

## **Addendum to Design and Access statement incorporating a brief Heritage Statement and response to recent letter from The Gardens Trust.**

Following a response letter received from The Gardens Trust to the application 23/01646/F for Heyford Lodge we set out below our response and brief "Heritage Statement".

Firstly, we had not considered the need for a Heritage statement or appraisal and apologise for this unintentional omission.

Heyford lodge sits immediately adjacent to the historical North Entrance drive to Middleton Park which is listed Grade I. The RPG is listed Grade II.

The area of land immediately adjacent to the Heyford Lodge is freehold farm land owned by the applicant (J.H. Norman and Sons).

The Lodge itself is not listed and although mentioned in passing in the HE Listing is not specifically described as are two of the other four entrance lodges. It does have the characteristics of a Victorian Lodge with stone facades and gothic style windows. These features are retained in this proposal and natural stone is used on the façades of the main two storey extension.

The alterations to the Lodge being proposed do not in any way affect the RPG or its setting or its significance. As the Listing states most of the parkland is "under the plough" being a significant part of the applicant's (J H Norman and Sons) freehold land and used as a working farm.

The boundary map of the RPG shows that the Lodge is outside the curtilage of the park and is sufficiently removed from the principal house itself, by nearly a kilometre, and in our opinion could under no circumstance be considered to be a curtilage building to the house, as implied in the Gardens Trust letter-

Its location is on the periphery of the north Driveway, and outside of the boundary of the RPG and is immediately adjacent to the road which means it has a very limited impact on the RPG. See Extract of the HE boundary.

The Northern boundary of the RPG bisects the driveway of Heyford Lodge which used to service Middleton Park from the north. It has not been used for access to Middleton Park for over 60 years and is now only used for direct access to the Heyford Lodge building. The remainder of the north driveway is used by the farm operations for local vehicles passing from one field or farm activity to another.

The track of the old northern driveway where it passes the Lodge will not be affected or altered by these proposals.

It should be noted that the boundary of the RPG bisects lengthways the drive being a somewhat arbitrary line.

The area of the RPG next to the Lodge is a tree belt which mostly comprises self-set trees and scrub and not part of the original park planting.

There are no significant specimen trees in the area of land immediately adjacent to the Heyford Lodge and no trees in the RPG are affected by these current proposals.

We would submit that the level of detail given here and in our proposals are more than sufficient to understand the limited or non-existent impact of these proposals on the heritage asset.

Comments on the design have been made by The Gardens Trust. We can see no issues with the juxtaposition of the single storey rear side extension to the main extension or house. It has been designed to be in more rustic local materials on an elevation only visible from the main road and not from the RPG. This reflects the reduced status of the rear and side elevations of the existing Lodge.

The front east facing principal elevation of the lodge is not affected by the proposals and the single storey extension that faces east is set well back and itself faced with natural stonework to compliment the main lodge façade. It will be hard to see from the driveway and has no material effect on the RPG. Opinions on design will always differ and we see no reason to make any alterations to the current proposals.

In conclusion therefore it can easily be demonstrated that there is no impact at all on the RPG by these proposals. Indeed, they bring back into use a vacant building that would deteriorate if not brought up to 21<sup>st</sup> century standards. The works will tidy up the immediate area and will therefore enhance and preserve for the future this small part of the RPG and its neighbouring setting.

M C Hall IHBC (retired) PG Conservation of Historic Buildings.