JOHN MOORE HERITAGE SERVICES

HISTORIC BUILDING IMPACT ASSESSMENT

ON

HORSESHOE HOUSE,

WOOTTON, OXFORDSHIRE

NGR SP 43957 19690

NOVEMBER 2023

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JMHS Project No:	4974

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Summary

This Historic Building Impact Assessment was commissioned by Coleman Architecture Ltd in advance of proposals to renew the fenestration and rear catslide roof covering of Horseshoe House, a Grade II listed building in Wootton, Oxfordshire.

Replacement of the windows has been deemed necessary due to the irreparable condition of the existing units. There will be an impact on the listed building due to the loss of historic fabric; this is unavoidable due to the nature of the proposals. However, this will be mitigated as far as possible through the installation of replacements that are in keeping with the originals, with single glazing and matching frame profiles. The replacement windows are in keeping with the historic building and will not result in a significant change to its character. Thus, there will be a less than substantial-minor impact as a result of these proposals.

Repair of the catslide roof and the replacement of the stone tiles will result in a loss of evidential value and a slight change in the character of the building, thus a less than substantial-minor impact follows as a result; however, the work will ensure that the building is kept in good repair. Should the works be approved opportunity should be taken to make a more detailed record of the roof structure during any works, in order to increase our understanding of the building.

Thus, the proposals will result in an overall less than substantial-minor impact to the listed building, due to the loss of historic fabric. Therefore, the public benefit of the proposals must be considered and weighed against the potential impact; in this regard the benefits would comprise the replacement and renewal of fabric in order to ensure the continued conservation and use of the building. Thus, ensuring that, as a residential dwelling, it represents a comfortable and weatherproof living environment.

INTRODUCTION

1.1 Origins of the Report

This Impact Assessment was commissioned in order to provide an assessment of the potential impact to Horseshoe House, a Grade II Listed building, as a result of proposed alterations. The aim of the report is to provide information on the significance of the building and the impact, or potential harm, arising from the proposed plans on the significance of the building.

1.2 Location and Description

The property is situated within the West Oxfordshire District of Oxfordshire (Figure. 1), within the modern civil parish of Wootton.

Horseshoe House is located on the eastern side of the village of Wootton on the eastern side of Horseshoe Lane; Horseshoe House fronts directly onto Horseshoe Lane with access to the rear of the property available via a lane to the south east of the building.

1.3 Geology and Topography

The village of Wootton is situated across the Glyme valley; the larger part of the village, including the proposal site, is situated on the northern slope of the valley; the garden of Horseshoe House, located at approximately 90m AOD, has been landscaped to provide a level surface, though the wider site is located on a moderately sloping south facing slope. The underlying geology is White Limestone Formation limestone[1] and the soils are classified as freely draining lime-rich loamy soils[2]

1.4 Proposed Development

The proposed works, as outlined in planning statements prepared by IC Architects, comprise the replacement of all existing windows on the front facade of the building (that facing Horseshoe Lane) with timber framed single glazed windows; the replacement of the existing door to Horseshoe Lane and the renewal of the rear lean-to roof with Cardinal slates.

2 LEGISLATION AND PLANNING POLICY

2.1 Legislation

The primary legislative framework affecting the historic environment is summarised in the appendix of this report.

Decisions where listed buildings and their settings are a factor must address the statutory considerations of the *Planning (Listed Buildings and Conservation Areas) Act 1990* (*PPG* 2019, 001). Sections 16 and 66 of the Act place a duty on decision makers to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

[1] https://geologyviewer.bgs.ac.uk accessed 30/03/2023

[2] https://www.landis.org.uk/soilscapes accessed 30/03/2023

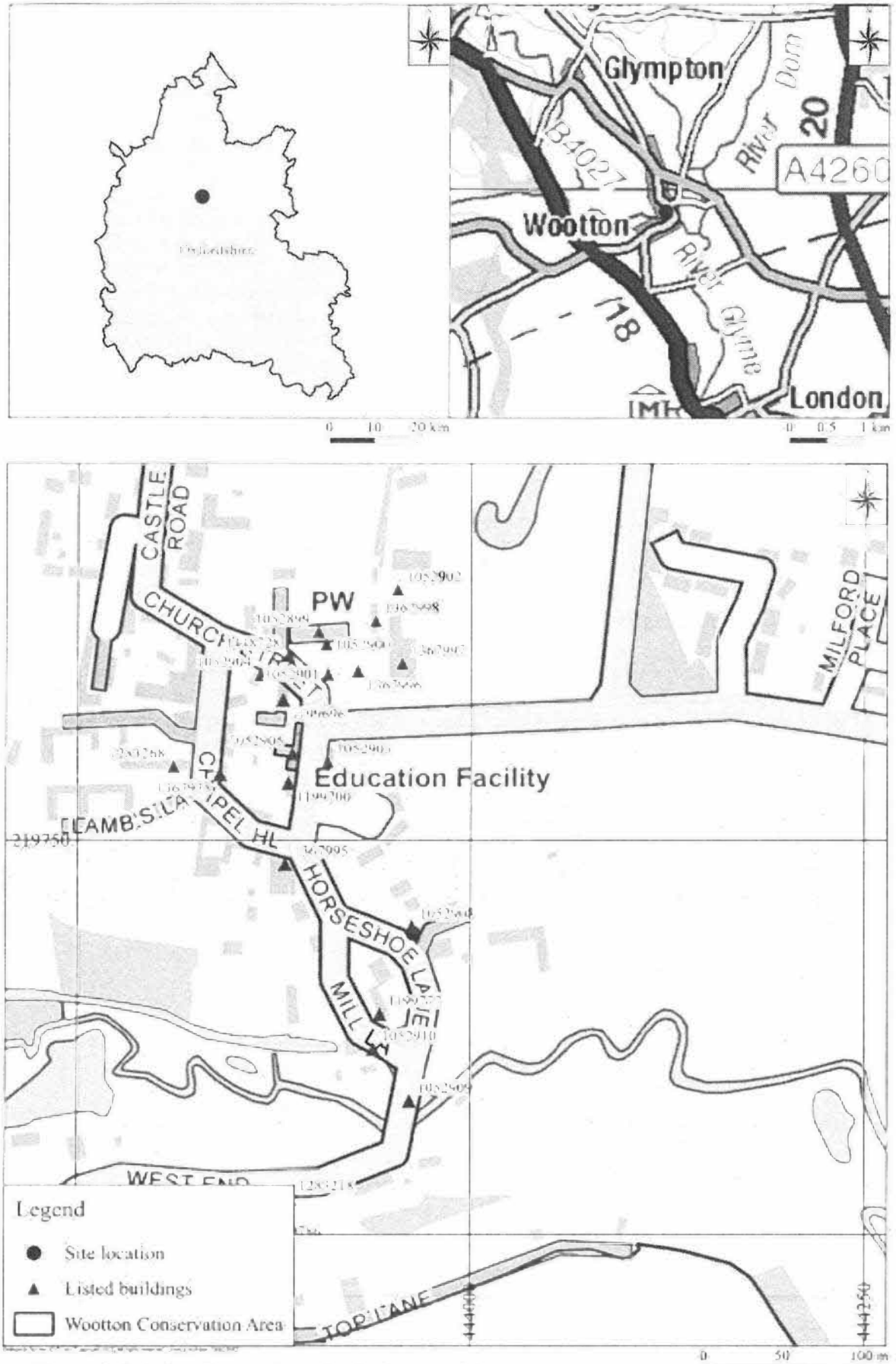

Figure 1: Site location and nearby heritage assets

2.2 National Planning Guidelines and Policies

Section 16 of the revised National Planning Policy Framework (NPPF) provides guidance related to heritage issues within the planning process. The chapter is titled Conserving and Enhancing the Historic Environment. This has been paired with a Planning Practice Guidance (PPG), initially published in 2014 and subsequently updated in 2019.

The relevant section is broken down into three separate parts, the latter two of which have their own sub-headings. The first part, Paragraphs 189-193, contains definitions and classifications, along with designations of heritage sites. It concerns the production and implementation of a policy strategy and the requirements of this for Local Authorities. The next group of Paragraphs 194-198 are included under Proposals Affecting Heritage Assets. The final group of Paragraphs 199-208 is sub-titled Considering Potential Impact and is concerned with the impact of any proposals on heritage assets. The full document can be viewed on the government website: https://www.gov.uk/guidance/national-planning-policy-framework.

Paragraph 018 of the PPG confirms that within each category of harm, the extent of harm may differ and should be clearly articulated. The tables in the appendix at the end of the report are designed to assist with the description of the level of potential harm. However, it should be borne in mind that it is the degree of harm to the asset's significance rather than the scale of development that is to be assessed.

2.3 Local Planning Policy

The Planning and Compulsory Purchase Act 2004 (Section 38 (6)), and the The Planning and Compulsory Purchase Act 2004 (Section 38 (6)), and the NPPF makes provision for the use of a development plan in determining planning applications, and decision makers must apply the relevant policies in the local development plan and the *National Planning Policy Framework*.

West Oxfordshire District Council (WODC) formally adopted the West Oxfordshire Local Plan 2031 on 27th September 2017 (WODC 2018). The Local Plan is designed to guide the changing use of land in the district and define its future purpose. Section 8 of the document concerns Environmental and Heritage Assets; policies of relevance to this report comprise:

Policy EH 9: Historic environment

Policy EH 10: Conservation Areas

Policy EH 11: Listed Buildings

The full document is available to view on the West Oxfordshire District website[3].

[3] https://www.westoxon.gov.uk/localplan2031 accessed 30/03/2023

3 METHODOLOGY

3.1 Aims and Objectives of Historic Building Impact Assessment

The primary aim of this Historic Building Impact Assessment is to provide an independent professional appraisal of the building, its heritage significance, and any impact to this significance as a result of the proposed development.

