

# Proposed Works to Trelawn House

## **Design & Access Statement**

*Trelawn House*

**34 North Bar Street  
BANBURY  
Oxfordshire  
OX16 0TH**

December 2021

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## 1 INTRODUCTION

*“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”*

National Planning Policy Framework Paragraph 126

# 1 INTRODUCTION

## 1.1 Scope and Purpose

*“The underlying purpose for design quality and the quality of new development at all scales is to create well-designed and well-built places that benefit people and communities. This includes ..... older people, both able-bodied and disabled.”*

National Design Guide Paragraph 8

### Application

This Listed Building application is to accompany the application for the comprehensive redevelopment of the vacant buildings and associated land that comprises of the former Buzz Bingo Hall and car park at the corner of Castle Street and North Bar Street, Banbury, OX16 0TH, with construction of a retirement housing development of circa. 80no. apartments and associated communal facilities, vehicular access, car parking and landscaping.

This application is concerned with the works required to de-couple the Buzz Bingo Hall from Trelawn House and any remedial or repair works associated with the aforementioned.

### Scope

This Design and Access Statement has been prepared by Planning Issues Ltd. on behalf of the applicant, Churchill Retirement Living, in support of a detailed planning application.

**Matters relating to planning policies and other material considerations will be covered in a separate Planning Statement included with the application.**

This statement concentrates solely on the rationale for the proposed works. The purpose of this document is to explain the condition of the exterior of the existing Grade II listed building, the junctions with the existing Bingo Hall and extent to which Trelawn House is to be modified and / or repaired.



# 1 INTRODUCTION

## 1.2 The Applicant - Who are Churchill Retirement Living Ltd?

Churchill Retirement Living (CRL) is a privately-owned British Company, highly trusted and respected within the housing industry. CRL prides itself on building beautiful purpose-built one and two bedroom retirement apartments in desirable locations across the UK, for those looking for an active independent, safe and secure lifestyle. Our developments can be found in 23 counties throughout the UK.

The company has undertaken over 160 developments and sold over 5,000 units. Through a group company, Millstream Management Services Limited, CRL retain the operation, management, care and responsibility of every apartment of their completed developments.

“Our commitment to developing excellence and quality on every occasion rests in our continuing to provide the lifetime needs and communal services requirements of each of our 10,000+ resident home owners.”



CRL is an award winning business having recently won a number of prestigious industry and wider business awards including;

- **The WhatHouse Awards. The only retirement housebuilder ever to have been awarded ‘Housebuilder of the Year’ and in 2019 were again named ‘Best Medium Housebuilder’**
- **The HBF Customer Satisfaction Survey. Churchill retain the top ‘5 star’ status having been recommended by more than 90% of our customers**
- **The Sunday Times 100 Best Companies to Work For. In 2019 Churchill achieved 2nd place in this prestigious business award and in 2020 we achieved 3rd place**



## 2 CONTEXT

*“An understanding of the context, history and the cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments. It means they are well grounded in their locality and more likely to be acceptable to existing communities.”*

National Design Guide Paragraph 39





## 2 CONTEXT

### 2.1 Site Description

The site is located within the western side of central Banbury, Oxfordshire.

The site comprises a single detached **Grade-II listed building called Trelawn House** which fronts North Bar Street. Trelawn House is enveloped by the former Buzz Bingo Hall, which fronts Castle Street and North Bar Street.

The site is broadly rectangular in shape and is approx. 144m<sup>2</sup>, measuring approximately 12m in length and width.

North Bar Street sloped south-to-north as does the wider area of Banbury. The junction of North Bar Street, Castle Street, Southam Road and Warwick Road appears to be the low point of the wider area.

The Bingo Hall is the dominant feature in the area, in terms of scale, bulk massing, materials and footprint within the urban grain.

The site is designated with in the 'Banbury Vision & Masterplan' document (December 2016) as 'development site 8'.



Location Map

## 2 CONTEXT

### 2.2 Contextual History

Historically, the site and immediate area of Banbury has been a built-up urban area of Banbury from the late 18th century onwards.

Whilst North Bar Street, more so to the south of the site, has avoided major change, Castle Street was originally far narrower than it is today. Similarly, the urban grain was far denser.

It can be characterised by long terraced development within burgage plots

Over time, the buildings that were directly adjacent and opposite to the Three Pigeons public house were demolished and Castle Street gradually widened.

Similarly, the open green space to the north-west of the site and bowling green to the east of the site has been consumed by urban development.

The larger site associated with the 'Homes for Later Living' application was once home to a Tanners Yard, though that has long since demolished.

At the start of the 1980's the raer of the site was redeveloped into a Bingo Hall with associated car parking, and commercial offices fronting Castle Street and North Bar Street, enveloping Trelawn House on three sides. This resulted in the extensions on the eastern facing elevations to be demolished.



Ordnance Survey Map, circa 1882



Ordnance Survey Map, circa 1966



View of North Bar Street, circa 1908



View of North Bar Street, circa 1920, now demolished



## 2 CONTEXT

### 2.3 Conservation Area & Listed Buildings Character

Although the site is not located within the 'Main Route' conservation area, Trelawn House sits on the eastern boundary of it.

The Buzz Bingo Hall that envelopes Trelawn House lies outside the conservation areas as well.

