



PERIOD HOME PROJECTS

Heritage Statement & Impact Assessment

43 Pembroke Street, Oxford, OX1 1BP

PHP 51001
February 2024

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1.0 Executive Summary

- 1.1 Period Home Projects has been appointed by Greene’s Tutorial College, Oxford to seek Listed Building Consent for minor alterations to the internal arrangement on the ground floor of no 43 Pembroke Street, Oxford.
- 1.2 43 Pembroke Street, dating back to the late eighteenth century is a designated property affording it extra protection as a building of special architectural and historic interest. The property is jointly listed (Grade II) with the adjoining building, no 44 Pembroke Street, and lies within the Oxford Central City and University Conservation Area.
- 1.3 All proposed works are internal, no external works or alterations are proposed within this application so there is no negative impact on the exterior of the building, its setting, the street scape nor Conservation Area.
- 1.4 The applicant, Greene’s Tutorial College would like to make the following internal changes:-
 - a) remove a non-loading bearing infill stud partition wall at the rear of the “middle” room on the ground floor (likely to be the original opening to the rear exterior of the building and subsequently infilled in the mid-late 20th century) and make good the opening to provide additional internal teaching space;
 - b) add a new internal stud partition wall to separate the WC area from the “back room” to provide a more conducive teaching space and more privacy for the bathroom facilities and
- 1.5 The proposals outlined above would not affect the character of the building as a building of special architectural and historic interest. They do not remove any historic building fabric nor alter the plan form and are completely reversible. As such they have a minimal impact on the building and do not harm it therefore complying with both national and local planning policy and guidance.

2.0 Introduction & Designation

- 2.1 Period Home Projects has been appointed by Greene's Tutorial College Oxford to seek Listed Building Consent from Oxford City Council for minor internal works to the ground floor of no 43 Pembroke Street, Oxford which lies within the Oxford Central City and University Conservation Area (first designated in 1971). Greene's Tutorial College occupies 43, 44 and 45 Pembroke Street.
- 2.2 The property, situated on the north side of the street approx. 40-50m from the junction with St Aldates, is jointly listed Grade II with adjacent no 44 Pembroke Street (as outlined in red in figure 1 above), the details of the listing are outlined below:-

Historic England Listing:

List Entry no: 1099209

Date: 27-Jun-1972

List Entry Name: 43 and 44 Pembroke Street

Details: PEMBROKE STREET 1. 1485 (North Side) Nos 43& 44 SP 5106 SW 8/564 II 2. 2 houses in one building. 3-storeyed Cl8-C19 variegated brick with cellars, 2 sash windows to each floor and plain recessed doorways. The windows have glazing bars, the doors are Cl9.

Listing NGR: SP5134706037



Fig – 1 – 43 & 44 Pembroke Street (no 43 on the left)

- 2.3 The Georgian building is located on an historic and notable street within the historic city centre of Oxford. It contributes to the mixture of building styles and dates (with some dating back to the 16th century) including seventeen Grade II and three Grade II* listed buildings and therefore to its setting. Its design, as mirrored by no 44, is as a formal townhouse under a slate roof with Flemish-bond brick elevations (with blue headers), central door location and central, symmetrical eight-over-eight traditional sash windows under stone lintels (one per floor) all of which form its principal architectural heritage values which contribute to its significance and character.
- 2.4 Internally, the plan-form of the original former house survives albeit there have been a number of extensions and alterations to the premises over time, and is indicative of the function of the rooms at the time of construction which in turn show it's use and the tastes of the inhabitants. It is however, at best, an example of a modest house when compared to other contemporaneous buildings.
- 2.5 The building has been much altered over its lifetime with various rear extensions added, changes of use (including to the existing commercial use), alterations to the interiors including removal of fireplaces, new lower ceilings added to conceal downlights, new floors and new internal doors. Thankfully the original windows and staircase remain but the significance of the interiors has been somewhat diminished by the loss of original fabric and features which when combined with the more modern alterations, including the infill of the original rear opening have compromised the building's interior.
- 2.6 The property is however well maintained and cared-for by its current owners/occupants.

3.0 Planning Policy & Guidance

The following planning policy and guidance is relevant to this application and has been carefully considered when assessing the proposed works.

