



Hubbard Conservation



Heritage Impact Assessment:

36 New Street
Chipping Norton
Oxon
OX7 5LJ

June 2023

Part Two – Impact Assessment

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Front page: Front (north) elevation of No. 36 New Street, Chipping Norton.

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Introduction to the Proposal.

Victoria Hubbard MSc of Hubbard Conservation has written this Impact Assessment. This report forms Part Two of the Heritage Impact Assessment, and should be read in conjunction with the Statement of Significance (Part One).

The list of proposed works has been taken from drawings and the Design and Access Statement provided by Tyack Architects (July 2023).

This application seeks to:

1. Replace the modern single storey extension at the rear of the property (to be known as The Garden Room).
2. Replace the standard Velux in kitchen (G5) with conservation roof light. The existing blue slate roof covering will be replaced with a better quality blue slate.
3. Replace the suspended timber floor in G5 with a Limecrete floor to address the issue of ventilation and lack of Radon barrier.
4. Reconfigure modern internal arrangement of G7 (former garage area) and provide new (east) external door and window (facing Kings Head Mews).
5. Lower Ground Floor (C1, C2 and C3). It is proposed that a cavity drain membrane is to be installed to the walls and a new floor membrane forming an unbroken barrier will be provided. The installation will involve the careful lifting of the stone slabs. Reusable slabs will be re-laid and sacrificial slabs will be replaced with reclaimed equivalents. The areas of concrete will be removed, replaced with stone slabs to preserve the historic aesthetic. Insulation and underfloor heating will be incorporated.
6. Remove cupboards/cabinets in G3.
7. First Floor:
 - a. Remove west stud partition wall of F4.
 - b. Reinststate a former stud wall across F2 to provide a dressing room (F4) and access into the ensuite (F5).
 - c. Create a new doorway from F1 to provide access into F4 and F5.
8. Second Floor: Conceal existing exposed section of rafters to provided insulation in S1.
9. Some floor joists in S3 require remedial strengthening work. It is hoped this can be achieved by lifting a limited number of floorboards without disturbing the lath and plaster ceiling below (above F3). Should be prove unachievable, lost lath and plaster will be replaced like-for-like.

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10. External works: It is proposed to rake-out significant areas cementitious mortar and repoint with lime mortar. A good number of the façade stone window surrounds have been poorly repaired with some large areas of cement filling. This will be removed and repaired appropriately in line with conservation practice, presumably with correctly sourced limestone and lime mortar.

Description of the proposed works and impact assessment.

1. *Replace the modern single storey extension at the rear of the property (The Garden Room).*

Existing – (see pages 13, 16, 17, and 28. Figs. 6, 8, 10, & 11 of the Statement of Significance - Part One).

C2013 single storey extension and verandah to the rear of the property and a rebuilt former garage to the east; facing and externally accessed from Kings Head Mews (G7). This area was subjected to reconstruction under the following planning applications:

- 13/0640/P/FP
- 13/0641/P/LB
- 12/1273/P/LB
- 12/1272/P/FP

Proposed works and mitigation.

Rebuild rear extension using existing footprint, scale and proportions. The proposed Garden Room will remain a single storey gabled structure although the design seeks to improve on the existing by providing symmetry to echo the main range. With regard to the rebuilt garage area; the only requirement is to replace the existing modern door with a solid timber equivalent and replace the side window.

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Assessment of, and significance of impact.

There is no change to the size, proportion or scale; therefore there will not be a negative impact on the setting will not be affected. The proposed design seeks to improve upon the existing to enhance the setting. With regard to the alteration of the door and window to the former garage area, this will not be harmful to the setting of Kings Head Mews.

2. *Replace the standard Velux in kitchen (G5) with conservation roof light. The existing blue slate roof covering will be replaced with a better quality blue slate.*

Existing – (page 28 of the Statement of Significance - Part One, and Fig. 2 in this report).

Based on the photographic evidence in **Fig. 2**, it would appear that the roof of the kitchen (G5) is coeval to the roof covering above the c2013 extension. These works would have included the Velux.

Proposed works and mitigation.

It is proposed to replace the existing blue slate with a better quality equivalent (specifics not provided), along with a conservation rooflight.