3.2 Historic Building Impact Assessment Sources

The methodology, format, and contents of the report are adapted from the standards outlined in the guidance documents published by the Chartered Institute for Archaeologists (CIfA), Historic England (HE) and the John Moore Heritage Services (JMHS) *Field Manual* 2021(CIfA 2020a; CIfA 2020b; Historic England 2019; Lane 2016). JMHS adheres to the requirements of the CIfA *Code of Conduct* (CIfA 2021).

The report presents the results of a desk-based evaluation using existing information and that obtained from a site assessment. The sources consulted in assessing the site and compiling the report are listed in the bibliography. The stages involved in the preparation of the report were:

- Identification and location of historical sources available for consultation (e.g.: cartographic, documentary, and photographic).
- Assembling and examining the available material.
- A site visit (photographic record and building assessment).
- Identification of the development of the building and the surrounding area.
- Identifying current limitations and future areas of work to be undertaken.

4 BACKGROUND

4.1 Designations

Listing

Horseshoe House is a Grade II listed building. The structure was listed on 29th June 1988 (List Entry Number: 1052908; NGR: SP 43957 19690). The list entry is as follows:

WOOTTON HORSE SHOE LANE SP4319 (West side) 15/313 Horseshoe House - II House. Mid C18, extended c.1800 to rear. Coursed limestone rubble; gabled stone slate roof, stone ridge and end stacks. T-plan with rear wing. 2 storeys; 4-window range. Timber lintels over openings: C20 fixed casement with glazing bars to centre and C19 two-light casements with glazing bars on first floor. 2-light leaded casement in right gable. Main entry to rear. Three-storey rear wing, with Welsh slate roof and brick end stack, has 8-pane sash and 3-light leaded casement. Interior: lightly chamfered beams; open fireplaces with wood bressumers to right, and C19 straight-flight staircase to rear. Formerly known as The Three Horseshoes Public House.

Conservation Area

The study building is situated within the Wootton Conservation Area. The Conservation Area was first designated in 1976 and extends beyond the boundaries of

the settlement into the surrounding countryside, encompassing an area of approximately 225ha.

4.2 Historic Background

A settlement at Wootton is first recorded in an Anglo Saxon charter dating to the mid-10th century, where it was recorded as *Wudutune*; the meaning of the place name being a settlement or farm (*Tūn*) in a wood (*wudu*)[4]. As suggested by the place name the area was heavily wooded and formed the eastern limits of Wychwood Forest until the early medieval period, when assarting (clearance) began in earnest[5]. The settlement was at the centre of a royal estate in the late Saxon period, which was still the case by the time of the Domesday Survey. At this date the manor comprised 5 hides of land and also oversaw the jurisdiction of three Hundreds (Morris 1978, 1,4).

Until the 20th century the village had a predominantly agricultural economy, supplemented by small cottage industries, of which glove making predominated; the village appears to have settled into its current plan by the 18th century, with a range of buildings present dating from the 17th century onwards. Buildings are typically of the local oolitic limestone and are reflective of the economic status of the settlement as a farming settlement, with farmers and agricultural labourers' cottages of 18th and 19th century date being a common feature, in addition to buildings used for the local cottage industries such as The Old Gloving House.

Horseshoe House is recorded from the mid-17th century[6]. In the 18th century the inn was one of three within the village and may have originally been named The Weathercock, later becoming The Three Horseshoes; the landlord in the mid-18th century onwards was Richard Buggins[7]. The building remained in use as a public house until the mid-20th century, when it was converted to residential use. It was at this date that the western cottage was incorporated to form the current building (Ponsonby 1968, p.5).

Pictures held at the Oxfordshire History Centre depict the building as it appeared in the early 20th century (Plate 1). Features on the southern elevation that differ from the present day include: the presence of a central doorway between the two windows of the western cottage; a bay window on the eastern side of the central cottage (this is also depicted on historic maps); a doorway to the eastern cottage located immediately to the east of the fixed window and a doorway into the eastern extension. Also present to the east of the doorway is a small blocked opening, possibly the location of a window (this remains extant, though at present is obscured by vegetation). The fenestration on the southern elevation appears similar to that of the present day, with casement windows predominating; the exception is the bay window, which appears to be fitted with sash windows. On the eastern elevation the fenestration appears to have been subject to more significant change; the window on the southern side of the elevation is a single light tilting casement; to the east is a two light casement, each light has three panes. The first floor window appears to be the same metal-framed casement that is extant at the present day.

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[4]https://epns.nottingham.ac.uk/browse/Oxfordshire/Wootton/53286c39b47fc40beb000894-Wootton accessed 31/03/2023

[5]https://www.british-history.ac.uk/vch/oxon/vol11/pp259-285 accessed 31/03/2023

[6]https://www.british-history.ac.uk/vch/oxon/vol11/pp259-285 accessed 31/03/2023

[7]https://pubshistory.com/Oxfordshire/Wootton/ThreeHorseshoes.shtml accessed 30/10/2023

Plate 1: Horseshoe House as it appeared in c.1930 (© Oxfordshire History Centre)

4.3 Historic Mapping

Maps held at the Oxfordshire History Centre were examined. The earlier large scale county maps, though useful in depicting the extent of settlement and wider land use, do not show the proposal site in great enough detail to determine the form of the building. For example, Richard Davis' county map of 1794 shows a block of buildings lining Horseshoe Lane and the bridle path to the south of the building, but does not depict individual buildings (Figure 2).

The first map to depict the building in detail is the 1881 Ordnance Survey 25" County Series map, surveyed from 1876-1880 (Figure 2). Here the building is depicted as the Three Horse Shoes public house. The map depicts the building in a similar form to that of the present day, though there are some clear differences too. The building is divided into two; a rectangular western building and a larger eastern building; this building has a rectangular bay window fronting Horseshoe Lane, and a large rear extension. The front structure is no longer present, though the rear extension is similar to that seen at the present day. It appears to be the case that the extension on the north eastern side of the building is larger than that of the present day, as it extends further backwards. The public house is associated with a range of additional small ancillary buildings, located to the north. To the east is a larger enclosure, bounded by the trackway running between Horseshoe Lane and the lane to Milford Bridge.

The building does not change in configuration between the First Edition of 1881 and later County Series editions of 1899 and 1922. When depicted on 1:2500 scale Ordnance Survey mapping dating to c.1950 (not depicted) the building appears in its current form.

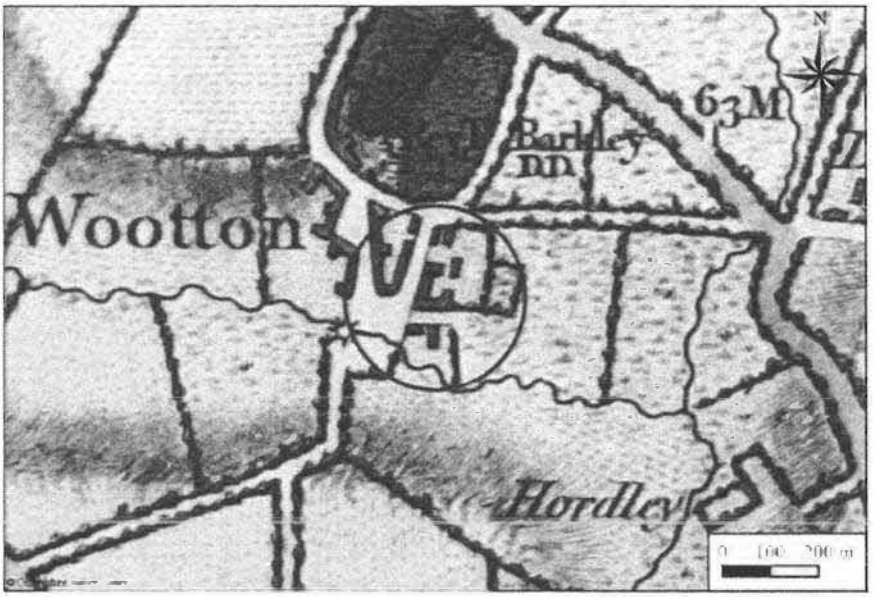


Figure 2: The area of the proposal site as depicted on Richard Davis' 1794 map of Oxfordshire (MP/1175)

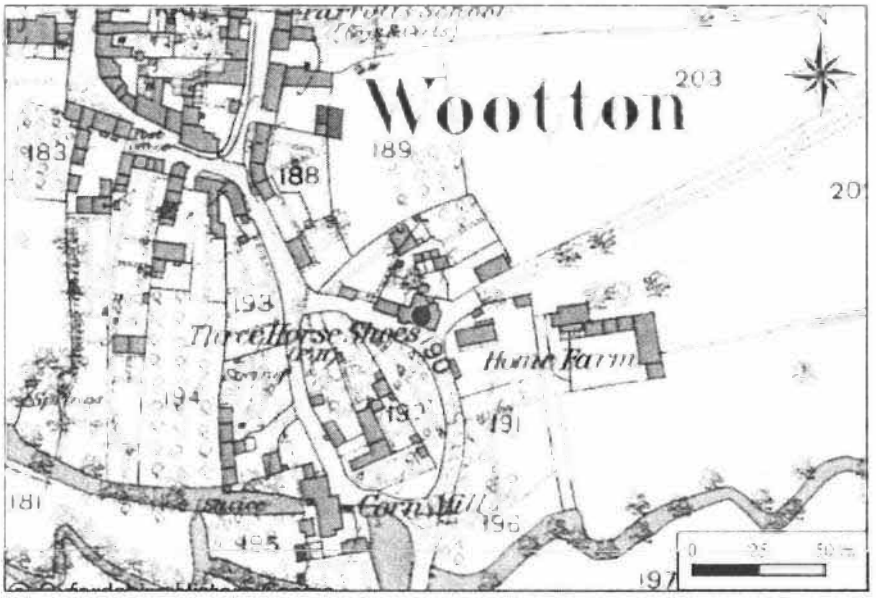


Figure 3: Ordnance Survey 25" County Series map of 1881 (Oxon Sheet XXI.16)

4.4 Relevant Planning History

The following applications have been made to West Oxfordshire district Council:

W97/0742 - Raise existing boundary wall and replace gates, replace two existing windows on south elevation. Unfortunately, no further details of the planning application are available, and as such it is uncertain which of the windows on the south elevation this application refers to.

