

## Heritage Statement

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# T J A

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## Application Plot □

44 Oxford Street  
Woodstock  
OX20 1TT

## Application Site □

The application site is the dwelling at 44 Oxford Street.

## Woodstock Conservation Area □

The application site is within the Woodstock CA.

## Grade II Listed, 44+46 Oxford Street

The application site is the dwelling at 44 Oxford Street. This forms one half of a Grade II Listed terrace. The pair of dwellings were listed in 1969 and are referred to as '44 and 46, Oxford Street' in the List.

## Proposed Development

The proposed works are, externally, to tidy up the facade, remove signage and cabling, replace the front door with a new door to match number 46 adjacent and add a second door for the dwelling above.

Internal alterations are to make the dwelling habitable, marketable, structurally stable and compliant with building regulations. A small office unit is also proposed at ground floor level.

## 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 44 and 46 Oxford Street, other than what Historic England have.

Oxfordshire Buildings Record: No records held for 44 and 46 Oxford Street, other than what Historic England have.

Nikolaus Pevsner's Architectural Guides: No mention of 44 and 46 Oxford Street, but plenty about Woodstock.

Victoria County History (Oxfordshire, Volume 12): Brief mention of 44 and 46 Oxford 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.

## Planning History

- Removal of condition 4 of planning permission 21/03001/FUL which limits the hours of operation of the first floor catering business. Ref: 22/00102/S73
- Change of use of first floor residential flat to commercial Class E (g(iii)). (Retrospective). Ref: 21/03001/FUL
- Alterations to replace two pairs of wooden fire doors with new doubled glazed doors, one to the rear and one to the side elevation. (Retrospective). Ref: 20/00290/LBC
- Construct access ramp. Ref: 03/1804/P/LB
- Construct access ramp. Ref: 03/1803/P/FP. Withdrawn
- Refurbishment of & change of use from builders store to beer & equipment store & retention of existing outbuilding, (mod to 1110/92). Ref: W93/1064
- Refurbishment of & change of use from builders store to beer & equipment store & retention of existing outbuilding, (mod to 1109/92). Ref: W93/1063
- Demolition of stone built outhouse erection of extension to ball room bar & basement cellar & repositioning of gates & fences. Ref: W92/1110
- Erection of extension to ball room bar & basement cellar & repositioning of gates & fences. Ref: W92/1109
- Extensions and alterations to bar relocation of toilets. Ref: W87/0405
- Extensions and alterations to bar relocation of toilets. Ref: W87/0406. Approved: 06.05.1987



Location Plan







Red = Assumed to be not original

## Grade II Listed, 44 and 46 Oxford Street

The application site is the dwelling at 44 Oxford Street. This forms one half of a Grade II Listed terrace (4). The pair of dwellings were listed in 1969 and are referred to as '44 and 46, Oxford Street' in the List.

