

Planning Statement

Listed Building Application for Trelawn House, 34 North Bar Street, Banbury OX16 0TH

This application for Listed Building consent relates specifically to the remedial works required to Trelawn House in association with the larger application submitted to Cherwell Council for the redevelopment of the former Buzz Bingo site for 80 retirement living apartments.

Trelawn House is an early 19th Century Grade II Listed building, fronting North Bar Street. It is constructed of red brick and is completely surrounded by the Buzz Bingo building. The walls directly adjoin on the northern and southern elevations and there is around a 50cm gap to the rear of the building.

The listing for the building is described as:

“House now offices. Early C19. Red brick. Hipped slate roof. 2 brick end stacks. 2 storeys; 3-window range. Central entrance has panelled door with decorative overlight and doorcase with fluted Ionic columns. Doorway is flanked by 2 sashes with glazing bars (3-pane width). 3 similar windows to first floor. All windows have stepped keystone voussoirs. Interior: plain C19 details including doors, door frames, ceiling mouldings and staircase.”

The wider development proposes demolishing the existing Buzz Bingo building and creating a new retirement living development that is set around a metre away from the rear and southern elevations. Development will be completely removed from the northern elevation, significantly opening up the setting of the listed building.

Landscaped gardens will be provided to the corner of North Bar Street and Castle Street, opening up the setting of the Grade II Listed Building and significantly increasing its prominence in the streetscene.

The existing Buzz Bingo building is currently attached to Trelawn House. Trelawn House is built of handmade clay bricks. It is unknown what state these will be in following decoupling of the existing building. This listed building application therefore proposes 2 options:

Option 1 - Remove all internal plasterwork from the wall, clean and repair brick substrate and repoint all mortar joints; or

Option 2 - Remove all internal plasterwork from the wall, clean and repair brick substrate and repoint mortar joints behind. Then apply a lime based mortar to the external face of the building.

It is hoped Option 1 will be possible, to restore the brickwork to the northern and southern side elevations. However, it is unknown what state the brickwork will be in following removal of the Buzz Bingo building.

Option 2 is proposed in case the removal of the Buzz Bingo building results in the existing brickwork becoming too porous. This would not be in the interest of retaining the listed building. If this is the case it is proposed that a lime based mortar would be applied to ensure the building remains watertight.

The rear elevation has been significantly altered. More detail is set out within the Heritage Statement and Design and Access Statement accompanying this application, however in summary large areas of the rear wall now contain blockwork. This has resulted from previous

alterations to the building. The areas or blockwork are shown on the submitted plans. It is proposed to apply a lime based mortar to ensure the rear elevation is watertight.

It is anticipated that these options would be discussed with the LPA following the decoupling of part of the walls when more is known about the state of the remaining brickwork.

Policy ESD15 of the Cherwell Local Plan considers that new proposals should conserve, sustain and enhance designated heritage assets. It requires proposals to contribute positively to an area's character and identity by creating or reinforcing local distinctiveness.

In determining applications, paragraph 197 of the NPPF requires local authorities to take account of the desirability of sustaining and enhancing the significance of the heritage assets.

Paragraph 206 of the NPPF requires local planning authorities to look for opportunities for new development within the setting of heritage assets, to enhance or better reveal their significance. Proposals which better reveal its significance should be treated favourably.

These proposals are considered to restore the significance of Trelawn House. This will enhance the designated Grade II Listed Building and comply with the NPPF and Policy ESD15.

Further information is set out in the Heritage Statement and the Design and Access Statement accompanying the application.