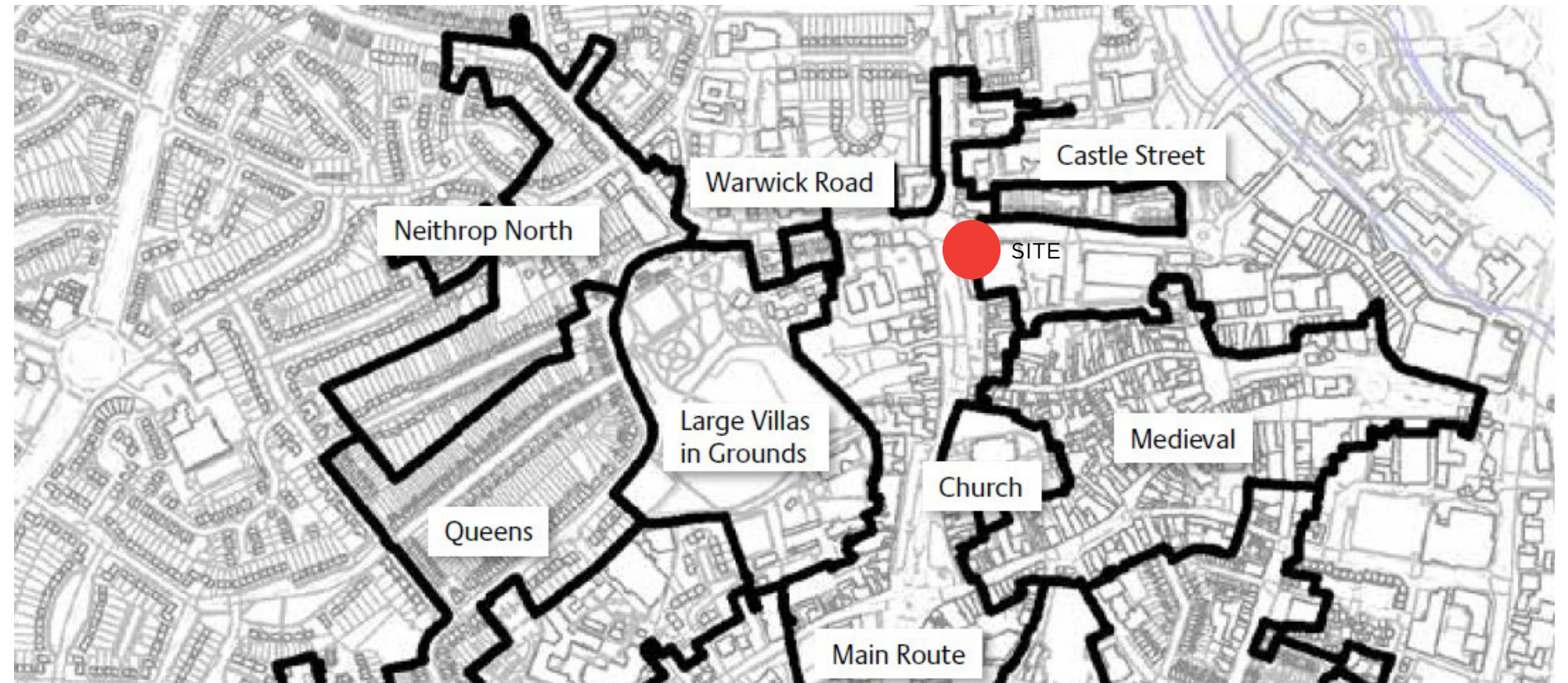
It was a building that was formerly part of a narrower terrace, and was extended to the rear (on the east facing side). These extensions have been removed.

Historic maps show that before the road widening of Castle Street and North Bar Street it was the end building within this row, and occupied a 'corner' position.

Historic England describes the Grade II listed building as the following -

*"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."*

It is a distinct building within the area, although its presence on the street scene is somewhat diminished by Bingo Hall.



Map showing boundaries of Banbury Conservation Areas



View of North Bar Street, circa 1920



View of North Bar Street, circa 1982

### 3 EXISTING CONDITION

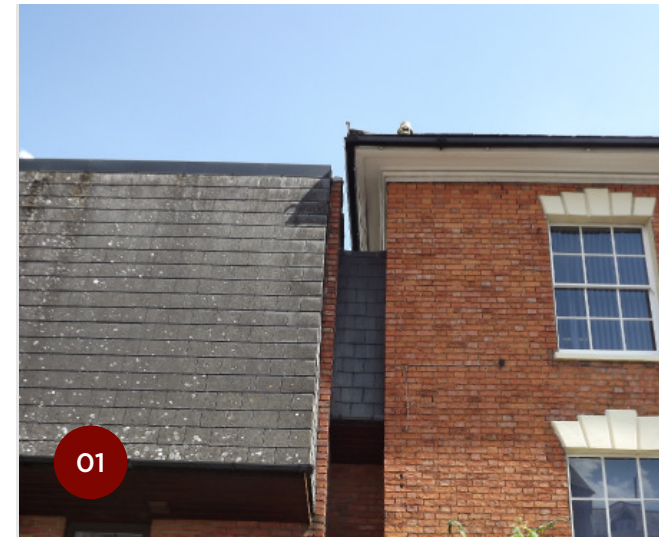
*“Heritage assets range from sites and buildings of local historic value to those of the highest significance..... These assets are an irreplaceable resource, and they should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.....”*