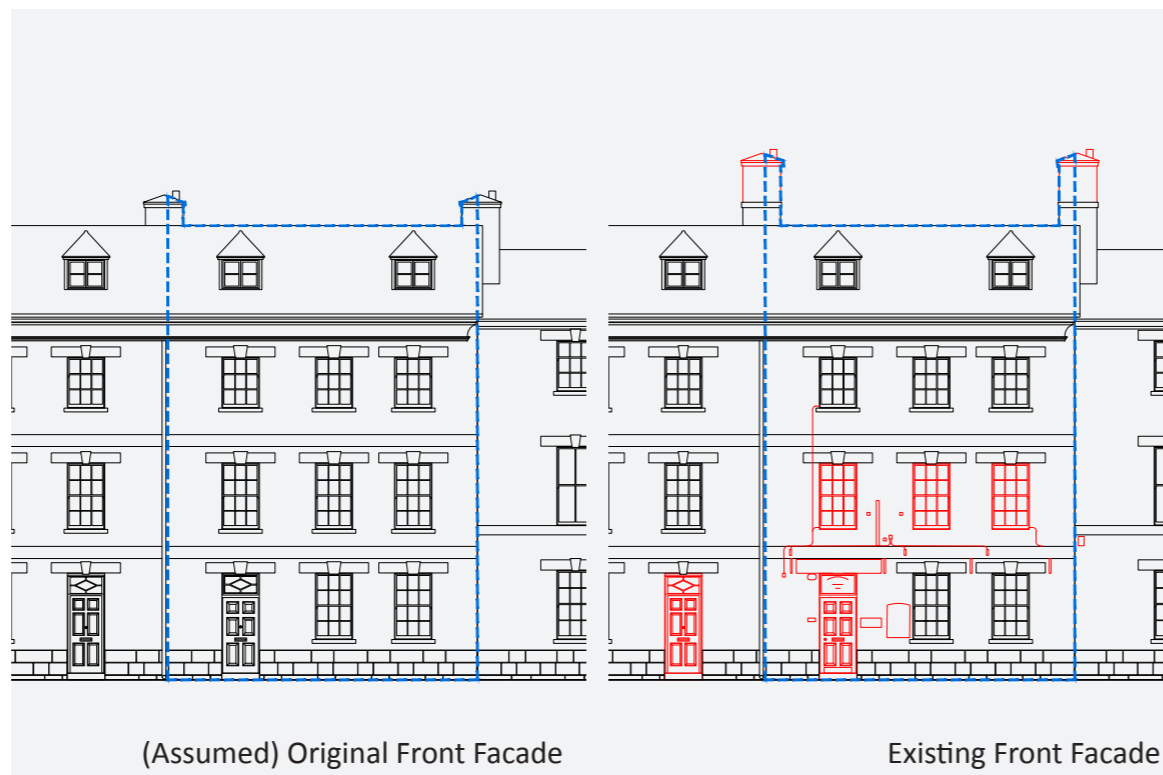
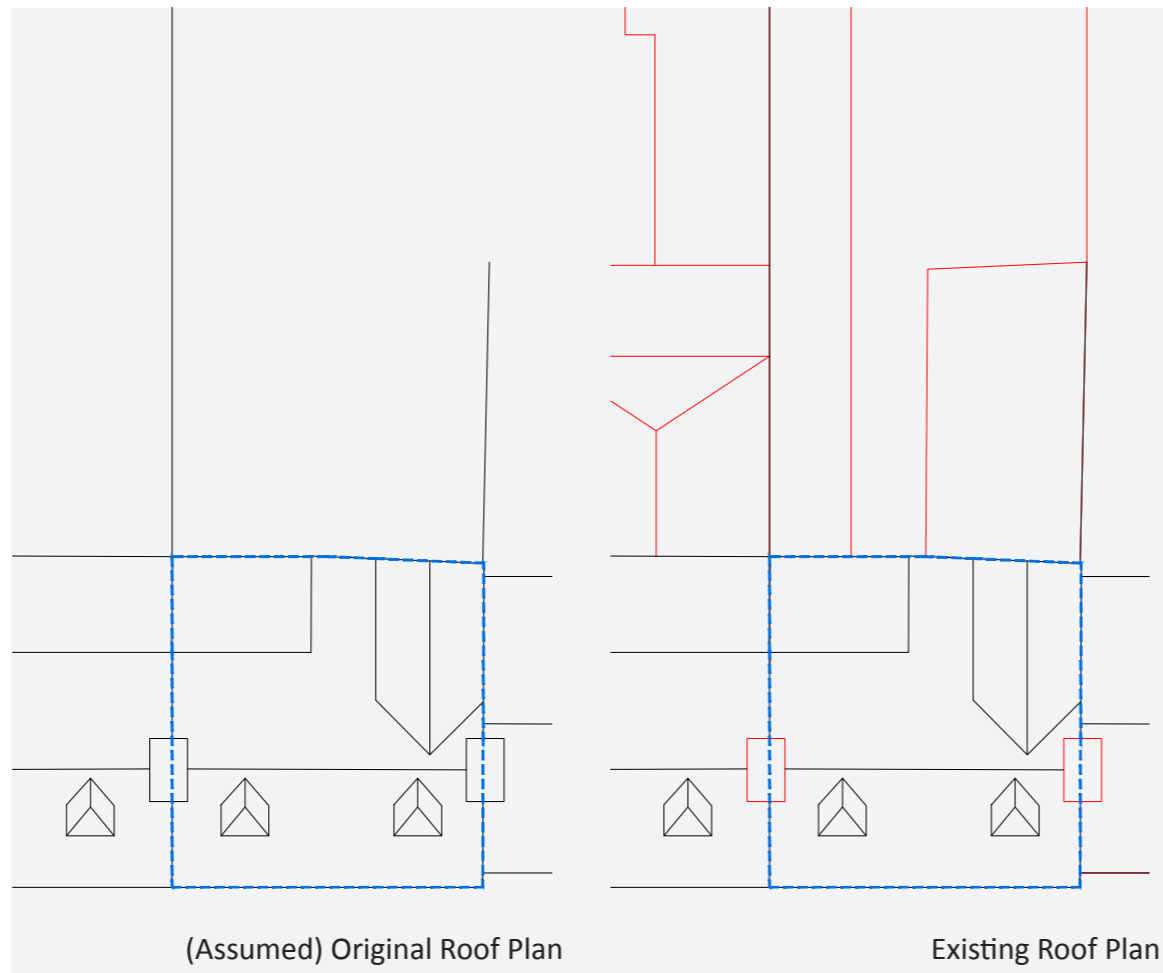
### Site Development

Based on resources mentioned in the introduction, drawings have been prepared to compare the existing site layout to the (assumed) original site layout. See adjacent.

Records suggest the pair of houses were built around 1770, replacing the Globe Inn. They are of solid stone wall construction with three storeys plus a basement and attic. In the 18th-century the Norman family of fellmongers and glovers lived here. In 1821 it was sold to the Duke of Marlborough's trustees. In 1913 the Blenheim estate sold number 46. In 1973 they sold number 44 to the Woodstock Social Club. Today number 44 includes an ensemble of large rear extensions stretching to the back of the long plot. The Woodstock Social Club occupy these together with parts of the ground and first floor of the original house. The rest of the house contains a dwelling across four floors.

### Front Facade

The front facade of 44 and 46 is a symmetrical six-window range (4) in ashlar with an articulated plinth and keyed stone lintels over sash windows. The overall appearance is likely to be unchanged. VCH records suggest some 19th-century re-fronting works to joinery (windows and doors) and chimney stacks. In the 20th-century the social club changed the door joinery at 44 and added signage and cabling (1).







Red = Assumed to be not original

Based on resources mentioned in the introduction, drawings have been prepared to compare the existing site layout to the (assumed) original site layout. See adjacent.

### (Assumed) Original Ground Floor Plan

The ground floor arrangement of the original house is likely to have featured a front room, with stair and ancillary space to the rear.

