

Our ref: 18039/PAW

15/12/2021

Trelawn Listed Building Consent Heritage Statement

1. Introduction

- 1.1.1 This heritage statement has been prepared by Ecus Ltd on behalf of Planning Issues (the applicant) for proposed works to the Grade II listed Trelawn (NHLE: 1046925), North Bar Street, Banbury, Oxfordshire. The heritage statement is to inform a listed building consent application to make good the fabric of the listed building following the proposed removal of the adjoining modern (*circa*1980) buildings that are currently attached to the historic fabric (Plate 1). This application is part of a wider scheme to re-develop land at Bolton Road, Banbury (the site).
- 1.1.2 This statement deals with specific changes to the historic fabric of the listed building and does not include an assessment of the setting for the listed building as that is dealt with in a separate heritage statement for the main redevelopment of the site (Ecus, December 2021, Land at Bolton Road, Banbury, Oxfordshire, OX16 0TH – Heritage Statement).
- 1.1.3 This heritage statement has been informed by:
- Site visit, comprising internal and external inspections;
 - Consultation of the Historic England's National Heritage List;
 - Historic OS mapping; and
 - Archival photography held at the Oxfordshire History Centre (OHC)
- 1.1.4 The following sections of this heritage statement includes a summary of relevant policies, statement of significance, schedule of proposed works to the listed building and an assessment of the works.



INVESTORS
IN PEOPLE | Silver
Unit 2022





Plate 1: Trelawn Grade II Listed Building and adjoining later buildings

2. Policies

National Policy

- 2.1.1 At the national level, the principal legislation governing the protection of the cultural heritage of the built environment is the Planning (Conservation Areas and Listed Buildings) Act 1990. The Act sets out the legislative framework within which works and development affecting listed buildings must be considered.
- 2.1.2 Section 66 of the 1990 Act places a duty on local planning authorities to “*have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*” in considering whether to grant planning permission for development which affects a listed building or its setting.
- 2.1.3 Various principles and policies relating to cultural heritage and archaeology are set out in the National Planning Policy Framework (NPPF) which guide local planning authorities with respect to the wider historic environment. The following paragraphs from NPPF are particularly relevant:

“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.” Para. 194

“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.” Para. 195

“In determining planning applications, local planning authorities should take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.” Para. 197.

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.” Para. 199.

Local Policy

- 2.1.4 Local planning policy is set out in the Adopted Cherwell Local Plan 2011-2031. Relevant policies include:

Policy ESD 15: The Character of the Built and Historic Environment

- 2.1.5 The Local Plan is supported by saved policies of the Adopted Cherwell Local Plan 1996. These comprise:

C18: in determining an application for listed building consent the council will have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest. The council will normally only approve internal and external alterations or extensions to a listed building which are minor and sympathetic to the architectural and historic character of the building.

3. Statement of Significance

- 3.1.1 Trelawn is listed Grade II and was listed on 16 June 1977. The official list entry is reproduced in Appendix 1. Constructed of an orange/ red brick the buildings is an early nineteenth century two-storey former house that is now converted to an office. The front (west) elevation comprises a central doorway with a pair of sash windows of 3-pane width either side of the entrance. The doorway comprises of a wooden panelled door with decorative overlight and doorcase with fluted Ionic columns. Three similar windows to the first floor provide a simple yet elegant symmetry to the main elevation with embellishment formed by stepped keystone voussoirs to each of the windows. With a hipped slate roof the north and south elevations comprise of pairs of front and back brick chimney stacks.
- 3.1.2 The heritage significance of the listed building is derived from its historic and architectural interests as an early nineteenth century former residential dwelling that would have once stood on the urban edge of Banbury. As the building is currently encased on three sides by later buildings these heritage interests are only appreciable and experienced from the main, front elevation to the west of the listed building.

4. Current Baseline and Condition

- 4.1.1 Historic OS mapping indicates that Trelawn once stood as a detached property within its own grounds along North Bar. During the early 1980s (1982) the land surrounding the listed property was developed and buildings attached to the listed building on its north, east and south elevations.

