



JOHN MOORE HERITAGE SERVICES

HERITAGE (BUILDING) IMPACT ASSESSMENT

ON

77 BANBURY ROAD,

OXFORD OX2 6LF

NGR SP 51083 07612

JULY 2019

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NAME

Heritage (Building) Impact Assessment

SUMMARY

The site is a property at 77 Banbury Road, Oxford, which is located at the junction of North Parade Avenue and the Banbury Road. Historically the area was part of the parish of St Giles's in an area that was part of a medieval open field system covered with ridge and furrow to the start of the 19th century. The landscape was enclosed in about 1832 and after that time house development commenced. The Inclosure Map shows St Margaret's Road and Bevington Road as existing, and indicates that 77 Banbury Road was established on an area of land that belonged to St John's College and was leased to Crews Dudley. This character Crews Dudley is recognised as a significant developer in early 19th century Oxford and it is likely that he was responsible for the development of North Parade Avenue and some of the buildings on the north side. Crews Dudley died in 1846, so development is likely from 1832 to 1846. The detailed 1: 500 Ordnance Survey map appears to indicate that this property was formerly called North Parade House. The building is a designated heritage asset as a grade II listed building, and lies in a conservation area.

The development is primarily interpreted as a refurbishment, and consequently most of the alterations proposed will be seen as negligible or Less than Substantial – Minor alterations. There are some alterations that would see the removal of original material that could be seen as causing the same harm or in at least two cases slightly more harm to the national asset, set at moderate. External alterations cover three cases. The changing of the front door, which will probably see the loss of original material, Less than Substantial – Minor. The alteration to the rear elevation would see the loss of a composite design, and the conservatory would also see alterations to the tripartite composite arrangement. The alterations to the rear patio door could be classed as Less than Substantial – Moderate, while alterations to the conservatory would be Less than Substantial - Minor. Alterations to the kitchen would also see the loss of original material including a door, the level of harm would be considered Less than Substantial – Minor. It is proposed that three fireplaces are altered on the ground floor, two of them are probably later insertions, and however, one of them is original and thus has to be classed as having a level of harm of Less than Substantial – Moderate.

A further alteration that will see loss of original material will be the insertion of a new staircase to the basement. This alteration has a level of harm of Less than Substantial – Minor.

Most of the alterations on the first floor are considered to have a negligible impact. There are, however, two locations where the alterations would affect original features. These include alterations to the west bathroom, where a wall will be removed and the alteration of the location of a door. The alterations to the double arch arrangement on the north side of the landing would also see the loss of

original features. This is considered to have a level of harm of Less than Substantial – Minor.

The alterations to the second floor would be seen as having a negligible impact on the listed building.

1 INTRODUCTION

1.1 Origins of the Report

John Moore Heritage Services was commissioned to carry out a Heritage Building Impact Assessment on 77 Banbury Road, Oxford (NGR SP 51083 07612: Fig. 1). The report has been prepared and is intended to inform any proposal under consideration within the defined area.

1.2 Location

The site was located in the parochia of Oxford, and the historic parish of St Giles. This formed part of the north Oxford Liberty, and was located in the historic County of Oxfordshire. The site is now located in the City of Oxford in the modern county of Oxfordshire.

1.3 Description

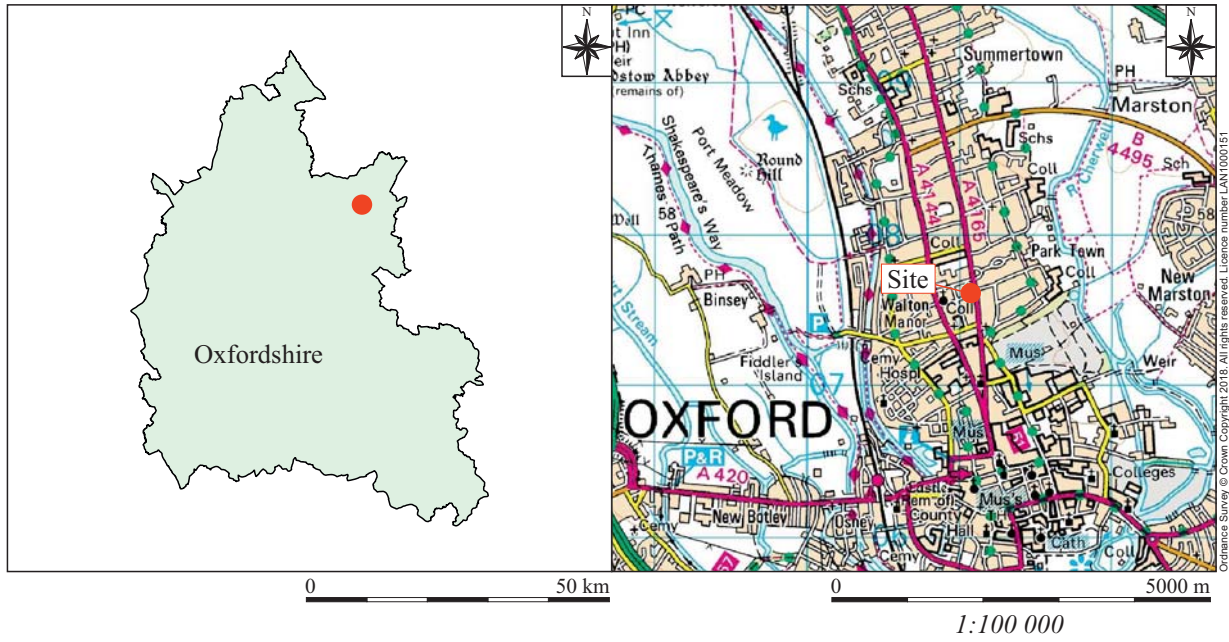
The site occupies a rectangular area, which has the house located in the east part of the site and the garage at the west end of the site. The east part of the site is surrounded by iron railings, and the west part of the site by a red brick garden wall. To the east of the property is Banbury Road; while to the south of the property is North Parade. To the west of the site are a group of business premises fronting North Parade and to the north a dwelling fronting Banbury Road.

1.4 Geology and Topography

The site is located on a relatively flat area of the river terraces of North Oxford at a height of 60m to 64m AOD. The underlying bedrock is the Kellaways Formation and Oxford Clay Formation that are undifferentiated (mapapps.bgs.ac.uk/geologyofbritain/home.html), which are sedimentary mudstones, siltstone and sandstone laid down in the Jurassic period 156 to 165million years ago. Covering the clays is the Wolvercote River Terrace Deposits (undifferentiated) that are sand and gravels laid down in the Quaternary 3 million years ago.

1.5 Proposed Development

John Moore Heritage Services were given a series of illustrations. The initial plan was a proposed alteration to the site (19039-SK001-A dated 29/05/19). These included the current and proposed alterations to: the basement (19039-SK002-A dated 29/05/19), the ground floor (19039-SK003-A dated 29/05/19), the first floor (19039-SK004-A dated 29/05/19) and the second floor (19039-SK005-A dated 29/05/19). There were a group of elevations, which were indicated as proposed: the east and south elevations (19039-SK007-A dated 29/05/19), and the north and west (19039-SK008-A dated 29/05/19), sections through the building (19039-SK009-A). There was a further series of proposed alterations to the basement and ground floor (19039-SK010-A dated 29/05/19).