### Existing Ground Floor Plan

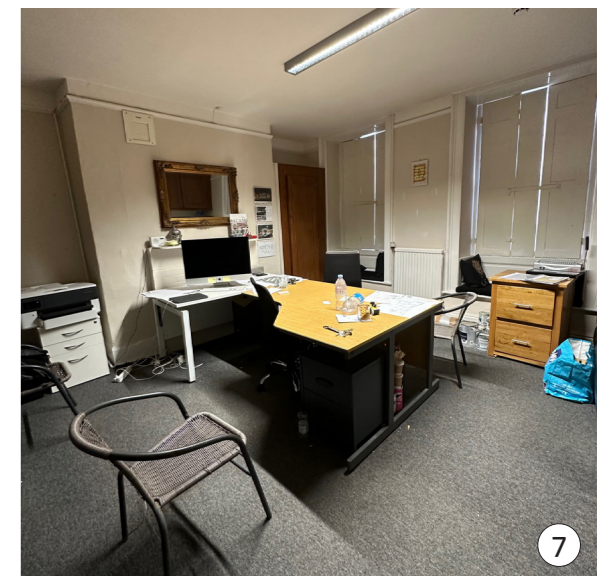
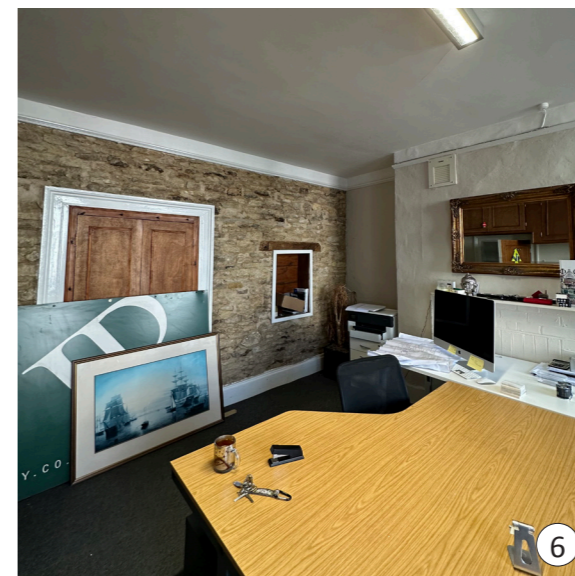
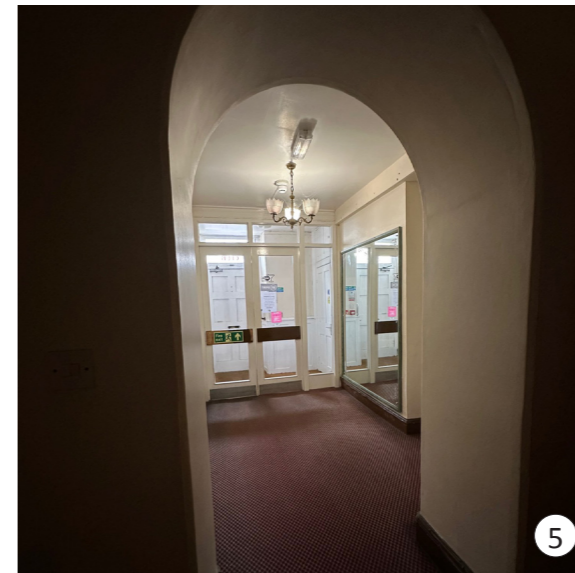
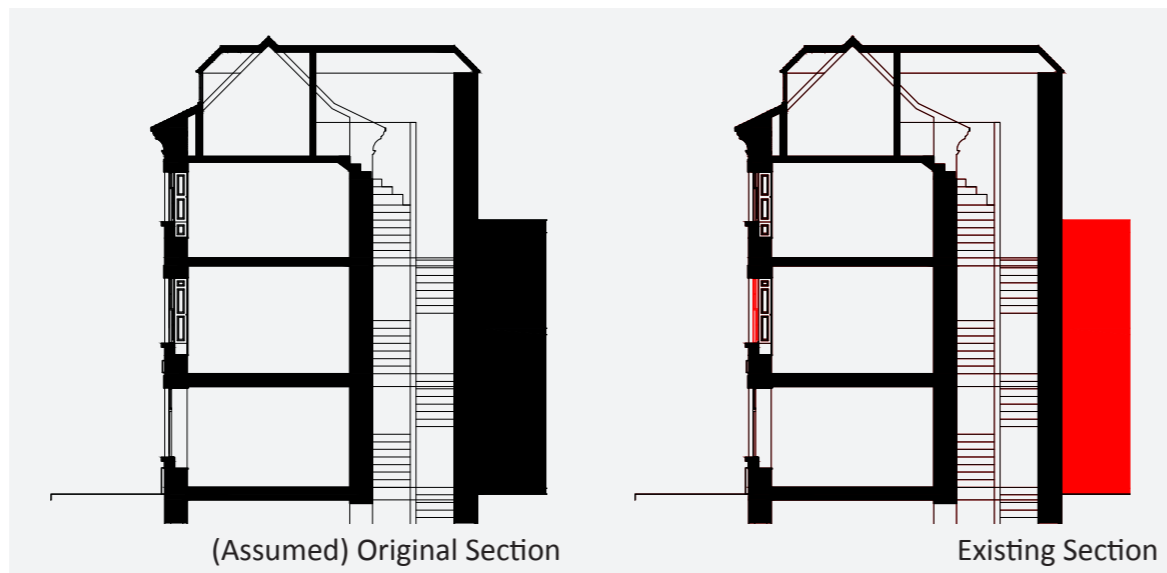
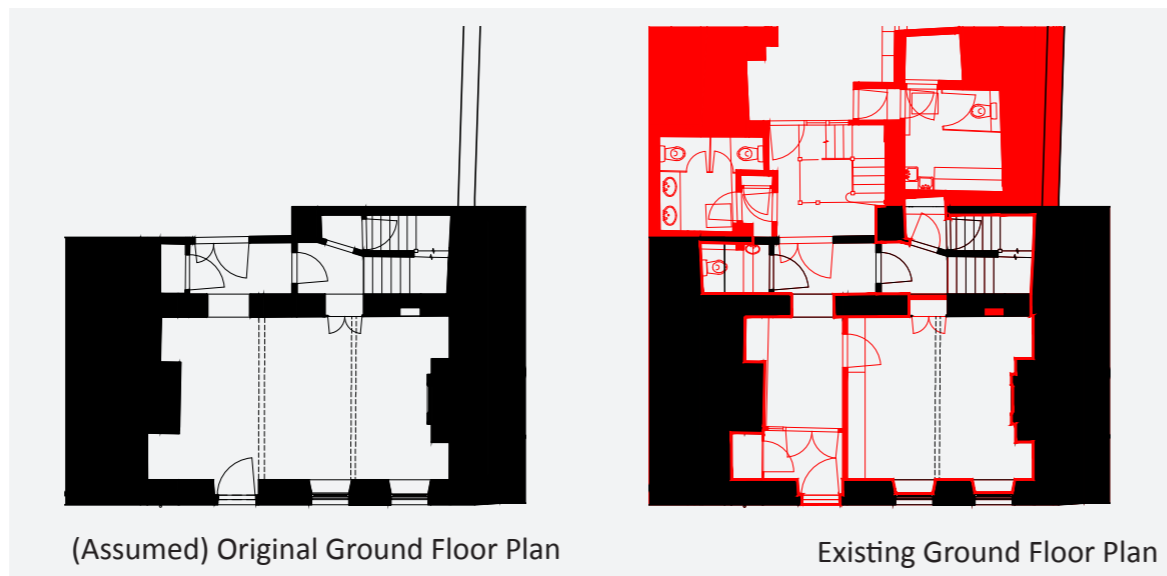
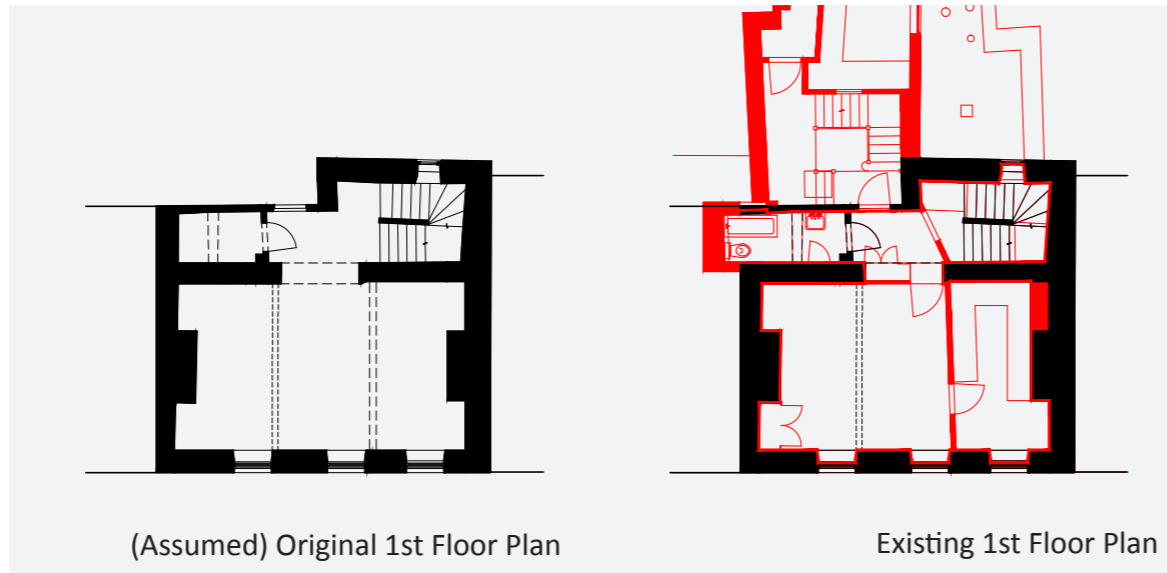
Today the front room is partitioned to separate the social club entrance (5) from the dwelling, the ground floor of which is used as an office (6 and 7). The stair and ancillary space remain but have been opened up to connect with the more recent rear extension used by the social club. While the rest of the building envelope appears to be unaltered, all finishes and joinery seem to be recent. The only features likely to be original are the windows.

