

**Cherwell Lodge, 26 Newland Street, Eynsham, OX29 4JZ**

**Statement of Heritage Significance**



*Cherwell Lodge in centre, with C20 dwelling on left and listed terrace to right of picture*

**Introduction**

The purpose of this Heritage statement is to accompany a planning application pertaining to a single storey rear extension, and to provide an analysis of the context, significance, and impact of the proposals. The impact of the proposals is primarily on the rear of the property, which has been previously extended and altered. The local planning authority has been consulted through the pre-application process and a summary of their advice is given at the end of this statement.

In accordance with the guidance of Historic England this statement is proportionate to the impact of the proposal.

**Designation of the heritage asset**

Grade: II      List Entry Number: 1048991

Date first listed: 17-Oct-1988

List Entry Name: CHERWELL LODGE

**Listing description**

*House. c.1830, Coursed limestone rubble with ashlar quoins and dressings; gabled Welsh slate reef; brick end stacks. L-plan with rear right wing. storeys; symmetrical 3-window range. Bracketed flat hood and plain raised architrave to 5-panelled door. Keyed cambered arches over margin-light sashes with overlight. c.1840 service range to rear: of brick with Welsh slate roof, 2-panelled doors and 8-pane sashes. Interior: C19 fireplaces and stair, Included for group value.*

### **Local historic environment record**

Local records, including those of Eynsham History Group and Victoria County Histories, were researched. No references specific to Cherwell Lodge were found, but the histories cover the general development of Newland St from medieval origins and burgage plots through to notable local families. The following extract tells of the origins of the Newlands:

*In 1215 Abbot Adam founded the Newlands, because people wanted more land to farm and rent and the village was too small. In those days the important parts of the village were the Abbey, church and market square. The Newlands were north of the village. We know all this because the charter still exists. The charter describes the boundary of the Newlands. Newlands Close in the SW boundary of the Newlands. [Joseph Luna]*

### **Archaeological Potential**

None known, county archaeologist was not consulted on previous applications.

### **Planning History**

The following list is based on the records available on the WODC website

- 20/00669/HHD and 00670/LBC Single storey rear extension – refused at appeal
- 18/01839/LBC Internal and external alterations including single storey rear extension; withdrawn
- 18/01603/HHD single storey rear extension; withdrawn
- WODC 18/00657/CND discharge of conditions to 17/04046/LBC; 1.3.18
- WODC 17/04046/LBC; solar panel installation to roof; approved 08.2.2018
- W2002/0198 and 0199; demolish conservatory, internal and external alterations including 2 storey rear extension; approved 29.4.2002

### **Planning policy**

*Key national and local policies relevant to the application*

#### **NPPF December 2023 update –**

Section 16 Conserving & enhancing the historic environment – *considering potential impact clauses 205-207.*

#### **WODC Local Plan 2031 (Adopted September 2018)**

EH9 Historic Environment – *the proposals seek to avoid adverse impact on the significance of the asset and wherever possible enhance the significance of the asset*

EH10 Conservation Areas – *the form, scale, massing.... of the development enhances the special historic or architectural interest, character and appearance of the Conservation Area*

EH11 Listed Buildings – *conserve or enhance the special architectural or historic interest of the building’s fabric, detailed features, appearance or character and setting*

EH12 Traditional Buildings – *proposals will not normally be permitted where this would obscure or compromise the form or character of the original building*

### **Eynsham Neighbourhood Plan 2018 - 2031**

ENP2 Design – *Proposals for development within the conservation area or affecting its setting that do not conserve and enhance its character will not be supported*

