

Heritage Impact Assessment for The North Arms, Mills Lane, Wroxton, Banbury OX15 6PY



Rock Davidson Associates Historic Building Consultants MAY 2019

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1. Introduction

1.1 The Consultants

Rock- Davidson Associates.

Consultants: **Louisa Davidson** MA [Dist] HistEnvCons BA(Hons) **IHBC** and **Jacob Rock** MA PGDip[Dist] HistEnvCons PGCE

1.2 The Client

Wroxton College C/o Brear Associates Ltd The Beer House, Atherstone Hill, Atherstone on Stour Stratford upon Avon Warwickshire CV37 8NF

1.3 Methodology

This is an analysis of the proposed new works and the heritage impact taken from plans and a schedule of proposed new works/specifications and materials supplied to RDA by Brear Associates Ltd The Beer House, Atherstone Hill, Atherstone on Stour, Stratford upon Avon Warwickshire CV37 8NF. This Heritage Impact Assessment should be read in conjunction with the **RDA Heritage Assessment of The North Arms, Mills Ln, Wroxton, Banbury OX15 6PY March 2019**. This initial report included some assessment of significance of the heritage assets, x2 Grade II listed buildings, and their surroundings, and analysis of the historic fabric as found and could be seen on February 15th 2019. There was one site visit made on February 15th 2019 to access and take photographs, equivalent to a Level 1-2 Building Recording, [Ref *Understanding Historic Buildings A Guide to Good Recording Practice Historic England May 2016*] There was another site visit made on 29th March with Mr Brear to discuss and advise on proposals to refurbish the North Arms.

1.4 Copyright

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2. Heritage Impact Assessment for Proposals for Alterations to The North Arms, Wroxton.

2.1 NORTH ARMS ELEVATIONS

South Garden Elevation: Described in **RDA Heritage Assessment of The North Arms, Mills Ln, Wroxton, Banbury OX15 6PY March 2019 pg 27-30**

| Clients PROPOSAL | RDA Significance Level: High/Medium/Low From RDA Assessment March 2019 | RDA Assessing Beneficial IMPACT | RDA Assessing Harmful IMPACT | RDA Comments |
|---------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|------------------------------------------|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Prepare existing timber window frames. Decorate with primer, undercoat and gloss paint finish. Rake out putties and replace with new putty. | HIGH X2 FF Mullion and Transom windows. MEDIUM SF Windows LOW C20 GF window frames | Ensures the building is in sustained use | None | Care should be taken with repairs to the two original First Floor Mullion and Transom windows. One window opening at eaves/attic in the cottage maybe of some C18/C19 origins. |
| Repair timber trough gutter to garden elevation | N/A | Ensures the building is in sustained use | None | |
| Replace existing door and frame into new kitchen with new timber door and frame | LOW C20 Plank Door Part of Listing text. | Ensures the building is in sustained use | Possible | Design and materials of new timber door to be discussed with LPA Conservation Officer to ensure suitability. Could be dealt as a LBC Planning Condition. |
| Remove existing cooling units from the cellar | N/A | N/A | N/A | N/A |
| Repair each door and frame as determined by detailed survey. Prime and redecorate door and frame. | HIGH Graffiti on door jamb. HIGH Stone Lintels LOW C20 Plank Doors | Ensures the building is in sustained use | None | Care should be taken with the C19 graffiti on door jamb and any repair to stone lintels. |

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| Clients PROPOSAL | RDA Significance Level: High/Medium/Low From RDA Assessment March 2019 | RDA Assessing Beneficial IMPACT | RDA Assessing Harmful IMPACT | RDA Comments |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|---------------------------------------------------------------------------|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Cut tarmac surface back from external wall, min 250mm wide. Excavate down side of external wall to level of internal floor level to create new french drain. Back fill trench with pea shingle | LOW | Ensures the building is in sustained use and will help with damp issues. | None | Hard tarmac was mentioned in RDA report as having a negative effect on the building |
| Provide temporary support and remove timber lintel. Install new oak lintel to outer face of the wall. Make good pointing | HIGH Timber Lintel of this window in the Cottage is original | Ensures the building is in sustained use only if lintel is beyond repair. | Yes. Loss of historic fabric | More analysis needed to the structural integrity of this original timber lintel. Any pointing would need to match original lime mortar. |
| Remove modern pvc soil pipe and all waste pipes from the elevation | LOW Rainwater goods and service pipes | Enhances elevation | None | |
| Remove LPG Pipework and all cooling equipment | LOW service pipes | Enhances elevation | None | |
| Replace door and frame to former kitchen | LOW All C20 Plank Door GF. Plank doors are in listing text. | Ensures the building is in sustained use | Possible | Design and materials of new timber door to be discussed with LPA Conservation Officer. Could be dealt as a LBC Planning Condition. |
| Repoint all three brick chimneys | HIGH Remaining lime pointing to stonework, should remain. | Ensures the building is in sustained use | Possible | Any repointing undertaken only if needed and only using lime mortar to match existing. Removing cement mortar can do more damage to brickwork, unless it is loose. |
| Redecorate all cast iron gutters and downpipes | | Ensures the building is in sustained use | None | |

Side elevation Car Park End EAST GABLE ELEVATIONS: Described in RDA Heritage Assessment of The North Arms, Mills Ln, Wroxton, Banbury OX15 6PY March 2019 pg 35

| Clients PROPOSAL | RDA Significance Level: High/Medium/Low From RDA Assessment March 2019 | RDA Assessing Beneficial IMPACT | RDA Assessing Harmful IMPACT | RDA Comments |
|----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|--------------------------------------------------------------|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Repair window as necessary by survey. Decorate existing window | LOW C20 Window | Ensures the building is in sustained use | None | |
| Remove old kitchen extractor grille. Fill in opening with stone to match existing. | LOW Extractor grille | Enhances elevation | None | Ensure stone is matching and the lime pointing matches any existing lime mortar. Unfortunately this elevation has had C20 cement mortar repairs http://www.buildingconservation.com/articles/matching-mortars/matching-mortars.htm |
| Carefully repair external timber panelling to gable door. Strip and redecorate timber frame. | HIGH Central loft door/frame possibly early C19. | Enhances elevation. Ensures the building is in sustained use | None | Take care with original ironmongery. Door hung with iron spear headed brackets on pintles. C18/C19 Door frame has mortice and tenoned pegged joints. |
| Repair and redecorate window to disabled WC | HIGH Lancet window | Enhances elevation. Ensures the building is in sustained use | None | |