18/02067/LBC - Internal and external alterations to include changes to internal walls, fenestration and chimney. Creation of new bathroom and erection of new entrance

gates. This application concerned changes to windows on the rear elevations of the building, not covered in this report.

19/01323/LBC - Replacement windows and doors to front and side elevations. This application was refused.

5 THE EXISTING BUILDING

5.1 Introduction and General Description

The report is primarily concerned with the impact of the proposed changes to the fenestration of the south and east elevations and the roof on the rear northeast side of the building, therefore the description will focus on these aspects of the building, however the wider form and development of the building will be considered where appropriate.

The building is T-shaped in plan; the principal range is two storeys, built from roughly squared limestone rubble with a stone slate roof. The three ridge stacks on the main range are also of limestone, with a northern end stack in red brick. Timber lintels predominate, with stone sills. The gabled rear range is built from limestone, with a Welsh slate roof and brick end stack. An outshot extension with a catslide roof is present at the rear of the eastern end of the building; the catslide roof is clad in stone slates.

5.2 Windows

Window numbers correspond to those provided on Coleman Architecture Ltd Drawing: *Elevations and Replacement Frame Details.*

South Elevation

The south facing elevation fronts Horseshoe Lane and forms the principal elevation of the building. The origin of the building as three separate cottages is clearly evident on this elevation due to the varying forms of each unit; butt joints and quoins demonstrate the former limits of each building, in addition to the location of former doorways and extensions.

Ground Floor

Windows 1, 2 and 3

Windows 1 to 3 light the Dining Room on the ground floor of the building. Externally each window sits within an opening topped with a timber lintel and has a dressed stone sill. The windows are timber framed side hung casements of two lights, each with two panes over three.

Window 1
A 20th century window. The two lights are divided by a wooden mullion and sit within an undecorated surround. Each light has ovolo and fillet moulded glazing bars c.21mm in thickness. The casement has a painted iron spiral handled cockspur catch and spiral handled stay. The simple iron spiral handled cockspur catch is difficult to date and is found in houses from the early 18th century onwards, with the design

remaining popular into the early 20th century (Hall 2005, 90; Hall 2001) and still produced today. The hinged spiral handled stay is probably 20th century in date.

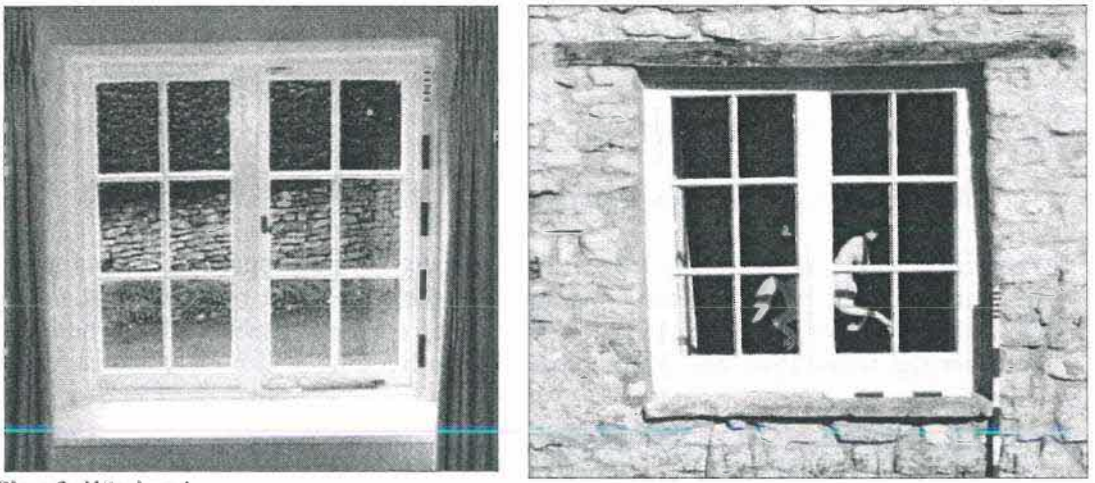


Plate 2: Window 1

Window 2

A 20th century window. The two lights sit within an undecorated surround. Each light has ovolo and fillet moulded glazing bars c.21mm in thickness. The casement has a spiral catch and stay, both of historic design though most probably later replacements.

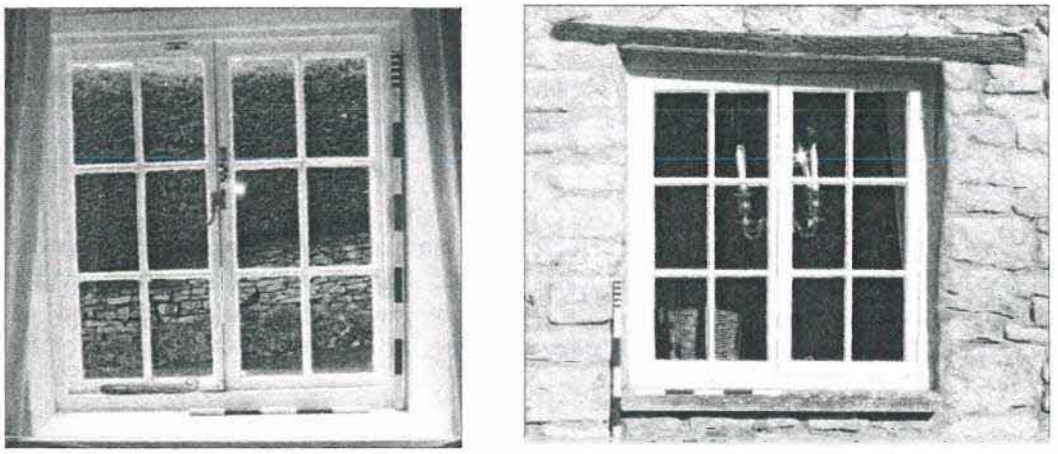


Plate 3: Window 2

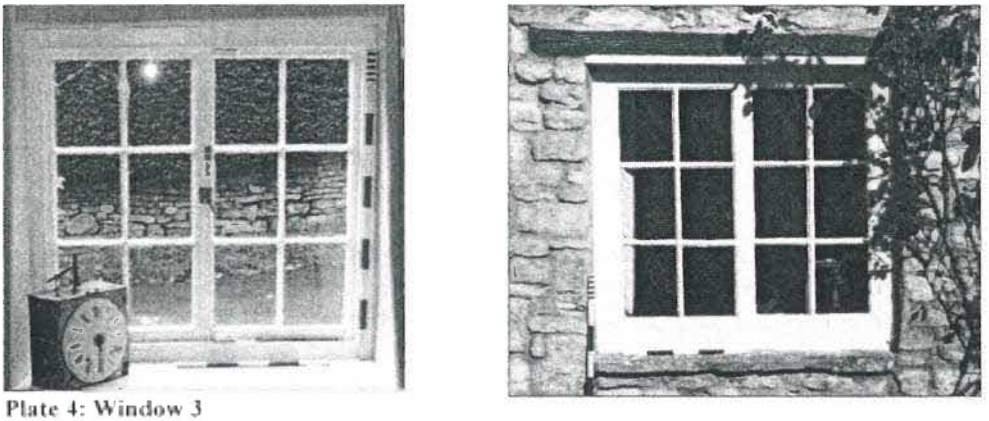


Plate 4: Window 3

Window 3
A probable 19th century window. Internally the window sits within a surround that has a simple beaded moulding. The window has thin ovolo and fillet moulded glazing bars (c.18mm in thickness), and is fitted with a spiral cockspur catch, and a simple hook stay. The hook stay is of probable late 19th century date and is likely to be contemporary with the window (Hall 2005, p.91), though the latch is a later 20th century replacement.

Window 4 and Door 1 – Front Hall

Window 4 lights the front hallway, to which Door 1 provides access. The openings are topped with a wooden lintel that extends the length of both, while a dressed stone sill is present below Window 4.

