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The Lion Public House

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Wendlebury

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Proposal for New External Fire & Chimney

Design & Access Statement

December 2016

Revision - -

16124_The Lion Chimney

The Lion Public House – Alterations to Approved Permission

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1.0 Introduction

1.1 Background

The proposal is for retrospective planning and listed building consent, for the erection of an external hearth and chimney, within the central courtyard of The Lion Pub at Wendlebury.

This feature was highlighted as not having approval for construction in the letter from Cherwell District Council dated 22nd July 2016, following the site visit undertaken by the council on the 16th June 2016.

The proposed chimney abuts the existing listed building and extends approximately 4.8m in height above the general ground level of the site. Despite this, because of its location it can hardly be seen from any point on or off the site, other than within the courtyard itself.

The client believed they undertook the development with the knowledge of the Local Planning Authority, as a result of site visits and verbal communications, but now recognise that the changes should have been regularised through the formal application process. This application seeks to regularise the erection of this feature.

1.2 The Client

The Client is Mrs Sarah Robinson Smith who is the owner of The Lion.

1.3 The Architects

The architects for the Project are Oxford Architects LLP, originally established in 1962. We currently have offices in Oxford and Bristol. We provide a complete range of architectural services undertaking projects from brief formulation and the earliest stages of concept design, through the various stages of design development and visualisation to production information and construction.

Oxford Architects were not involved in the original application and have been employed to assist the client in resolving the planning issues.

2.0 Site Analysis

2.1 The Site

The Lion at Wendlebury, formerly The Red Lion, is an 18th Century public house set within the middle of the village of Wendlebury. It sits on the Eastern side of Wendlebury Road and has a large rear garden, and parking to the side and rear.

The main building is Grade II listed and constructed of coursed limestone rubble with ashlar dressings. The property is two storeys high with attic rooms and dormer windows. It does not sit within a conservation area but is in close proximity to two other listed buildings on the opposite side of Wendlebury Road; Willow Cottage & Elm Tree House.

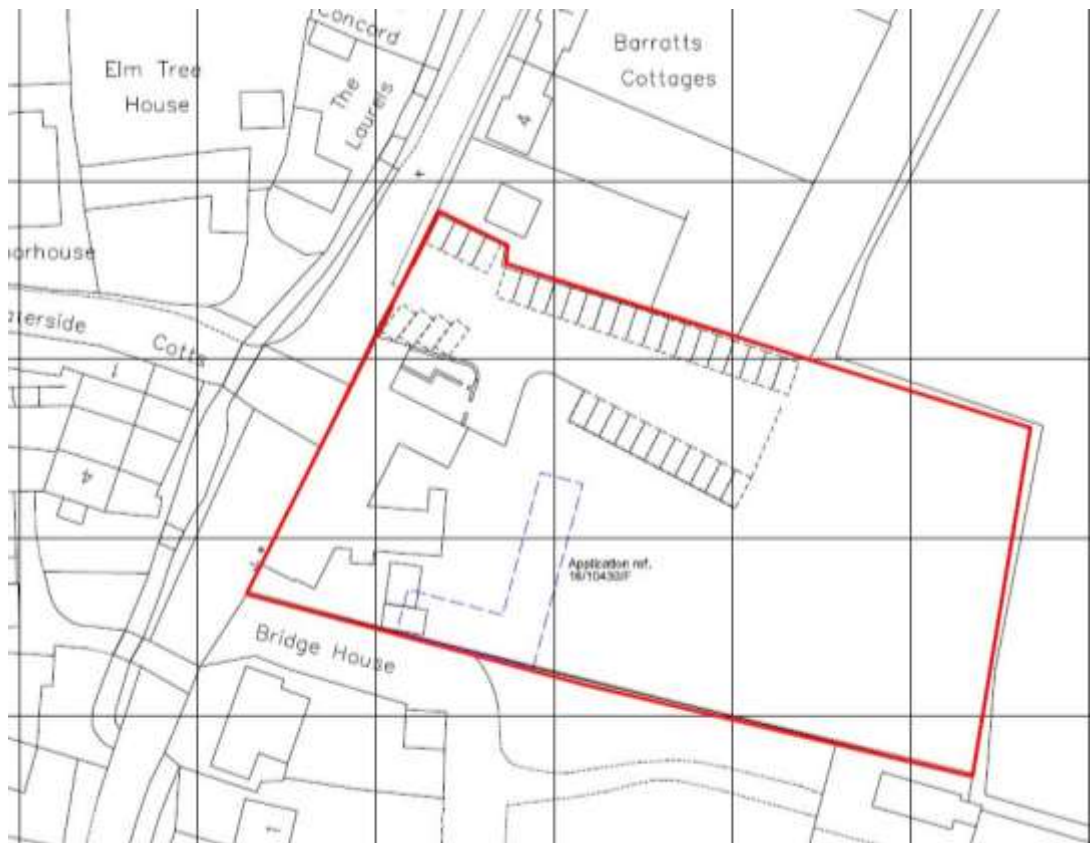
The pub is set within a site of approximately 5100sqm and currently also has approval for an accommodation block to the rear of the property providing 13no. bed and breakfast rooms (Planning ref. 16/01430/F).