Side elevation (kitchen end) WEST ELEVATIONS: Described in **RDA Heritage Assessment of The North Arms, Mills Ln, Wroxton, Banbury OX15 6PY**
March 2019 pg 34

| Clients PROPOSAL | RDA Significance Level: High/Medium/Low From RDA Assessment March 2019 | RDA Assessing Beneficial IMPACT | RDA Assessing Harmful IMPACT | RDA Comments |
|--------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|-----------------------------------------------------------------------------|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decorate all existing fascia boards, replace pvc gutter to toilet annexe to both front and rear elevations with new cast iron gutter | N/A | Enhances elevation. Ensures the building is in sustained use and maintained | None | |
| Prepare and redecorate 'North Arms' sign on gable end. | N/A | | None | C20 Lettering North Arms; These maybe plastic letters? |
| Core drill hole to wall to new toilet extractor fan. Fit louvre panel and decorate to match stone colour. | HIGH All main structural elevations are significant. | Enables the building to have a viable use | Yes Loss of Historic fabric | Gable end of The North Arms; Ironstone with ashlar stone quoins; rebuilt brick chimney stack. Look for possible alternative solutions, possibly using the chimney stack? |

Front elevation NORTH ELEVATIONS: : Described in **RDA Heritage Assessment of The North Arms, Mills Ln, Wroxton, Banbury OX15 6PY** March 2019
pg31-33

| Clients PROPOSAL | RDA Significance Level: High/Medium/Low From RDA Assessment March 2019 | RDA Assessing Beneficial IMPACT | RDA Assessing Harmful IMPACT | RDA Comments |
|-------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|---------------------------------------------------------|------------------------------------|--------------|
| Decorate timber window frames. Cut out and replace all putties. Redecorate timber lintels | LOW C20 Windows MEDIUM Timber Lintels | Ensures the building is in sustained use and maintained | None | |

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| Clients PROPOSAL | RDA Significance Level: High/Medium/Low From RDA Assessment March 2019 | RDA Assessing Beneficial IMPACT | RDA Assessing Harmful IMPACT | RDA Comments |
|---------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|---------------------------------------------------------|--------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Take off and refix salvaged slate covering to door canopy. Decorate timber frame to canopy | LOW C20 door canopy | Ensures the building is in sustained use and maintained | None | |
| Open up existing external door opening. Repair existing double doors and door frame | LOW C20 replacement Door Part of listing Text | Ensures the building is in sustained use and maintained | None | |
| Replace cast iron gutter and downpipe's | MEDIUM Iron brackets holding guttering | Ensures the building is in sustained use and maintained | Possible | Further analysis. Can the existing cast iron gutter and downpipes be repaired? Iron brackets holding guttering could be retained and repaired? |
| Repoint brick chimneys. Cap redundant flues with ventilated pots, rebed pots to working flues | HIGH Structural element | Ensures the building is in sustained use and maintained | Possible Use of correct materials | Ensure repointing is with lime mortar to match and rebedding pots with NHL 5. Also See HEAG080 Chimneys |
| Replace existing steel framed windows to new kitchen with new double glazed timber windows of the same style and configuration. | Existing x3 Crittall windows circa 1960 | Ensures the building is in sustained use and maintained | None | Another option would be to replace with newer Crittall windows in the same design as Crittall are still in manufacturing. Design and materials of new windows to be discussed with LPA Conservation Officer. Could be dealt as a LBC Planning Condition. |
| Repair as necessary existing timber shutters. Redecorate shutters | MEDIUM Shutters; possible early C19 | Ensures the building is in sustained use and maintained | None | Shutters have original stays. The window has a concrete sill/ and an inserted C20 window |

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|-------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|---------------------------------------------------------|------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Redecorate end plates to tie rods | MEDIUM | Ensures the building is in sustained use and maintained | None | |
| Construct new timber louvre dormer detail to front and rear slopes of the kitchen roof to accommodate kitchen extract outlet. | N/A | Enables the building to have a viable use. | Possible | This could have a negative impact on the street and neighbours but is offset by bringing the building back into viable use. Public benefit mitigates the possible harm. A sympathetic design has been proposed using dormer louvres, compared to normal vent flue. |

Main Roof Thatch

| Clients PROPOSAL | RDA Significance Level: High/Medium/Low From RDA Assessment March 2019 | RDA Assessing Beneficial IMPACT | RDA Assessing Harmful IMPACT | RDA Comments |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Prepare thatch to both elevations back to sound base. Replace all gable and eaves timber work and rethatch with combed wheat reed to min 350mm depth. Provide decorative ridge capping including stag feature. Cover whole roof with galvanised wire netting | HIGH | Ensures the building is in sustained use and maintained | None. If professional thatching advice obtained. | “Areas of decay in a thatched roof can be removed and patch-repaired. It is common practice for both long straw and combed wheat reed roofs to have just the decayed top surfaces removed and then to be over-coated (spar coated) rather than stripped completely to the rafters. The spar coat is fixed to the layer beneath it with twisted hazel spars. The practice of over-coating saves both time and materials, and has led to many older roofs being composed of layers many hundreds of years old. Such roofs contain an important archaeological and botanical record, showing a complete picture of agriculture and plant types throughout their life.” <i>Ref HE Energy Efficiency and Historic Buildings Insulating Thatched Roofs (v1.1) published by Historic England April 2016</i> |
| Replace cement fillets to each chimney with new. | LOW incorrect material | Ensures the building is in sustained use and maintained | Yes if cement used replace with NHL5 Mortar fillets | Use NHL to replace. |

2.2 GROUND FLOOR INTERIOR NORTH ARMS

Areas B,C, D, E Described in RDA Heritage Assessment of The North Arms, Mills Ln, Wroxton, Banbury OX15 6PY March 2019 pg37-41]

| Clients PROPOSAL Area B Former kitchen, New toilets | RDA Significance Level: High/Medium/Low From RDA Assessment March 2019 | RDA Assessing Beneficial IMPACT | RDA Assessing Harmful IMPACT | RDA Comments |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Strip all walls of existing glazed tiles and strip out old services, sinks, extract hood and fan etc. | LOW Former Kitchen Services | Enables the building to have a viable use | None | |
| Take down plasterboard ceiling, dispose | LOW Not traditional fabric | Enables the building to have a viable use | None | A chance to analyse the joists and floorboards in this area. Limitation in RDA heritage assessment |
| Break up existing floor slab and dispose off site | LOW Floor is concrete | Enables the building to have a viable use | None | |
| Lay new floor slab with geotextile membrane with min 150mm insulating clay aggregate above, geotextile membrane linked to lower membrane with min 150mm limecrete slab, with 75mm lime/sand screed all finished with new floor tiling. | | Enables the building to have a viable use. Ensures the building is in sustained use and maintained. Correct use of materials | None | Advise from HE HEAG014 Energy Efficiency Part L and http://www.buildingconservation.com/articles/solid-ground-floors/solid-ground-floors.htm |

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| Clients PROPOSAL Area B Former kitchen, New toilets | RDA Significance Level: High/Medium/Low From RDA Assessment March 2019 | RDA Assessing Beneficial IMPACT | RDA Assessing Harmful IMPACT | RDA Comments |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Remove wall plaster and replaster with non-hydrated lime plaster. Allow for render, set and finishing coats | LOW Not traditional fabric | Enables the building to have a viable use. Ensures the building is in sustained use and maintained. Correct use of materials | None | A chance to analyse the walls in this area. Limitation in RDA heritage assessment. Consider using Clay plaster http://www.buildingconservation.com/articles/clayplaster/clayplaster.htm |
| Remove existing timber staircase to first floor and replace with new timber staircase with plasterboard soffit. Min 250mm going and 183mm riser. | LOW Staircase is later C20 addition | Enables the building to have a viable use | None | |
| Construct new toilet walls with 100mm blockwork walls. Install new underground drainage through floor slab, connect to existing underground drainage. | N/A | Enables the building to have a viable use | Possible | Consider option of using reversible stud walling not blockwork. |