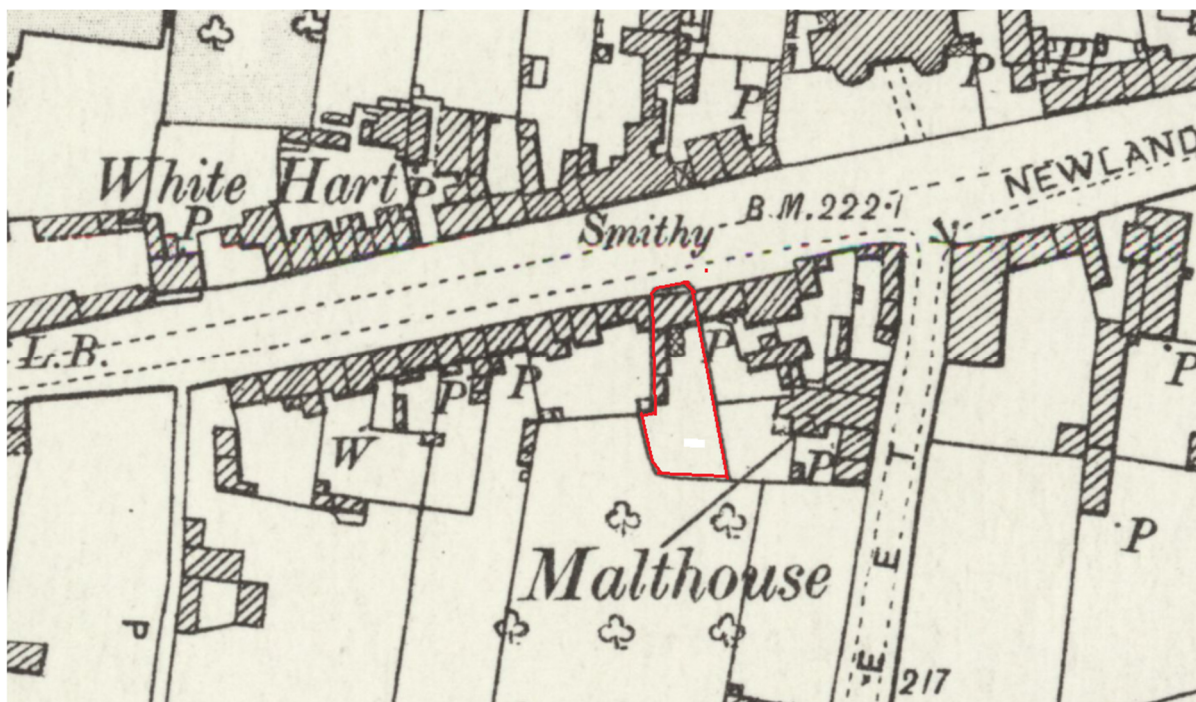
#### **Location and setting**

Located within the historic core of the town within the Eynsham Conservation Area, Cherwell Lodge is located at the east end of a terrace of historic cottages the majority of the which are listed. Many of the cottages to the west of Cherwell Lodge date from the mid to late C18, some having earlier origins.

Cherwell Lodge is a little grander than the earlier neighbouring cottages, with it’s greater height, stone dressings and detailing of the front door and windows (*From the listing description: bracketed flat hood and plain raised architrave to 5-panelled door. Keyed cambered arches over margin-light sashes*).

The majority of the cottages are built direct on the back of pavement whereas Cherwell Lodge has a small area of front garden enclosed by iron railings reflecting it’s higher status.

These details reflect the later date of Cherwell Lodge, and the development of architectural trends to suit the aspirations of a growing middle class.



Extract of 1898 OS map with Cherwell Lodge outlined in red, and showing historic buildings to east

The historic maps indicate that historically there were buildings to the east of Cherwell Lodge dating from pre-1876 and extending virtually to the corner with Queen Street. Today only the thatched cottage on the corner of Queen Street remains and immediately to the east of Cherwell Lodge is a detached house and a pair of semi-detached dwellings all dating from the latter half of the C20, all set further back from the road. The detached house closely abuts Cherwell Lodge.

Adjoining Cherwell Lodge on the south side is Queen's Close, a modern development from around the 1960's.

On the west side the neighbouring listed building at no 24 Newland Street is visually separated from the courtyard of no 26 by the service range.

From the historic maps of 1876 and 1898 the rear garden of Cherwell Lodge would appear to be rectangular plot, the 'L' shape of the current Cherwell Lodge title first appearing on the OS map of 1910.

### **Understanding the heritage asset**

The listing description briefly mentions the interior, C19 fireplaces and stair, and the fact that Cherwell Lodge is included in the listings for group value.

The original reception rooms seem quite narrow and the 'service' range to the rear, is more generous in proportion and as large in area as the original house. The rear range does not appear on the historic maps until 1898 and speculatively it may have been more than just a service range.

The service range is two-storey, with a single storey projection beyond, the latter containing a wc and utility room, probably similar to its original function.

Unusually the service range is constructed with its own hipped roof rather than an intersecting hipped roof, indicating that it was of later construction.