National Planning Policy Framework Paragraph 189



### 3 EXISTING CONDITION

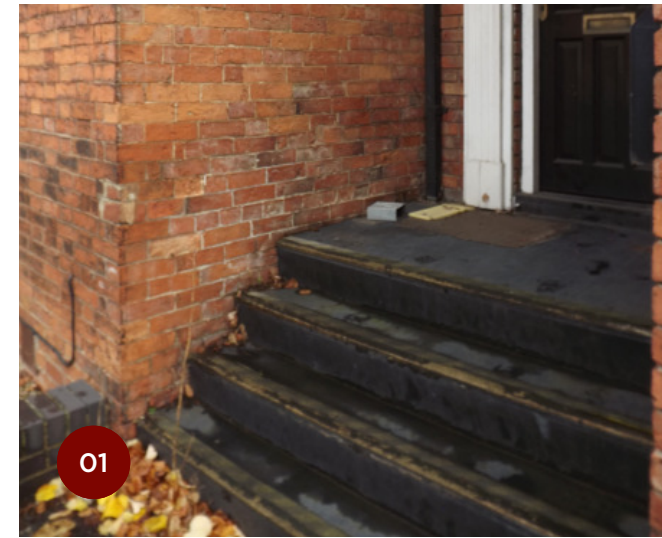
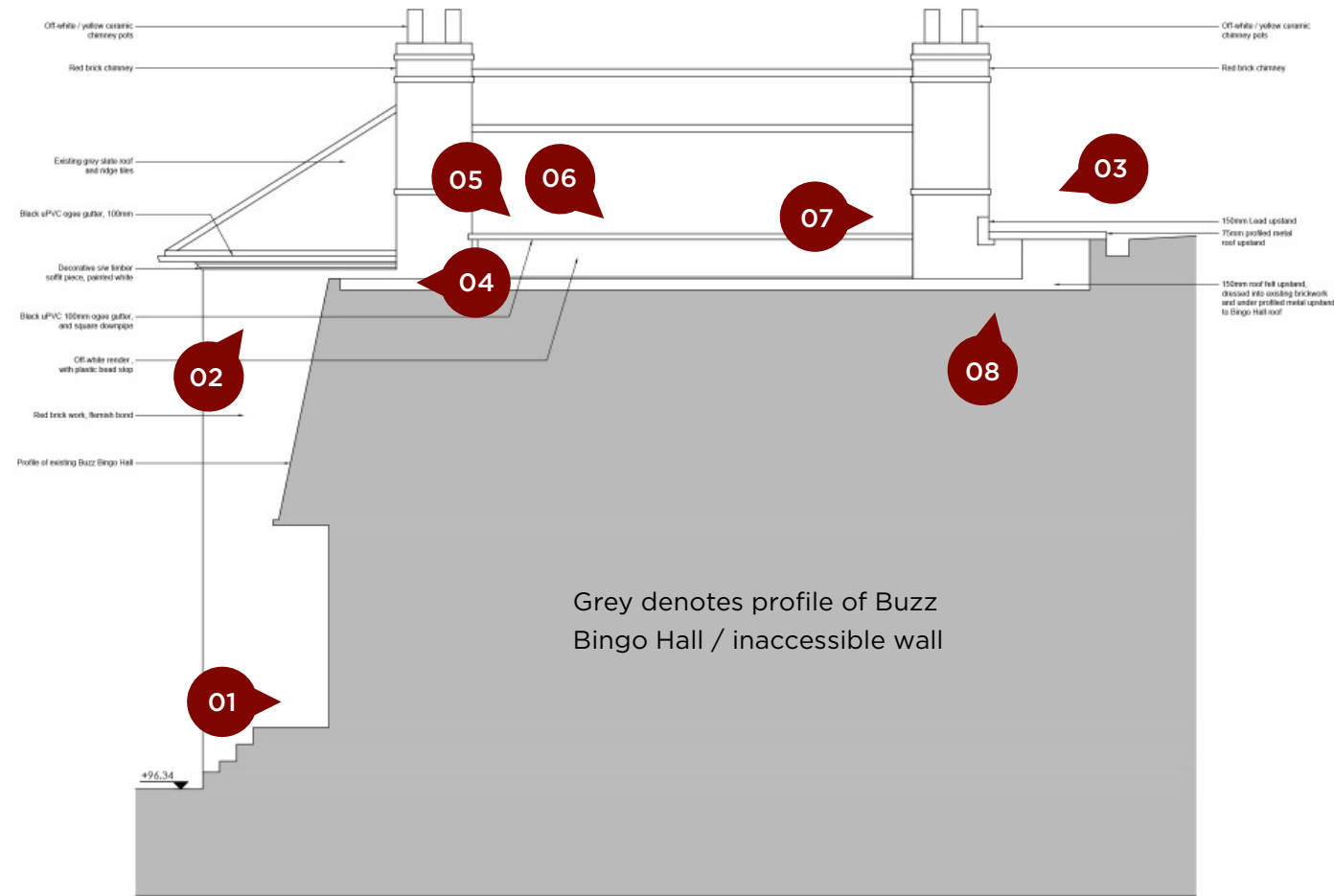
#### 3.1 Condition of North Bar Street / Western Elevation





