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Heritage & Design & Access Statement

22nd August 2023

Re: Curtilage Building, Bay Tree Hotel, Sheep Street, Burford, Oxfordshire.



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1. Listing details, historic background, and assessment of significance.
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List Description: Subject building curtilage listed,

Main building

Listed Building Grade: II

List Entry Number: 1225264

Date first listed: 12-Sep-1955

List Entry Name: BAY TREE HOTEL

Statutory Address 1: BAY TREE HOTEL, SHEEP STREET

Location

County: Oxfordshire

District: West Oxfordshire (District Authority)

Parish: Burford

National Grid Reference: SP2501912205 Details

BURFORD AND UPTON SHEEP STREET AND SIGNET (North side) SP2512
(Enlargement) Bay Tree Hotel 7/192 12.9.55

GV II

Burgage house, formerly Tanfield House (owned by Tanfield in 1580). Present structure late C17, restored and altered c.1936. Freeston on chamfered plinth, Cotswold stone roof. Gabled front. Weathered coping to gables, large square end stacks in 3 (to left) and 2 (to right) with joint cornices. Main block has 3 gables. C20 oak window frames; windows of 3 and 4 lights with stone drips. Central Tudor-arch doorway with drip, restored oak door. 2-bay C20 extension in similar style with stone mullion windows and patterned lead glazing. Interior: cross-passage slopes down to rear door, rear passage as at The Lamb (q.v.); both front rooms have Tudor arch fireplaces, rear room to N.W. has fine Siena marble bolection fireplace. Courtyard to rear formerly early-mid C19 cross-wing and 2 rear extensions. Extensions to eastern alleyway irregular.

Listing NGR: SP2501912205

Legacy

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

Legacy System number: 421555. Legacy System: LBS

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

1. Historic Background:

Notes:

The application that accompanies this statement is for re-roofing works to a curtilage listed building within the grounds of The Bay Tree Hotel.

Whilst the footprint of a building appears to have existed at the location of what is now staff accommodation since at least 1880, the current structure however appears to have undergone a number of alterations and additions during its lifetime.

This statement therefore seeks to give a general view of the building within the context of its wider historic setting.

Curtilage building: Staff accommodation block.

The O/S maps of the 1880 would suggest that there was some form of structure at this location and that the then building was associated with the Burgage plots that run along the High Street to the east (No 98). Whilst the current building appears to retain some historic elements, namely the north gable and cellar, lower half of the south gable and dressed stone coins to four corners of the building, the rear east elevation appears to have been completely rebuilt along with addition of an extension that accommodates a masonry stairwell servings all three floors. The new external masonry walls have an unpainted cement render finish. The front wall also appears to have been rebuilt and has a rendered and painted finish. All windows are of steel Crittall type with cast stone lintels above. The roof frame is of modern rough sawn timbers with exposed fletton common brick to the internal gables. Internally, the rooms within the building are all divided by modern partitioning. The small cellar area to the northern side would appear to be the only surviving internal historic part of the building. Based on the construction style and materials used, it would suggest that the building was substantially altered sometime around the 1950 or 1960's.

2. Impact assessment: The stone slate roof covering is now in urgent need of replacement with large areas suffering from delamination. The proposed works seek to replace the roof covering on a like for like basis so there will be no impact on the visual appearance of the building. The proposed traditional stone slate finish is in keeping with the surrounding buildings resulting in a positive impact on the designated conservation area of Burford.

3. Design & Access

The proposed works follow well accepted conservation principals using traditional materials and methods for the area. All works are in keeping with the main listed building and those surrounding the site. The replacement roof covering will also allow for the introduction of a breathable sarking and improved thermal value to the roof void.

The proposed works associated with this application do not seek to alter the building in any way and are therefore solely in the public interest.