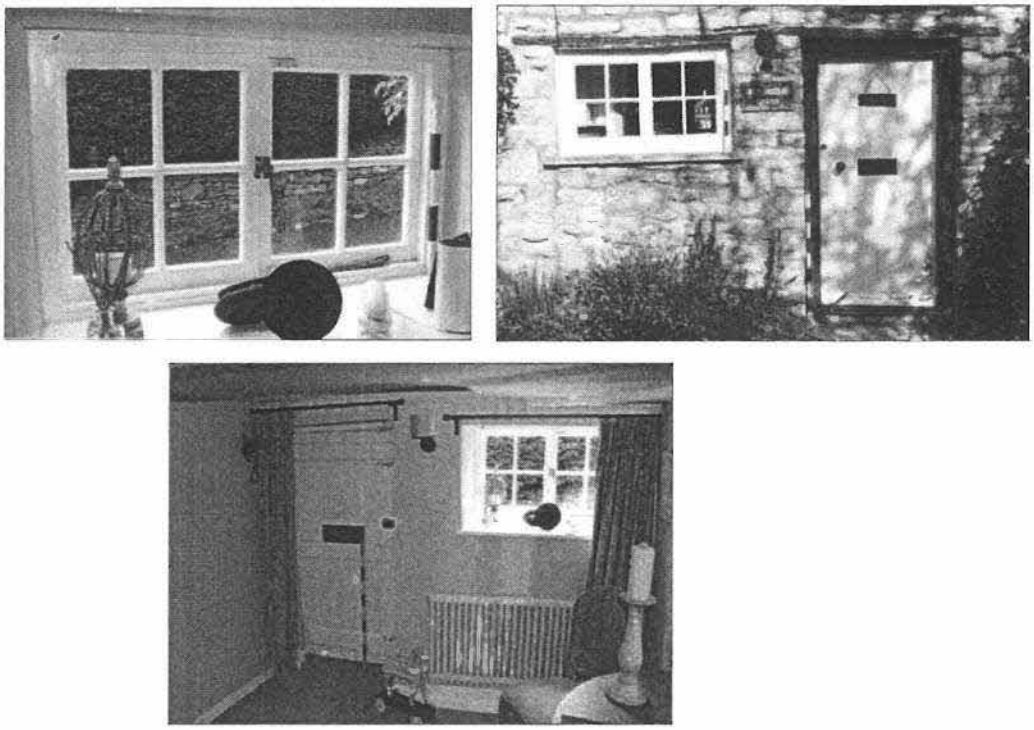


Plate 5: Window 4 and Door 1

Window 4
A small two light side hung casement with a flying mullion; each light has two panes over two. The window is of 20th century date. It has ovolo moulded glazing bars c.21mm in thickness and fittings comprise a spiral cockspur catch and spiral stay, which have been painted; though of historic design it is probable that both are modern replacements. The window sits within an undecorated surround.

Door 1
A modern plank and batten door, with modern fittings.

Window 5

Window 5 lights a small sitting room. The window sits within an opening topped with a timber lintel and has a dressed stone sill; this window sits in the location of the former bay window, visible on historic maps and photographs in the early 20th

century. The window, dating to the 20th century, comprises three lights, with a fixed light flanked by two side-hung casements; the lights are separated by plain timber mullions and sit within an undecorated surround; each light has two panes over three. Each light has ovolo and fillet moulded glazing bars c.21mm in thickness. The two casements have spiral cockspur catches and thumb screw casement stays. The spiral catches are a historic design though most probably later replacements; the stays are 20th century in date.

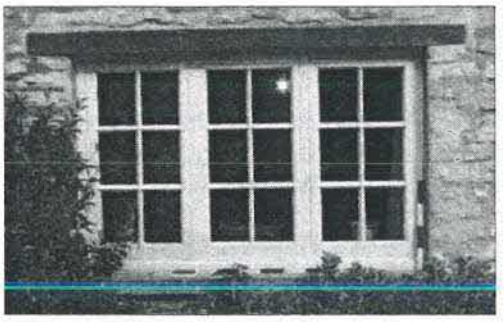




Plate 6: Window 5

Windows 6 and 7

Windows 6 and 7 light the lounge. Window 6 sits within an opening topped by a wooden lintel and has a dressed stone sill; the condition of the sill and lintel suggests it is a later replacement, and in fact historic photographs demonstrate that this opening was a doorway in the early 20th century. Window 6 is separated from a historic fixed light window of probable 19th century date (not part of this report) by a timber post. Window 7 sits within an opening topped by a timber lintel and has a dressed stone sill.


Plate 7: Window 6

Window 6

A 20th century window. Two side-hung casements that are separated by a plain wooden mullion and sit within an undecorated surround; each light has two panes over three. The right hand window (as viewed from the interior) is the same as Windows 1, 2 and 5, while the left hand is the same as Window 4; both have ovolo and fillet moulded glazing bars c.21mm in thickness. Both lights have modern spiral catches and thumb screw casement stays.

Window 7

A 20th century window. The window comprises three lights; a central side-hung casement of two panes over three flanked by two fixed lights of two panes over three; each light is divided by a plain wooden mullion and sits within an undecorated surround. The window has ovolo and fillet moulded glazing bars c.21mm in thickness. The casement has a modern spiral catch and a thumb screw stay.

Plate 8: Window 7

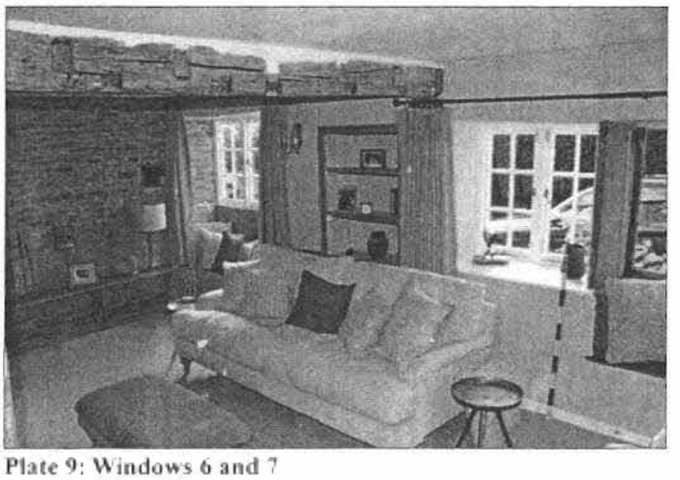


Plate 9: Windows 6 and 7

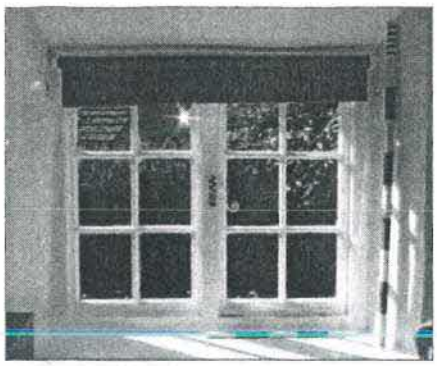
First Floor

Windows 13 and 12

Windows 13 and 12 light a bedroom. The windows both sit within openings topped by a timber lintels and have dressed stone sills. Both windows comprise two lights; a side hung casement of two panes over three paired with a fixed light of two panes over three.

Window 13

A 20th century window similar in form to those seen on the ground floor. A central wooden mullion divides the window into two lights; each light sits within a plain surround. Both lights have ovolo and fillet moulded glazing bars c.21mm in thickness and the casement is fitted with a spiral cockspur catch and spiral stay.



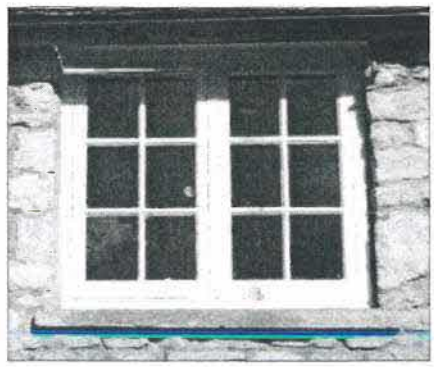


Plate 10: Window 13

Window 12

This window is of two phases, though both of 20th century date. The casement has ovolo and fillet glazing bars c.20mm in thickness, with a spiral catch and stay. The fixed window has glazing bars c.19mm in thickness, also with ovolo and fillet mouldings. It is possible that the fixed window is a later replacement, as stylistically it matches ground floor windows 4 and 7. Both lights sit within a simple moulded frame.

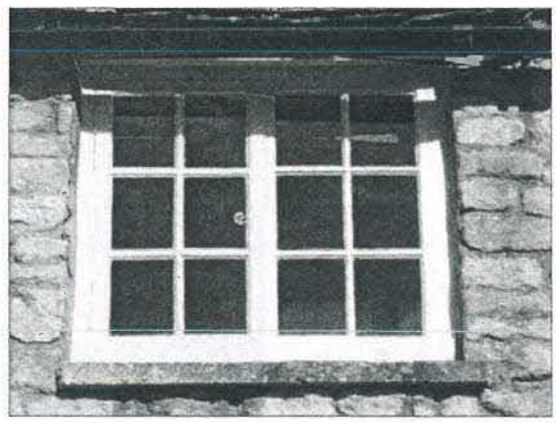


Plate 11: Window 12

Plate 12: Windows 12 and 13 in Bedroom

Window 11

Window 11 lights a bathroom. The window sits within an opening topped by a timber lintel and has a dressed stone sill. The window comprises two lights; a left-hand side-hung casement of two panes over three and a fixed light also of two panes over three. Internally the window sits within a moulded frame and is associated with wooden panel shutters of 18th or early 19th century date. The window itself is of probable 19th century date. Both lights have thin ovolo and fillet moulded glazing bars of c.17mm thickness. The fixed light has a beaded moulding on its right hand side. The casement has a modern spiral cockspur latch, and a modern thumb screw stay that matches those seen on a number of ground floor windows.

Plate 13: Window 11

Plate 14: Window 11 in bathroom

Window 10

Window 10 lights a bedroom. The window sits within an opening topped by a timber lintel and has a dressed stone sill. The window comprises two lights; a left-hand side-hung casement of two panes over three and a fixed light of two panes over three. Internally the window sits within a moulded frame and is associated with wooden panel shutters of 18th or early 19th century date.

The window itself is of probable 19th century date. Both lights have thin ovolo and fillet moulded glazing bars of c.16-17mm thickness. The mullion of the fixed light has a beaded moulding on its right hand side. The casement has a brass latch, with a replacement thumb screw stay that matches those seen on a number of ground floor windows; both are modern additions.