Several further extensions have been added to the building as part of approved applications 15/00072/LB & 15/00172/F, which include the new kitchen extension and dining area to the end of the old barn.

The site is within a Zone 2/3 Flood plain.

2.2 Context

The site context remains unchanged from the previous applications, other than there has been a new house constructed to the North of the site by the neighbouring land owner.



2.3 Listed Building Status

The Lion (previously known as The Red Lion) Public House is a Grade 2 listed building.

The listing states the following:

WENDELBURY MAIN STREET

SP51NE (East Side)

3/139 The Red Lion Public House

GV II

Public House. Early/mid C18. Coursed limestone rubble with some ashlar dressings; Welsh slate and Stonesfield slate roofs with brick stacks. 3-unit range with rear outshut and subsidiary ranges. 2 storeys plus attic. 5-window main range has, to left, a symmetrical 3-window arrangement with a central door, flanking 3-light casements, and 2-light windows at first floor; 2-window section to right has similar windows and a blocked door. All openings have ashlar flat arches with projecting blocks. Roof has stacks to right of centre and on each gable, plus 3 hipped roof dormers. Slightly lower stone-slatted bays at each end have some flat arched openings with, to right, an old plank door. Single storey slated 2-window range to extreme left is probably C19. Rear of main roof is stone slated and continues over a rear outshut.

Listing NGR: SP5614619660

243380



Historic photograph showing the Front Elevation in the early 1900s

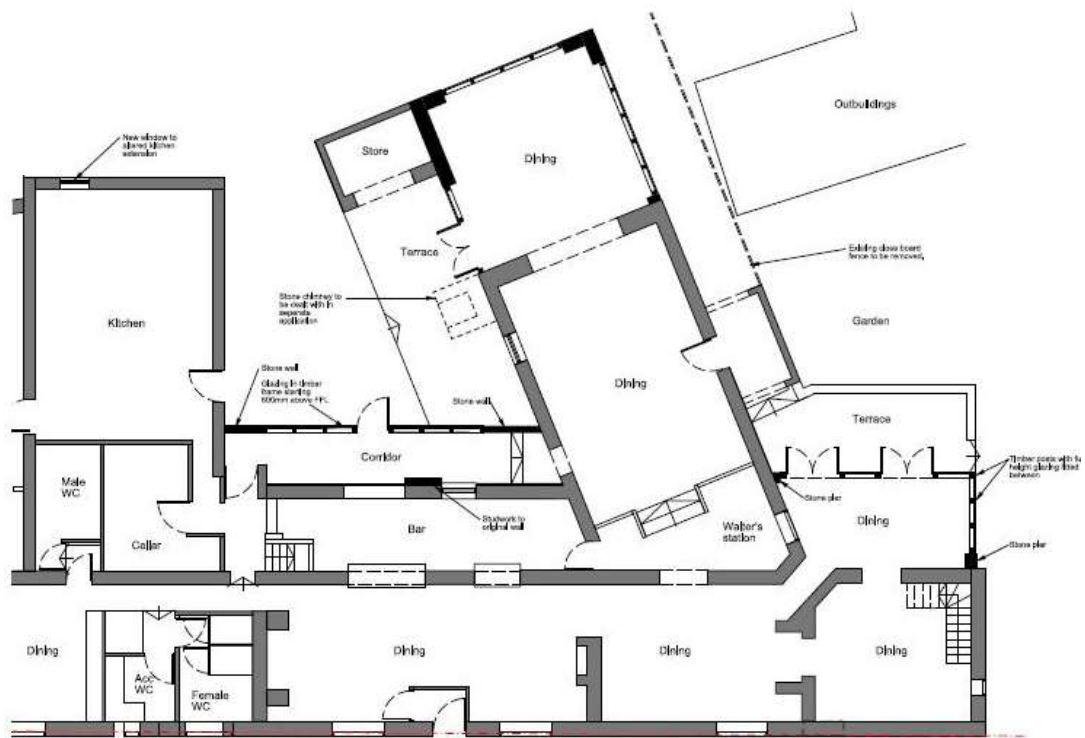
http://www.pictureoxon.com/frontend.php?keywords=Ref_No_increment;EQUALS;POX0169930&pos=22&action=zoom&id=169930 accessed 26/08/16