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Key Site boundary
 Study Building

Figure 1: Site location

2 RELEVANT LEGISLATION AND PLANNING POLICY GUIDANCE

2.1 Legislation and Treaties

The following pieces of legislation that are listed in historical order are obligatory, and thus significant aspects of the legislation must be adhered to. The relevant heritage acts thus cover the protection of significant heritage (archaeological and standing structures) remains, either below ground or as a standing structure. The identifiable acts came into force in 1857, 1947, 1973, 1979, and 1990.

“The *Burial Act*” of 1857 makes the removal of buried human remains an offence unless a Home Office (now Ministry of Justice) licence, or in relevant circumstances, a faculty from the diocesan consistory court, has first been obtained (HO 2004).

The 1882 “*Ancient Monuments Protection Act*” was the earliest attempts to protect archaeological sites, and is a forerunner of the later 1979 act.

The “*Town and Country Planning Act*” of 1947 lays out the current planning procedures and all subsequent legislation is an adjunct or amendment to this piece of legislation passed after the Second World War. This piece of legislation includes specific points that related to the Historic Environment.

29. *Orders for the preservation of buildings of special architectural or historic interest.*

30. *Lists of buildings of special architectural or historic interest.*

“*The Protection of Wrecks Act*” of 1973 provides specific protection for designated Wreck sites. This piece of legislation does not affect most planning applications.

The “*Ancient Monuments and Archaeological Areas Act*” of 1979 discusses two types of structures: Scheduled Monuments and Ancient Monuments. Scheduled Monuments are automatically protected under the legislation, however, the legislation also provides cover for other monuments. This includes:

- Those that are demonstrably of equivalent significance to scheduled monuments and are thus subject to the same policies.
- Those that have yet to be formally assessed.
- Those that have been assessed as being nationally important and therefore, capable of designation, but which the Secretary of State has exercised his discretion not to designate usually because they are given the appropriate level of protection under national planning policy.
- Those that are incapable of being designated by virtue of being outside the scope of the Ancient Monuments and Archaeological Areas Act 1979 because of their physical nature.

This inevitably means that some nationally important sites for various reasons are not scheduled.

The “*Planning (Listed Buildings and Conservation Areas) Act*” of 1990 provides protection for buildings considered to have significant architecture (Listed Building) and also for areas that are considered to have special architectural or historical interest (Conservation Area). There are three ranks for Listed Buildings that are I, II* and II; all of these grades are considered to represent various degrees of national significance. The criteria for these

listings are provided in an appraisal document (DCMS 2010). Locally significant buildings should be catalogued by the local authority and kept on a Local List. Any alteration or destruction has to be legally sanctioned by the proper authorities. Particular notice should be taken of sections 16, 66 and 72 of this act, though section 69 may also be considered to have some merit.

This act means that there is a legal requirement to consult Historic England in respect to development that would affect a Grade I or II* listed building (structure and setting), and a development in a Conservation Area that would affect over 1,000 square metres. Development Management Procedure (England 2015) calls for consultation with Historic England on planning that would affect a Scheduled Monument, Registered Battlefield or a Registered Park and Garden (any grade).

Some of these pieces of legislation were designed with other Government policy to underpin the Country's commitment to international legislation and treaties. The two most significant pieces of legislation are the "*Convention Concerning the Protection of the World Cultural and Natural Heritage*" of 1972 and also the "*European Convention on the Protection of the Archaeological Heritage*" of 1992. The former treaty is for the creation of a framework for the designation of sites of outstanding universal value that are termed World Heritage Sites. The British Government adheres to this as a member of UNESCO. The latter is also known as the Valletta Convention 1992, which is a development from the Paris Convention 1954 and the Granada Convention of 1985. The British Government is a signatory of all three Treaties. The principle of the latter is the incorporation into the planning process of archaeological decision making and the managed preservation of Archaeological Heritage.

These pieces of legislation covers a series of Designated Heritage Assets: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area. This designation means that the site is considered to be an archaeological site of national and in some cases international importance. Such sites are legally protected and can only be disturbed if sanctioned through the appropriate procedures and authorities (Historic England).

2.2 National Planning Guidelines and Policies

Section 16 of the revised National Planning Policy Framework (NPPF 2018) 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, initially published in 2014 and subsequently updated in 2018 (PPG 2014), which attempts to simplify the explanation of certain aspects of *NPPF*. These planning policies should create guidance for standard procedures concerning the treatment of the environment in and around Heritage Assets for planning authorities, property owners, developers, conservationists and researchers.

Paragraph 184 defines what Heritage Assets are in that they are '*sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value.*' The lower designation here is perhaps significant, because it indicates sites and buildings of local significance (entries on a locally produced list of significance or non-designated heritage assets). Heritage Assets are an irreplaceable resource and effective conservation delivers wider social, cultural, economic and environmental benefits.

Paragraphs **185** of the NPPF indicates that the authority should set out a plan for the conservation and enjoyment of the historic environment, and produce an at risk list. The paragraph raises four key points, which Local Authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph **186** of NPPF deals with the consideration of designation of Conservation Areas by local planning authorities, and the ability of these to undermine and devalue the concept of conservation and special interest.

Paragraph **187** and **188** of NPPF reiterates the requirement of each local authority to maintain a Historic Environment Record, which is up to date, and its public accessibility. This covers the assessment and prediction of significant sites (Historic Environment Assessment).

The following paragraphs are also relevant to the effects of the proposed development on Heritage Assets:

189. 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

191. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision

192. In determining applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness

The use of the terms '*significance of any heritage assets affected*', and '*the level of detail should be proportionate to the assets' importance*' in paragraph **189** are problematic and vague in some cases, as due to the nature of archaeological sites and historic buildings it is not always apparent what the significance of the site is prior to development, degradation and in some cases total destruction. Pre-application research is often only as good as the

available knowledge and in some cases the person conducting the investigation. Indeed ‘*significance*’ is further addressed in PPG 2014 and the fact that in many of these records the account is not necessarily an exhaustive explanation.

Policies on the level of harm to a Heritage Asset are set out in paragraphs **193** and **194** of *NPPF*.

193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional

195. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

196. Where a development proposal 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 including, where appropriate, securing its optimum viable use

These paragraphs are further discussed and clarified in PPG 2014. These discussions focus on disrepair and damage, viability, deliberate damage and neglect, compulsory purchase, use of the land, successive harmful changes, and also optimum viable use. There is also a section on appropriate marketing to demonstrate the redundancy of a heritage asset qualifying paragraph **195** of the *NPPF*.

The *NPPF* makes provisions for protecting the significance of non-designated heritage assets in paragraph **197**; while paragraph **198** discusses loss of the whole or part of a heritage asset.

197. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

198. Local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

Paragraph **199** of *NPPF* discusses wider implications to local authorities and that not every outcome will necessarily be favourable to the developer.

199. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible (footnote). However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

The footnote (Copies of evidence should be deposited with the relevant Historic Environment Record, and any archives with a local museum or other public depository) here refers to the Historic Environment Record and local museums amongst other depositories. The phrase “*The ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted*” implies that a paper record of a site is not equivalent to the loss of a significant heritage site. This latter phrase echoes World and European conventions of protection for significant heritage sites.

Paragraphs **200** and **201** discuss World Heritage Sites and Conservation Areas and the loss of assets within them.

200. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

201. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

A final paragraph outlines the potential for conflict between enabling development and the preservation of heritage assets.

202. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

PPG 2014 broadens the discussion on World Heritage Sites, Designated Heritage Assets, and non-designated heritage assets and calls for consultation in various planning applications with Historic England, Natural England and the Department for Culture, Media and Sport (DCMS). There is further direction concerning consent and lawfulness and consultation and notification requirements. Local planning authorities are required to consult or notify the following groups in certain planning applications: Historic England, The Garden Trust, the national Amenity Societies (listed as the Ancient Monuments Society, Council for British Archaeology, the Georgian Group, the Society for the Protection of Ancient Buildings, the Victorian Society, and the Twentieth Century Society) on certain applications.

2.3 Local Planning Policy

Up until 2013 Planning Policy had incorporated the use of regional plans. The plan for the South East (the region to which Oxfordshire is included) was revoked 25th March 2013. The revocation of the South East Plan decentralises planning powers back to local authorities.

The *Planning and Compulsory Purchase Act 2004* and *NPPF* make provision for the use of a development plan. *NPPF* indicates that continued use of the Local Plan is required for

decision making in the authority (sections **58** and **126**). The current Local Plan will, therefore, continue to form the basis for determining local planning applications until superseded by documents produced for the Local Development Framework are available, which includes a new draft Local Plan.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that:

If regard is to be made to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.

With respect to the proposed development site the 'Development Plan' currently comprises the saved policies of the 2011 Vale of the White Horse District Local Plan, which was adopted in July 2006 (VoWHDC). The following policies are considered to be relevant to this report:

Oxford City Council formerly adopted the Oxford Local Plan 2001-2016 (OCC) on 11th November 2005. Since the adoption of the Local Plan, several of the policies have expired or were superseded by later policies and the Local Plan was replaced on 14th March 2011 by Oxford Core Strategy 2026. The policies regarding heritage have not been replaced, therefore, the policies stated within the Local Plan 2001-2016 is still in effect. Oxford City Council is currently preparing a new local plan to cover the period 2016-2036; once adopted, the Oxford Local Plan 2016-2036 will replace the Oxford Local Plan 2001-2016 and the Core Strategy 2026.

Archaeology

Policy HE.1 states that any development which would have an adverse effect on any nationally important monument or its settings.

Policy HE.2 states that any planning applications for a development that would have an effect on archaeological deposits within Oxford, specifically the City Centre Archaeological Area, should provide evidence regarding the nature of the archaeology and the effects upon it. The policy also outlines that if permission is granted then the council will, if necessary place conditions regarding the preservation and/or excavation of the archaeology.

Listed Buildings

Policy HE.3 outlines the strict rules regarding planning applications which are for work to be carried out on listed buildings. Planning Permission will normally be granted for alteration and/or extensions that are sympathetic to the building and its surroundings, also if the work will ensure the re-use of redundant or unused listed buildings. However, the policy also states that no permission will be granted if the work includes the demolition of the listed building.

Policy HE.4 states that if a listed building is considered to conceal any archaeology then planning permission will not be granted to work that would greatly impact the structure of the building. However, if the work would allow for an investigation into the archaeology then it would be allowed on the condition that archaeological work would be conducted before the development.

Policy HE.5 states that planning permission will only be granted if there are sufficient precautions put in place regarding fire safety and will not impact the listed building in a

negative manor.

Buildings of Local Importance

Policy HE.6 states that permission will be granted regarding the demolition or severe alterations of a building of local importance if it is proven that the building cannot be incorporated into the redevelopment. Permission will also be granted if it is proven that the new development will have a more positive impact than retaining the original building.

Conservation Areas

Policy HE.7 states that any work within a conservation area will not be granted permission if the proposal involves the substantial demolition of a building that contributes to the conservation area. Permission would be granted if the development will preserve or enhance the special character and appearance of the conservation area.

Policy CS18

Core Strategy 18 sets out the council's strategy for urban design, townscape character and the historic environment:

Planning permission will only be granted for development that demonstrates high-quality urban design through:

- responding appropriately to the site and its surroundings;
- creating a strong sense of place;
- being easy to understand and to move through;
- being adaptable, in terms of providing buildings and spaces that could have alternative uses in future;
- contributing to an attractive public realm;
- high quality architecture.

Development proposals should respect and draw inspiration from Oxford's unique historic environment (above and below ground), responding positively to the character and distinctiveness of the locality. Development must not result in loss or damage to important historic features, or their settings, particularly those of national importance and, where appropriate, should include proposals for enhancement of the historic environment, particularly where these address local issues identified in, for example, conservation area character appraisal or management plans. Views of the skyline of the historic centre will be protected.

3 METHODOLOGY

3.1 Historic Building Impact Assessment Aims and Objectives

The primary aim of the Historic Building Impact Assessment is to provide an independent professional appraisal of the heritage potential of the site and its setting. This follows the Government guidance in *NPPF* (2019) by presenting a synthesis of the available archaeological and historical data and its significance at an early stage in the planning process.

In accordance with *NPPF* (2019), the report presents a research based evaluation using existing information. It additionally follows the Chartered Institute for Archaeologists (CIfA) *Standard* definition of a heritage impact assessment (CIfA 2014). In brief, it seeks to identify and assess the known and potential archaeological resource within a specified area ('the site'), collating existing written and graphic information and taking full account of the likely character, extent, quantity and worth of that resource in a local, regional and national context. It also aims to define and comment on the likely impact of the proposed

development scheme on the surviving built heritage.

3.2 Historic Building Impact Assessment Sources

The format and contents of this section of the report are an adaptation of the standards outlined in the Chartered Institute for Archaeologists' guidance paper for Heritage Impact Assessments (CIfA 2014). The work has involved the consultation of the available documentary evidence (historical sources), including records of previous discoveries (archaeological finds), and historical maps (cartographic evidence). The format of the report is adapted from a Chartered Institute for Archaeologists *Standard Guidance* paper (CIfA 2014).

In summary, the work has involved:

- Identifying the client's objectives
- Identifying the cartographic, photographic and documentary sources available for consultation
- Assembling, consulting and examining those sources
- Identifying and collating the results of recent fieldwork
- Site visit (archaeological walkover or building assessment)

3.3 Archaeological Time Periods

The following prehistoric and historical periods are used in the assessment and analysis of this report.

Prehistoric

Palaeolithic	c. 800,000 - 10,000 BC
Mesolithic	c. 10,000 - 4,400 BC
Neolithic	c. 4,400 - 2,500 BC
Bronze Age	c. 2,500 - 800 BC
Iron Age	c. 800 BC - AD 43

Historic

Roman (Romano-British) Period	AD 43 - AD 410
Early Medieval Period	AD 410 - AD 1066
High and Late Medieval Period	AD 1066 - AD 1542
Post Medieval Period	AD 1542 - AD 1704
Imperial	AD 1704 - AD 1800
Industrial	AD 1801 - AD 1900
Modern	1901 onwards

3.4 The Setting and Visual Impact

Aspects of setting of a heritage asset are touched upon in paragraphs 129 and 132 of the *NPPF*. Historic England's (2015) guidance on the management of a setting of a heritage asset provides a definition of the term setting. This is "*the surrounding in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve.*" The use of the term setting is identified as being separate from other ones such as curtilage, character and context.

The advent of the *NPPF* (2019) has thus raised wider issues of impact on heritage assets, especially on scheduled monuments and grade I listed buildings, to involve not only physical damage but also visual impacts in a wider heritage or historic landscape.

The visual impact assessment has been carried out under the following guideline documents Highways Agency (2007), English Heritage (now Historic England) (2011a; 2011b), Landscape Institute and the Institute of Environment Management (2013), and the Landscape Institute (2011).

Though assessment of setting is primarily one of visual impact it can also be affected by noise, vibration, odour and other factors.