Plate 15: Window 10

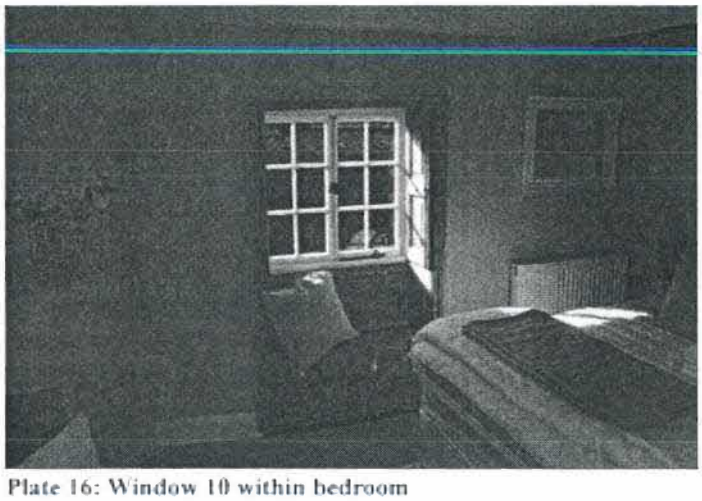


Plate 16: Window 10 within bedroom

Window 9

Window 9 also lights a bedroom. The window sits within an opening topped by a timber lintel and has a dressed stone sill. The window comprises two lights; a left-hand side-hung casement of two panes over three and a fixed light of two panes over three. Internally the window sits within a moulded frame, over a stone window seat. The window is of probable 19th century date. Both lights have thin ovolo and fillet glazing bars of c.16-17mm thickness. The fixed light has a beaded moulding on its right hand side. The casement has a spiral latch, with a replacement thumb screw stay that matches those seen on a number of ground floor windows.

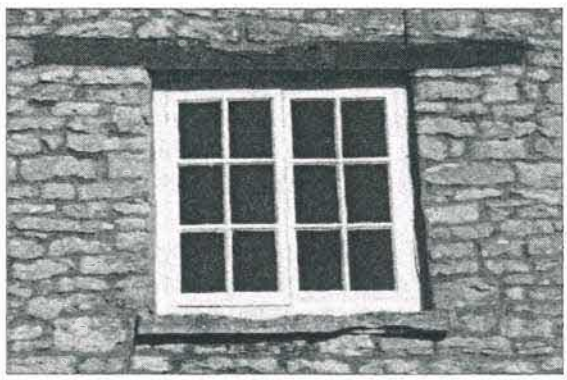


Plate 17: Window 9

Window 8

Window 8 lights a bedroom. The window sits within an opening topped by a timber lintel and has a dressed stone sill. The window comprises two lights; a left-hand side-hung casement of two panes over three and a fixed light of two panes over three. Internally the window sits within a moulded frame.

This window is also of probable 19th century date, similar in form to those in Bathroom 4 and Bedrooms 3, 4 and 5. Both lights have thin ovolo and fillet moulded glazing bars of c.16-17mm thickness. The fixed light has a beaded moulding on the casement side. The casement has a spiral cockspur catch, with a replacement thumb screw stay that matches those seen on a number of other windows in the building; both are modern replacements.

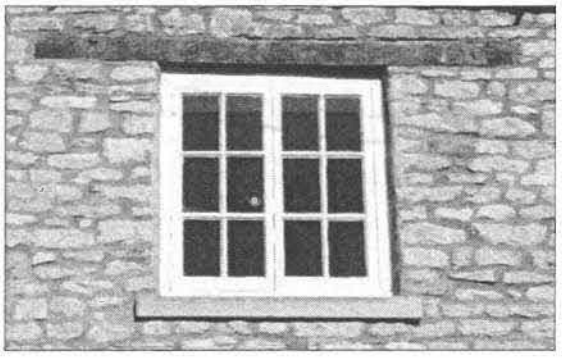



Plate 19: Window 8

East Elevation

The eastern elevation comprises the eastern gable end of the main range and eastern lateral elevation of the rear extension.

Ground Floor

Window 14

Window 14 lights a utility room. The window sits within an opening topped by a timber lintel and has a dressed and painted stone sill; the sides of the aperture are brick. The window is a horizontally sliding sash of two lights, both two panes over two. The ovolo and fillet moulded glazing bars measure c.21mm in thickness and the window has two modern sash fasteners. The window is a mid to late 20th century replacement that sits within a plain frame.

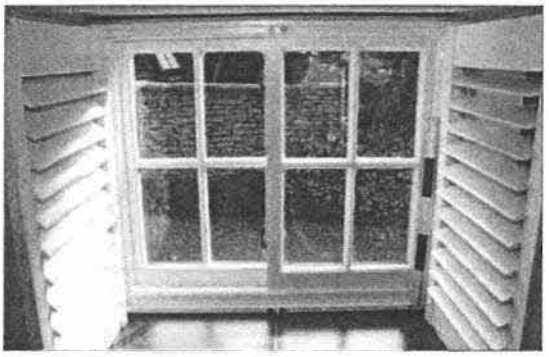



Plate 20: Window 14

Window 15

Window 16 lights the Boot Room. The window sits within an opening topped by a timber lintel and has a dressed stone sill. The unit, which sits within a plain surround, is a sash window of mid to late 20th century date. The ovolo-moulded glazing bars measure c.21mm in thickness and modern sash fasteners are present.

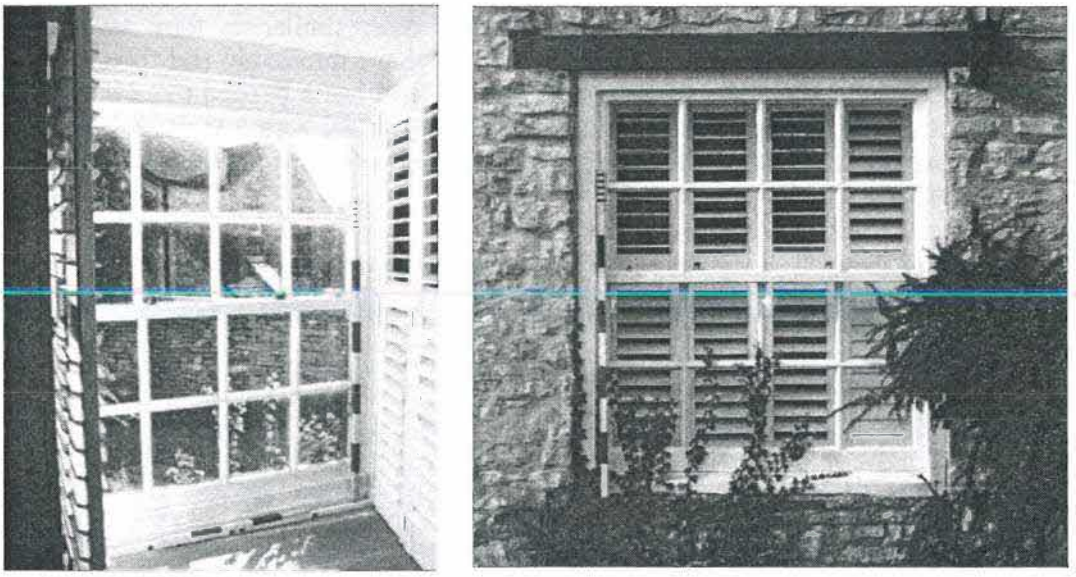


Plate 21: Window 15

First Floor

Window 16

Window 16 lights a home office. The window sits within an opening topped by a timber lintel and has a dressed stone sill. Internally the jambs and mullion are moulded. The window has cast iron glazing bars; the casement has horizontal saddle bars, to which the leaded light is hung. The casement is hung on decorative iron pintles and has a turnbuckle catch: analogous examples are dated to the mid-19th century (Hall 2005, p.90). The leaded panes contain plate or crown glass.

Plate 22: Window 16

Window 17

Window 17 lights a store room. The window sits within an ashlar-edged opening, topped with a soldier arch, also in ashlar, and has a stone sill. The window is a double hung 19th century sash, most probably contemporary with the extension in which the window is located. The window has a moulded surround with associated shutters, likely contemporary to the window. Each light has thin ovolo and fillet moulded glazing bars c.16/17mm in thickness, with plate glass panes present.

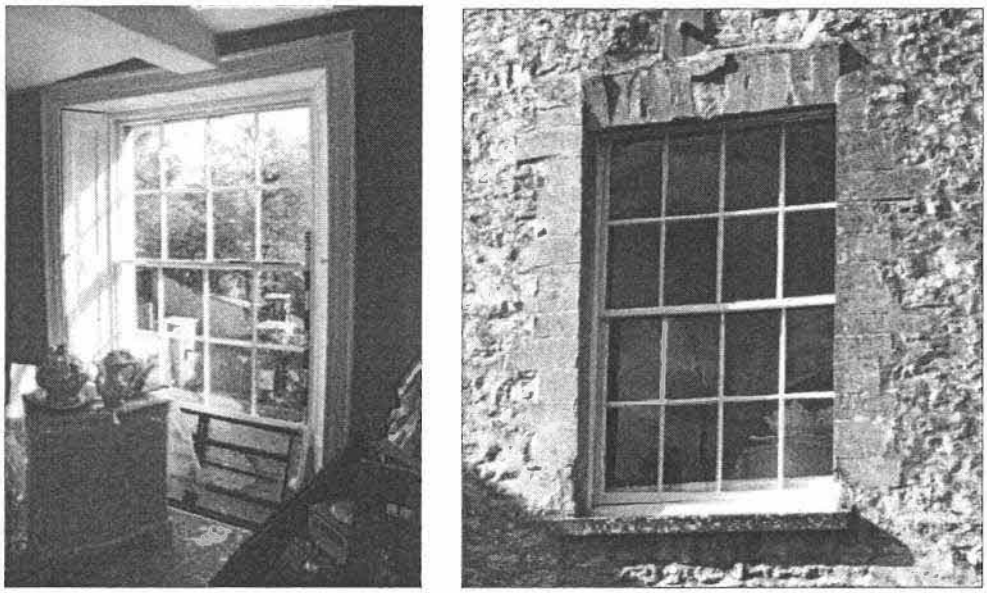


Plate 23: Window 17

5.3 Roof

This report focuses on the part of the roof that covers the easternmost part of the main range and the rear single storey outshut extension, thus forming a large catslide roof. The roof is clad in graduated Stonesfield slate; many of the slates appear to be in a fragmentary condition and have slipped. A ridge stack of roughly squared limestone bisects the roof and probably marks the former gable end of the main range, which has been extended to the east, creating a single cell addition to the main range.