National

3.1 Planning (Listed Buildings and Conservation Areas) Act 1990 (Sec 66)

The 1990 Planning Act states that: ‘in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall..... have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest that it possesses’.

3.2 National Planning Policy Framework (Updated Dec 2023)

Para 200 - 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.

Chapter 16 – salient points:

- when considering the impact of a proposed development on the significance of a heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater that weight should be.
- heritage significance can be harmed or lost through alteration or destruction of the heritage asset, or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.
- where a proposed development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

3.3 Historic England Guidance

Assessment of the impact of the proposals has been undertaken in line with national guidance provided by:

Historic England (formally English Heritage’s) Conservation Principles, Policies and Guidance..... (2008),

Historic England’s Advice Note 2 (Making Changes to Heritage Assets), Advice Note 10 (Listed Buildings) & 12 (Statements of Heritage Significance) and their Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment.

The latter document emphasises that information required regarding heritage significance should be no more than would be necessary to inform the planning decision.

Local – Oxford Local Plan 2036 (adopted 2020)

3.4 Planning policy contained within the Oxford Local Plan 2036 (adopted 2020) outlines the city’s strategic objectives together with the bases upon which planning decision are made. In terms of the policies pertaining to the historic environment and of relevance to this application for internal works, DH3 Designated Heritage Assets should be adhered to as it reflects national policy.

3.5 **Policy DH3** – provides for great weight to be given to the conservation of heritage assets where decisions affect their significance (both the asset and setting). An application for planning permission for development which would or may affect the significance of any designated heritage asset, either directly or by being within its setting, should be accompanied by a heritage assessment that includes a description of the asset and its significance and an assessment of the impact of the development proposed on the asset’s significance.

The submitted heritage assessment must include information sufficient to demonstrate:

- a) an understanding of the significance of the heritage asset, including recognition of its contribution to the quality of life of current and future generations and the wider social, cultural, economic and environmental benefits they may bring; and
- b) that the development of the proposal and its design process have been informed by an understanding of the significance of the heritage asset and that harm to its significance has been avoided or minimised; and
- c) that, in cases where development would result in harm to the significance of a heritage asset, including its setting, the extent of harm has been properly and accurately assessed and understood, that it is justified, and that measures are incorporated into the proposal, where appropriate, that mitigate, reduce or compensate for the harm.

3.6 Relevant Planning Permissions:-

22/00247/LBC – formation of 1no fire escape door – consent May 2022

13/01008/FUL – Change of use from office (use class B1) to tutorial college (use class D1) – Sept 2013

4.0 The Proposed Works and Impact Assessment

4.1 The proposed works are minor in nature, improve the use of the accommodation and teaching space environment whilst also preserving the original fabric and plan form of the building. Advice has been taken from Structural Building Design Consultants Ltd who are familiar with the building and who have confirmed that the proposed works are non-structural and have no structural implications.

4.2 The proposals comprise:-

- a) **Removal of infill non-loading bearing stud partition wall at the rear of the “middle” room on the ground floor; careful removal and reinstatement of any services affected by the works; making good and redecoration of all affected areas to match existing finishes.**