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| Clients PROPOSAL Area B Former kitchen, New toilets | RDA Significance Level: High/Medium/Low From RDA Assessment March 2019 | RDA Assessing Beneficial IMPACT | RDA Assessing Harmful IMPACT | RDA Comments |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|-----------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Tile walls to toilets and fit out with WC, pedestal basin, etc as shown. Replace external door and frame with new ironmongery. Repair existing window, replace putties, prepare and redecorate. | N/A | Enables the building to have a viable use | None. Door and Window Late C20 Additions | Final Door Design and ironmongery to discuss with Conservation Officer. Could be dealt as a LBC Planning Condition. |
| Clients PROPOSAL Area C – New dining room | RDA Significance Level: High/Medium/Low From RDA Assessment March 2019 | RDA Assessing Beneficial IMPACT | RDA Assessing Harmful IMPACT | RDA Comments |
| Remove all existing wall plaster. Repoint any open mortar joints. Replaster wall using non hydrated lime plaster final coat finished with smooth float finish. | HIGH Structural External Walls | Ensures the building is in sustained use and maintained. Correct use of materials | Loss Of Some Historic Plaster | Most of the plaster in Area C has been repaired with hard gypsum and cement and the walls are unable to breathe. Consider using Clay plaster http://www.buildingconservation.com/articles/clayplaster/clayplaster.htm |
| | | | | |

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| Clients PROPOSAL Area C – New dining room | RDA Significance Level: High/Medium/Low From RDA Assessment March 2019 | RDA Assessing Beneficial IMPACT | RDA Assessing Harmful IMPACT | RDA Comments |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Take up existing quarry tiles. Break up existing concrete floor slab and dispose off site | LOW C20 Solid Floors Not traditional materials | Ensures the building is in sustained use and maintained | None | |
| Remove all skirting boards throughout. Install new softwood timber skirtings throughout | LOW C20 Not traditional materials | Ensures the building is in sustained use and maintained | None | |
| Strip black paint from existing timber beams in both new bar and new restaurant areas using Soda blasting by Beam Clean and Restore. Clean stone of inglenook in both bar and restaurant. Repoint stone to both fireplaces with new lime mortar. Undertake sample panel of stone cleaning and soda cleaning for approval. | HIGH Original Timber Beams Ceiling is exposed timbers to one half of room to the east gable end. Stone Inglenook Inglenook Fireplace & Niches Room C | Enhances | Possible | Sample panels would need to be approved Cement pointing on Fireplaces detracts and is not traditional materials however care would have to be taken to remove hard mortar as more damage could be done. Never use abrasive techniques for cleaning timber or stone as these are too aggressive http://www.buildingconservation.com/articles/paint-removal/paint-removal.htm |
| Line timber faced post with new boarded finish to ensure fire protection maintained to post. | Probably two C20 posts, fabric concealed. | Enables the building to have a viable use | None | Limitation in RDA assessment |

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| Clients PROPOSAL Area C – New dining room | RDA Significance Level: High/Medium/Low From RDA Assessment March 2019 | RDA Assessing Beneficial IMPACT | RDA Assessing Harmful IMPACT | RDA Comments |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Lay new floor slab with geotextile membrane with min 150mm insulating clay aggregate above, geotextile membrane linked to lower membrane with min 150mm limecrete slab, with 75mm lime/sand screed all finished with new floor ironstone flags or float finish to screed to mimic flags | Floor is C20 tiled floor to solid concrete floor. | Enables the building to have a viable use. Ensures the building is in sustained use and maintained. Correct use of materials | None | Advise from HE HEAG014 Energy Efficiency Part L and http://www.buildingconservation.com/articles/solid-ground-floors/solid-ground-floors.htm |
| Take down section of plasterboard ceiling underneath bathroom. Expose joists for inspection. Repair/replace any joists in poor condition. Refix ceiling | Ceiling is C20 Plasterboard | Ensures the building is in sustained use and maintained | None | Consider re-fixing ceiling using traditional materials http://www.buildingconservation.com/articles/lime-plaster-ceilings/lime-plaster-ceilings.htm |
| Remove existing woodstove, inspect chimney flue, line with new twin wall liner and fit new stove | N/A | Ensures the building is in sustained use and maintained | None | Seek advice from fpa-fire-thatched-properties-leaflet-2018.pdf |
| Install new 60 minute fire door and frame to new toilet lobby | N/A | Enables the building to have a viable use | None | Fire Officer Assessment. Door Design discuss with Conservation officer. Could be dealt as a LBC Planning Condition. |

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| Clients PROPOSAL Area C – New dining room | RDA Significance Level: High/Medium/Low From RDA Assessment March 2019 | RDA Assessing Beneficial IMPACT | RDA Assessing Harmful IMPACT | RDA Comments |
|-----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|---------------------------------------------------------|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| New window boards as window seats to 2no existing windows. Install new timber skirting boards | LOW Not original fabric | Ensures the building is in sustained use and maintained | None | |
| Decorate new lime plaster with lime wash, colour to be selected | HIGH Structural External Walls | Ensures the building is in sustained use and maintained | None | Most of the plaster in Area C has been repaired with hard gypsum and cement and the walls are unable to breathe. Consider using Clay plaster/ breathable paints http://www.buildingconservation.com/articles/clayplaster/clayplaster.htm Limewash SD value 0.01-0.5 http://www.buildingconservation.com/articles/paint/paint.htm |
| Decorate all joinery with new gloss paint finish. | N/A | Ensures the building is in sustained use and maintained | None | |
| Decorate ceiling with two coats of emulsion paint. | HIGH Any original plaster to Ceilings | Ensures the building is in sustained use and maintained | None | Ceilings in Area C would have be painted with emulsion in C20 so no original limewash visible. |

| Clients PROPOSAL Area D – New Restaurant/Bar | RDA Significance Level: High/Medium/Low From RDA Assessment March 2019 | RDA Assessing Beneficial IMPACT | RDA Assessing Harmful IMPACT | RDA Comments |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|-------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Strip out and remove existing bar and all bar services | LOW | Enables the building to have a viable use | None | |
| Strip plaster from walls, replaster walls with non hydrated lime plaster with smooth finish for decoration Decorate new lime plaster with lime wash, colour to be selected. | HIGH Structural External Walls | Ensures the building is in sustained use and maintained with correct materials. | Some loss of historic plaster | Wall finishes are of C20 plaster, probably covering historic fabric. Use of correct materials; 3 coat plaster method, scratch coat and 2 layers to smooth off. Consider using Clay plaster/ breathable paints http://www.buildingconservation.com/articles/clayplaster/clayplaster.htm |
| Latex existing flooring and lay new floor finishes | LOW Solid concrete floor | None. No change | None | New floor finish subject to Conservation Officer approval. Existing floor will remain unable to breathe. Consider new limecrete floor. |
| Strip woodchip paper from existing ceiling. Decorate ceiling with two coats of emulsion paint | HIGH Lath & Plaster Ceilings between floor joists | Enhances | None | Consider using breathable paints if bare original plaster. Limewash SD value 0.01-0.5 http://www.buildingconservation.com/articles/paint/paint.htm |
| Install new FD60S door and frame into existing opening leading to new kitchen. Adapt door to allow for double swing | LOW C20 existing door | Enables the building to have a viable use | None | Door Design subject to Conservation Officer approval. Could be dealt as a LBC Planning Condition. |
| Install new bar to specialist design. | LOW | Enables the building to have a viable use | None | Design subject to Conservation Officer approval. Could be dealt as a LBC Planning Condition. |