3.5 Method of Assessment of the Impact on an Asset

Assessment of the impact on a Heritage Asset (either designated or non-designated) is reliant on taking into account the significance of the site and any perceived harm that would happen to it.

NPPF produces terminology that defines the significance of a heritage asset. The significance of landscape Heritage Assets is discussed by the Department of Transport and Historic England (HA 2007a; HA 2007b), which has been used for the construction of the following assessment Table 1. This assessment is placed into three categories defined as Very High, High, Moderate and Low.

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.
Moderate	Locations and Buildings that have a moderate	Local Authority designated sites (e.g. Conservation Areas and their settings).

	capacity to absorb change without significantly altering its present character, has some environmental value, or is of regional or high local importance.	Undesignated sites of demonstrable regional importance. Averagely well-preserved historic landscapes with reasonable coherence, time-depth or other 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 to the site and setting of a Heritage Asset could be proposed as positive, negative or neutral. Some definitions of terms of the impact of damage to structures is used in NPPF (2019) and its explanatory addition PPG. From this a criteria on physical and visual impact of the site and setting is made that defines the definitions that should be used in respect to harm caused to a Heritage Asset. This thus weighs up the harm identified against the benefits of the proposal.

Table 2: Criteria for Appraisal of Degree of Harm to the significance of Heritage Assets

Degree of Harm	Definition
Substantial	<ul style="list-style-type: none"> ▪ Total or substantial loss of the significance of a heritage asset. ▪ Substantial harmful 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 – Moderate	<ul style="list-style-type: none"> ▪ Partial physical loss of a heritage asset, leading to considerable harm. ▪ Considerable harm to a heritage asset's setting, such that the asset's significance would be materially affected/considerably devalued, but not totally or substantially lost.
Less than substantial – Minor	<ul style="list-style-type: none"> ▪ 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, but insubstantial relative to the overall interest of the heritage asset.

Negligible	<ul style="list-style-type: none"> ▪ 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	<ul style="list-style-type: none"> ▪ No effect to the heritage asset or its setting.

Paragraph **141** of NPPF states that *“the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.”* This implies that the term preservation by record is not a substitute for the preservation of the Heritage Asset itself or that substantial damage can be passed off as negligible if mitigating factors (such as archaeological recording) are carried out. This factor appears to be supported by the Valletta Convention 1992.

4 BACKGROUND

4.1 Designations – Listings

The building of 77 Banbury Road, Oxford is a grade II listed building (Source ID: 1299888; English Heritage Legacy ID: 245298; NGR SP 51083 07612). The description of the listing is as followed:

Circa 1840. Villa. Stucco, with band at 1st floor level. 2 storeys, 2 windows, I:I, the right hand bay projects. Sash windows with glazing bars, the right hand bay has tripartite sashes with pilastered surrounds and pediment at eaves level. Doorway at side with pilastered surround and eaves pediment. Bracketted eaves, hipped slate roof.

The Buildings of England mentions 77 Banbury Rd as a stucco building of about c. 1830-40 (Sherwood and Pevsner 1974, 319-20).

4.2 Designations – Conservation Areas

The site is located in the North Oxford Conservation Area, which covers the development area along the Banbury Road to the north of St Giles's. The conservation area was designated in 1968 and was extended in 1972, 1975 and 1976.

4.3 Historic Environment Development

North Parade and this part of Banbury Road are located in the historic parish of St Giles. The church of St Giles is considered to have been established as a private chapel by Edwin son of Godegose in 1123-33 (VCH 1979, 369-412). The tithes of Walton were granted to the church of St Giles. The church was appropriated by Godstow Abbey in 1221. After the Dissolution of the monasteries much of the land in the parish came under the control of St John's College. The parish was divided in the 19th century.

North Parade Avenue was developed around a series of farm buildings c. 1830-40 as a shopping centre (Sherwood and Pevsner 1974, 319-20). This development occurred after the Inclosure of the parish of St. Giles in 1832 (VCH 1979, 181-259).

4.4 Map Regression

A number of historic maps have been identified of the area, which date from the 17th century to the 20th century. The earliest of these are county maps, which include Jefferys's Oxfordshire Map dated 1767 (CP/103/M/1) that shows the area between the two turnpike roads: Woodstock Road and Banbury Road, which is still open field. The turnpike road along the Banbury Road is considered to be the location of a Roman road that was known in the post-Roman period as the Portway. The second of the 17th century maps is that created by Davis of Lewknor in 1797 (CH/XX/2: Fig. 2), which shows the area between the turnpike roads of the Woodstock and Banbury Roads as being undeveloped. What it does appear to do is give an idea of the general direction of the ridge and furrow as north to south, but other parts that run east to west.



Fig. 2: Davis of Lewknor's Oxfordshire Map of 1797 that shows the open fields between the Woodstock and Banbury Rd (CH/XX/2)

The next map is Bryant's map of Oxfordshire dated 1824 (P345/M/1), which shows the Bevington Road and St Margaret's Road, although it is evident on later maps that these roads were not known by those names at this time.

The second of the 19th century maps to show the area is the Inclosure Map of St Giles's parish that is dated to about 1832 (QS/D/A Vol E: Fig. 3). This shows Stow Balk Road and Hutt Road, which is now called St Margaret's Road. It now has St Hugh's College to its south, which was constructed on land held by St John's College and University College. Bevington Road is also located on this map, but it is part of what was called the Horse and Jockey Lane. Using these landmarks to gauge the location of North Parade it is apparent that this is located near the boundary of land held by St John's College, which was leased to Crews Dudley to the north. While to the south there was an area held by Richard Carr, which was labelled as Free 3rd Allotment.

Crews Dudley (d. 1846) was a leading local solicitor of the early 19th century (VCH 1979, 181-259), and is chiefly recognised with George Kimber for being responsible for the

development of St Ebbe's and Beaumont Street in Oxford. Richard Carr carried out the initial development of North Parade in the post 1832 period (Hinchcliff 1992, 67).

The next map of significance of the 19th century was the Ordnance Survey map of 1834 (CH/XLVII/1) which shows Bevington Road (Horse and Jockey Lane) and some other development in the area.

The following group of maps are from the Ordnance Survey 1st (1876), 2nd (1899) 3rd (1921) and 4th (1937) series that are of various dates and all appear to basically show the same thing. The site, 77 Banbury Road, appears to cross over between two maps (Oxon XXXIII/11) and (Oxon XXXIII/15). The building is shown on these maps as a roughly rectangular feature that appears to indicate that the conservatory is in existence by 1876. One problem with the maps is that there does not appear to be a step in the shape of the building to account for the front door access. Central Oxford has a more detailed 1: 500 series of maps, that accompanied the 1st edition dated 1875 (Oxon XXX/11/22: Fig. 3) the building has a name attached to the building, which is North Parade House. This map has a more distinct shape with a structure sited where the conservatory is now, with a passage extending to the back door located between two wings.