Southern Elevation

- 4.1.2 The site visit indicated that the internal plaster work with the adjoin building to Trelawn may have been either applied to the brickwork of the listed building or there is a single brick width (Plates 2 and 3). Archive photos of Trelawn during construction of the modern buildings indicates at the first floor of the listed building a possible window opening between the chimney stacks had been blocked with grey blockwork (Image Reference OHC: 0004959). The area above the roof of the adjoining building between the chimney stacks is rendered.

Northern Elevation

- 4.1.3 As with the southern elevation the northern elevation has been encased by later buildings with only the upper section of the wall exposed. At first floor a small window has been blocked with matching red brickwork. However this opening has been partially obscured by the felt upstand of the adjoining modern building (Plate 4). An archive photograph from 1982 (Image Reference OHC: 0004951) indicates this blocking up of the window was historic. Internal access due to covid restrictions at the time of the site visit meant that the internal walls could not be inspected but it is assumed that as with the southern elevation it is probable that internal plaster work has been applied to the external brick wall of the listed building.

Rear (Eastern) Elevation

- 4.1.4 Although the rear of the listed building is attached to the adjoining building a narrow service gap has been retained between the two structures which enables access to this elevation although light and space is restricted. The rear elevation comprises of a ground floor doorway that mirrors the alignment of the front door. Above the door is a central stair light window that has been blocked, whilst the blocked outline of a second window opening is visible at first floor level on the northern half of the elevation. Beneath this blocked window at ground floor level appears to be

fragments of what appears to be original render to the rear of the property (Plate 5). To the south of the doorway the elevation appears to have been rebuilt to near eaves level of grey blockwork (Plate 6). This presumably occurred during the construction of the adjoining building in the early 1980s.



Plates 2 and 3: Trelawn Southern Elevation



Plate 4: Exposed Northern elevation



Plate 5: Potential fragment of original render on rear elevation

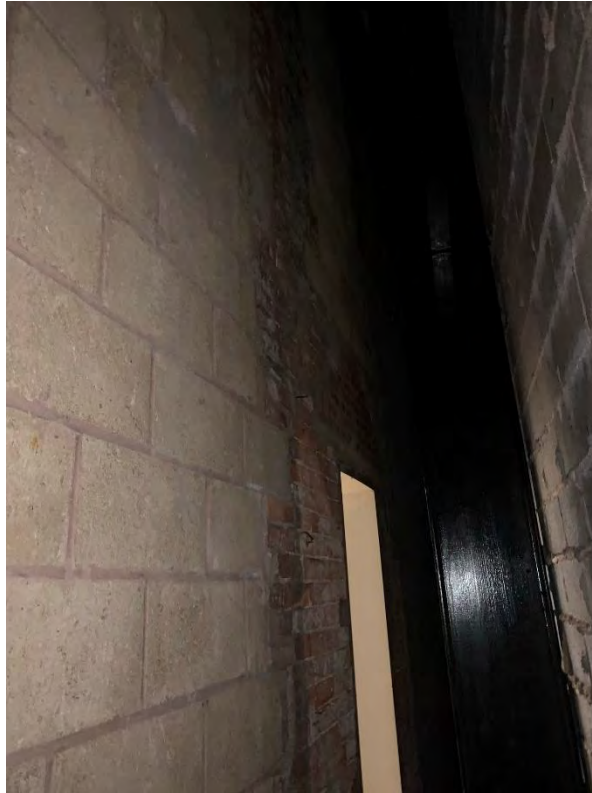


Plate 6: Blockwork in listed building (left) and modern building (right)

5. Proposed Works

5.1.1 The proposed works relate to the external elevations of the listed building so as to make good the historic fabric once the modern adjoining buildings are removed. No internal changes are proposed as part of this application. Furthermore no alterations are proposed to the front (western) elevation which holds the highest level of heritage significance in terms of its historic and architectural interests. The main work to the front elevation will be to repaint decorative softwood timber soffit piece and eaves board