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| Clients PROPOSAL Area D – New Restaurant/Bar | RDA Significance Level: High/Medium/Low From RDA Assessment March 2019 | RDA Assessing Beneficial IMPACT | RDA Assessing Harmful IMPACT | RDA Comments |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|------------------------------------------------------------------------------|----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Sweep chimney and install new wood burning stove. Install new chimney liner with new chimney pot to top of the stack. All work by HETAS contractor | HIGH Inglenook Fireplace & Niches Room D | Enables the building to have a viable use | None | Subject to following advice for woodburning stoves in Thatched buildings. fpa-fire-thatched-properties-leaflet-2018.pdf and HEAG079 Thatched roofs |
| Cut out existing floor joists. Trim floor and floor beam to engineers' details and form new stairwell. Install new timber staircase with feature timber handrail with glazed panel balustrade to detail | HIGH Structural timbers LOW C20 Gypsum Plaster | Enables the building to have a viable use | Yes Loss of Historic Fabric | A second staircase is needed in the building as the original stairs were removed. The position of these stairs was discussed and this position seems to have less impact on historic fabric. Loss offset by bringing the building back into viable use. Public benefit mitigates the harm. New staircase: No details. Design of staircase, handrail and glazed balustrade subject to Conservation Officer approval. Could be dealt as a LBC Planning Condition. |
| Open up existing external door opening. Remove all internal wall linings used to cover opening on internal face of wall. Carefully take down door, assess for any timber repairs. Piece in any new timber to replace rotten or decay section. Retain all ironmongery and rehang to existing frame. | LOW This door is C20 replacement | Enables the building to have a viable use. Needs to be opened for fire exit. | None | |

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| Clients PROPOSAL Area D – New Restaurant/Bar | RDA Significance Level: High/Medium/Low From RDA Assessment March 2019 | RDA Assessing Beneficial IMPACT | RDA Assessing Harmful IMPACT | RDA Comments |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Strip paint finish from existing external door to garden. Undertake all necessary timber repairs to frame and door. Overhaul ironmongery. Redecorate door and frames with new gloss paint finish | LOW External door C20 Part of the listing | Ensures the building is in sustained use and maintained | None | |
| Install new timber skirting boards. New window boards as window seats to 3 no existing windows. | LOW C20 replacements | Ensures the building is in sustained use and maintained | None | |
| Prepare sample panel of stone and clean exposed stonework to fireplace. Repoint with lime putty mortar to any joints where mortar comes loose. | HIGH Inglenook Fireplace & Niches Room D Bressumer Beam | Ensures the building is in sustained use and maintained with correct materials | Possible | Sample panels would need to be approved. Could be dealt as a LBC Planning Condition. Cement pointing on Fireplaces detracts and is not traditional materials however care would have to be taken to remove hard mortar as more damage could be done. Never use abrasive techniques for cleaning timber or stone as these are too aggressive |

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| Clients PROPOSAL Area E - Existing Toilets and lobby | RDA Significance Level: High/Medium/Low From RDA Assessment March 2019 | RDA Assessing Beneficial IMPACT | RDA Assessing Harmful IMPACT | RDA Comments |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|-------------------------------------------|------------------------------|--------------|
| Strip out existing toilets. Remove all services, finishes, internal partitions including floor tiling and ceiling forming layout of existing toilets. Remove ceiling joists. | LOW Interior of Toilet Block No Architectural Merit | Enables the building to have a viable use | None | |
| Line walls with treated timber battens and Altro Whiterock wall linings to all walls. Install new timber collar ceiling joist and insulated roof void to current standards. New plasterboard ceiling. | LOW Interior of Toilet Block No Architectural Merit | Enables the building to have a viable use | None | |
| Fit new external door and frame and new FD60 fire door and frame leading into bar. | LOW Interior of Toilet Block No Architectural Merit | Enables the building to have a viable use | None | |
| Fit out space as new kitchen to catering specification including new water serviced, drainage connections , electrical outlets, LPG outlets. | LOW Interior of Toilet Block No Architectural Merit | Enables the building to have a viable use | None | |

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| Clients PROPOSAL Area E - Existing Toilets and lobby | RDA Significance Level: High/Medium/Low From RDA Assessment March 2019 | RDA Assessing Beneficial IMPACT | RDA Assessing Harmful IMPACT | RDA Comments |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|-------------------------------------------|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Replace metal framed windows with new painted hardwood windows with double glazing. | Toilet block with slate roof; x3 Crittall windows circa 1960. | Enables the building to have a viable use | Possible | Another option would be to replace with newer Crittall windows in the same design as Crittall are still in manufacturing. Design and materials of new windows to be discussed with LPA Conservation Officer. Could be dealt as a LBC Planning Condition. |
| Take up existing quarry tile finish. Make good existing slab. Lay new tiled finish to floor including tile skirting | LOW Interior of Toilet Block No Architectural Merit | Enables the building to have a viable use | None | |
| Install new extraction system above cooker run only. Extend ducting to new external louvred dormer frame set into roof | LOW Interior of Toilet Block No Architectural Merit | Enables the building to have a viable use | None | |
| Take down existing ceiling to former toilets. Remove existing ceiling joists and insulation, old water tanks etc. Install new 150 x 50 C16 collars to each pair of rafters. Provide new 12mm plasterboard ceiling to flat ceiling. | LOW Interior of Toilet Block No Architectural Merit | Enables the building to have a viable use | None | |

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| Clients PROPOSAL Area E - Existing Toilets and lobby | RDA Significance Level: High/Medium/Low From RDA Assessment March 2019 | RDA Assessing Beneficial IMPACT | RDA Assessing Harmful IMPACT | RDA Comments |
|----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|-------------------------------------------|------------------------------|---------------------------------------------------------------------------------------------------------------------|
| Insulate sloping ceiling with 100mm Celotex and 82mm insulated plasterboard. Install 300mm fibreglass insulation to flat ceiling | LOW Interior of Toilet Block No Architectural Merit | Enables the building to have a viable use | None | RDA would not normally recommend Celotex and fibreglass in historic buildings but this extension is a C20 addition. |
| Decorate all joinery with new gloss paint finish. Decorate ceiling with two coats of emulsion paint. | LOW Interior of Toilet Block No Architectural Merit | Enables the building to have a viable use | None | |