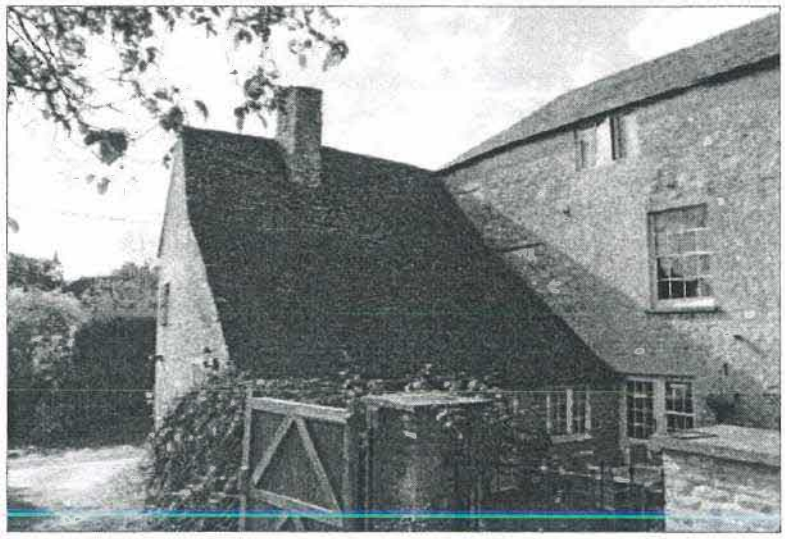
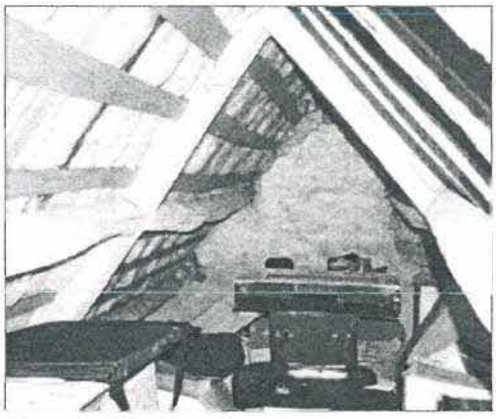


Plate 24: Rear roof at the eastern end of the building

The roof structure of the main range was accessed; this part of the roof comprises three bays formed from two principal rafter trusses, with tenoned purlins; no evidence for collars or tie beams is present. The rafters meet at a ridge plank. Historic timber studwork finished with a lath and plaster finish is present under the eaves; the skeiling is also finished in lath and plaster in places, and the stonework of the east and west walls is plastered; both the timbers and plaster is whitewashed. The level of finish in the loft indicates that the room must have been occupied to some extent. In places the plaster has been removed and battens have been added in order to secure modern insulation.



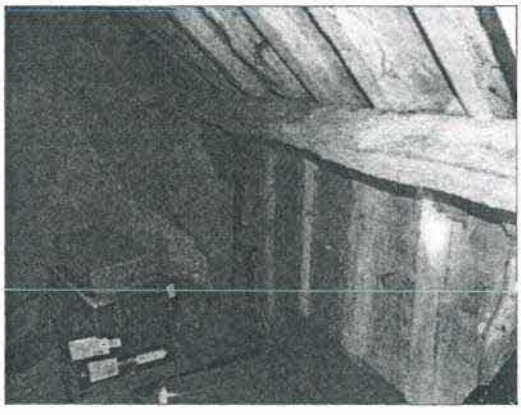


Plate 25: Roof structure in eastern end of the main range

The roof structure of the single storey extension comprises three bays, formed by a single principal truss with tie beam and raking struts and a stone wall that divides the hallway and western extension. Three rows of tenoned purlins support common rafters. The roof is exposed in the hallway, which is partly open to the roof; the upper part of the roof is obscured though accessible through a hatch. The western wall of the roof space is formed by the 19th century rear extension, which in this location clearly butts against the main range; this appears to be the case at the western end too, though the evidence is less definitive. The roof structure displays a range of re-used and modern timber, suggesting extensive rebuilding or repair.

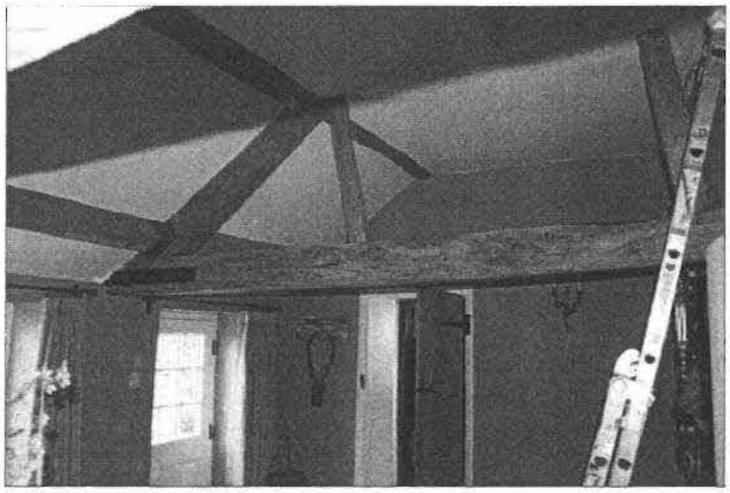


Plate 26: Roof structure of the outshut extension

Plate 27: Upper part of the roof structure looking west (above) and east (right)

6 ASSESSMENT

6.1 Phases

The current building is the result of numerous phases of development. An approximate phasing of building is provided below, based upon observations made during the site visit and evidence of historic mapping and photographs. It is limited due to the nature of the report and predominantly focuses on the fenestration. A number of the phases are tentative, and of uncertain date. How the current fenestration fits into these phases has been outlined where possible.

Late 17th - 18th century
The building initially appears to have comprised a terrace of three cottages. The westernmost cottage (Building 1) was the most modest of the three and, based on stonework on the western gable end, which appears to show a former steeply pitched roofline, was one or one and a half storeys. The eastern two buildings (Building 2, Building 3) appear to have originated as two storey structures, and were thus more substantial than Building 1.

18th century
Historic records demonstrate the operation of Horseshoe House as a public house from the mid-18th century onwards, when the landlord was Richard Buggins. Windows 10 and 11, located within Building 2, are associated with internal shutters and window seats; these features are typically of the 18th or early 19th century and appear distinct to Building 2, indicating that they are perhaps a feature that pre-dates the later unification of Buildings 2 and 3 in the 19th century. The windows themselves however appear to be later in date, and are analogous to those seen elsewhere on the first floor of the building.

A single cell two storey extension was added to the eastern gable end of building 3; the date of this addition is uncertain, however if original the cast iron casement in the extension (Window 16) suggests a possible 18th or early 19th century date for this extension. This may have corresponded with the addition of the single storey outshut extension to the rear of the building.

The upper storey of Building 1 was extended in order to provide more substantial accommodation on the first floor (or perhaps accommodation for the first time, as the original structure may have been a single storey).

19th century
By the late 19th century buildings 2 and 3 had been merged to form a single structure. A three storey extension was added to the rear of Buildings 2 and 3; based on extant features, including the large sash window (Window 17) and contemporary surround, it is probable that this took place in the early 19th century. A bay window was added to the front elevation of the building.

Windows 3 and 8 to 11 all appear to date to the 19th century. Within this there is some variation: Window 3, in Building 1, has thicker glazing bars and a less decorative surround to the other historic windows; windows 8 to 11 on the first floor all have the same design and as such may have been replaced in a single event. It is probable that these windows replaced metal casements similar to Window 16 seen on the eastern gable end of the building. The fact that the windows are of the same design suggests they were replaced after Buildings 2 and 3 had been merged.

20th century
In the mid-20th century Building 1 was joined with Buildings 2 and 3 to form the current structure; this corresponded with the conversion of the former public house into residential accommodation. It is possible that a number of the windows were replaced at this date, as the majority of the ground floor windows are of 20th century date. The bay on the front façade of Building 2, in the location of current Window 4 and Door 1, was also demolished during 20th century, though the date is uncertain.

Based on historic mapping between 1920 and 1950 the rear outshut extension was reworked and reduced in size, resulting in the current configuration of the building.

A planning application made in 1997 resulted in the replacement of two windows on the southern elevation of the building, though which of the modern windows this refers to is not known.

6.2 Statement of Significance

The significance of Horseshoe House has been recognised through its inclusion on Historic England's National Heritage List for England as a Grade II listed building. It is thus of high heritage value. The significance of the building is derived from a number of facets. Most notably the building has a high level of evidential value; this is derived from the extant fabric of the building, a vernacular structure of 17th or early 18th century date, with later alterations and additions, that contains evidence of historic construction methods, materials and vernacular architectural design. Aspects of the fabric that contribute to the significance of the building include the 19th century windows and historic roof structure which have been identified in this report. The evolution of the building is embodied in its fabric and thus it is a physical record of its development, changes in use (its conversion to a public house and then to residential accommodation) and also the social and economic status of its owners and inhabitants. The building also holds communal and historical value due to its former role as a public house; this remains partly legible in the extant iron sign fixed to the front of the building, and is further demonstrated through historical records and photographs.