Reason: to provide additional and more useable internal teaching space

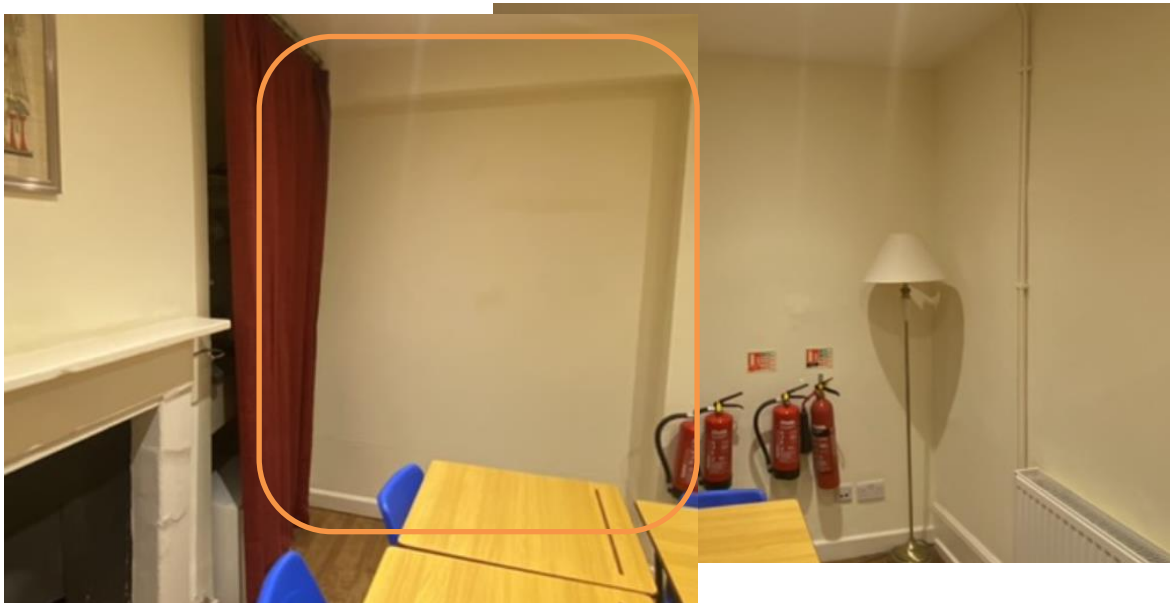


Fig 2 - Rear of “middle” room showing blocked-up recess in orange (old aperture)



Fig 3 - Section of wall in “back” room affected by removal of “infill” section in adjacent room

Justification: The section of wall to be removed comprises a modern stud partition wall which infilled an aperture within the original building (likely to be rear door). This original masonry wall has been internalised by the addition of the large modern “back” room which was thought to be constructed in modern 20th century materials.

Removal of the “infill” part of the wall will open up the middle room to the back room providing more manageable teaching space for the public benefit.

Impact: *Negligible*

b) Addition of a new noise-insulated, internal, stud partition wall to separate the WC area from the “back room” (modern construction)



Fig 4

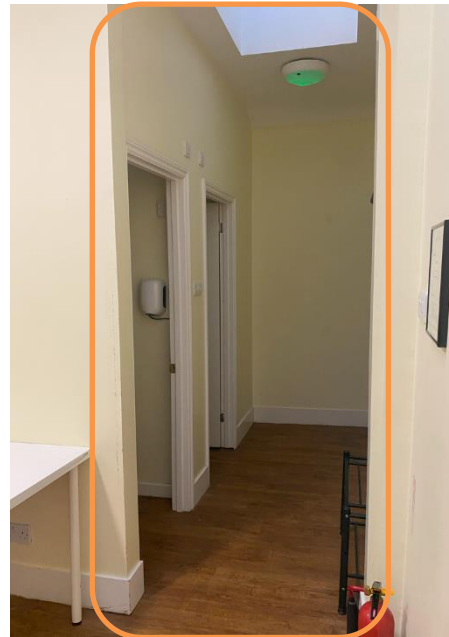


Fig 5

Figs 4 & 5 show wall to be removed by proposal a) and opening onto WC area on left; existing opening straight onto WC area where new wall proposed to block off this area.

Reason: to provide a more conducive teaching space and more privacy for the adjacent WC/Bathroom facilities.

Justification: This addition is entirely within the mid 20th century rear addition and has no impact of the historic significance of the building as it is also entirely reversible.

Impact: None

5.0 CONCLUSION

- 5.1 In line with the National Planning Policy Framework, this Heritage Statement and Impact Assessment has been prepared to provide a proportionate report reflecting the significance of the heritage asset and the impact of the works being proposed on the asset. It should comprise sufficient detail for the local planning authority to be able to make an informed judgement with regards their decision. However, should any further information be required, we would be happy to provide it.
- 5.2 The above outlined proposed works are minor in nature and in no way significantly affect nor harm this designated property recognised for being a building of special architectural or historic interest. The works are internal only and totally reversible.
- 5.3 In conclusion, having considered the proposals in the context of the asset's historic, architectural and artistic heritage interest, it is felt that the magnitude of impact is negligible and therefore we respectfully request approval for the works given their compliance with National and Local Planning Policy and Guidance.