2.3 FIRST FLOOR INTERIOR NORTH ARMS

Areas {F G H I J K} Described in RDA Heritage Assessment of The North Arms, Mills Ln, Wroxton, Banbury OX15 6PY March 2019 pg42-47, 48, 49,

| Clients PROPOSAL Area F – cold store area | RDA Significance Level: High/Medium/Low From RDA Assessment March 2019 | RDA Assessing Beneficial IMPACT | RDA Assessing Harmful IMPACT | RDA Comments |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Remove existing cold store. Dispose off site. Take up existing vinyl floor finish to expose flooring under. Take up newer boarding to expose structure under. Cut new staircase opening. Install new 200 x 50 C24 treated floor joists at 400mm c/c. Trim floor to suit new staircase flights. Lay new hardwood floorboards to new joists. Reuse existing floorboards, depending upon type and condition | Limitations Roof structure not visible. Much historic fabric covered with C20 wall coverings and partitions of the Cold Store. Floor level probably raised, evidence of pine C19 floorboard LOW C20 staircase HIGH Loft Door/Frame and lintel Room F | Enables the building to have a viable use | Possible | A chance to analyse the joists and floorboards in this area. Limitation in RDA heritage assessment Advice in HEAG086 Suspended Timber Floors |
| Erect new timber partitions to new toilet layout shown. Line with plasterboard both sides with insulation between studs. New timber skirtings | Limitations Roof structure not visible. Much historic fabric covered with C20 wall coverings and partitions | Enables the building to have a viable use | None | Timber partitions would be reversible. Take care with fixings to historic fabric. |

Heritage Impact Assessment for The North Arms, Mills Ln, Wroxton, Banbury OX15 6PY

| Clients PROPOSAL Area F – cold store area | RDA Significance Level: High/Medium/Low From RDA Assessment March 2019 | RDA Assessing Beneficial IMPACT | RDA Assessing Harmful IMPACT | RDA Comments |
|------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|---------------------------------------------------------|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Install new timber staircase flight up from intermediate landing. New square edge timber balusters with mop stick handrail | LOW C20 staircase | Enables the building to have a viable use | None | Design and materials to be discussed with LPA Conservation Officer. Could be dealt as a LBC Planning Condition. |
| Strip paint from existing gable door and frame. Undertake timber repairs to door, frame and panelling. Replace putties to glazed panels. | HIGH Loft Door/Frame and lintel Room F | Ensures the building is in sustained use and maintained | Possible | Gable end wall exposed stone with lancet ventilation window covered by inserted fixed glazed window with painted timber door, probably C19 early C20. Below this is the C18/C19 loft door. Timber lintel. Rear of door not visible as boarded. Care to be taken with repair work |
| Fit handrail internally across door opening in gable wall with timber balusters 25 x 25 plain edge timber at max 100mm centres. | HIGH Loft Door/Frame and lintel Room F | | Possible | Design and materials to be discussed with LPA Conservation Officer. Could be dealt as a LBC Planning Condition. |
| Build up the intermediate landing of the rear staircase to same level as the restaurant dining room | LOW C20 additions | Enables the building to have a viable use | None | Would be reversible. Take care with fixings to historic fabric |

Heritage Impact Assessment for The North Arms, Mills Ln, Wroxton, Banbury OX15 6PY

| Clients PROPOSAL Area F – cold store area | RDA Significance Level: High/Medium/Low From RDA Assessment March 2019 | RDA Assessing Beneficial IMPACT | RDA Assessing Harmful IMPACT | RDA Comments |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|-------------------------------------------|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Install new drainage pipework and waste pipes to service new sanitary fittings. Drop soil pipe to connect with underground system in ground floor room below. Install new extract ventilation to all toilet areas. Run flat duct wherever possible and connect with new external louvre in gable wall. Install sanitaryware to layout shown on plans Provide tile splashback to wash basins. Install mirrors to each cubicle, toilet roll holders and coat hooks. | N/A | Enables the building to have a viable use | Possible | More detail needed. Design, layout of service pipes, sanitary ware, doors etc to be discussed with LPA Conservation Officer. Could be dealt as a LBC Planning Condition. |
| Lay new floor finishes consisting of vinyl sheet on 4mm hardboard off existing floor boarding reused. | N/A | Enables the building to have a viable use | Possible | More detail needed. Flooring to be discussed with LPA Conservation Officer. Could be dealt as a LBC Planning Condition. Analyse the joists and floorboards in this area. |
| Decorate all joinery with new gloss paint finish Decorate ceiling with two coats of emulsion paint. | N/A | Enables the building to have a viable use | None | |

| Clients PROPOSAL Dining Room – Area G/H | RDA Significance Level: High/Medium/Low From RDA Assessment March 2019 | RDA Assessing Beneficial IMPACT | RDA Assessing Harmful IMPACT | RDA Comments |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|-------------------------------------------|----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Carefully take up existing floor boards, de-nail and set aside for reuse. Investigate joists, determine extent of repair where floorboards currently bow underfoot. | MEDIUM C19 floorboards. | Enables the building to have a viable use | Some loss of Historic Fabric Possible | Recommend SPAB advice on Old Floors 'Caring for Old Floors'. And http://www.buildingconservation.com/articles/timberfloor/timberfloor.htm HEAG086 Suspended Timber Floors |
| Take up existing vinyl flooring to corridor. Take up and dispose of chipboard/hardboard flooring below to reveal existing floor boards. Inspect any existing floorboards and determine extent of repair. Lift boards and set aside for reuse. Relay boards and finish with floor wax | MEDIUM C19 floorboards LOW Chipboard Floor | Enables the building to have a viable use | Some loss of Historic Fabric Possible | Recommend SPAB advice on Old Floors 'Caring for Old Floors'. And http://www.buildingconservation.com/articles/timberfloor/timberfloor.htm HEAG086 Suspended Timber Floors RDA do not recommend sanding of historic floors as this cleaning technique is too aggressive. See Advice above. |
| Level existing floor with fillets to existing joists to give level floor surface. Lay 18mm plywood flooring and relay existing floorboards, allow 25% new boards. Sand boards and seal with floor wax. | MEDIUM C19 floorboards | Enables the building to have a viable use | Some loss of Historic Fabric Possible | Recommend SPAB advice on Old Floors 'Caring for Old Floors'. And http://www.buildingconservation.com/articles/timberfloor/timberfloor.htm HEAG086 Suspended Timber Floors RDA do not recommend sanding of historic floors as this cleaning technique is too aggressive. See Advice above |