Assessment of, and significance of impact.

It is difficult to comment without specific details; however, an integrated, flush conservation rooflight will reduce any visual impact. Blue slate sits quietly in the setting. Replacement to a better quality version will be deemed as enhancement.



Figure 2: Roof of the kitchen (G5) extending above the modern extension and verandah of (G6 and G7).

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3. *Replace the suspended timber floor in G5 with a Limecrete floor to address the issue of ventilation and lack of Radon barrier.*

Existing – (page 28 and Fig. 21 of the Statement of Significance - Part One)

The floorboards are pine, similar in character to those found in G4.

Proposed works and mitigation.

It is proposed to replace the floorboards with a limecrete floor to provide a Radon barrier, also to address issues regarding ventilation.

Assessment of, and significance of impact.

It appears that the kitchen (G5) post-dates G4, however the character of the floorboards is similar. It is difficult to say whether both floors are coeval or not. Presumably, years of the same polish or varnish have provided the continuous patina. The proposal would result in the loss of the floorboards.

4. *Reconfigure modern internal arrangement of G7 (former garage area) and provide new (east) external door and window (facing Kings Head Mews).*

Existing – (see pages 13 & 17. Figs. 6 & 11 of the Statement of Significance - Part One)

The planning applications of 2013 and 2012 (see list on page 4) sought to alter a garage that stood facing and was accessed from Kings Head Mews. The application also sought to alter the rear extension. Neither of these existing structures have historic significance.

Proposed works and mitigation.

The proposal seeks to replace the door and window facing Kings Head mews, and alter the internal configuration of this small area.

Assessment of, and significance of impact.

None of these proposals will result in harm to the building or the setting of Kings Head Mews.

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5. *Lower Ground Floor (C1, C2 and C3): It is proposed that a cavity drain membrane is to be installed to the walls and a new floor membrane forming an unbroken barrier is provided. The installation will involve the careful lifting of the stone slabs. Reusable slabs will be re-laid and sacrificial slabs will be replaced with reclaimed equivalents. The areas of concrete will be removed replaced with stone slabs to preserve the historic aesthetic. Insulation and underfloor heating will be incorporated.*

Existing – (see pages 18 - 22. Figs. 12 - 16 of the Statement of Significance - Part One)

Lower ground floor room separated into three rooms by brick partitions. Flagstones cover the floor in various conditions, some broken. There are areas of concrete where slabs are missing. The floor and walls are damp and had been tanked by previous owner.

Proposed works and mitigation.

The proposal seeks to retain existing slabs and replace broke slabs to preserve the aesthetic. However, the damp nature of the lower ground floor needs to be addressed.

Assessment of, and significance of impact.

The flagstones are an important aspect of the lower ground floor, likely primary, certainly early. The client understands the significance of the flooring material, however seeks to address the issue of damp by providing a degree of insulation and heat. It would appear that a cavity drain membrane would provide the ability for the natural moisture to be channelled and controlled, whilst the membrane ensures the moisture does not permeate the room, resulting in a warm, dry environment that protects and preserves the historic fabric.

6. *Remove cupboards/cabinets in G3.*

Existing – (see pages 25 – 26. Fig. 20 of the Statement of Significance - Part One).

Former display cupboards/cabinets against the west wall of G3 and inserted into the void of a former window in the south wall. These are not fixed to the building; just inserted, therefore not deemed as 'fixtures and fittings'.

Proposed works and mitigation.

Remove cupboards/cabinets.

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Assessment of, and significance of impact.

In terms of listed building constraints these were introduced into the room during the C20. They are not ‘fixed’ or are an integral part of the building.

National Planning Policy: Planning (Listed Building and Conservation Areas) Act 1990, page 5, Part 1: Listed Buildings: (5) states ‘*Listed building*’ means *a building which is for the time being included in a list compiled or approved by the Secretary of State under this section; and for the purposes of this Act – (a) any object or structure **fixed** to the building’.*

7. First Floor:

- a. Remove west stud partition wall of F4.
- b. Reinstate a former stud wall across F2 to provide a dressing room (F4) and access into the ensuite (F5).
- c. Create a new doorway from F1 to provide access into F4 and F5.