Contribution of setting

The immediate setting of the building is predominantly confined to its own boundaries; to the rear are a series of smaller ancillary buildings that relate to the past use of the building, in addition to an enclosed garden. The wider setting is primarily defined by its location along Horseshoe Lane, to which it is also intrinsically liked through their shared name. The building sits in a prominent position along the lane; the topography of the lane, long facade of Horseshoe House and vegetation along the southern verge create a sense of enclosure that draws focus and creates a sense of character that is specific to this part of the village.

Plate 28: Horseshoe House viewed from Horseshoe Lane

7 THE CURRENT PROPOSAL

7.1 Impact on the Listed Building

The impact of the proposals is discussed below; the significance of each window has been considered separately and is outlined in Table 1. The significance of the roof

structure is outlined in Table 2. The overall impact to the Listed Building as a result of the proposals is also discussed.

Table 1: Windows and Door

Proposed Alteration	Fabric at Risk	Significance of Element	Degree of Harm (to element)	Reasoning
Removal and replacement of existing window	Window 1	Low	Substantial	The window is a 20th century replacement of low historic value; it does not contribute substantially to the overall significance of the building, though does demonstrate its ongoing development. Removal would result in substantial impact to the window, removing any significance it holds (which is minimal in relation to the overall significance of the building).
Removal and replacement of existing window	Window 2	Low	Substantial	The window is a 20th century replacement of low historic value; it does not contribute substantially to the overall significance of the building, though does demonstrate its ongoing development. Removal would result in substantial impact to the window, removing any significance it holds (which is minimal in relation to the overall significance of the building).
Removal and replacement of existing window	Window 3	Moderate to High	Substantial	The window dates to the 19th or early 20th century and is of moderate to high historic value. Panes of historic glass remain extant and the latch is likely to be an original feature. Removal would result in substantial impact to the window, removing the significance it embodies.
Removal and replacement of existing window	Window 4	Low	Substantial	The window is a 20th century replacement of low historic value; it does not contribute substantially to the overall significance of the building, though does demonstrate its ongoing development. Removal would result in substantial impact to the window, removing any significance it holds (which is minimal in relation to the overall significance of the building).
Removal and replacement of existing window	Window 5	Low	Substantial	The window is a 20th century replacement of low historic value; it does not contribute substantially to the overall significance of the building, though does demonstrate its ongoing development. Removal would result in substantial impact to the window, removing any significance it holds (which is minimal in relation to the overall significance of the building).
Removal and replacement	Window 6	Low	Substantial	The window is a 20th century replacement of low historic value; it

Proposed Alteration	Fabric at Risk	Significance of Element	Degree of Harm (to element)	Reasoning
of existing window				does not contribute substantially to the overall significance of the building, though does demonstrate its ongoing development. Removal would result in substantial impact to the window, removing any significance it holds (which is minimal in relation to the overall significance of the building).
Removal and replacement of existing window	Window 7	Low	Substantial	The window is a 20th century replacement of low historic value; it does not contribute substantially to the overall significance of the building, though does demonstrate its ongoing development. Removal would result in substantial impact to the window, removing any significance it holds (which is minimal in relation to the overall significance of the building).
Removal and replacement of existing window	Window 8	Moderate to High	Substantial	The window dates to the 19th century and is of moderate to high historic value. Panes of historic glass remain extant, though the fittings have probably been replaced. The similarity with windows 9 to 11 demonstrates that they are contemporary and therefore represent an identifiable phase in the development of the building. Removal would result in substantial impact to the window, removing the significance it holds
Removal and replacement of existing window	Window 9	Moderate to High	Substantial	The window dates to the 19th century and is of moderate to high historic value. Panes of historic glass remain extant, though the fittings have probably been replaced. The similarity with windows 8, and 10 to 11 demonstrates that they are contemporary and therefore represent an identifiable phase in the development of the building. Removal would result in substantial impact to the window, removing the significance it holds
Removal and replacement of existing window	Window 10	Moderate to High	Substantial	The window dates to the 19th century and is of moderate to high historic value. Panes of historic glass remain extant, though the fittings have probably been replaced. The similarity with windows 8, and 10 to 11 demonstrates that they are contemporary and therefore represent an identifiable phase in the development of the building. The window sits within an historic moulded surround and is associated with interior panelled shutters and a window seat, though these features are likely of an earlier phase. Removal would result in substantial impact to the window, removing the significance it

Proposed Alteration	Fabric at Risk	Significance of Element	Degree of Harm (to element)	Reasoning
				holds
Removal and replacement of existing window	Window 11	Moderate to High	Substantial	The window dates to the 19th century and is of moderate to high historic value. Panes of historic glass remain extant, though the fittings have probably been replaced. The similarity with windows 8 to 10 demonstrates that they are contemporary and therefore represent an identifiable phase in the development of the building. The window also sits within an historic moulded surround and is associated with interior shutters and a window seat, though these features are likely of an earlier phase. Removal would result in substantial impact to the window, removing the significance it holds
Removal and replacement of existing window	Window 12	Low	Substantial	The window is a 20th century replacement of low historic value; it does not contribute substantially to the overall significance of the building, though does demonstrate its ongoing development. Removal would result in substantial impact to the window, removing any significance it holds (which is minimal in relation to the overall significance of the building).
Removal and replacement of existing window	Window 13	Low	Substantial	The window is a 20th century replacement of low historic value; it does not contribute substantially to the overall significance of the building, though does demonstrate its ongoing development. Removal would result in substantial impact to the window, removing any significance it holds (which is minimal in relation to the overall significance of the building).
Removal and replacement of existing window	Window 14	Low	Substantial	The window is a 20th century replacement of low historic value; it does not contribute substantially to the overall significance of the building, though does demonstrate its ongoing development. Removal would result in substantial impact to the window, removing any significance it holds (which is minimal in relation to the overall significance of the building).
Removal and replacement of existing window	Window 15	Low	Substantial	The window is a 20th century replacement of low historic value; it does not contribute substantially to the overall significance of the building, though does demonstrate its ongoing development. Removal would result in substantial impact to the window, removing any significance it holds

Proposed Alteration	Fabric at Risk	Significance of Element	Degree of Harm (to element)	Reasoning
				(which is minimal in relation to the overall significance of the building).
Removal and replacement of existing window	Window 16	High	Substantial	The window is an 18th or early 19th century metal casement, with moulded wooden mullion and jambs. The window has high evidential value; its contrast with the wooden casements on the southern elevation helps to demonstrate the development of the building and significance of the southern elevation as the principal facade of the building.
Removal and replacement of existing window	Window 17	High	Substantial	The window dates to the 19th century and is of high historic value. The window is contemporary with the 19th century rear extension within which it is located. The window sits within a historic moulded surround and is associated with interior shutters. These features are likely to be contemporary with the window; the variation of this window with those on the southern elevation demonstrates the evolution of the building and changes in vernacular construction, contrasting with the smaller wooden casements on the southern and eastern elevation.
Removal and replacement of existing door	Door 1	Low	Substantial	The door is a 20th century replacement of low historic value; it does not contribute substantially to the overall significance of the building, though does demonstrate its ongoing development. Removal would result in substantial impact to the window, removing any significance it holds (which is minimal in relation to the overall significance of the building).

Replacement of the windows will inevitably have an impact to the listed building due to the removal of historic fabric. This would result in a loss of evidential significance, thus resulting in some loss to the overall significance of the building. The extant historic windows provide evidence of historic craftsmanship and demonstrate the development of the building over time; the four matching 19th century windows on the first floor which form a clear phase in the development of the building, while the 19th century sash within the rear extension demonstrates changing trends in architectural design and also speaks to the potential intended use of the room. Where panes of historic glass remain extant they have different reflective qualities to modern glass and add to the character of the building; the fenestration is thus a very visible feature of the building and replacement of the historic windows will therefore result in a visible, though subtle, change to the character of the building. Replacement of the modern windows will be less impactful due to their low historic value.

Historic England guidance states that where windows make a positive contribution to the significance of a listed building they should be retained and repaired where

possible (HE 2017, p.62). The reported condition of the windows appears, however, to make any alternative options, such as repair or secondary glazing, unviable (it should be noted that the condition of the windows was not readily apparent during the visit to the building, due to recent redecoration work which had obscured known defects). Historic England guidance on the replacement of windows in a listed building is as follows (HE 2017, p.59):

The replacement window should match the form, detailing and operation of the window to be copied. It will be necessary for the maker of the new window to accurately copy the profiles of all the window components including head, jambs and cill of the frame and the stiles rails and glazing bars of the sashes or casements. Old glass should be carefully salvaged and reused. Where practicable, ironmongery should be overhauled and reused.

The proposed replacement windows are single glazed wooden framed units, with hand drawn glass that is intended to match the character of the historic glazing. Thus, the reflective quality of the existing glazing will be maintained to a certain extent. Frame profiles should match the existing historic units.

Replacement of the windows is therefore likely to have an overall less than substantial – minor impact due to the loss of historic fabric. This should be weighed against the need to replace the windows in order to ensure that the energy efficiency of the building is maintained and draught proofing ensured.