### (Assumed) Original 1st Floor Plan

The first floor arrangement of the original house is likely to have featured a front room, with stair and ancillary space to the rear.

### Existing 1st Floor Plan

Today the front room is partitioned to separate kitchen (8) from living room (9 and 10). The stair and ancillary space remain but have been opened up to connect with the more recent rear extension used by the social club. While the rest of the building envelope appears to be unaltered, all finishes and joinery seem to be recent. VCH records suggest the windows on this floor were altered in the 19th century.







Red = Assumed to be not original

Based on resources mentioned in the introduction, drawings have been prepared to compare the existing site layout to the (assumed) original site layout. See adjacent.

### (Assumed) Original 2nd Floor Plan

The second floor arrangement of the original house is likely to have featured a front room, with stair and ancillary space to the rear.

### Existing 2nd Floor Plan

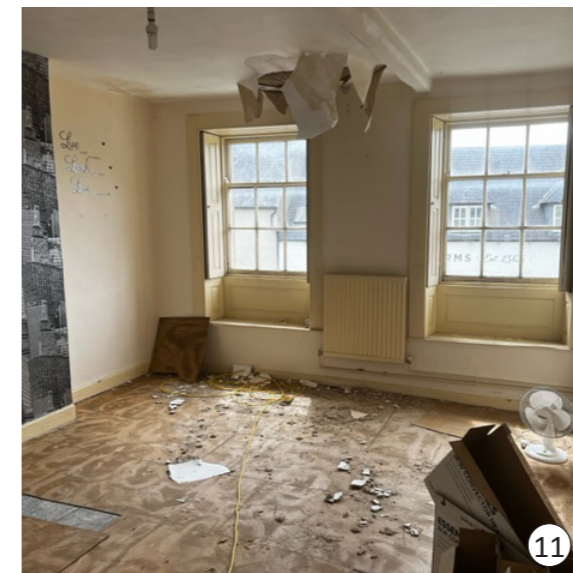
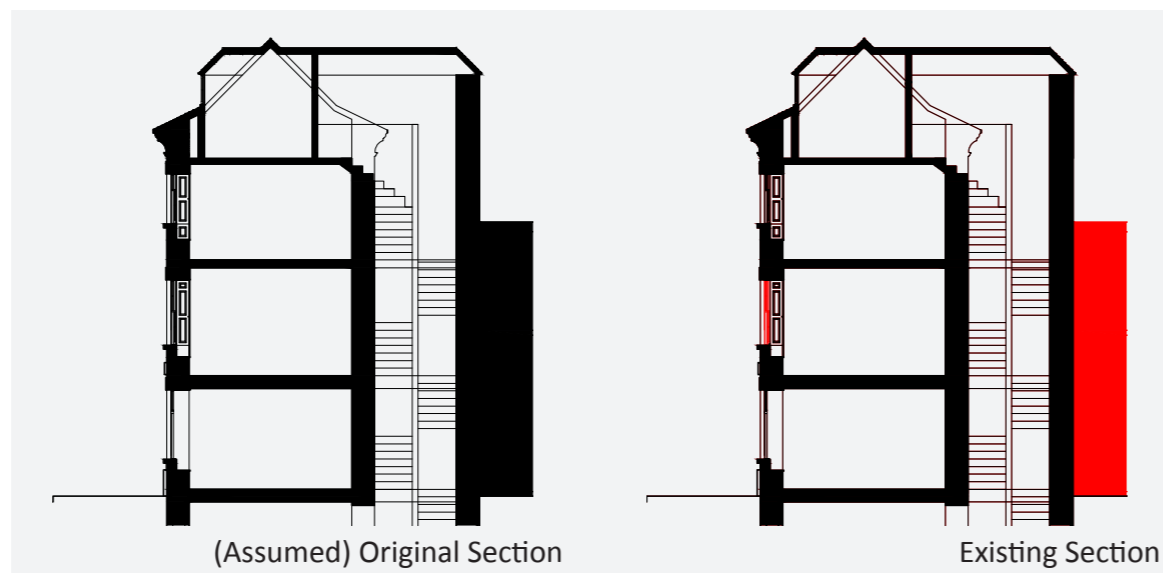
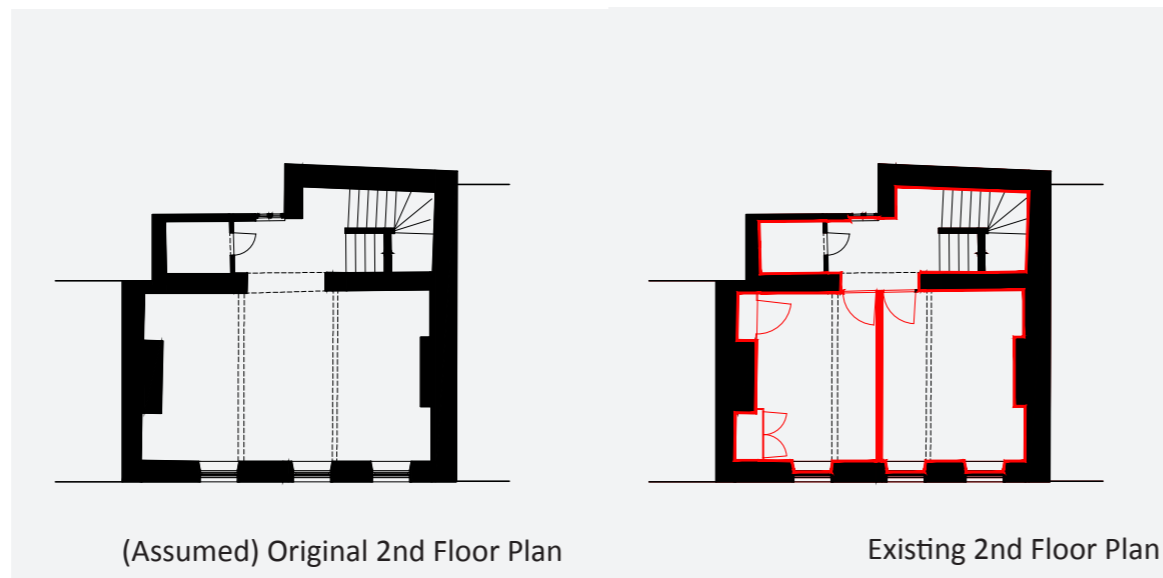
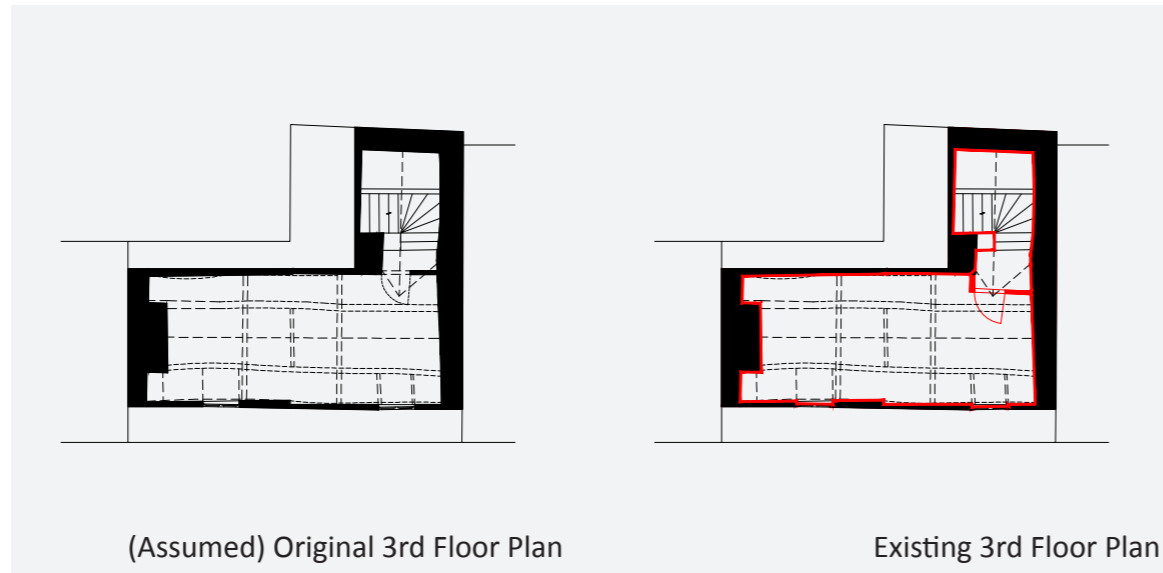
Today the front room is partitioned into two bedrooms (11 and 12). The stair and ancillary space remain. All finishes and joinery seem to be more recent. The only features likely to be original are the windows.

