA could make educated observations to inform the Heritage Statement.

## Tommy Jay Architects Ltd

This document was prepared by Tommy Jay Architects Ltd on behalf of the applicant.

TJA is directed by Tommy Jay. Tommy's previous work includes the reordering of a Grade I Listed church in Cumnor, which was awarded a commendation by The Oxford Preservation Trust. He was project architect for this while working at Wright & Wright Architects in London, where he also worked on award-winning library projects for Magdalen College and St John's College in Oxford.



Location Plan  
(Entirely within the Woodstock CA)

## Woodstock Conservation Area

A Character Appraisal has not yet been published for the CA, but the application site is located behind 15 Market Street where it is not visible from the public realm. This Heritage Statement therefore focuses on the fabric, character and private setting of 15 Market Street.

## Grade II Listed House

15 Market Street is a Grade II Listed house. It was listed in 1969 and is referred to as The Old Bank House in the List.

Records suggest the house is of 17th century origin. No further information about that period could be found, but we can see this took shape as a four-window range, double-depth in plan, with two storeys and an attic. Coursed limestone rubble and a stone slate roof.

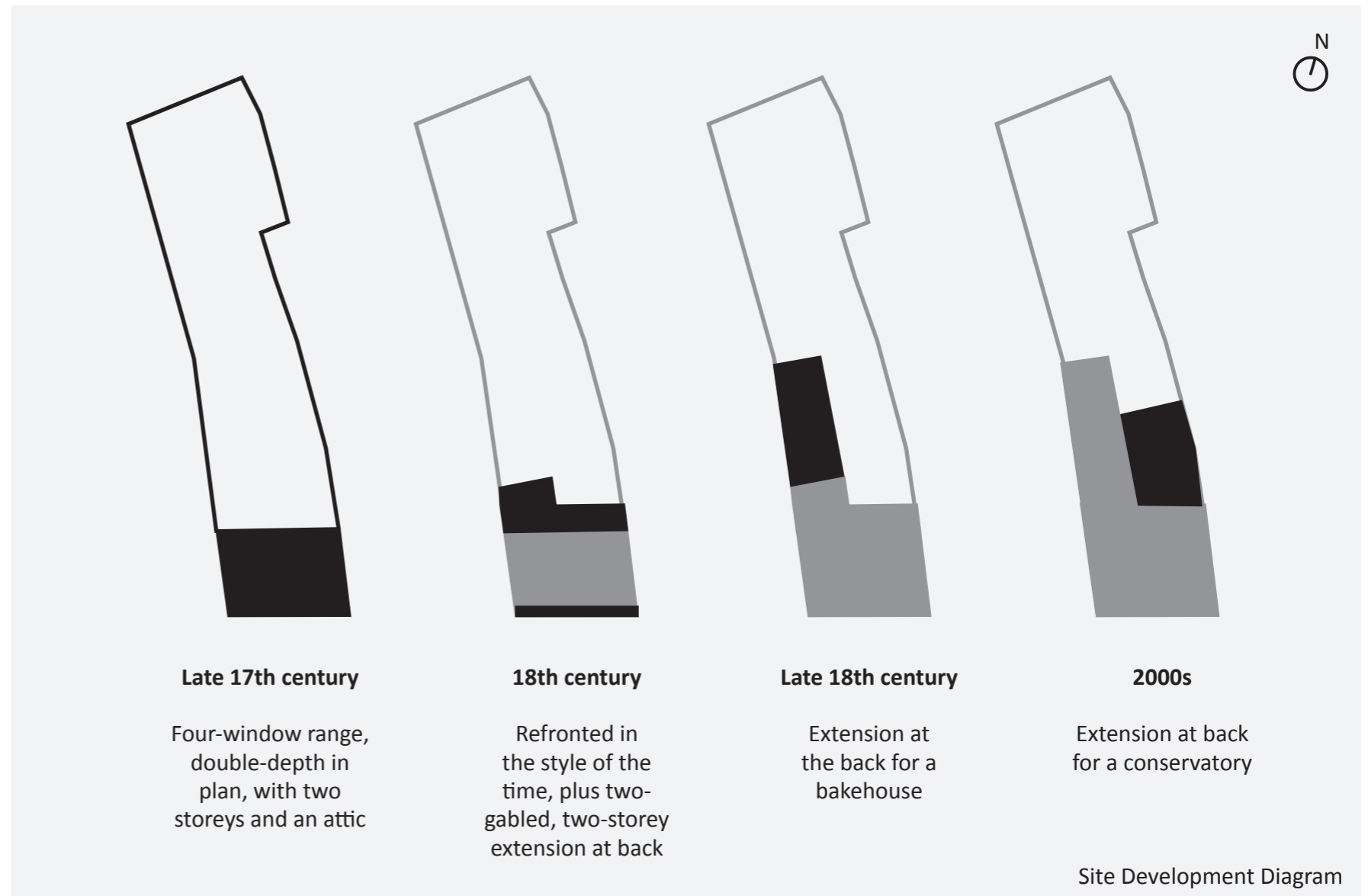
Its 18th century remodeling can be credited to the Grantham family, who held the house from 1750s to 1780s and were prominent in Woodstock's luxury steel jewelry trade. This involved reforming the facade in the style of the time. It also involved a two-gabled, two-storey extension at the back, built in coursed limestone rubble with sash windows. Together with the yard, it seems the ground floor of this back extension was used as a jewelry workshop. Later this was extended further with a single-storey out-building to house a bakehouse as a grocer had then married into the Grantham family and inherited the house.