Table 2: Rear Roof

Proposed Alteration	Fabric at Risk	Significance of Element	Degree of Harm (to element)	Reasoning
Replacement of slates, battens; repairs/renew rafters where necessary; new breathable sarking felt; new battens where necessary. Replacement of stone slates with Cardinal slates	Rear roof of eastern range and catslide extension; underlying roof structure	High	Substantial	The slates are a historic roof covering and as such hold evidential value, illustrating vernacular construction methods and materials. The roof covering also contributes to the character of the building, and forms a significant visual element of the rear of the building. The underlying roof structure has high evidential value and is likely to be one of the oldest elements of the building, though the primary roof structure itself is unlikely to suffer significant impact.

The existing stone slates and the underlying roof structure have a high evidential value; thus removal of the historic stone slates will result in an impact to this due to the loss of historic fabric. In addition, the rear catslide roof is large and forms a notable element of the character of the property. However, renewal of the roof covering and associated fixings will help to ensure that the building is maintained and that the underlying roof structure is protected, thus ensuring the ongoing preservation of the building. Though the roof forms an element of the character of the building its position at the rear of the building means that it is less evident from the wider area.

The proposed replacement slates are designed to accurately imitate the varied nature of the natural stone thus ensuring that the character.

Therefore the proposal is likely to result in a less than substantial-minor impact; this however represents a positive strategy as it ensures the conservation of the building and in particular the evidentially significant roof structure.

7.2 Impact on Conservation Area

A change in the fenestration at the front facade of the building may result in a slight change to the character of the building, as discussed above, however this will not result in a significant change to the character of the Horseshoe Lane part of the Conservation Area; the character here is instead principally derived from the sense of enclosure that comes from the local topography, vegetation and built form of Horseshoe House, which forms a substantial northern boundary. Replacement of the Stonesfield slates of the rear catslide will also result in a slight change to the character of the building, however this will not result in a significant impact to the conservation area as the visual form of the building will remain consistent. Therefore, the proposals will result in a negligible impact on the overall significance of the conservation area.

8 CONCLUSIONS

This Historic Building Impact Assessment was commissioned by Coleman Architecture Ltd in advance of proposals to renew the fenestration and rear catslide roof covering of Horseshoe House, a Grade II listed building in Wootton, Oxfordshire.

Replacement of the windows has been deemed necessary due to the irreparable condition of the existing units. There will be an impact on the listed building due to the loss of historic fabric; this is unavoidable due to the nature of the proposals. However, this will be mitigated as far as possible through the installation of replacements that are in keeping with the originals, with single glazing and matching frame profiles. The replacement windows are in keeping with the historic building and will not result in a significant change to its character. Thus there will be a less than substantial-minor impact as a result of these proposals.

Repair of the catslide roof and the replacement of the stone tiles will result in a loss of evidential value and a slight change in the character of the building, thus a less than substantial-minor impact follows as a result; however, the work will ensure that the building is kept in good repair. Should the works be approved opportunity should be taken to make a more detailed record of the roof structure during any works, in order to increase our understanding of the building.

Thus, the proposals will result in an overall less than substantial-minor impact to the listed building, due to the loss of historic fabric. Thus the public benefit of the proposals must be considered; in this regard the benefits would comprise the replacement and renewal of fabric in order to ensure the continued conservation and use of the building. Thus, ensuring that, as a residential dwelling, it represents a comfortable and weatherproof living environment.

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10 APPENDIX: LEGISLATION, GRADING ASSETS & LEVELS OF IMPACT

10.1 Primary Legislation

The relevant primary legislative framework for the historic environment is contained in the following acts:

- *Town and Country Planning Act* 1990 – sets out the planning framework.
- *Planning (Listed Buildings and Conservation Areas) Act* 1990 – specific protection for buildings and areas of special architectural or historic interest.
- *Ancient Monuments and Archaeological Areas Act* 1979 – specific protection for monuments of national interest.
- *Historic Buildings and Ancient Monuments Act* 1953 – provision for the compilation of a register of gardens and other land (parks and gardens, and battlefields).

10.2 Grading Heritage Assets and Levels of Impact

As laid out in the NPPF, described above, and in Paragraph 018 of PPG 2014 (Revised 2019) '*what matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting.*' The NPPF (Annex 2) defines significance as '*the value of a heritage asset to this and future generations because of its heritage interest*' and it may derive '*not only from heritage asset's physical presence, but also from its setting*'. Significance is what conservation sustains, and where appropriate enhances, in managing change to heritage assets.

Therefore, the assessment of the impact of a proposed development, or change to a heritage asset, either designated or non-designated, depends on considering the significance of the asset and any perceived harm that could happen to it and/or its setting (Historic England 2015). The potential harm and impacts are to be avoided, minimised, and mitigated, taking opportunities to better reveal or enhance significance, thereby ensuring any unavoidable harmful impacts are justifiable by public benefits, that can be deemed as necessary and otherwise undeliverable (Historic England 2015; Historic England 2019).

HE's guidance document *Statements of Heritage Significance* (2019) states that an understanding of significance must stem from the interest(s) of the *heritage asset*, whether *archaeological, architectural, artistic, or historic*, or a combination of these. These must:

- Describe significance following appropriate analysis, no matter what the level of significance or the scope of the proposal.
- Be sufficient for an understanding of the impact of the proposal on the significance, both positive and negative.
- Be sufficient for the Local Planning Authority (LPA) to come to judgement about the level of impact on that significance and therefore on the merits of the proposal.

Further guidance is to be found in HE's The Setting of Heritage Assets (2017) which affirms that statements of significance need to consider:

- How the historic character of a place makes it distinctive. This may include its association with people, now and through time; its visual aspects; the features, materials and spaces associated with its history including its original configuration and subsequent losses and changes.
- Contextual relationships between the asset and any other heritage assets that are relevant to the significance including the relationship of one asset to another, same architects, or associative relationships.
- Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

Table 1. Criteria for assessing the significance of a heritage asset

Significance	Definition	Relevant Heritage Assets
Very High	Relatively complete and predominantly static landscapes sensitive to change. Internationally significant locations or sites.	World Heritage Sites. Historic landscapes of national or international importance, whether designated or not. Extremely well-preserved historic landscapes with exceptional coherence, time-depth, or other critical factors.
High	Locations or Buildings that have little ability to absorb change without fundamentally altering its present significant character. Well preserved historic landscapes, exhibiting considerable coherence, time depth and other factors. Sites associated with historic nationally and internationally important people or groups.	Scheduled Monuments. Archaeological sites of schedulable quality and significance. Listed Buildings (all grades). Registered Historic Parks and Gardens (all grades). Historic Battlefields.
Medium	Locations and Buildings that have a moderate capacity to absorb change without significantly altering their present character, has some environmental value, or is of regional or high local importance.	Local Authority designated sites (e.g., Conservation Areas and their settings). Undesignated sites of demonstrable regional importance. Averagely well-preserved historic landscapes with reasonable coherence, time-depth, or another critical factor.
Low	Locations and Buildings tolerant of change without detriment to its character, is of low environmental value, or is of moderate or minor local importance.	Sites with significance to local interest groups. Sites of which the significance is limited by poor preservation and poor survival of contextual associations.
Negligible	No loss.	No loss.

Proposed developments and changes to heritage assets and their setting can be described as positive, negative, or neutral (Table 4). Definitions of terms used to describe the impact of damage on a heritage assets significance, and how this can be assessed, is contained in the NPPF and PPG (Section 18). From these sources a list of clearly defined criteria regarding the physical and visual impact of a proposal on the site, building and its setting can be made. These define the degree of harm that can potentially be caused to a heritage asset and facilitates balancing the potential harm identified against the benefits of the proposal.

Table 2. Criteria for the assessment of the degree of harm to the significance of an asset

Degree of Harm	Definition
Total Loss	• Total removal of the significance of a heritage asset.
Substantial	• Serious harm that would remove or vitiate the significance of a heritage asset. • • Change to a heritage asset's setting, such that the significance of the asset would be totally lost or substantially reduced (e.g.: the significance of a designated heritage asset would be reduced to such a degree that its designation would be questionable; the significance of an undesignated heritage asset would be reduced to such a degree that its categorisation as a heritage asset would be questionable).
Less than substantial - High	• High level of harm that could be serious, but not so serious as to vitiate or change the significance of a heritage asset. • • Partial physical loss of a heritage asset, or its setting, or both, such that the asset's significance would be materially affected/considerably devalued, but not totally or substantially lost.
Less than substantial - Moderate	• Slight loss of the significance of a heritage asset. • • This could include the removal of fabric that forms part of the heritage asset, but that is not integral to its significance. • • Some harm to the heritage asset's setting, but not to the degree that would result in a meaningful devaluation of its significance. • • Perceivable level of harm, that is enough to be noticeable or material, but insubstantial relative to the overall interest of the heritage asset.
Negligible	• A very slight change to a heritage asset which does not result in any overall harm to its significance. • • Very minor change to a heritage asset's setting such that there is a slight impact, but not materially affecting the heritage asset's significance.
No Impact	• No effect to the heritage asset or its setting.

Table 3. Criteria for assessing the impact of change to a heritage asset

Impact	Definition
Positive	Proposed changes represent a positive strategy for the conservation and enjoyment of the heritage asset and positive contribution to the character of the building. Such changes may: • restore the building to the original structure or fabric • sustains, enhances, or better reveals the significance of the heritage asset • positive contribution to the local character and distinctiveness
Neutral	Proposed changes represent a neutral strategy for the conservation and enjoyment of the heritage asset and neutral contribution to the character of the building. • very minor change to a heritage asset's setting such that there is a slight impact
Negative	Proposed changes represent a negative strategy for the conservation and enjoyment of the heritage asset and negative contribution to the character of the building. Such changes may: • lose or remove original features of the building • causes the asset's significance to be materially affected/considerably devalued • negative contribution to the local character and distinctiveness