### (Assumed) Original 3rd Floor Plan

The third floor arrangement of the original house is likely to have been as it is now.

### Existing 3rd Floor Plan

However, all finishes and joinery seem to be more recent. The only features likely to be original are the windows and exposed roof structure (13).





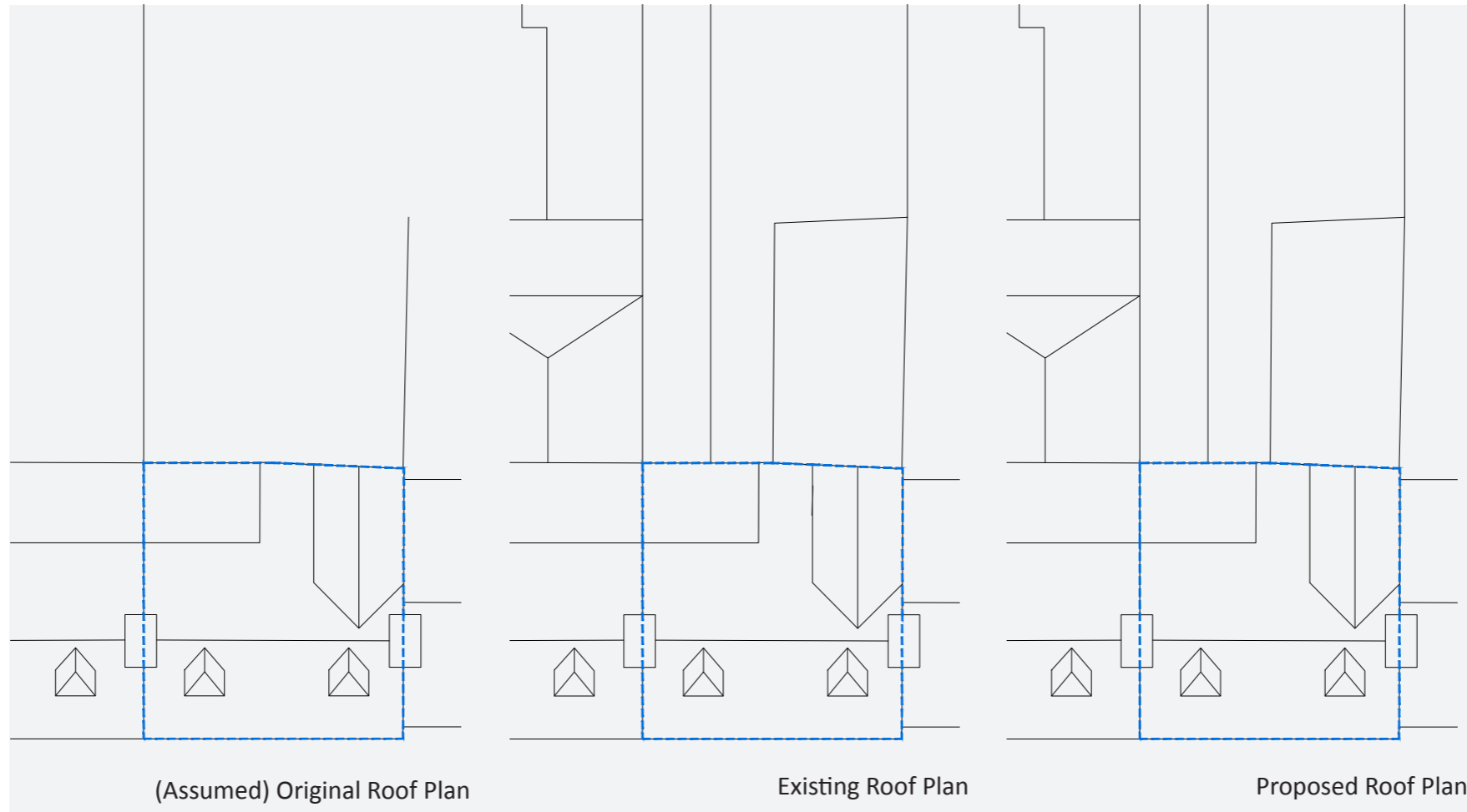
Red = Proposed works

## Proposed Front Facade

The addition of another door in the front facade would create a slight interruption within the overall symmetry of the terrace (4). We assess this harm as minor because the new door would be formed within an existing window opening (3), thereby containing the interruption within the regular grid of openings from which the terrace's facade derives its character, along with its tripartite composition and palette of materials. These primary features would be unaffected. The symmetry is a less-pronounced feature because the facade is viewed obliquely as one moves up and down the street. The new door would be detailed to match the door at number 46, emphasising the rhythm across the facade of the terrace.