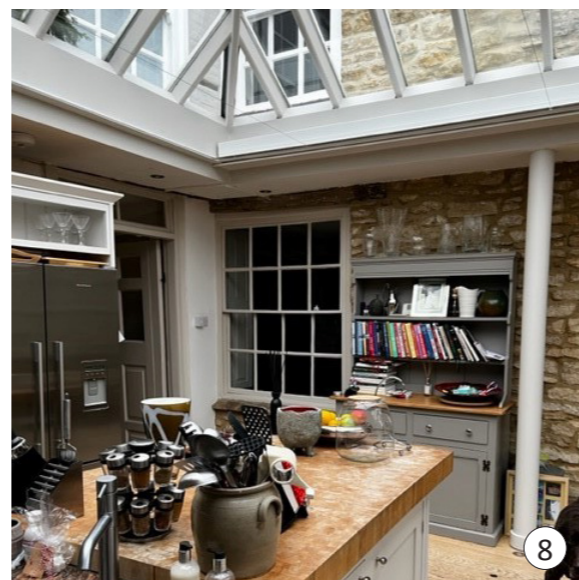
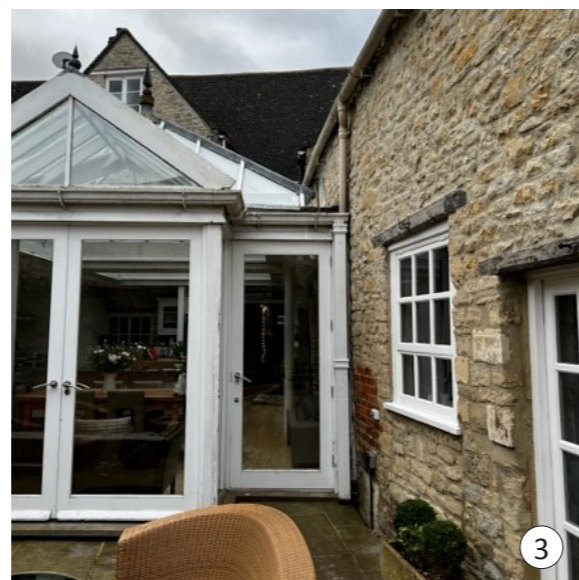
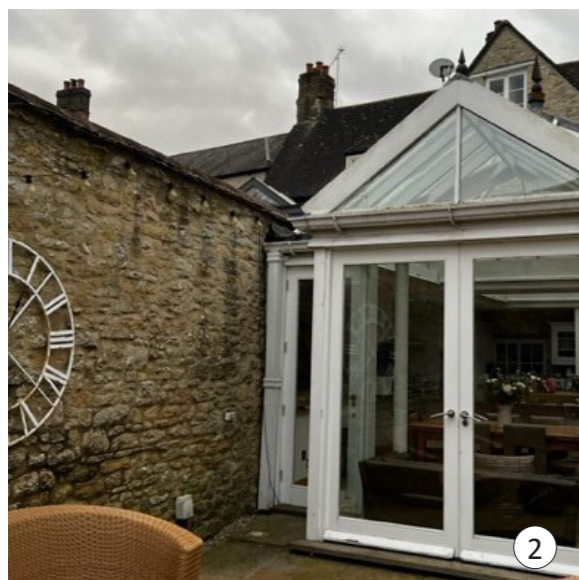
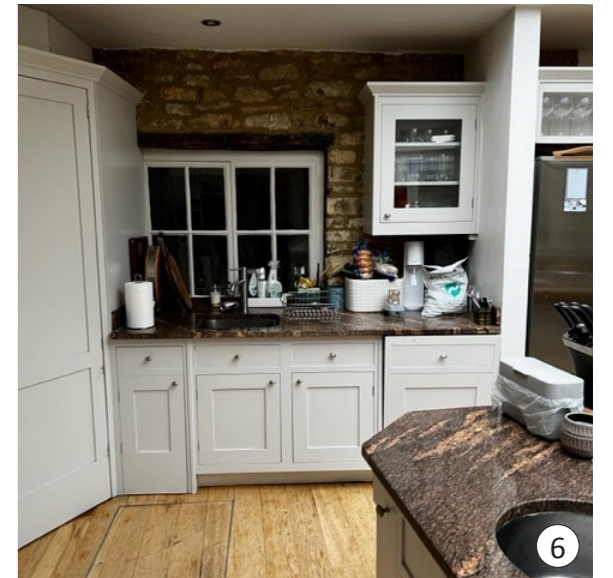
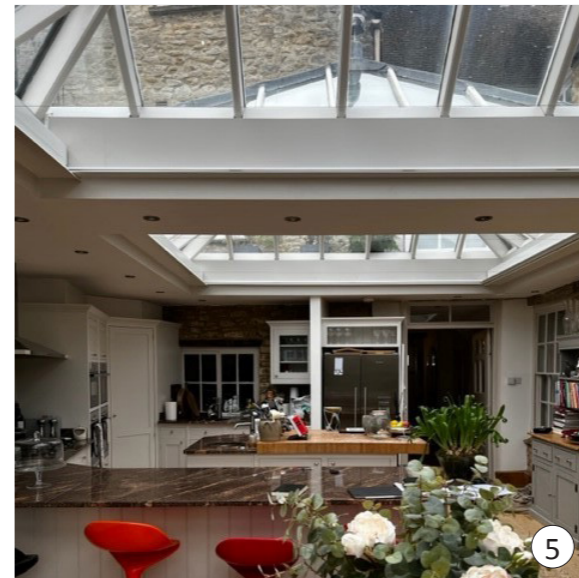
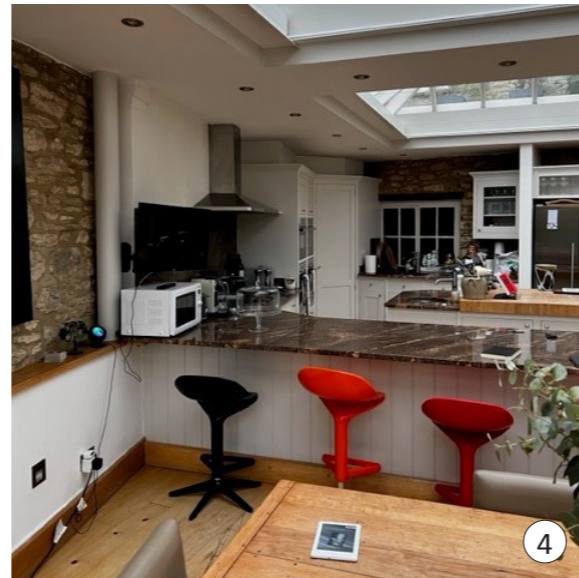
From 1841 Gillett & Co operated a bank on the premises, alongside the Grantham family until 1860 when the bank became the sole occupants. They bank moved to Park Street in the early 1870s.