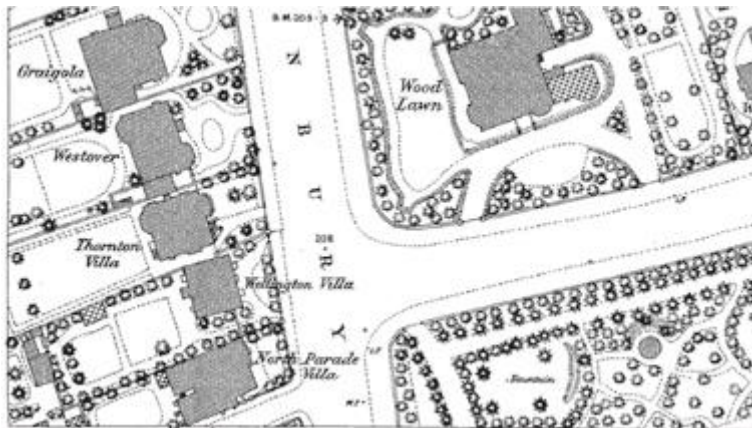


Fig. 3: Ordnance Survey Map of Oxford at 1: 500 (Oxon XXXIII/11/22)

5 DESCRIPTION OF 77 BANBURY ROAD, OXFORD

5.1 Introduction and General Description

The building is essentially a two storey structure with additional underlying basement and to the rear a third floor that would create a tower room (Figs. 4-5). The addition of the tower like feature appears to be a feature of many the 19th century villa structures in north Oxford. The structure is rendered. The roof is of slate, with a number of different ridge lines. There are some four chimney stacks at various places around the roof line.

5.2 Façades (Figure 4)

The main or front façade is the east one that faces Banbury Road, which contains three component parts (Fig. 4 E1). All components contain a rendered plinth, probably of stone, and painted black. On the north side is a gable end, with the central part of the wall below part of an L-shaped hipped roof, and the final part of the façade stepped back from the main part of the façade, which contains the main entrance porch, which is below a two

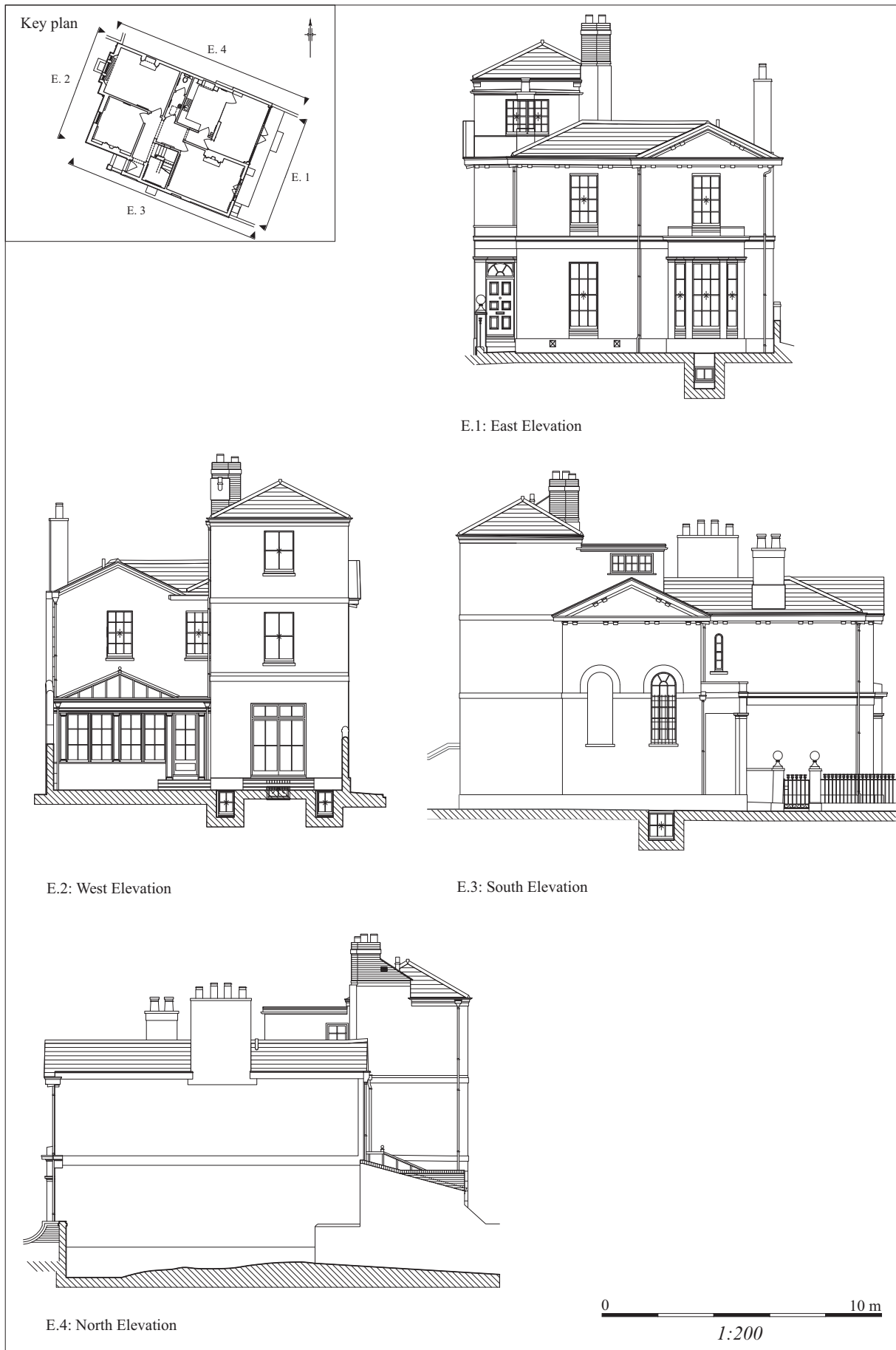


Figure 4: External Elevations of 77 Banbury Road
16



Plate 1: Bay window front façade



Plate 2: South façade

storey part of the structure. The gable contains on the ground floor a bay window that is a composite design (plate 1). The composite design contains four pilasters with capitals set in a decorative lintel. It is surmounted by a cornice and parapet. The cornice continues as a frieze either side. The first floor contains a sash window that was a 3 x 2 over 3 x 2, which is set in an apron. This is located below an entablature with cornice that contains that has a protruding geison that contain mutules as decorative features. The gable contains a pediment with blank tympanum. The pediment is set within a parapet. The central part of

the façade that is set back contains similar component features. On the ground floor there is a sash window 3 x 2 over 3 x 2; this is surmounted by a frieze, a first floor sash window, below an entablature and parapet. The final part of the façade has steps running up to a four panel door that was set below a fan light. This is set in a moulded surround, with a lintel paralleling the lintel on the bay and the pilasters and plinths. There is a frieze and pediment above. The wall line is set back on the first floor, and there is an entablature and parapet above. Above the roof line there is the second story wall that contains a modern casement window.

The south façade faces onto North Parade (plate 2, Fig. 4 E3). This again contains three component parts. The building contains a plinth, which is painted black. The central part of the wall contains the remains of a gable. This contains two large roundhead arches; the east one contains a window, and the west one a blank window. The frieze continued across the wall and runs around the top of the round-headed windows. The wall above the windows and frieze is blank, and above this is an entablature with geison and mutules. There is a pediment above this with a blank tympanum. This pediment is now surmounted by a later wall that contains a modern casement window; this addition has been added to the three storey tower room, and it throws the architectural sequence of the original building. The wall to the west of the gabled pediment is part of the three storey tower structure that has blank walls, with a continuation of the frieze. There is a continuation of the entablature of the pediment as a frieze. The second storey wall is blank and is surmounted by an entablature. The wall to the east is set back from the main street frontage. The side of the main porch continues designs found on the front façade, which has a square pilaster supporting the entablature and parapet. This is set against a wall that has a blank ground floor, surmounted by a frieze. The first floor wall contains a small round-headed lancet window. There is an entablature above this. A wall extends from the porch along the street front, with two gate piers.