4.0 Design Statement

The courtyard between the kitchen and dining rooms is partially enclosed by a log store at one end, creating a secluded, quiet and sheltered space. This is also the rear entrance point to the restaurant from the car park, which is the way the majority of people enter the pub. It is important therefore to the business that this entrance courtyard creates a welcoming sense-of-place for visiting customers. The courtyard is also used as a secluded external seating area that has become incredibly popular with patrons.

The courtyard without the chimney lacks a focal point and becomes a more bland, awkward space due to its lack of focal point and any defining features.

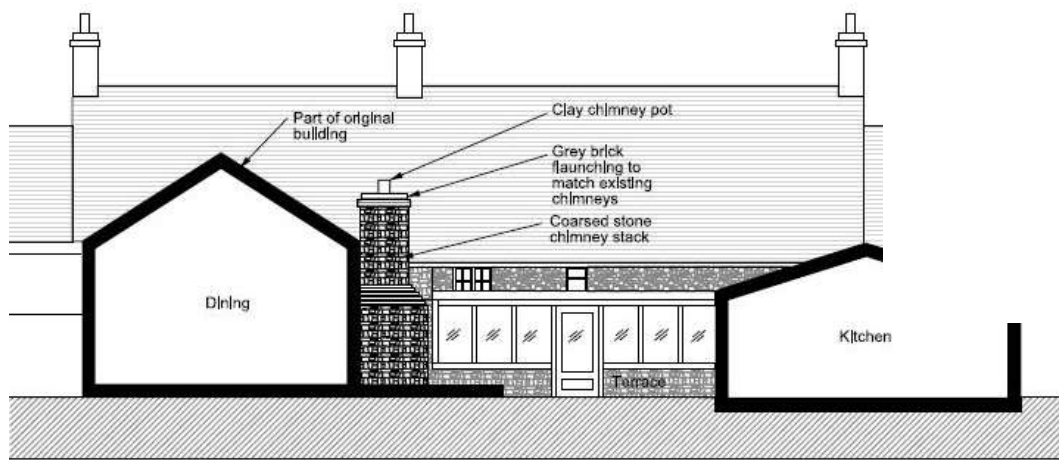
Therefore, the proposal to retain the chimney and fireplace maintains an interesting feature which creates a focal point for the courtyard, whilst still being functional.



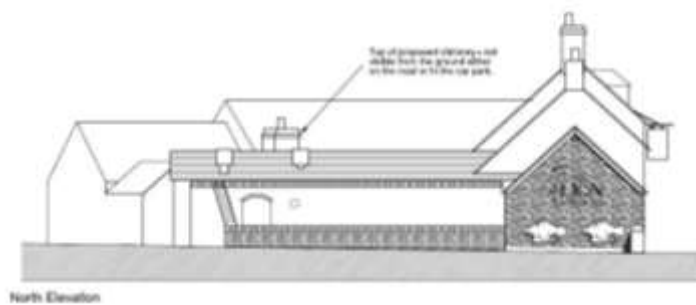
Revised Ground Floor plan



Elevation A



Elevation B



Elevations of the building show that the chimney can only be partially seen from certain angles.

4.1 The Proposal

The proposal is for the retrospective planning approval of the stone external fireplace and chimney which has been erected in the rear courtyard terrace at the Lion pub. The chimney is built adjacent to the original building, on the part which used to be a rear barn. This position was chosen as the end of the original wall had to be rebuilt during renovations and a feature was needed to create a more aesthetic break from old to new.