Northern and Southern Elevations

5.1.2 The proposed works are broadly the same for both northern and southern elevations of the listed building. This will comprise of:

- Decoupling the existing brick wall and plaster work of the modern buildings from Trelawn
- Decouple existing connecting roof and felt upstand
- Where decoupling structures to make good brickwork and mortar joints
- Replace like for like where necessary existing uPVC rainwater goods
- For the southern elevation remove all plaster work and render, clean and repair brickwork and repoint all mortar joints.

5.1.3 At this stage it is not known what condition the brickwork is in that is currently beneath plasterwork or render and how easily the existing modern buildings can be detached from the listed building. As such two options are presented here as to how to address the long term management of the brickwork. The applicant is happy to engage with the local planning authority to discuss finding a suitable long term, sustainable solution. The two options, depending on the condition of the exposed brickwork are:

- A) If brickwork is in good condition then clean and repair, where necessary, brick work and repoint. This will allow the original brickwork to be exposed and appreciated.
- B) If brickwork is highly damaged, and brick faces are too soft which may result in water ingress into the building then apply lime based render to wall in a suitable colour to be confirmed. This will allow in the eventuality of poor brickwork being exposed to be protected or areas of later patched blockwork repairs to be rendered over.

Rear (Eastern) Elevations

5.1.4 The proposed works to the rear elevation will comprise:

- Remove dressed lead upstand and make good mortar joint
- Remove existing metal profiled roof and supporting softwood timber ladder and make good brickwork
- Existing modern render to be removed from southern chimney stack, clean and repair brick work and repoint all mortar joints
- Clean existing surfaces and apply lime based render to external face of the building. This will re-establish what appears to have been a historic finish to this elevation as indicated by fragments of existing render
- Install new uPCV rainwater goods where necessary

- New bespoke external rear door with door frame. Make good external and internal door surrounds as necessary

6. Conclusions

6.1.1 The proposed works as part of this listed building consent involves the decoupling of later adjoining buildings from the north, south and eastern elevations of the Grade II listed Trelawn. Their removal provides a heritage benefit by re-establishing the listed building once again as a detached property. As a detached property and by setting the proposed new buildings back from the listed building the appreciation of the heritage significance of the designated heritage asset will be increased.

6.1.2 As the proposals relate to removing later buildings from the historic fabric this application for listed building consent is to make good any necessary repairs. Currently the condition of brickwork underneath the internal plastering and external render is not known. Options have been proposed as part of this application, depending on the condition of the bricks, and the applicant will work with the local planning authority to find suitable, heritage sensitive solutions for the long term management of the building.

This Heritage Statement was prepared by:

Paul White BA (Hons) MPhil MCifA PIEMA

Regional Director, Head of Heritage

Ecus Ltd

Appendix 1: Designation Description Official List Entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1046925

Date first listed: 16-Jun-1977

Statutory Address 1: TRELAWN, 34, NORTH BAR STREET

Location

Statutory Address: TRELAWN, 34, NORTH BAR STREET

The building or site itself may lie within the boundary of more than one authority.

County: Oxfordshire

District: Cherwell (District Authority)

Parish: Banbury

National Grid Reference: SP 45385 40743

Details

BANBURY NORTH BAR STREET (East side) SP4540NW No.34 (Trelawn) 6/129 16/06/77 GV II

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.