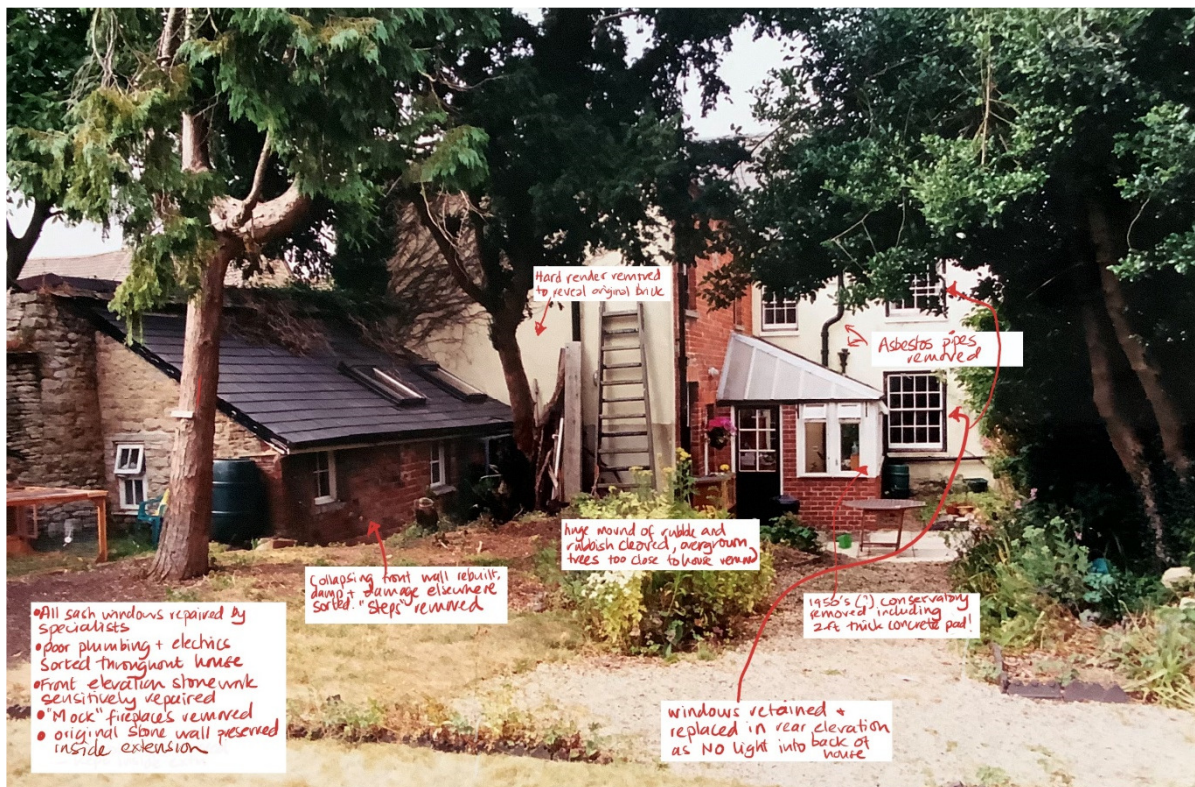


*Photo showing 2002 2-storey extension with service range on left and C20 house on right*

A substantial 2-storey extension to the house was approved in 2002, building onto the original rear elevation and infilling much of the space to the side of the service range. Documents pertaining to the application are no longer available for scrutiny on the LPA website, but the application description refers to *internal and external alterations including erection of two storey extension rearrangement of internal accommodation, staircase and repairs to front elevation*. These works would have had a substantial impact on the heritage asset, and it is assumed that that any heritage impacts, including impacts on the planform, were deemed to be acceptable.

The dwelling interior as seen today is substantially refurbished throughout with limited historical fabric in evidence, although some of the skirtings and architraves are possibly original, particularly in the entrance hall and original reception rooms. A chimneyplace in the service range has been exposed and restored following removal of a modern fireplace and the original courtyard wall is brought into the existing extension, showing its historical function as an external courtyard. However, none of the interiors are considered to have high levels of significance, or be highly sensitive to alteration, with the exception of the entrance hall.

Nevertheless, the basic planform of the original house and service range is still legible, and remains an important feature with a reasonable level of significance.



Annotated photo from pre-2002 showing previous improvements to property

As part of the 2002 alterations modern render finishes were removed from the gable wall of the service range and two original sash windows from the rear elevation of the main house were relocated to the same gable end. The works also included restoration of the single storey portion of the service range that had previously fallen into disrepair. These improvements have maintained and strengthened the historic character of the service range.

The 2002 extension took the form of a slightly projecting central bay under a hipped roof, emulating the hipped roof of the service range. Surrounding the hipped roof to the bay is a flat roof, leaving part of the rear roof slope of the original dwelling visible. This general approach received the support of the LPA, imbuing the extension with a more modern architectural style

### **Summary of significance of the heritage asset**

- 1) Front elevation – high level of significance – we know that Cherwell lodge was included in the listings for group value and that it has been little altered.
- 2) Entrance hall – medium to high level of significance – one of the least altered parts of original dwelling that contributes to an understanding of the original planform.
- 3) Planform – high levels of significance – the basic planform of the original dwelling and rear service range are still legible.
- 4) Rear service range – low to medium level of significance/low to medium sensitivity to change – has been subject to alteration but retains original form and character.
- 5) Other interiors – low level of significance/ low sensitivity to change

### **Impact Assessment**

The current application is for a modest single storey extension on the rear of the existing extension, the latter approved in 2002 along with the demolition of the old conservatory and various internal alterations.