Existing – (see pages 30 – 34. Figs. 23 – 28 of the Statement of Significance - Part One).

The existing hallway (F2) appears to have had a partition traversing the space. The existing west wall of F4 is a stud partition. It is difficult to say when F4 was made into a room, but its significance is low (if any). The wall between F1 and F4 contains lath and plaster.

Proposed works and mitigation.

It is proposed to make the south end of F2 into a dressing room, which is access from F1. To achieve this the area needs to be partitioned and is proposed to follow the shadows in the ceiling and wall to reinstate an earlier feature. The west wall of F4 will be removed to open-up the space. A new form of access will need to be provided into F5 and the newly formed dressing room. The proposal seeks to make an opening in the wall between F1 and F4.

Assessment of, and significance of impact.

The new partition of F2 appears to be a reinstatement of a former wall and floor plan arrangement. It might be likely that F4 was constructed when the former partition was removed, although this is conjecture. However, F4 has little or no significance, therefore removal of the west wall is of little consequence.

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To provide a new form of access into the area, a new doorway is proposed in F1. This will result in a degree of loss of lath and plaster walling.

8. Second Floor: Conceal existing exposed section of rafters to provided insulation in S1.

Existing – (see page 35 and Fig. 30 of the Statement of Significance - Part One).

Below the lower of the two rows of purlins the rafters are exposed in room S1.

Proposed works and mitigation.

Conceal the rafters and provide insulation.

Assessment of, and significance of impact.

Covering of the rafters should not result in harm; they are covered elsewhere on the second floor. The area around the rafters appears dry and free from damp or condensation.

9. Some floor joists in S3 require remedial strengthening work. It is hoped this can be achieved by lifting a limited number of floorboards without disturbing the lath and plaster ceiling below (above F3). Should be prove unachievable, lost lath and plaster will be replaced like-for-like.

Existing – (refer to SOLID report, dated June 2023).

No record of floorboards.

Proposed works and mitigation.

Strengthen works are essential. Care will be taken to prevent loss of fabric.

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Assessment of, and significance of impact.

SOLID ¹ have proposed to analyse the joists and provide ‘a detail to strengthen them in situ, without the need to take down the ceiling below’.

10. External works: It is proposed to rake-out significant areas of cementitious mortar and repoint with lime mortar. A good number of stone window surround (noticeable on the façade) have been poorly repaired with some large areas of cement filling. This will be removed and repaired appropriately in line with conservation practice, presumably with correctly sourced limestone and lime mortar.

Existing – (see pages 1, 2 & 12. Figs. 1 & 2 of the Statement of Significance - Part One, and Fig. 3 here) and proposed works and mitigation, and assessment of, and significance of impact.

As mentioned above, the existing pointing appears to comprise cementitious mortar to both the front and back elevations. The ashlar window surrounds are plain. Where stonework has failed, it appears that cement has been used to bridge the gaps. Replacement of impermeable mortar with lime is beneficial and will preserve the historic stonework, as too the careful replacement of stonework around the windows.

Preservation and enhancement works to the façade will have a positive impact on the Conservation Area of New Street.

Figure 3: Examples of the stone replacements to the front window surrounds.

¹ SOLID report dated June 2023, Page 15, 7th paragraph



Conclusion and summary of impact: Policy and guidance.

In accordance with Conservation Principles Policies and Guidance, and the National Planning Policy Framework (NPPF), Section 16 Conserving and Enhancing the Historic Environment, 2021, paragraph 194: *'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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation'*, and West Oxfordshire Local Plan 2031²: Policy EH9 which states: *'Use appropriate expertise to describe the significance of the assets, their setting and historic landscape context of the application site, at a level of detail proportionate to the historic significant of the asset or area, using recognized methodologies, and, if necessary, original survey. This shall be sufficient to understand the potential impact of the proposal on the asset's historic, architectural and archaeological features, significance and character'*, this report has fully described the significance and historic context (value) of No. 36 as a Statement of Significance (Part One). Followed by an Impact Assessment (Part Two). The level of detail has been proportionate so that the local authority can make their final judgement.