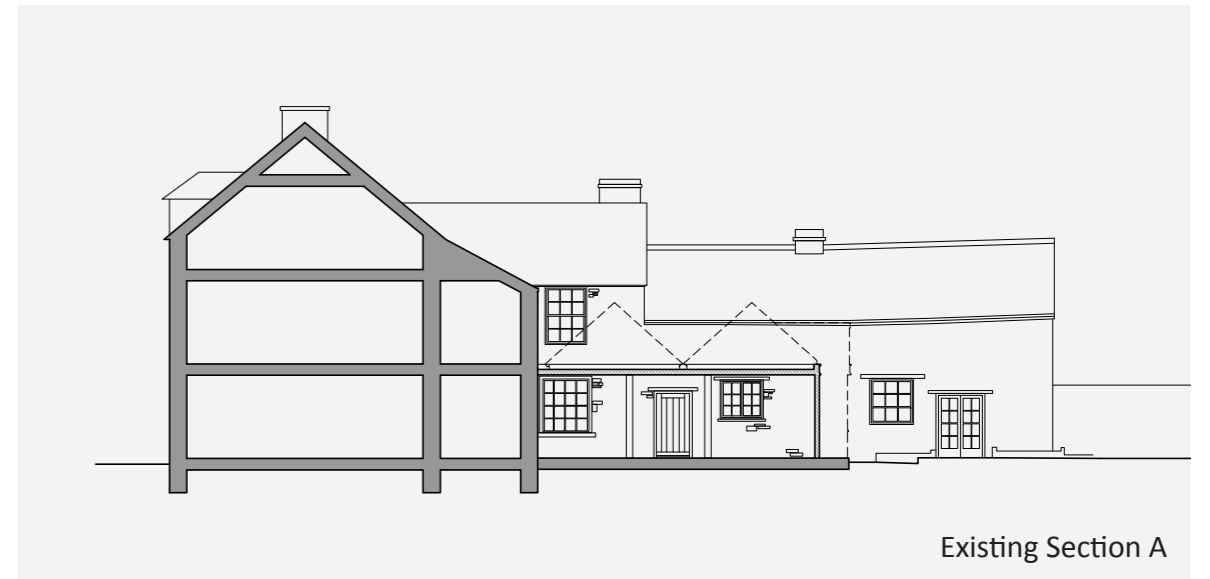
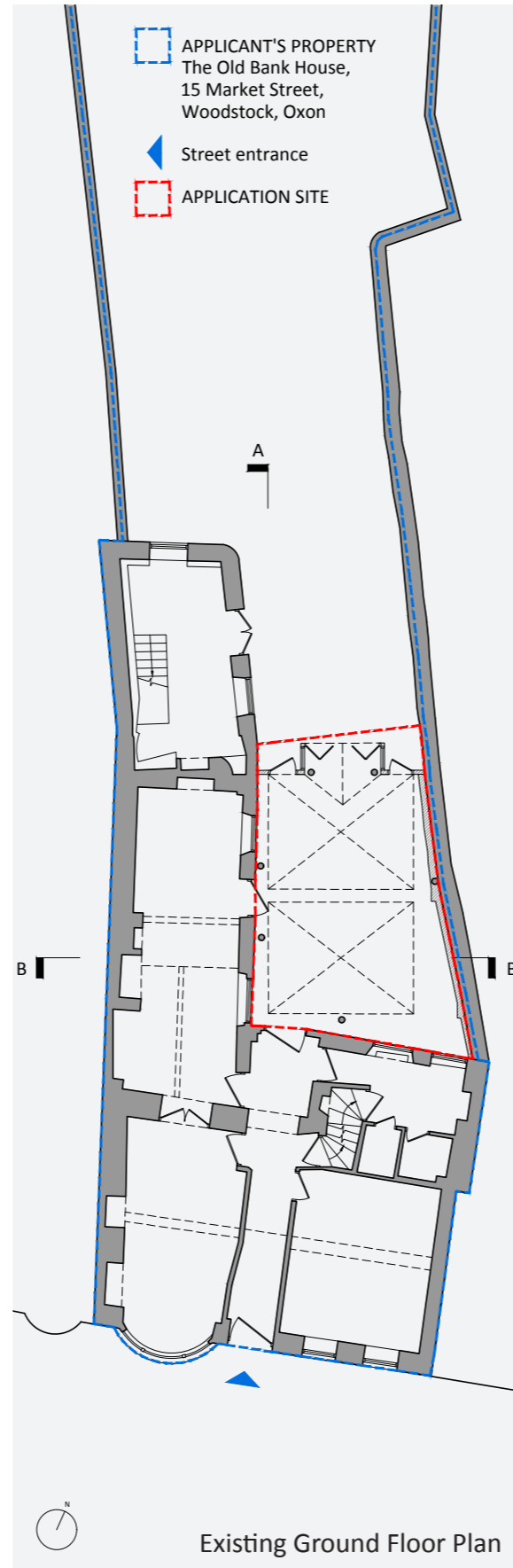
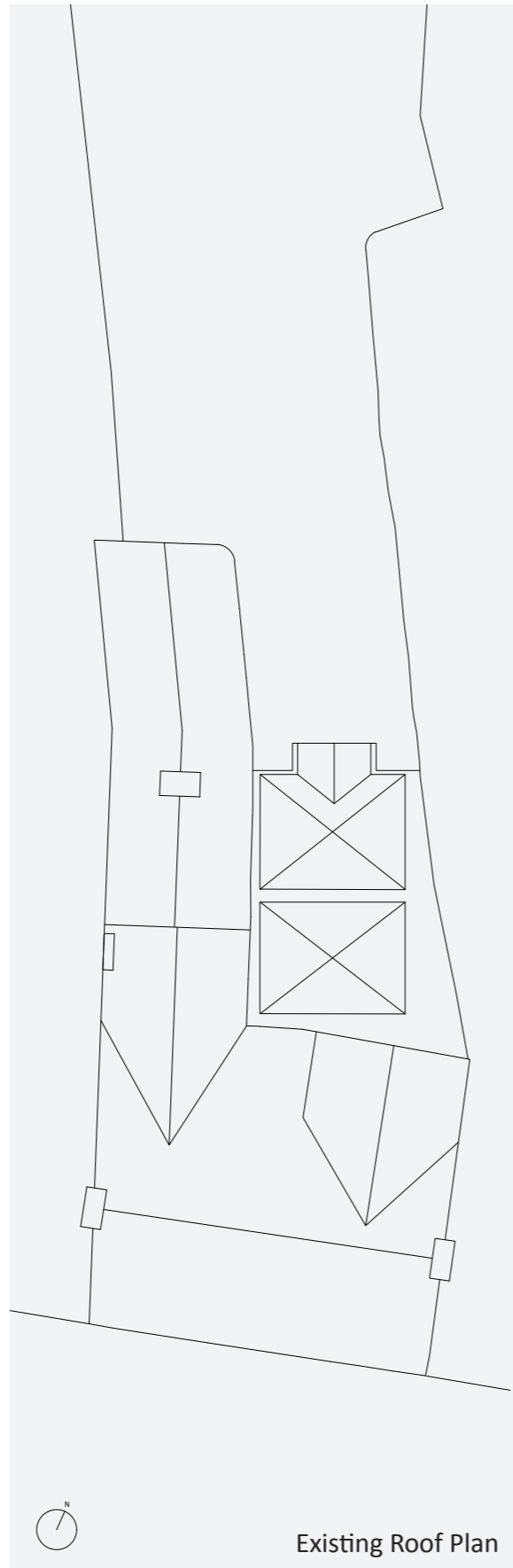
Today the property is in use as a house, with various owners apparent from the local authority's planning history record. In 2000 a single-storey conservatory was added at the back. This has a concrete pad foundation, with steel frame and two glazed lanterns in a moc-georgian style. Abutting the house from the back, this seems to have retained all the affected windows and doorways and stonework. However, a conditions survey carried out in 2023 concluded that this would benefit from an upgrade to improve rainwater management and reduce heat-loss in winter and solar-gain in summer.