The proposals extend the infill to the former courtyard but leave the service range as a dominant and legible element.

The proposals involve no loss of historical fabric or diminution of historic character.

The proposed extension is articulated as a lightweight ‘orangery’ style. This style of extension creates a form that is distinguished from the original architecture but is not out of place in the context of a traditional style building.

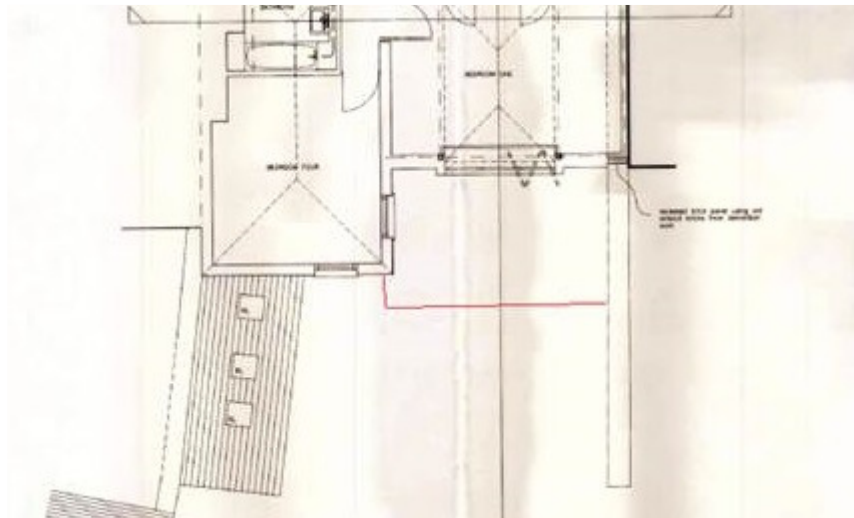
The current proposal softens the impact of the earlier extension, while maintaining the symmetry of the central bay. It is also proposed that the doors to the first-floor master bedroom (dating from 2002) are replaced to match the proposed new doors and windows, and that the existing Juliette balcony with its heavy timber framing, is replaced with an all-glass design. The proposed changes to the 2002 extension will provide a more attractive, cohesive overall design, more sympathetic to the qualities of the listed building.

### **Previous communications with the local planning authority**

Previous proposals submitted in 2018 and 2020, were refused on both occasions and the reasons are set out extensively in the authority’s appeal statement.

The appeal statement allows that *‘a smaller scale light-weight extension (parapet form) could be accommodated at the rear of the 2002 extension’*. This was consistent with verbal advice offered to the applicant prior to the appeal, and a red outline sketched on a plan received from the conservation officer indicated the size of extension that might be acceptable (see below).

The current proposal is consistent with previous advice and the proposed footprint is consistent with the red outline sketch.



*Sketch presented by conservation officer showing size of extension that might be acceptable*

As noted above the current proposals are scaled back compared to previous proposals, taking the form of a lightweight 'orangery'. Where previous proposals were '*considered to obscure the historical architecture of the existing listed building*' the current proposals retain the legibility of the service range and incorporate improvements to the 2002 extension, to create greater sensitivity towards the listed building and its historic significance. They also avoid the 'complex roof form', which was another key criticism of the previous proposals.

### **Pre-application consultation**

A pre-application consultation established that '*having viewed the Heritage statement submitted the WODC Listed Building and Conservation Officer has advised that should a formal application be submitted, they are now likely to support the proposal*' (confirmed by email dated 12/02/2024).

As part of the consultation process the Conservation officer commented on the size of the roof lantern, this has subsequently been reduced in size to give a less bulky appearance.

### **Summary**

The proposals affect the much-altered rear elevation of the property and through subtle changes seek to enhance the heritage asset and its special architectural and historical character. Any harm arising from a further extension of the listed building will be offset by the overall enhancement.

The form and scale of the proposals are not unsympathetic or out of character with either the heritage asset or the wider conservation area.

The proposed extension will not be visible within the street scene nor generally from the conservation area, with the exception of any overlooking by immediate neighbours. The proposals will not give rise to any adverse effects in terms of visual amenity or harm in the context of the conservation area.