# 3 EXISTING CONDITION

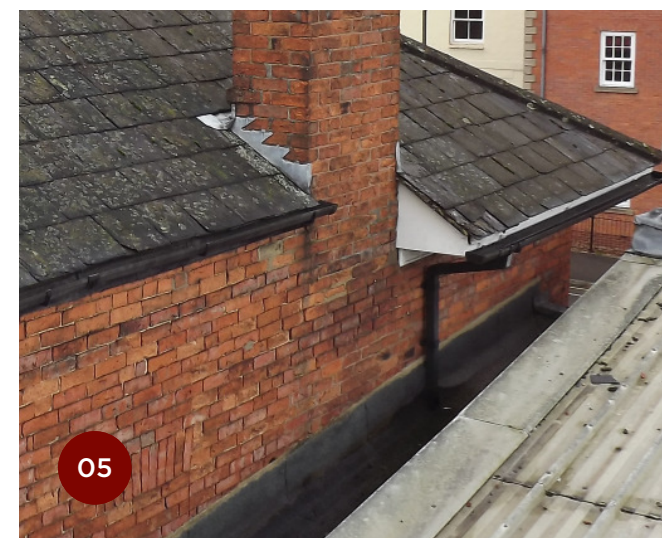
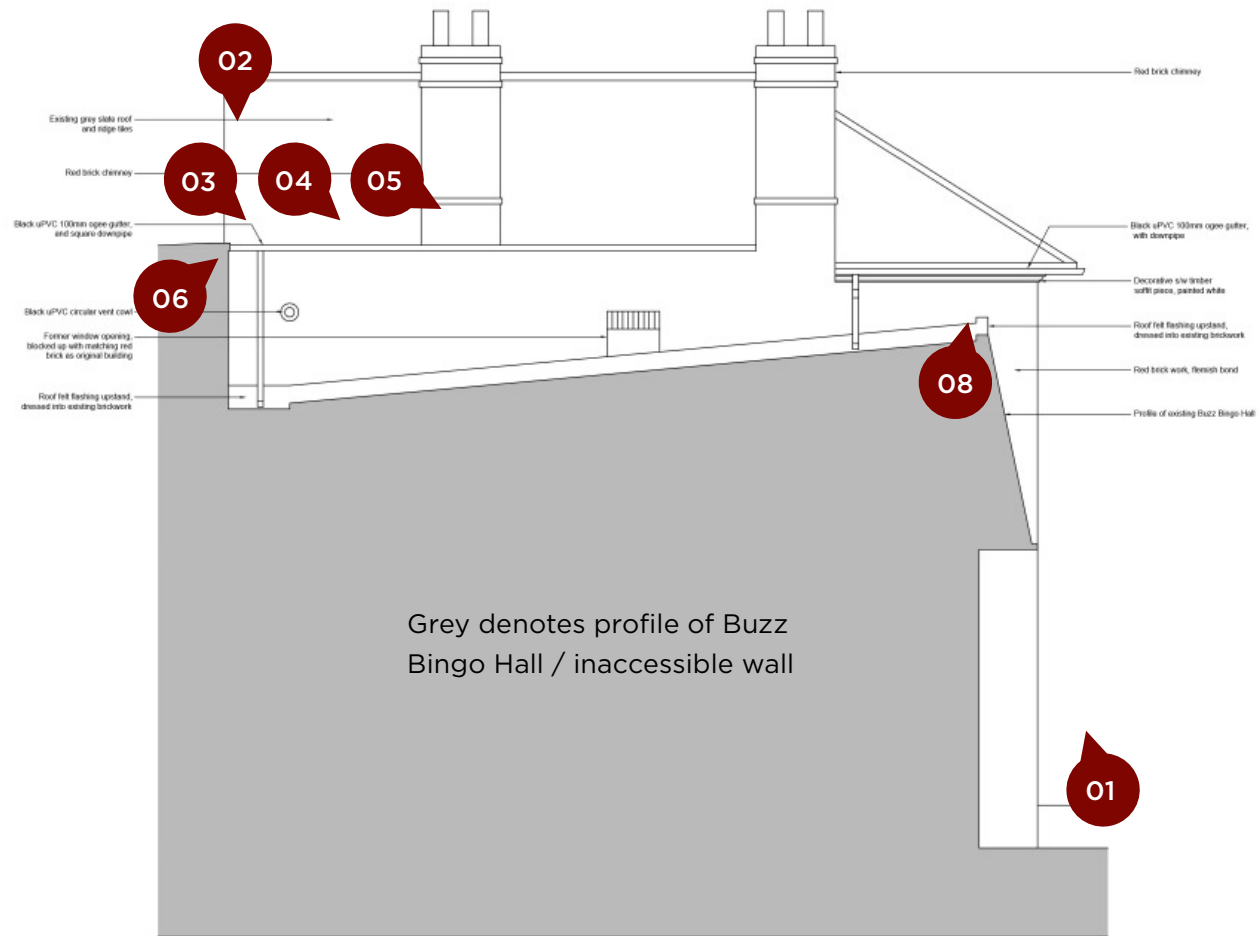
## 3.2 Condition of Southern Elevation





