

Riverside House, 7 Lower High Street, Burford OX18 4RN

The property is a listed build for which a full Heritage Statement was provided for in the 2023 consented planning application. The proposed work is a minor amendment to the consented work. The property listing entry is appended.

Proposed Partition removal - Design Statement

The partitional wall in question is a later additional built on top of the existing flagstone floor to subdivide what was formerly one large space into two smaller spaces. The partition is shown on the attached drawing labelled Plan_LBC.

It is in very poor condition. It has largely separate from the external walls and the many single skin bricks have largely eroded away due to damp and their poor quality.

A structural engineer has inspected the wall and has confirmed that it is not required for structural support.



Its removal will enhance rather than harm the historic building.

The wall has been inspected by the conservation officer.

APPENDIX 1: ENTRIES IN THE NATIONAL HERITAGE LIST FOR ENGLAND

Statutory Address: RIVERSIDE HOUSE, HIGH STREET, BURFORD
Grade: II*
List Entry Number: 1223724
Date first listed: 12-Sep-1955

Town House. Late C18, altered and extended. Ashlar with slate roof to main part, mostly Cotswold stone roofs otherwise, and some tiles. In 2 parts to front. The left hand part is 3-storeyed with chamfered quoins, band over ground floor, moulded cornice over 1st floor, modillion cornice and parapet to 2nd floor. Coped verges with convex ramps to gable ends, ashlar chimneys. Central 2-storey angled bay with parapet and moulded string over ground floor. Glazing bar sash windows in raised flat architraves. Two tripartite windows on 2nd floor. The right hand part is slightly set back, 2 storeys with cornice and parapet, chamfered quoins to right, 1st floor cill band. 2 windows, 6-panelled door of c.1790s to left with radial glazing to transom light and brackets to open pedimented stone hood. The main entrance is in a Victorian (c.1869) 2-storey extension to East through a large bracketed gabled porch, the former entrance is now a 3-light window; this extension is in a Gothic style, the lancet East windows have foliage spandrels and the initials "T.H.C." - it cost £505. T-plan hipped extension to South of this with a reset 2-light C15 Perpendicular window. Long 2-storey rear extension to rear of South block, some C17 features - eg 2 pairs of hollow chamfered mullion windows; 4 windows to South, irregular; coped gable end with C19 3-light mullion window on 1st floor and cusped circular vent. The best features internally are in the bay window rooms - anthemion friezes, coloured marble fire-places (on 1st floor with relief panel in centre of frieze of c.1770), rails and fielded panel doors and reveals; stairs probably C18, the stairhall retains modillion cornice in part. An excellent Cotswold Town House, very important in its setting at end of the High Street.