The stone used was picked to match the existing as closely as possible and the grey brick flaunching designed to blend with the surrounding roof so if it could be seen from any external viewpoint, it would not be obtrusive. Grey flaunching is also used on the original chimneys.



Above: Front view of external fire & chimney.



Side view of chimney & chimney in context.

The total height of the chimney, from general ground level to the top of the chimney pot, is approximately 4.8m. However, because of its central location hidden between the two extensions, it can hardly be seen from any point until you enter the courtyard.

This external feature creates an interesting and characterful focal point to the courtyard, without visually harming the character or appearance of the listed building. It is not trying to compete with the listed building and its appearance does not detract from the setting of the main building.



View looking South along Wendlebury Road. Chimney barely noticeable.



View looking South West from the car park.



View looking into the central courtyard

The chimney is not attached to the main building nor can be reasonably seen from anywhere outside of the courtyard itself and therefore its effect on the appearance or stature of the building is minimal.

The Lion is made up of several parts from several ages and styles of building and shows its development as a public house through the ages. The chimney and later additions continue this visual development and adds to the overall character of the building rather than detracting from its listed status.

6.0 Planning Policy

6.1 National Planning policy

Paragraph 134 of the NPPF states that where a proposal would cause less than substantial harm to a designated heritage asset, this harm should be weighed against the benefits to the users and whether the changes are necessary to secure its optimum viable use.

In order for the building to stay viable as a business, the pub must offer something different to its competitors. The refurbishments to the pub have been extremely successful and the chimney and external space in particular, has been received by customers as an attractive addition. Its loss or removal (as the implications of a refusal suggest) would remove a valuable asset from the pub and potentially threaten its viability.

Therefore in our view, the proposed changes are in line with the National Planning Policy Framework as removal of the chimney could cause harm to the business, which would outweigh any harm to the heritage asset.

7.0 Statement of Significance

We have assessed the significance of the building with reference to the *Conservation Principles Policies and Guidance (2008)* in order to ascertain what changes would be appropriate to the building.

Evidential Value

The building itself has **low** evidential value as it does not have many features which would give evidence of historic fabric. Despite the proposed chimney being attached to the end of the original building, we do not believe that it will have any negative impact on the value of the building and will in fact enhance the setting of the listed building by creating a focal point within the courtyard.

Historical Value

“Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.”

The building holds little unique historical value which cannot be seen in better form elsewhere in the county.

Aesthetic Value

Although the existing barn has some aesthetic value, the proposed fire and chimney mark the transition between this historic building and the new extension.

Comparative Value

The building has had many changes and additions over the years and although it still has many original features, it is not a rarity in the Oxfordshire area.

The building has low significance in terms of the above, and as such the proposed chimney will cause less than substantial harm to the building. Furthermore, the benefits to the business outweigh any harm that would be caused and the addition could be removed at a later date if no longer required.

8.0 Conclusion

This application seeks full planning and listed building consent retrospectively, for the erection of an external fire and stone chimney in the central courtyard of The Lion at Wendlebury.

In summary:

- The end section of the barn wall, now adjoining the chimney, was re-constructed during renovations. The chimney provides a transition between the old and the new.
- The chimney feature creates a focal point to the courtyard, which otherwise would be a bland and underwhelming space.
- It should be seen as an attractive addition to the building which does no harm physically or otherwise to the heritage asset.
- The evidential, historical, aesthetic and comparative value of the listed building are not harmed by this structure as it could be removed at a later date if it was no longer required.
- The chimney demonstrates the evolving nature of the building and its use and marks its current success by encouraging the use of the external space and therefore increasing the viability of the business.
- The external hearth and chimney has been received extremely well by customers and removing this feature could have a detrimental effect on the public perception of the property.
- The chimney is a focal point that creates a good first impression of the property when entering from the rear.
- The chimney is all about the appearance, and that is a very subjective matter. The important thing – over-riding the requirement for a paper exercise – is that it does no harm to the heritage asset and can be removed in the future without any harm being done to the asset. The public and customers appear to appreciate it for what it does and as a feature in its setting.

We hope that Cherwell Council will agree and consequently we ask for your support with this application.