# 3 EXISTING CONDITION

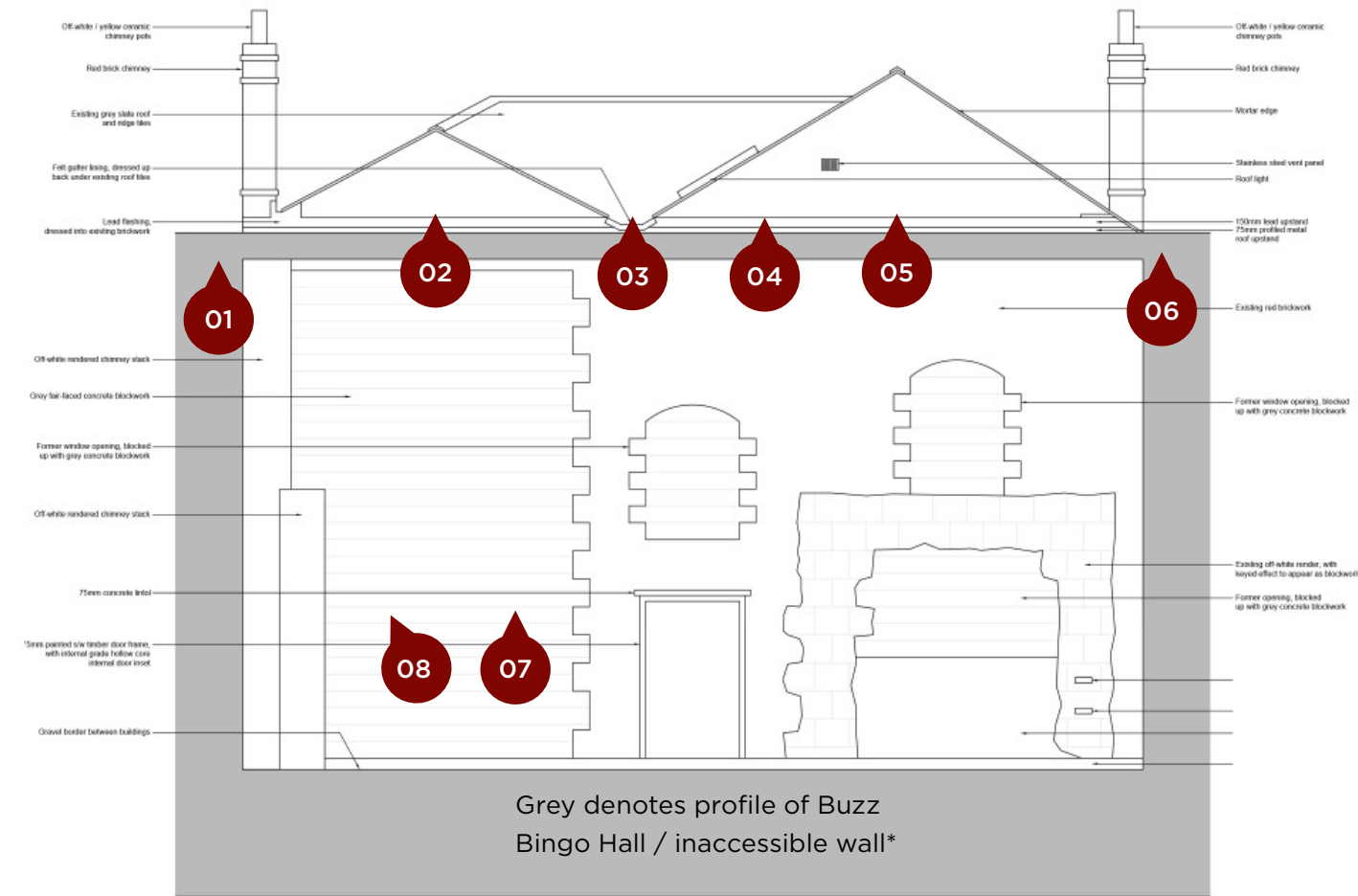
## 3.3 Condition of Northern Elevation



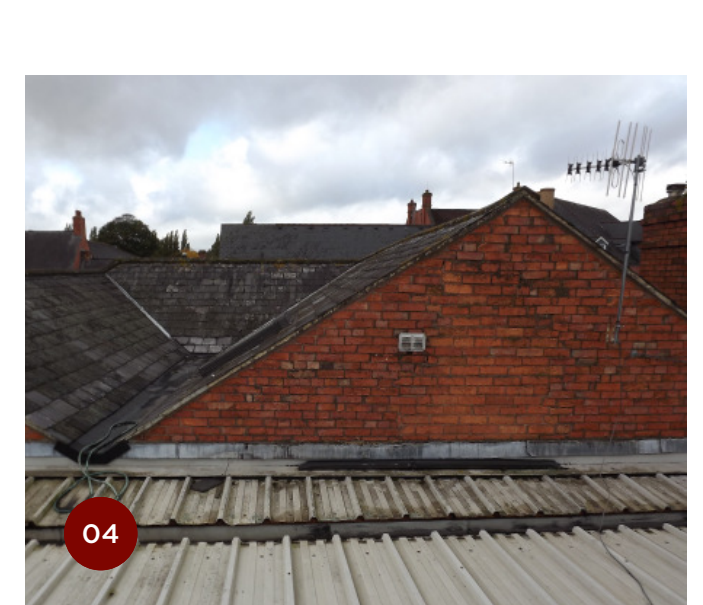


# 3 EXISTING CONDITION

## 3.4 Condition of Eastern Elevation



\*The eastern elevation within the access way between Trelawn House and the Buzz Bingo Hall is subject to confirmation of the above visual survey