Heritage Impact Assessment for The North Arms, Mills Ln, Wroxton, Banbury OX15 6PY

| Clients PROPOSAL Dining Room – Area G/H | RDA Significance Level: High/Medium/Low From RDA Assessment March 2019 | RDA Assessing Beneficial IMPACT | RDA Assessing Harmful IMPACT | RDA Comments |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Remove existing partitioning forming kitchen and bathroom, strip out all services and sanitary. | LOW C20 addition stud wall Not traditional materials | Enhances and Enables the building to have a viable use | None | |
| Strip existing woodchip wall paper from all walls. Allow for plastering repairs to walls, say 25% of wall area. Decorate new lime plaster with lime wash, colour to be selected. Remove wallpaper from structural central partition. Assess condition of plaster & laths. Repair. | HIGH Structural External Walls/ Original plaster. Partition wall original lath & Plaster between Room G and Bathroom Landing G and Bathroom has Exposed Raised Crucks in Walls | Ensures the building is in sustained use and maintained with correct materials using specialist contractors. | Loss of Some Historic fabric | Ensure correct materials used using specialist contractors. Repair to original plaster maybe possible. Use of correct materials 3 coat plaster method, scratch coat and 2 layers to smooth off. Consider using Clay plaster/ breathable paints http://www.buildingconservation.com/articles/clayplaster/clayplaster.htm Limewash SD value 0.01-0.5 http://www.buildingconservation.com/articles/paint/paint.htm |
| Install 2 no new tie rods through new first floor with decorative end plates to each elevation to match existing rod plates. Carefully remove existing tie rod, make good external stone | HIGH Structural External Walls | Ensures the building is in sustained use and maintained | Loss of Some Historic fabric | More detail needed to be discussed with LPA Conservation Officer. Could be dealt as a LBC Planning Condition. RDA have not seen a structural engineers report. |
| Install new fire door and frame to existing opening to rear staircase. | N/A | Enables the building to have a viable use | None | Door design to be discussed with LPA Conservation Officer. Could be dealt as a LBC Planning Condition. |

| Clients PROPOSAL Dining room Area I/J | RDA Significance Level: High/Medium/Low From RDA Assessment March 2019 | RDA Assessing Beneficial IMPACT | RDA Assessing Harmful IMPACT | RDA Comments |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|-----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Carefully remove existing ceiling beam, no longer connected to external walls. Install new beam to engineers' detail. Encase beam with plasterboard, if steel and skim to achieve 30 min fire resistance. | Ceiling Room I lath and plaster with some boxed in ceiling beams | Possibly ensures the building is in sustained use and maintained if removal is necessary. | Possible Loss of Historic Fabric | More detail needed. To be discussed with LPA Conservation Officer. Could be dealt as a LBC Planning Condition. RDA have not seen a structural engineers report. |
| Repair plaster casings to existing ceiling beams. | Boxed in ceiling beams | ensures the building is in sustained use and maintained | None | http://www.buildingconservation.com/articles/lime-plaster-ceilings/lime-plaster-ceilings.htm |
| Relay timber floorboards. Sand boards and finish with floor wax to manufacturers specification. | HIGH Wide Floor boards Room I Floor; Oak boards fairly wide running horizontally from front to back | Ensures the building is in sustained use and maintained. Enables the building to have a viable use | Possible Loss of Historic Fabric | Recommend SPAB advice on Old Floors 'Caring for Old Floors'. And http://www.buildingconservation.com/articles/timberfloor/timberfloor.htm HEAG086 Suspended Timber Floors RDA do not recommend sanding of historic floors as this cleaning technique is too aggressive. See Advice above |
| Screw closed the door to the under stair cupboard of the staircase to the second floor. Retain all ironmongery. | HIGH C17 Door & Latch Room I understairs door | Enables the building to have a viable use. Fire regulations | None | Does the door have to be screwed closed? Fire Officer Advice. http://www.buildingconservation.com/articles/doors/door_furniture.htm |

| Clients PROPOSAL Dining room Area I/J | RDA Significance Level: High/Medium/Low From RDA Assessment March 2019 | RDA Assessing Beneficial IMPACT | RDA Assessing Harmful IMPACT | RDA Comments |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|--------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Retain existing door, frame and ironmongery. Seal door with bead of silicone set into frame rebate fix closed two screws into rebate. Construct independent timber framework on staircase side and overboard with 2 layers of plasterboard. All to be removable at future date | HIGH ROOM I C17 door with an applied panelling with moulded fillet. [usually dating from last quarter of the C17.] | Enables the building to have a viable use. Fire regulations | Possible | Care taken to seal door. Methods used to be discussed with LPA Conservation Officer and Fire officer. Could be dealt as a LBC Planning Condition. This door was discussed and its retention in situ was emphasized as important. C17 Door would be seen inside the room. Plasterboard, staircase side, would be reversible. Public benefit mitigates any harm. http://www.buildingconservation.com/articles/doors/door_furniture.htm |
| Decorate all joinery with new gloss paint finish. | HIGH Original doors | | YES Not suitable paint for historic doors | Take care to remove old paint. Use Breathable paints http://www.buildingconservation.com/articles/paint/paint.htm |
| Decorate ceiling with two coats of emulsion paint. | HIGH Lath & Plaster Ceilings | Ensures the building is in sustained use and maintained | Possible | Only use emulsion on previously painted C20 scheme not on lime repairs or original lime plaster surfaces |
| Decorate walls with emulsion paint | HIGH Original Plaster | Ensures the building is in sustained use and maintained | Possible | Only use emulsion on previously painted C20 scheme not on lime repairs or original lime plaster surfaces Use Breathable paints http://www.buildingconservation.com/articles/paint/paint.htm |

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| Clients PROPOSAL Dining room Area I/J | RDA Significance Level: High/Medium/Low From RDA Assessment March 2019 | RDA Assessing Beneficial IMPACT | RDA Assessing Harmful IMPACT | RDA Comments |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Carefully cut back existing timber partitions as shown. Make good reveals to leave cupboard with existing door and frame against external wall. Form new blank end to create second cupboard in same portions as external wall cupboard. Construct new side wall to cupboard. Install new door and frame to match existing cupboard. Make good plasterwork to walls as necessary | Room J is situated in the west gable end separated by area K by a stud walls of lath & plaster. | Enables the building to have a viable use. Fire regulations | Yes Loss of Historic Fabric | Landing area and cupboard space [Possibly the site of a former staircase to ground floor] between ROOM I & J ; lath & plaster walls, end wall lit by a small window. Floor chipboard. This opening up with the suggested design using created cupboards was discussed with RDA as a good solution for opening up Rooms I and J to form a new Dining Room with access to the new staircase. By creating a central opening some of the original lath & plaster walls that are probably late C18/ early C19 that formed the walls of the staircase, since removed, will still be readable. Public benefit of bringing the building back into use mitigates harm/ less than substantial. Cupboard Door design to be discussed with LPA Conservation Officer. |
| Replace door to staircase enclosure with new FD60S door and frame. | LOW Door is C20 replacement | Enables the building to have a viable use. Fire regulations | None | Door design to be discussed with LPA Conservation Officer |
| Sweep chimney flue and close off flue, remove modern slate slab hearth. | HIGH Fireplace LOW C20 hearth | Ensures the building is in sustained use and maintained | Possible | Ventilation maybe needed. Advice Note HEAG080 Chimneys |
| Inspect lath and plaster ceiling. Check for any loose patches. Repair with new plaster to existing laths | HIGH Ceiling lath and plaster | Ensures the building is in sustained use and maintained | None | Ensure correct materials used using specialist contractors. Repair to original plaster maybe possible. http://www.buildingconservation.com/articles/lime-plaster-ceilings/lime-plaster-ceilings.htm |