The rear façade contains two main parts (plate 3, Fig. 4 E2). On the right hand side there is the three storey tower structure, and on the left hand side there is a conservatory above a gable end wall. The plinth evident externally on other facades appears to have been replaced with an extended patio area. The three storey structure on the south side extends some considerable distance from the original wall line. The ground floor has a patio door set in a composite style that is designed to match the bay window of the ground floor on the east or front façade. This has a simple banded frieze above. There is a square-headed sash window above with a window 2 x 1 over 2 x 1. There is a further simple banded frieze above this with a second story sash window with a similar arrangement. The wall is surmounted by an entablature. The conservatory has a raised boundary wall on the north side, which follows the roof line of the building. The west wall of the conservatory is split into three sections, by two timber fluted pilasters. The two external panels contain 3 x 3 panes. The central part contains a double panel patio door. The glass roof has a shallow profile. The guttering is decorative iron work. The wall above the conservatory contains a gable end that has a centrally set sash window, 3 x 2 over 3 x 2. The gable is capped by a cornice. The wall extends to the south outside of the gable; it has a decorative cornice with a decorative floral motif. This is located above a sash window 3 x 2 over 3 x 2.

The north wall contains a plinth and frieze, with the two internal chimneybreasts brought together to form a single large chimneystack (Fig.4 E4). There is a slate roof above. To the rear of the façade is a brick wall with sloping profile that is associated with the sloping

roof of the conservatory. Behind this the façade of the three storey tower is evident. There are two friezes an upper and lower one. There is a partial cornice and a chimneystack.



Plate 3: West façade

5.3 Internal

Ground Floor



Plate 4: Fireplace G2

The front door leads into a small square shaped lobby that is a side part of a larger L-shaped hall (G1). This panel door, probably original, in the east wall of the lobby has fan lighting above. In the north wall of the lobby there is an open round-headed arch. The L-shaped hall is created by three main component parts. The east part is a north to south passage. There is a square central component, and a further east to west passage. The east north to south passage has a round-headed arch in the south wall, and there are two arches in the west wall. The north wall contains a panel door, which may not be original, while

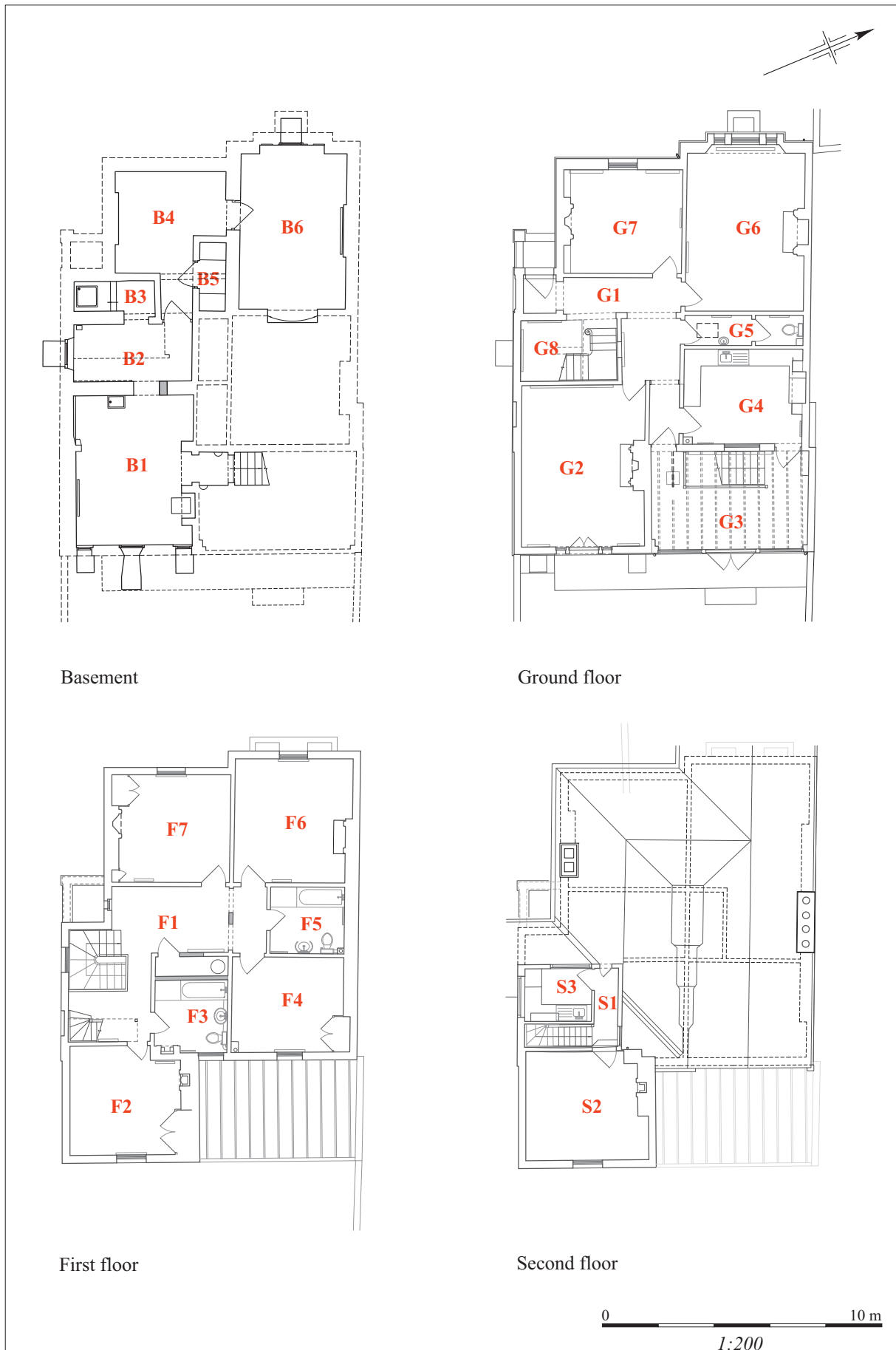


Figure 5: Floor Plans

the east wall also contains a panel door that may not be original. The ceiling contains a cornice. These two doors are surrounded by moulded architrave. The square central part of the L-shaped hall, has a large open archway in the east wall. There is a small arched opening in the south wall. In the west wall there is a panel door on the south side and an open round-headed arch on the north side. In the north wall there is a panel door with moulded architrave surround. The small west part of the hall has a round-headed arch in its west wall and a glass panelled door on its west wall. The north wall contains a further door, which is a door of a style of the 18th or early 19th century.

The west plank door in the hall (G1) leads into the sitting room G2 (plate 4), through a panel door, which is located in the east wall. The west wall contains the patio doors that are in a composite form, designed to match the bay window on the other side. In the north wall there is a chimney breast with a moulded surround around marble inner mantle, and a marble hearth. The mantle has a style of the later 18th to early 19th century but does not appear to be original. The mantle has a border of egg and dart design with fluted columns part of the outer design, which has torus Doric bases and capitals supporting floral designs. There is a decorative cornice.

The glass panel door in the west part of the hall (G1) leads into room G3, a conservatory, which has a glass wall on the west side. This is divided into three units, of which the central one has a double patio door. In the east wall there is a central sash window that was 4 x 2 over 4 x 2. This is flanked by two glass panel doors; one leads into G1 and the other into the kitchen G4. Against the east wall is the access stairs to the basement.