# 3 EXISTING CONDITION

## 3.5 Existing Site Survey



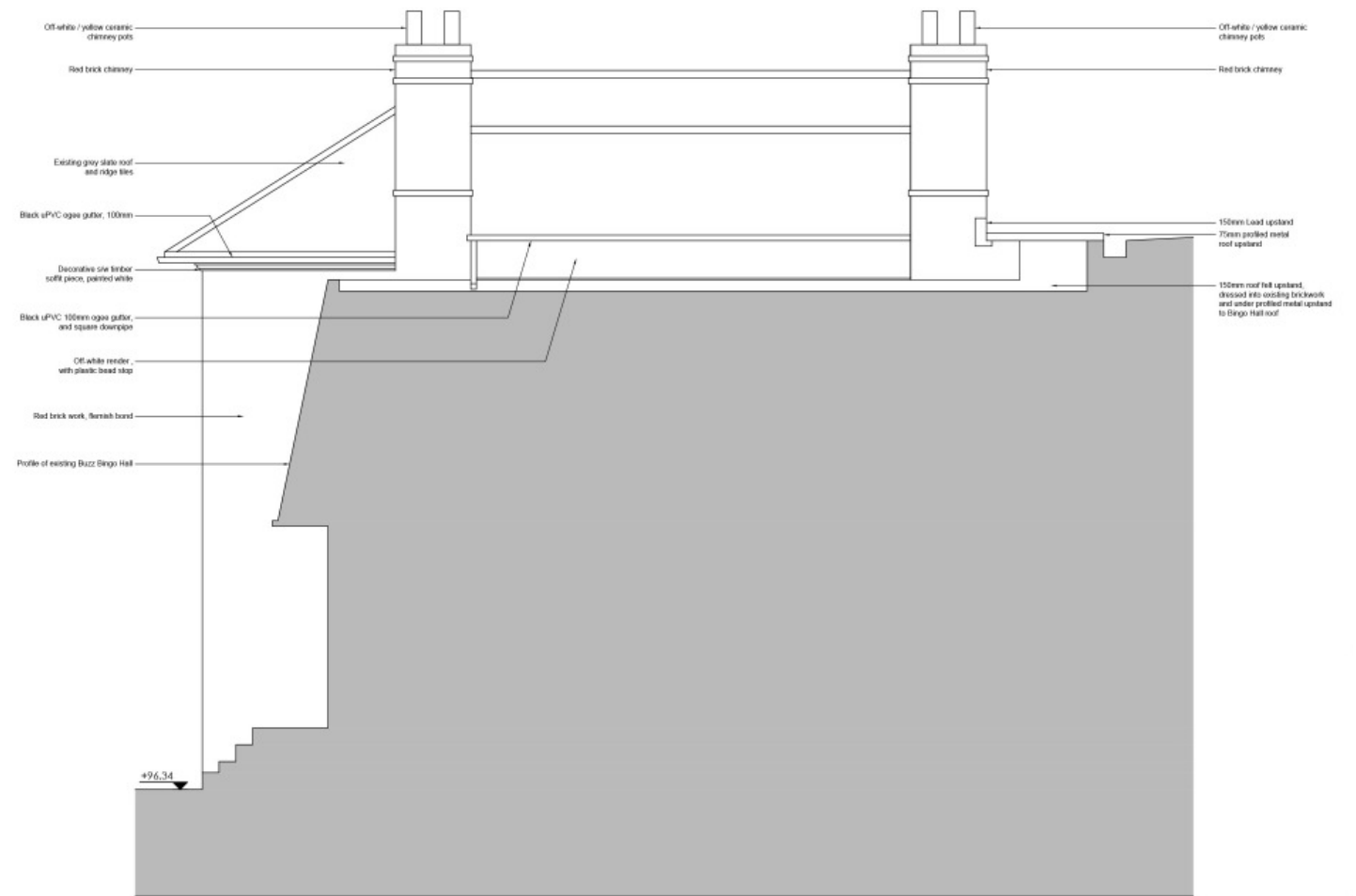
Site Survey as existing