The heritage fabric, character and setting would be enhanced by the proposed tidying-up of the facade - removing signage and cabling and replacing the 20th-century front door (1) with a new door to match the one at 46 Oxford Street (2).

We also assess that the minor harm would be outweighed by the benefits as follows. The additional street entrance enables the dwelling to become separate from the Woodstock Social Club and it provides a safe means of escape in the event of a fire. Without a marketable dwelling above the social club, there is no strong business case for looking after the property.



(Assumed) Original Front Facade

Existing Front Facade

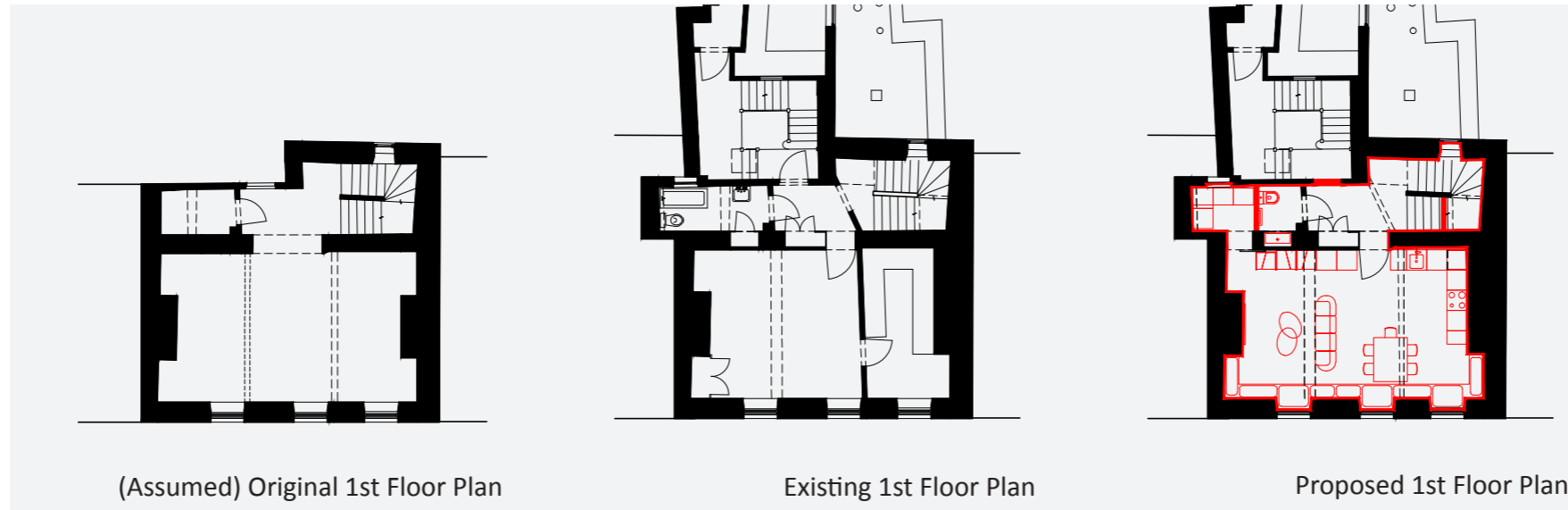
Proposed Front Facade



Red = Proposed works

## Proposed Ground Floor Plan

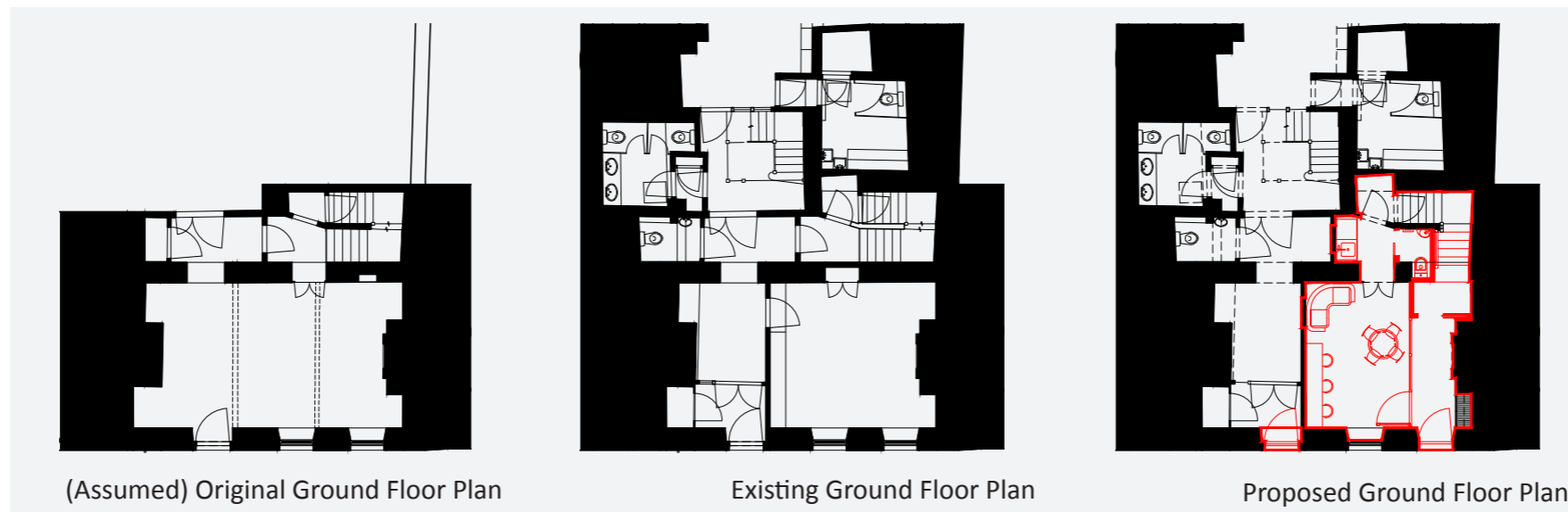
- Replacement of existing front door and addition of new front door. (Assessment as described on previous page.)
- Doorways filled in to separate social club from the rest of the property.
- Stair reconfigured through new opening in masonry wall, likely to be original.
- Base of stair enclosed by new partition wall and door.
- Glazed partition wall and internal doors added to create an office unit with kitchenette, WC and store below stair.