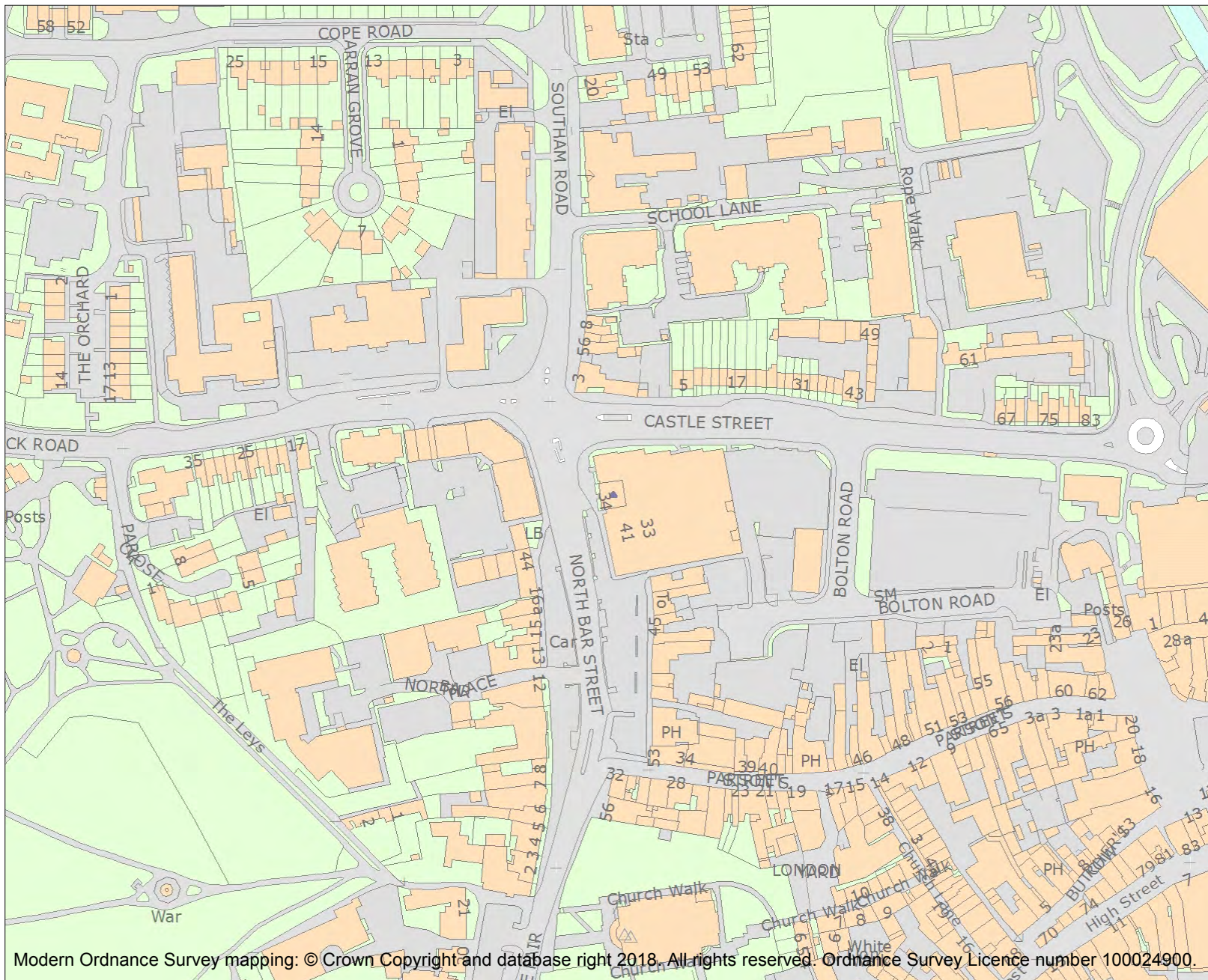
Listing NGR: SP4538540743

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 244429

Legacy System: LBS



Modern Ordnance Survey mapping: © Crown Copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 100024900.

This is an A4 sized map and should be printed full size at A4 with no page scaling set.

Heritage Category: Listing
List Entry No : 1046925
Grade: II

County: Oxfordshire
District: Cherwell
Parish: Banbury

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR: SP 45385 40743
Map Scale: 1:2500
Print Date: 15 December 2021

Name: TRELAWN