# 3 EXISTING CONDITION

## 3.6 Existing Elevations



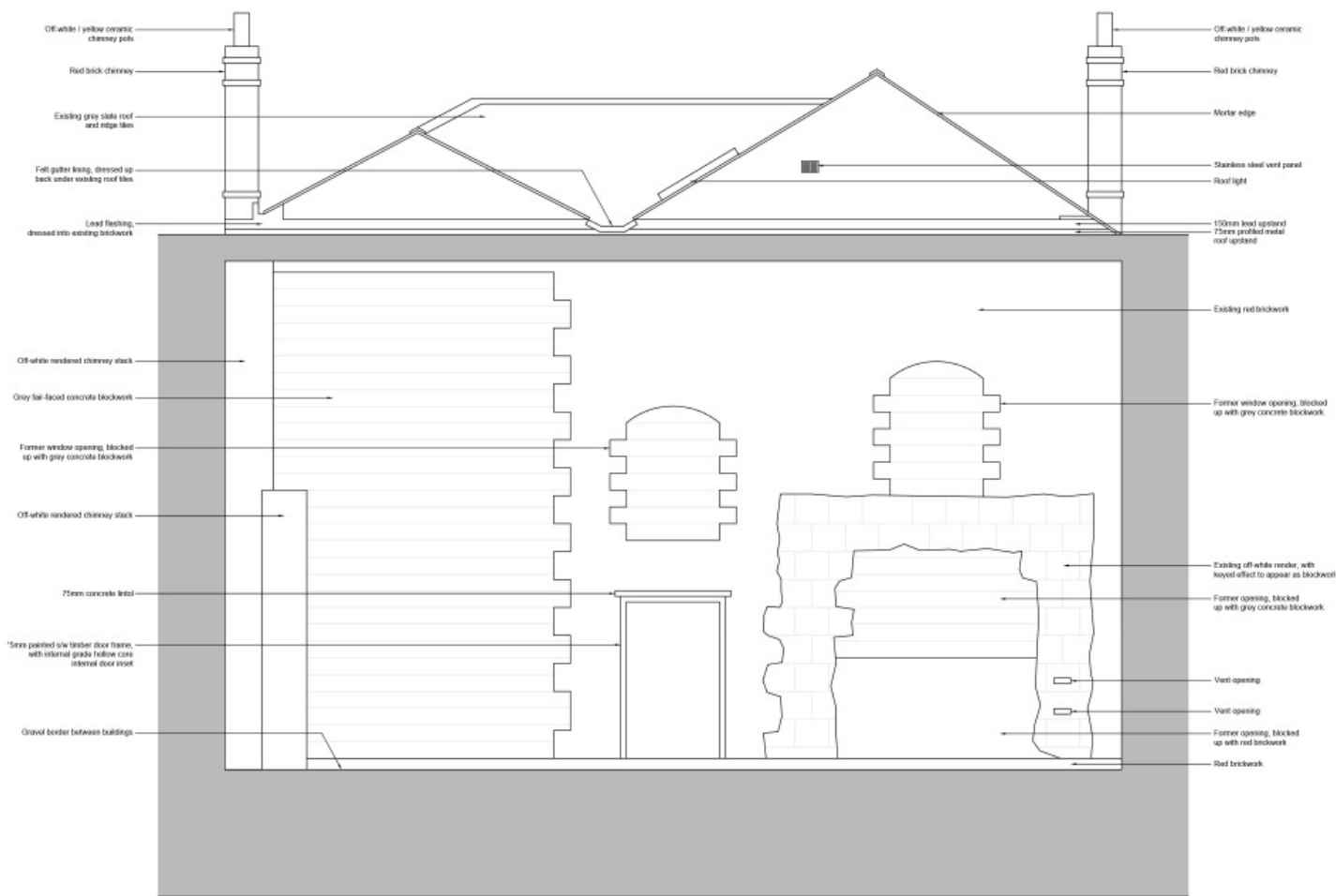
North Bar Street / Western Elevation as existing



