



70 Cowcross Street, London EC1M 6EJ
Phone: (+44/0) 207 608 2409
Email: enquiries@thegardenstrust.org
www.thegardenstrust.org

margiehoffnung@thegardenstrust.org

Research - Conserve - Campaign

13th July 2023

Gemma Magnuson
Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxfordshire. OX15 4AA.
gemma.magnuson@cherwell-dc.gov.uk

Dear Ms Magnuson,

Ref : 23/01646/F - Single and two storey extensions and internal modifications to existing dwelling. Heyford Lodge, Heyford Road, Middleton Stoney, Bicester, OX25 4AL

Thank you for consulting The Gardens Trust (GT), in its role as Statutory Consultee with regard to proposed development affecting a site listed by Historic England (HE) on their Register of Parks and Gardens. We have liaised with our colleagues in the Oxfordshire Gardens Trust (OGT) and their local knowledge informs this joint response.

We have read the online documentation for a part 2-storey and part single-storey extension to the unlisted Victorian Heyford Lodge, which lies at the northern end of the drive which approaches the Grade II registered park and garden (RPG) of Middleton Park from the north. Heyford Lodge is immediately adjacent to the northern boundary of the RPG (NHLE 1001405) and the main house itself is listed at Grade I. Although the Lodge is not listed, it could potentially be considered to be a curtilage structure to the main house. It is therefore surprising that the Design and Access Statement (D&A) makes no mention whatsoever of the RPG or the relationship of the Lodge to the RPG and what impact the proposals might have on the setting and significance of the heritage assets. Therefore, the application fails to meet the requirements of the NPPF Para 194 : 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'

In our opinion, the single-storey extension is awkwardly related to the proposed two-storey extension and the fenestration could be more sympathetically designed. The lack of any reference to the RPG or other heritage assets means that insufficient information has been submitted in order for us to properly assess the application. We request that a proper heritage statement be prepared and that the design be reconsidered to simplify the fenestration and improve the relationship between the extension and the original lodge building.

We would like to submit a holding objection until these issues are resolved.

Yours sincerely,

Margie Hoffnung
Conservation Officer