Plate 5: Kitchen Chimneybreast

The kitchen G4 has a panel door in the south wall, which is probably original (plate 6). There is a sash window in the west wall and a glass panel door. The remains of a chimneybreast are evident in the north wall (plate 5). The features are modern.

Room G5 contains two small rectangular rooms, both of which have panel doors in their south wall. The first, a lobby, contains one in its north wall. These doors are possibly not original.



Plate 6: Kitchen door



Plate 7: Original fireplace



Plate 8: Main stairwell

The Drawing Room G6 is entered by a door in the south wall. It is a panel door, which is probably not original. The architrave surround is probably original. In the north wall there is a chimneybreast with a black stone fireplace. The fireplace is probably not original. In the east wall there is a composite sash window. The shutters are located in the floor. There is a moulded cornice.

The Dining Room G7 has a panel door in the west wall, probably not original. There is a moulded architrave around. In the east wall there is a sash window. In the south wall there is a chimneybreast with an original mantle and grate (plate 7). There is shelving in the alcoves on both sides. The room has a moulded cornice.

The stairwell G8 is part of the hall and sits in the two arms of the main L-shaped area. There is a dogleg stairs leading to the first floor (plate 8). The balustrades are square in section. In the east wall there is a large archway. In the south wall there is a large round-headed window. The west and south walls are surmounted by a rail with square profile balustrades.

Basement

The basement is accessed by a broad stairs from the conservatory. This goes through a segmental archway leading into a small square lobby area into the basement before going through a further segmental headed archway. This enters through the base of a chimney into room B1 in the north wall. In the west wall there are three casement windows (plate 9). In the east wall there is a square-headed opening.



Plate 9: Basement windows

The east opening leads into room B2, which has the square-headed opening in the west wall. In the east wall there is a wooden plank door, probably original, and a further opening into B3. In the south wall there is a modern casement window (plate 10). Room B3 is a small rectangular room under the entrance lobby that contains the remains of a shower.

The timber plank door in the east wall of room B2 opens into the room B4. This opens into a small passageway, which opens into a larger room. In the east wall there are two plank doors of a similar design, one is older and original and leads into a small rectangular room that is the wine cell (B5). The other plank door appears to be a replacement one that leads into room B6. In the south wall of room B4 there are the remains of a chimneybreast.



Plate 10: Basement window

Room B6 has the replacement plank door in the west wall. There is a recess in the west wall. The north wall contains part of the chimneybreast. The east wall contains the base of the ground floor base window. The shutters for the large composite window are evident as coming down below the floor level. There is a small casement window below (plate 11).



Plate 11: Basement window

First Floor



Plate 12: Door in west wall of landing

The landing is accessed via the stairs in the main stairwell (G8). It is created of two rectangular parts; one the southwest one containing the two staircases and a further northeast one that forms a hall F1. The southeast part of the landing has the large window with a round-head in the south wall. The east part of this part of the landing contains the main stairwell. Against the west wall there is a further staircase accessing the second floor. Under the stairwell is a panel door, probably original. In the north wall of this part of the room there is a further panel door, probably original. The northeast part of the landing has

a door in its west wall (plate 12), and a panel door in the south wall. In the north wall there are two round-headed arches (plate 13), which lead through to the most northerly part of the landing. In the west, north, and east walls there are panel doors. The south wall contains the two round-headed arches. It can be noticed that all of the doors on the landing appear to be the same and thus they are considered to be original, or at least of one purchase.



Plate 13: Double arches landing

The doorway in the west wall of the landing, located under the stairs to the second floor, is a panel door, probably original leading into room F2. From inside the room the door is in the east wall. In the west wall is a square headed sash window with an arrangement of 2 x 1 over 2 x 1. In the north wall is an original mantle and grate. The room has a cornice rail.

The adjacent door in the north wall, also located under the stairs to the second floor enters a bathroom F3. The door is also probably original. In the west wall there is a sash window, and also a fireplace with original surround and grate.

In the main part of the landing F1 there is a door in the west wall that accesses an airing cupboard. The door is a panel door and appears to probably be original.

In the northern extension of the landing F1 there is a door in the west wall that accesses room F4. The door from inside the room is located in the east wall, it is probably original. There is a sash window in the west wall that has an arrangement of 2 x 1 over 2 x 1. There is a chimneybreast in the north wall, but the grate and mantle are gone and the fireplace blocked.

The door in the north wall of the landing accesses room F5; the door is also probably original or from a common batch. The internal part of the room has modern bathroom fittings.

The eastern door in the main part of the north extension of the landing is also a panel door of the same type, and also considered to be probably original. From inside room F6 the

door is in the corner of the west wall. There is a chimneybreast in the north wall with an original mantle, but the fireplace has been blocked. The decoration includes roundels. The east wall contains a sash window. There is a cornice rail in this room. It can be noted that there are two surviving cornice rails on this floor and no cornice. Cornice survival is only evident on the ground floor.

The east door from the main part of the landing to the south of the double archway is a similar door to the others in the landing, thus it is considered probably original. This door from inside room F7 is in the west wall. There is a sash window in the east wall. In the south wall there is a chimneybreast with original mantel and concealed grate. The mantel has roundel decoration that matches that of F6. On the right hand side of the chimneybreast there is an original cupboard that has panelling similar to the first floor doors and kitchen door, in that the frame is not thick and that there is no moulding around the panels.

Third Floor

The second floor is accessed by a staircase against the west wall of the landing. The stairs have square profiled balustrades and a simple rounded handrail. This is similar to the detail of the main staircase. There is a fascia board fronting the landing ceiling. The staircase provides access to a narrow passage-like landing S1. In the west wall there is a panel door providing access to room S2. There is a casement window in the north wall facing the stairwell. In the east door there is a small plank doorway that provides access to the attic. In the south wall there is a door providing access to a small kitchen F3.

The panel door leads into room S2. The west wall has a sash window. The north wall and northeast corner have the remains of a chimneybreast. The fireplace has an original mantle and grate. In the ceiling there is a loft hatch.

Room S3 is a kitchen and part of a modern development. There is a door in the north wall, a modern casement window in the east wall and a further modern casement window in the south wall.

6 ASSESSMENT

6.1 Phases

It is apparent that the building has at least two phases of activity. It is considered that Phase 1 saw the construction of the house called initially North Parade House, and later Banbury Road. That it shared its name with North Parade Avenue is perhaps significant and may indicate that it was the first or at least an early building constructed when the avenue was laid out initially. It is possible that the house was constructed first and that the conservatory was added later; however, the current evidence does not allow us to make this assumption. The building was a structure on four levels, which included a basement and a tower room (second floor). The date of this building cannot be precisely dated from the current information, but it is apparent that it was not constructed by the time of the St Giles's Inclosure Map of about 1832. The building is there by 1875. It is apparent that the plot of land is owned by St John's College, an institution that was a major driving force in the development of North Oxford, and that the lessee on the Inclosure Map was Crews

Dudley, a recognised developer. There is no indication of buildings in this area on the 1834 map, although this is not a detailed map. Crews died in 1846, so it is likely that the initial development of North Parade Avenue and House took place after 1834, but was certainly completed by 1846.

It is apparent that Phase 2 represents a slight external alteration to the original plan with an addition of a kitchen and hall to the second storey. The addition throws the architectural arrangement of the building, which appears to be well thought out, with aspects of the south and west elevations mirroring the front or east elevation.

6.2 Historic and Architectural Assessment

The original development of North Parade House was for a well-proportioned building with matching components on the east, south and west elevations. The north façade is blank and was probably planned like this as the plots to the north were probably laid out rapidly in quick succession.