## Planning History

- Replacement of existing pitched roof lights with new pitched roof lights. Ref: 23/01208/HHD. Status: Under consideration. Validated on 24.05.2023.
- Internal alterations. Ref: 18/02419/LBC. Status: Approved on 12.10.2018.
- Erection of garden shed (retrospective). Ref: W2002/0568. Status: Approved on 28.05.2002.
- Internal & external alterations including erection of conservatory, installation of lift & ceiling hoist, for disabled person. Ref: W2000/0369. Status: Approved on 25.04.2000.
- Erection of conservatory to east elevation. Ref: W2000/0368. Status: Approved on 25.04.2000.
- Erection of conservatory to side of dwelling internal and external alterations. Ref: W95/1396. Status: Approved 06.12.1995.
- Alterations and erection of conservatory to side of dwelling. Ref: W95/1395. Status: Approved 06.12.1995.
- Grade II Listed in 13th February 1969 under List Entry Number: 1203879. Date of most recent amendment: 27th July 1988.







## Heritage Setting: Private & Enclosed

The application site is not visible from the public realm and the proposed single-storey development is enclosed between two-storey structures. The impact on the heritage setting is therefore minimal.

## Heritage Fabric: Light Touch

The proposal is to use the existing conservatory's foundations and steel columns and for the new roof to tie into the adjoining stone walls along the same lines as the existing conservatory roof. The impact on the heritage fabric can therefore be minimised to where small alterations have already been made. Improved rainwater management will also protect the old stone walls.

## Heritage Character: Enhanced

The proposal enhances the character of the heritage setting by replacing the recently-added conservatory with a contemporary design that compliments the older fabric in contrast. In subsequent design stages the finer detailing of junctions between new and old will maintain the light-touch approach and ensure an overall composed that helps make distinctions between the buildings 'historic layers' more legible. High-quality materials are proposed to ensure longevity and something that ages beautifully.

## Sustainable Heritage

The proposal is to upgrade the thermal performance of the conservatory with a new envelope design that reduces heat-loss in winter and solar-gain in summer. This addresses issues surrounding 'sustainable heritage', protecting the past without condemning the future.