| Clients PROPOSAL Staircase to second floor Area K | RDA Significance Level: High/Medium/Low From RDA Assessment March 2019 | RDA Assessing Beneficial IMPACT | RDA Assessing Harmful IMPACT | RDA Comments |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Carefully repair the treads of the existing timber staircase to second floor level. Line underneath each tread with 25mm plywood. Screw from underside to ensure each existing tread plank is secure. Reline the soffit with 50 x 50 treated timber frame with 12 mm plasterboard and skim finish to achieve 30 mins fire resistance. | Pg 48 & 49 HIGH Stairs straight with a winder turn appear to be oak, probably C18 or early C19. | Enables the building to have a viable use. Fire regulations | Possible | Ensure correct materials used using specialist contractors. Discuss with LPA Conservation Officer and Fire officer. Could be dealt as a LBC Planning Condition. |
| Strip wallpaper from walls. Undertake plaster repairs as necessary. | HIGH The ceiling of the stairs K is within the eaves. Roof timbers exposed with limewashed/torching under thatch and wide timber boarding to some walls. | Ensures the building is in sustained use and maintained | Possible | Ensure correct materials used using specialist contractors. Discuss with LPA Conservation Officer. Could be dealt as a LBC Planning Condition. http://www.buildingconservation.com/articles/lime-plaster-ceilings/lime-plaster-ceilings.htm and Historic England Guide HEAG079 Thatched roofs. |

2.4 SECOND FLOOR INTERIOR NORTH ARMS

Areas {L & M } Described in RDA Heritage Assessment of The North Arms, Mills Ln, Wroxton, Banbury OX15 6PY March 2019 pg 48-53

| Clients PROPOSAL Second floor Staff Room Area L/M | RDA Significance Level: High/Medium/Low From RDA Assessment March 2019 | RDA Assessing Beneficial IMPACT | RDA Assessing Harmful IMPACT | RDA Comments |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------|---------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Level existing floor by laying tapered treated timber battens onto existing floor boards. Set datum at door opening to staircase. Lay new 18mm Chipboard flooring. to battens. All to be removeable in future | HIGH Wide Original floorboards shown with 1m Scale Room M | Enables the building to have a viable use | Possible | The historic floor boards should be retained. Where possible it would be good if floor boards could remain exposed. If covered detail needs to ensure the historic floor is ventilated or the void filled with a breathable material that will not form a condensation layer. Raised floor may affect opening of historic doors. http://www.buildingconservation.com/articles/timberfloor/timberfloor.htm HEAG086 Suspended Timber Floors |
| Strip woodchip and lining paper from walls and ceiling | LOW Plaster boarded ceiling and walls | Ensures the building is in sustained use and maintained | None | |
| Form office and staff WC with new stud walling. Construct new plant room with new timber stud walls lined with plasterboard both sides | HIGH Floor boards | Enables the building to have a viable use | Possible | Take care with fixing to historic fabric so stud walls can be reversible. |
| Repair existing windows, reputty and leave in secure and working condition | NEUTRAL Dormer windows | Ensures the building is in sustained use and maintained | Possible | |

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| Clients PROPOSAL Second floor Staff Room Area L/M | RDA Significance Level: High/Medium/Low From RDA Assessment March 2019 | RDA Assessing Beneficial IMPACT | RDA Assessing Harmful IMPACT | RDA Comments |
|-------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|-------------------------------------------|-------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Install new drainage, services. Drop new soil pipe down through chimney flue to ground level and connect with services in the new kitchen | N/A | Enables the building to have a viable use | Possible | Ensure correct materials used using specialist contractors. Discuss with LPA Conservation Officer. Could be dealt as a LBC Planning Condition. |
| Install new mega flow hot water cylinder to plant room with new LPG wall mounted boiler. | N/A | Enables the building to have a viable use | Possible | Ensure correct materials used using specialist contractors. Discuss with LPA Conservation Officer/Fire officer. Could be dealt as a LBC Planning Condition. |
| New door to plant room to be FD30 fire door and frame. | N/A | Enables the building to have a viable use | Possible | Discuss with LPA Conservation Officer/Fire officer. Could be dealt as a LBC Planning Condition |
| Take down existing timber boarded partition set between existing truss members. Make good wall, floor and ceiling fixings points | NEUTRAL Partition wall dividing Room L with M No Architectural Merit LOW Door is C20 | Enables the building to have a viable use | Yes Loss of some Historic fabric | |
| Install new extraction to staff WC. Cut duct through gable wall and position 150 x 150 louvre. Paint louvre to blend into wall stone | HIGH All main structural elevations are significant. | Enables the building to have a viable use | Yes Loss of Historic fabric | Discuss with LPA Conservation Officer. Could be dealt as a LBC Planning Condition. Look for possible alternative solutions, possibly using the chimney stack? |

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| Clients PROPOSAL Second floor Staff Room Area L/M | RDA Significance Level: High/Medium/Low From RDA Assessment March 2019 | RDA Assessing Beneficial IMPACT | RDA Assessing Harmful IMPACT | RDA Comments |
|--------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Lay new floor finishes to office and lobby to office, rest room, staff WC and plant room | HIGH Historic Floor boards HIGH Historic Doors | Enables the building to have a viable use | Possible | The historic floor boards should be retained. Where possible it would be good if floor boards could remain exposed. If covered detail needs to ensure the historic floor is ventilated or the void filled with a breathable material that will not form a condensation layer. Raised floor may affect opening of historic doors. http://www.buildingconservation.com/articles/timberfloor/timberfloor.htm HEAG086 Suspended Timber Floors |
| Install kitchen base units with worktop to staff room to form small tea point with stainless steel sink and water boiler | N/A | Enables the building to have a viable use | None | |
| New FD30 to top of stairs | HIGH Historic Door with Peep Hole | Enables the building to have a viable use | Yes Loss of Historic Door | Discuss with LPA Conservation Officer/Fire officer. Is this necessary. Can this door remain? If door has to be removed store in safe place for future use. Could be dealt as a LBC Planning Condition |