The replicating details externally include the two pediments with blank tympanum on the east and south elevation. The south elevation representation of this feature has been compromised by the addition to the second floor above. The bay window in the east façade uses a composite arrangement, which is apparent in the architectural designs of the rear patio door and in the triple design of the conservatory.

7 THE CURRENT PROPOSAL

7.1 Design Alterations and Impact on Structure

A number of alterations have been proposed as part of what can generally be considered as part of a refurbishment, although some component could be seen as slightly more than this. The structure is a Listed Building so its level of significance is Very High.

Ground Floor

Alterations to the ground floor will see the disappearance of a number of original features of the building. The rear of the building will see the removal of the current paved patio area. This will probably help damp in certain parts of the basement. The level of harm will be negligible. New grating will be inserted on the basement light wells; this again will be a negligible level of harm. The replacement of the patio door will see the removal of the composite design. The east and west facades are balanced images, though not identical, they contain comparable components. The alterations to the composite design will thus warrant a level of harm as Less than Substantial – Moderate to Minor.

Alterations are also proposed to the conservatory. The house is shown as a rectangular feature on the 1875-76 maps of the Ordnance Survey. The plan indicates that there was a structure where the conservatory is now, but does not show it with the symbolism of the normal conservatory noted elsewhere on these maps. The 1875 map appears to indicate that there was an extension where the conservatory is now, and that the original kitchen was perhaps of a similar size to that of sitting room. There was a passage between the two. The north wing was removed (shortened) and was replaced with a conservatory at some

time after 1937. Due to this the level of harm has to be classed as Less than Substantial – Minor.

Internally in the conservatory, a wall is to be inserted alongside the property boundary, and a new floor inserted. The level of harm will be negligible. There will be the loss of two glass panel doors; these are not original. The degree of harm will be negligible. The kitchen is to have part of its south wall removed so that part of the hall can be incorporated. The door in this wall, although different to the other doors on the ground floor is probably original in that it is a simple panel door, not thick or hefty, and appears to match some upstairs cupboard doors. The author has seen similar doors in other properties of a similar date in Oxford. The level of harm has to be Less than Substantial – Minor.

Apart from the proposed alteration to the west window in the sitting room, the other changes to this room are the replacement of the fireplace and mantle. It is considered that this is probably not original so the level of harm would be negligible.

In the hall part of the floor is to be removed and a new staircase added. This proposal will see the removal of original material. The level of harm would be Less than Substantial – Minor. There would be the loss of the front door. This is also probably an original feature. The level of harm would be considered Less than Substantial – Minor.

In the dining room there will be a new fireplace surround and a hearth. The fireplace is considered not to be original so the level of harm is thought to be negligible.

The study will also have a new fireplace surround. This is an original fireplace so the level of harm will be classed as Less than Substantial – Moderate. The window will have heritage secondary glazing fitted. The degree of harm will be classed as negligible.

Basement

Existing windows in the basement are all to be replaced with new frames. The degree of harm for this is Less than Substantial – Minor, as the openings already exist and the windows are probably more recent casements.

The damp in the walls will be treated. In the central part of the basement the walls are to be stripped of render and to be fitted with a cavity drain membrane. A stud wall is to be fitted. The level of harm will be classed as negligible, and could be classed as beneficial. In the western and eastern part of the basement the walls are going to be stripped of their existing render, with the walls repointed with lime mortar and allowed to breath; where damaged the wall will be repaired. The level of harm is considered negligible and can be interpreted as beneficial to the listed building.

In the central part of the basement a new staircase will be inserted and part of a ceiling removed. This will see the loss of original flooring so the level of harm has to be considered Less than Substantial – Minor.

First Floor

The alterations to the first floor are largely minimal. On the landing F1 there are two windows that will receive secondary heritage glazing to cut down on noise and improve insulation. The impact to the original structure is negligible. On the north side of the landing there are double arches, which are a decorative feature echoing designs in the ground floor hall. These will be blocked and a new door and surround inserted. The level of harm can be interpreted as Less than Substantial – Minor, because original design of the building is lost.

The door into the airing cupboard is to be moved, but reused. The door appears to be uniform with the other first floor doors, and is thus considered original. The level of harm is Less than Substantial – Minor. The wall between the airing cupboard and the bathroom will be removed. It is not known if this is original, possibly. The degree of harm will be Less than Substantial – Minor. There are alterations to the drainage system. The level of harm is Less than Substantial – Minor.

In the front two rooms both windows will have heritage secondary glazing fitted to cut down on heat loss and noise. The degree of Harm will be minimal.

Second Floor

The two windows in the second floor kitchen are to be replaced. These are modern casement windows so the level of harm would be negligible. The kitchen is to be transformed from a toilet to a bathroom; there will thus need to be new drainage inserted.

7.2 Impact on Adjacent Properties

The impact on adjacent properties is dependent on external alterations. These are confined to the front door and the rear elevation and are at ground level or below. The impact is thus considered to be negligible.

7.3 Impact on Adjacent Landscape

The impact on the adjacent landscape is negligible.

8 CONCLUSIONS

The site is a property at 77 Banbury Road, Oxford, which is located at the junction of North Parade Avenue and the Banbury Road. Historically the area was part of the parish of St Giles's in an area that was part of a medieval open field system covered with ridge and furrow to the start of the 19th century. The landscape was enclosed in about 1832 and after that time house development commenced. The Inclosure Map shows St Margaret's Road and Bevington Road as existing, and indicates that 77 Banbury Road was established on an area of land that belonged to St John's College and was leased to Crews Dudley. This character Crews Dudley is recognised as a significant developer in early 19th century Oxford and it is likely that he was responsible for the development of North Parade Avenue and some of the buildings on the north side. Crews Dudley died in 1846, so development is likely from 1832 to 1846. The detailed 1: 500 Ordnance Survey map

appears to indicate that this property was formerly called North Parade House. The building is a designated heritage asset as a grade II listed building, and lies in a conservation area.

The development is primarily interpreted as a refurbishment, and consequently most of the alterations proposed will be seen as negligible or Less than Substantial – Minor alterations. There are some alterations that would see the removal of original material that could be seen as causing the same harm or in at least two cases slightly more harm to the national asset, set at moderate. External alterations cover three cases. The changing of the front door, which will probably see the loss of original material, Less than Substantial – Minor. The alteration to the rear elevation would see the loss of a composite design. The alterations to the rear patio door could be classed as Less than Substantial – Moderate. The 1875 map indicates that a north wing has been removed and replaced with a conservatory. The kitchen would probably have been the same size as the adjacent room in the south wing. As the alterations to the conservatory would not affect the original structure, this would be seen as having a level of harm of Less than Substantial - Minor. Alterations to the kitchen would also see the loss of original material including a door and chimneybreast, the level of harm would be considered Less than Substantial – Minor. It is proposed that three fireplaces are altered on the ground floor, two of them are probably later insertions; however, the other is original and thus has to be classed as having a level of harm of Less than Substantial – Moderate.

A further alteration that will see loss of original material will be the insertion of a new staircase to the basement. This alteration has a level of harm of Less than Substantial – Minor.

Most of the alterations on the first floor are considered to have a negligible impact. There are, however, two locations where the alterations would affect original features. These include alterations to the west bathroom, where a wall will be removed and the alteration of the location of a door. The alterations to the double arch arrangement on the north side of the landing would also see the loss of original features. This is considered to have a level of harm of Less than Substantial – Minor.

The alterations to the second floor would be seen as having a negligible impact on the listed building.

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