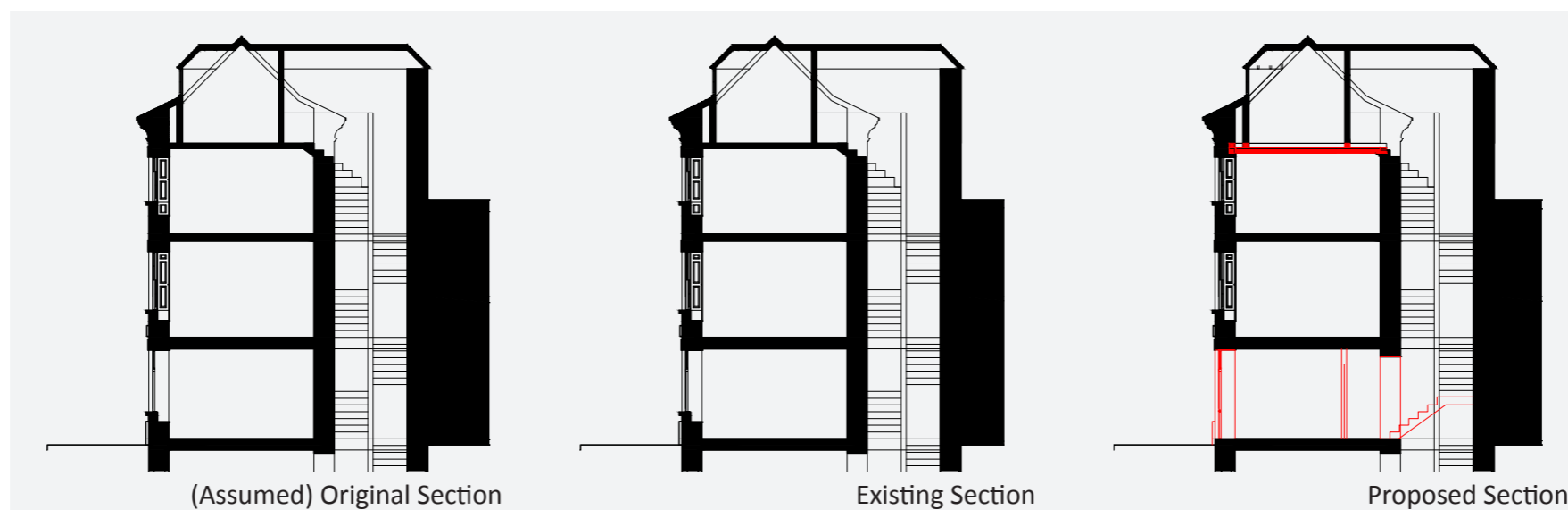
We assess the harm of these alterations as minor because, while they represent a significant change to the original floor plan arrangement, the legibility of the original front room has already been obscured by the previous alterations to divide the property between social club and dwelling. The proposed floor plan provides better separation between the two and provides the dwelling with a safe means of escape in the event of a fire. The partition walls would have glazing to help maintain some legibility of the front room volume.

## Proposed 1st Floor Plan

- Doorways filled in to separate social club from the rest of the property.
- Utility room in north west corner, requiring new structural opening in masonry wall, likely to be original.
- Front room refurbished to create open-plan living room in place of small living room & kitchen, likely to be not original.
- Renewal of all finishes and joinery, likely to be not original.
- Front windows restored / conserved.



We assess harm of utility room opening as minor because it is no big change to floor plan arrangement. Otherwise the works represent an improvement to joinery and finishes and the legibility of the original front room volume.







Red = Proposed works

## Proposed 2nd Floor Plan

- Alterations to internal partitions and internal doors, likely to be not original.
- Addition of two en-suite bedrooms.
- Renewal of all finishes and joinery, likely to be not original.
- Front windows restored / conserved.

We assess the harm of these alterations as minor because, while they represent a slight change to the original floor plan arrangement, the legibility of the original front room has already been obscured by the previous alterations to create two bedrooms. The proposed floor plan forms good domestic accommodation up to modern standards and the works in general represent an improvement to joinery and finishes, likely to be not original.

## Proposed 3rd Floor Plan

- Floor deck (likely to be original) stripped out and reformed 130mm lower.
- New en-suite bedroom.
- Renewal of all finishes and joinery, likely to be not original.
- Front windows restored / conserved.

We assess the harm of these alterations as minor because, while they represent a slight change to the original floor plan arrangement, this attic does not seem to be central to the historic significance of the house. This harm is outweighed by making this floor area more usable.

We assess the harm of re-building the floor deck as minor because, while it pinches some space from the floor below this is a very small amount. The harm is outweighed by the benefit of making the top floor more habitable. This harm is also outweighed by the benefit of improving the structural stability of the floor, which was condemned in the applicant's survey report.