Paragraph 199 of the NPPF states *'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'*. Great weight has been afforded to the heritage asset and the setting (conservation area of New Street) concluding that the proposed works will neither harm nor impact upon the setting. Proposed stonework's are essential to maintain the historic stonework, and improve the aesthetic presented to New Street. Proposed stabilization work to the outbuilding is essential.

² Adopted September 2018

With regard to the heritage asset, works to the modern rear extension should improve on the existing arrangement without altering the existing scale, proportion, or form.

Works to the first floor will result in the loss of the wall of F4, which does not appear to be historically significant, and will reintroduce a former partition resulting in the return of a former floor plan arrangement. This will result however in an opening being made in the lath and plaster wall of F1. This will be the only loss of fabric, retaining the entire primary walling fabric throughout the building.

With regard to the second floor joists, it is unfortunate that a weakness has been discovered, but it is understandable in a building of this age. Every effort will be taken to ensure that remedial works are conducted locally without disruption to the ceiling below. However, there is a risk but strengthening works would override.

West Oxfordshire Local Plan - listed buildings: policy EH11, runs alongside the aforementioned policy continuing to add, *'Proposals for additions or alterations to, or change of use of, a Listed Building (including partial demolition) or for development within the curtilage of, or affecting the setting of, a Listed Building, will be permitted where it can be shown to:*

- *Conserve or enhance the special architectural or historic interest of the building's fabric, detailed features, appearance or character and setting;*
- *Respect the buildings' historic curtilage or context to its value within a group and /or its setting, including its historic landscape or townscape context; and*
- *Retain the special interest that justifies its designation through appropriate design that is sympathetic both to the Listed Building and its setting and that of any adjacent heritage assets in terms of siting, size, scale, height alignment, materials and finishes (including colour and texture) design and form.*

West Oxfordshire Local Plan – Conservation Areas: policy EH10 states, *'Proposals for development in a Conservation Area or affecting the setting of a Conservation Area will be permitted where it can be shown to conserve or enhance the special interest, character, appearance and setting, specifically provided that:*

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- *The location, form, scale, massing, density, height, layout, landscaping, use, alignment and external appearance of the development conserves or enhances the special historic or architectural interest, character and appearance of the Conservation Area.*
- *The development conserves or enhances the setting of the conservation area and is not detrimental to views within, into, or out of the area.*
- *The proposal are sympathetic to the original curtilage and pattern of development and to important green spaces, such as paddocks, greens and gardens, and other gaps or spaces between buildings, and the historic street pattern which make a positive contribution to the character in the conservation area.*
- *The wider social and environment effects generated by the development are compatible with the existing character and appearance of the conservation area.*
- *There would be no loss of, or harm to, any features that make a positive contribution to the special interest, character, or appearance of the conservation area, unless the development would make an equal or greater contribution.*

West Oxfordshire Design Guide 18: Street scene and Public Realm clearly states that *'improvements to the streetscapes and the public realm should enhance local distinctiveness and reinforce those qualities which make an area special³'*.

Overall conclusion.

The client and their design team are aware of the significance of this heritage asset. Every effort has been made to understand the building and its setting, along with any structural defects or issues.

The proposed works are minimal and seek to enhance and preserve.

³ Paragraph 18.1

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Appendix I –Listed descriptions of Northville, 36 New Street, Chipping Norton.

Heritage Category: Listed Building

Grade: II

List Entry Number: 1052596

Date first listed: 20-Jun-1986

List Entry Name: NORTHVILLE

Statutory Address 1:

NORTHVILLE, 36, NEW STREET

Statutory Address: NORTHVILLE, 36, NEW STREET

County: Oxfordshire

District: West Oxfordshire (District Authority)

Parish: Chipping Norton

National Grid Reference: SP3116127091

Details

CHIPPING NORTON NEW STREET SP 3027-3127 (south side) 3/70 No 36 (Northville) GV II House. C18 with C19 alterations of coursed rubblestone and stone dressings with a gabled stone tiled roof and W end stone stack. Two storeys, 3 bays, 12-pane sashes to upper floor and 2 tripartite sashes each divided by 2 Tuscan columns to the ground floor. Central late C19 6-panel door with a 4-light rectangular fanlight and projecting hood.

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