

Heritage Impact Assessment for change of use of the North Arms, Wroxton, OX15 6PY

This document seeks to outline the historic or archaeological significance of the proposed change of use of the North Arms, Wroxton. It includes the details of the current listing, an assessment of the building, an outline of the proposed works, an assessment of their impact on the building or landscape and a mitigation strategy.

This document will not seek to repeat the previous information submitted for the site and will not list the various national and local policies.

1 Background

A full heritage impact assessment was conducted for this site in March 2019 as part of planning application ref 19/01148/F.

The North Arms is a grade II listed property within the Wroxton conservation area. Also of note there is a Barn within the curtilage of the pub which is also listed.

2 Historic England listing for the North Arms pub:

WROXTON MILLS LANE SP4040-4140 (East side)
10/242 The North Arms Public House
08/12/55 (Formerly listed as The North Arms Public House and outbuilding)
GV II

House and cottage now public house. Late C17 with early C19 refacing to left part. Ironstone ashlar and coursed ironstone rubble. Steeply pitched thatched roofs with renewed brick ridge and end stacks. 2-unit plan plus two single-unit parts on right. Main building, 2 storeys plus attic, the rest single storey plus attic. 4-window range altogether. 4 entrances have renewed plank doors with stone flat arches or wood lintels. Main part has 2, imitation wood mullioned and transomed windows on the ground floor and 2 originally 3-light wood mullioned and transomed windows on the first floor, with renewed wood casements. Two roof dormers have 3-light wood casements. Stone coped gable on left with moulded kneeler. Arris on left chamfered up to first floor left. Sundial above doorway. Right part has renewed casements and an imitation stone mullioned and transomed window with chamfered wood lintels. Interior has fireplace with bressumer and chamfered beams. (VCH: Oxfordshire: Vol IX, p171)

Listing NGR: SP4146841782

3 Historic England listing for the barn:

WROXTON MILLS LANE SP4040-4140 (East side)

10/243 Outbuilding approx. 5m E of 08/12/55 the North Arms Public House (Formerly listed as The North Arms Public House and outbuilding)

GV II

Stable now outbuilding. C18. Coursed, squared ironstone with corrugated iron roof. C20 doors with stone lintel. 2-light wood casement to left with wood lintel. Loft door above entrance. Nesting boxes. Interior not inspected. Included for group value.

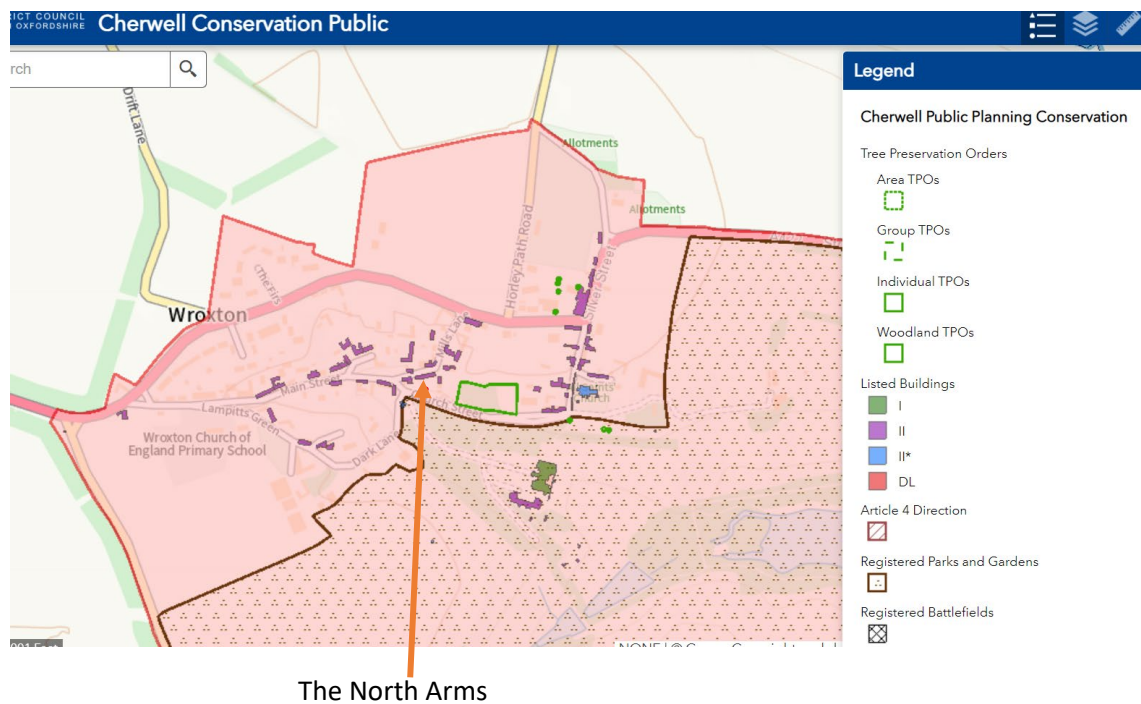
Listing NGR: SP4149441778

4 Other listed buildings nearby:

There are 70 listed buildings within Wroxton Conservation Area boundary. Most are grade II but some buildings and structures particularly associated with Wroxton College, itself designated GDI, are grade II*. Below is a map showing the most nearby other listed buildings, circled green, neighbouring the North Arms [outlined in red.]



5 Wroxton conservation area:



5 Impact of proposed works:

The application is for a change of use. There are no proposed changes to the external or internal layout. As such the only impact in heritage terms is the loss of a building which historically has been associated with use as a pub. That said the property last operated as a pub in 2013 and so this association is now very limited.