3. Heritage Impact Assessment for Proposals for Alterations to The Stables, North Arms, Wroxton.

Described in RDA Heritage Assessment of The North Arms, Mills Ln, Wroxton, Banbury OX15 6PY March 2019 Section 5.3 pg 54-57

| Clients PROPOSAL Stable/Barn EXTERIOR | RDA Significance Level: High/Medium/Low From RDA Assessment March 2019 | RDA Assessing Beneficial IMPACT | RDA Assessing Harmful IMPACT | RDA Comments |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Remove existing corrugated metal roofing and asbestos cement sheeting | MEDIUM Corrugated roof Mentioned in listing Architectural Phasing LOW Asbestos sheeting | Enables the building to have a viable use. Ensures the building is in sustained use and maintained | Yes, Some Loss of Later Historic Fabric | |
| Install new corrugated Corten steel cladding to barn and mono pitched roof of lower roof. Fix 50 x 50 timber battens to existing purlins. Line whole of roof with Tyvek of similar breathable membrane over battens. Fix Corten cladding to battens using stainless steel screws. | MEDIUM Corrugated roof Mentioned in listing Architectural Phasing | Enables the building to have a viable use. Ensures the building is in sustained use and maintained | None Will Enhance. | The corrugated iron roofing is a later addition to this C18 stable that most probably was thatched. The iron roof would not be fit for purpose for the proposed conversion. Roofing was discussed with RDA and a good solution it was thought was to replace the iron roof with Corten corrugated steel that would still have a rust affect. The roof structure would be able to take the weight and would be unaltered. |
| Line underside of roof cladding with 200mm of Celotex insulation fixed between purlins. 12mm plasterboard and skim finish | N/A | Enables the building to have a viable use | Possible | Consider alternate material to Celotex. Not recommended for historic buildings. |

Heritage Impact Assessment for The North Arms, Mills Ln, Wroxton, Banbury OX15 6PY

| Clients PROPOSAL Stable/Barn EXTERIOR | RDA Significance Level: High/Medium/Low From RDA Assessment March 2019 | RDA Assessing Beneficial IMPACT | RDA Assessing Harmful IMPACT | RDA Comments |
|----------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|---------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| Replace/renew guttering and downpipes to all elevations with new cast iron gutter with downpipes. | N/A | Enables the building to have a viable use. Ensures the building is in sustained use and maintained | None | Ensure design is correct for building. Discuss with LPA Conservation Officer. Could be dealt as a LBC Planning Condition |
| New lead flashings cut to boundary wall at abutment of mono pitched roof to wall. | N/A | Enables the building to have a viable use. Ensures the building maintained using correct materials | None | |
| Remove existing timber doors and frame, supply and fit new timber external doors and frame to main barn. | LOW C20 Central doors. No Architectural Merit | Enables the building to have a viable use | None | |
| Install new frameless glazed double doors to main barn entrance. | N/A | Enables the building to have a viable use | Possible | Door Design to discuss with LPA Conservation Officer. Could be dealt as a LBC Planning Condition |
| Take out and replace concrete lintel above main entrance doors. Take out and remove exposed steel lintel above main entrance doors. | LOW Concrete lintel to main opening C20 Not traditional materials | Enhances | None | |

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| Clients PROPOSAL | RDA Significance Level: High/Medium/Low From RDA Assessment March 2019 | RDA Assessing Beneficial IMPACT | RDA Assessing Harmful IMPACT | RDA Comments |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|------------------------------------------------------------------|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Stable/Barn EXTERIOR | | | | |
| Install new hardwood timber lintel above double door entrance. Rebuild stone wall above new hardwood lintel using salvaged stone to match existing. Build in stainless steel mesh to bed courses. | N/A | Replacing concrete lintel with timber will enhance the entrance. | None | To discuss with LPA Conservation Officer. Could be dealt as a LBC Planning Condition |
| Carefully take down high timber hatch door, assess door and frame for decay, repair door and frame, reinstall door and frame. Supply and install new hardwood frame with fixed glass panel behind high hatch | HIGH C19 loft door and hinges | Enables the building to have a viable use | None | Design and fixing of glass panel. To discuss with LPA Conservation Officer. Could be dealt as a LBC Planning Condition |
| Take out and replace existing timber window. Fix new timber window to existing opening. | MEDIUM C19 casement window | None | Yes Loss of historic window | This window might be able to be repaired otherwise like for like replacement should be fitted. A second window was discussed to match this one where it has been lost and filled in on the RH side. |
| Take down existing external lighting fixed to building, remove cables | LOW detracts C20 External light fittings on Exterior | Enhances the exterior | None | |

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| Clients PROPOSAL Stable/Barn INTERIOR | RDA Significance Level: High/Medium/Low From RDA Assessment March 2019 | RDA Assessing Beneficial IMPACT | RDA Assessing Harmful IMPACT | RDA Comments |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Excavate existing floor, setting aside any cobbles. | MEDIUM Some floor is historic and laid to bricks, most is concrete with a C20 inspection pit for cars | Enables the building to have a viable use | Some loss of Historic floor but in poor condition and not complete | |
| Lay new floor slab with geotextile membrane with min 150mm insulating clay aggregate above, geotextile membrane linked to lower membrane with min 150mm limecrete slab, with 75mm lime/sand screed all finished with 50mm Hornton stone flagstones. | N/A | Enables the building to have a viable use. Ensures the building maintained using correct materials. Hornton Stone is local material. | None | Advise from HE HEAG014 Energy Efficiency Part L and http://www.buildingconservation.com/articles/solid-ground-floors/solid-ground-floors.htm |
| Undertake sample panel to remove paint, old limewash, distemper and other mixed finishes to internal walls of main barn. Repair/replace all nest box hatches to inside face front wall as necessary. | HIGH Structural Walls and nest boxes | Enables the building to have a viable use. | Yes some Loss of wall finishes and Possible impact to Nest boxes | Consider if limewash removal is necessary. It might be possible to limewash interior again. Consider 'Factory' whitewash for walls, ceilings, posts, etc (interiors) Take care with next boxes See http://www.buildingconservation.com/articles/hot-limewash-sheltercoat/hot-limewash-sheltercoat.htm |
| Rake out and repoint internal face of masonry/stone walls with lime putty mortar. | HIGH Structural walls | Enables the building to have a viable use | Yes some Loss of wall finishes | Only if necessary. Match mortar http://www.buildingconservation.com/articles/matching-mortars/matching-mortars.htm |

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| Clients PROPOSAL Stable/Barn Sheds attached to Stable New Cold Store & Prep Kitchen | RDA Significance Level: High/Medium/Low From RDA Assessment March 2019 | RDA Assessing Beneficial IMPACT | RDA Assessing Harmful IMPACT | RDA Comments |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|-------------------------------------------|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| To prep kitchen, fix metal stud free standing wall lining around all walls, insulate wall to new cold store garage with 100mm of Celotex insulation board. Line inner face with Altro whiterock lining boards from floor to ceiling | HIGH Structural Outer stone walls | Enables the building to have a viable use | Possible | Necessary modern materials for C21 cold storage and prep kitchen purposes. Public benefit outweighs the use of these modern materials. |
| Install new timber door and frame to preparation kitchen and double doors to new cold store. | LOW C20 doors | Enables the building to have a viable use | None | |
| Install new freestanding self contained cold store to end bay of outbuilding. Store to be package with insulated floor, walls, ceiling with integral plant. | N/A | Enables the project to have a viable use | Possible | Design of freestanding cold store to discuss with LPA Conservation Officer. Could be dealt as a LBC Planning Condition |