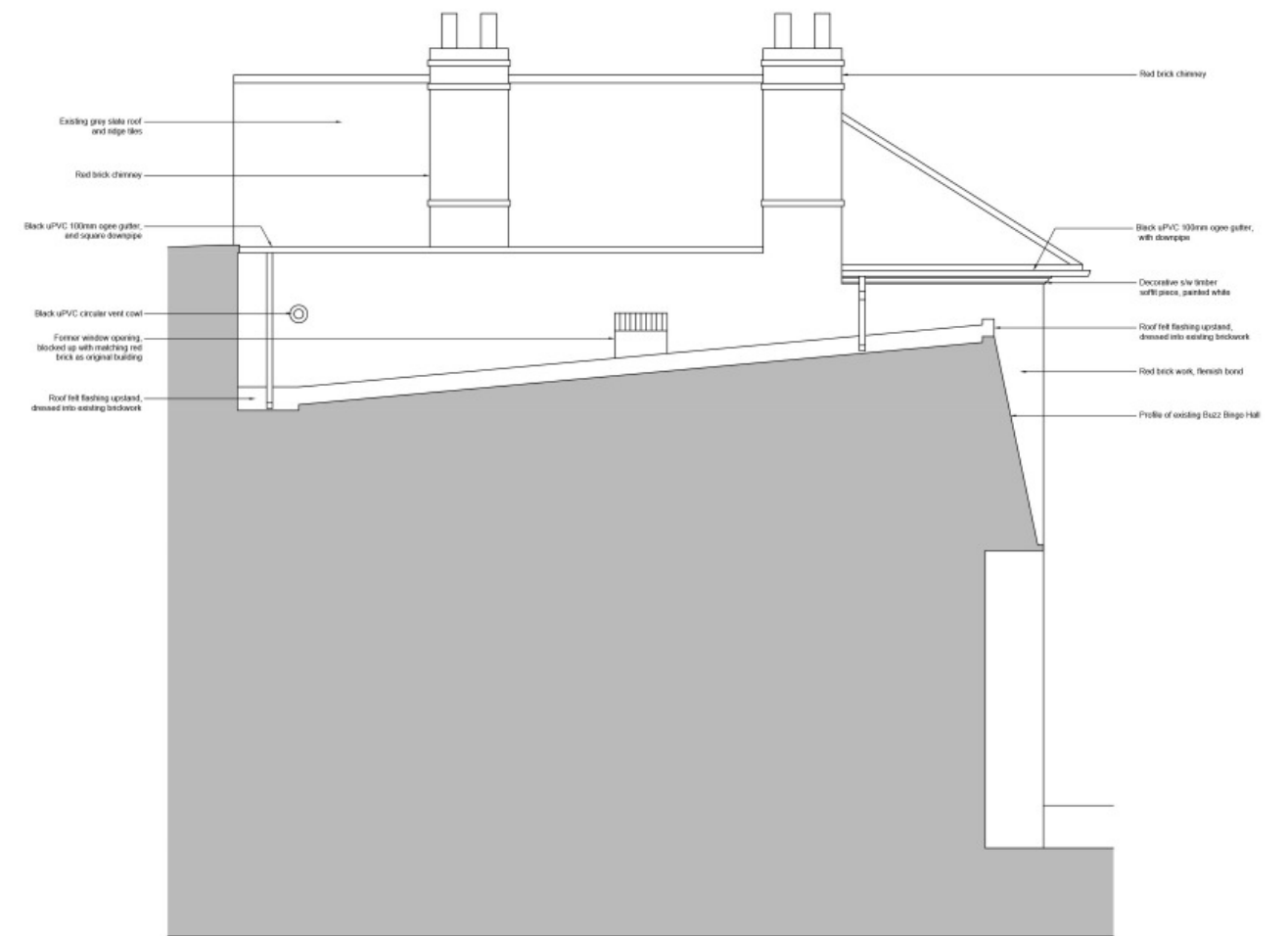
Southern Elevation as existing

# 3 EXISTING CONDITION

## 3.6 Existing Elevations



Eastern Elevation as existing



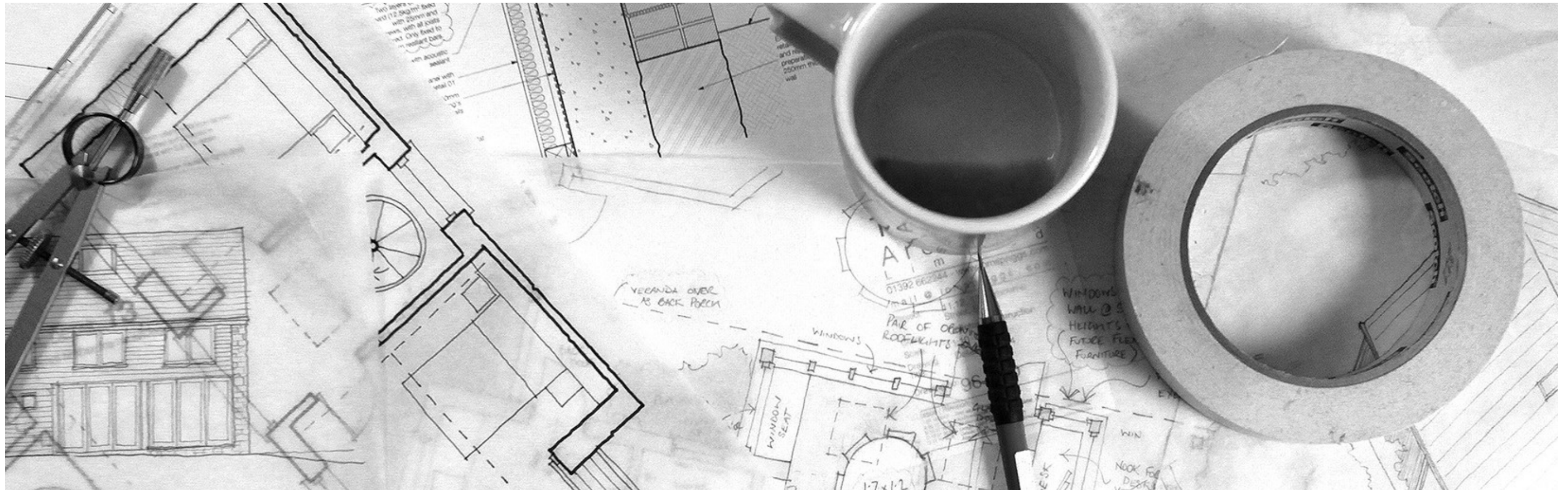
Northern Elevation as existing



## 4 PROPOSED WORKS

*“A well-designed place is unlikely to be achieved by focusing only on the appearance, materials and detailing of buildings. It comes about through making the right choices at all levels, including the layout (or masterplan); the form and scale of buildings; their appearance; landscape; materials; and their detailing.”*

National Design Guide Paragraph 21



## 4 PROPOSED WORKS

### 4.1 North Bar Street / Western Elevation Scope of Works

The proposed scope of Works to the North Bar Street / Western elevation are as follows -

- Replacement of black uPVC ogee gutters and replacement with like for like.
- Repaint high-level timberwork and fascias.

No works are proposed to the chimneys, roof, roof slates, windows, doors, heads and cills, guttering, leadwork or timberwork other than the works described above.



North Bar Street / East Elevation as proposed



# 4 PROPOSED WORKS

## 4.2 Southern Elevation Scope of Works

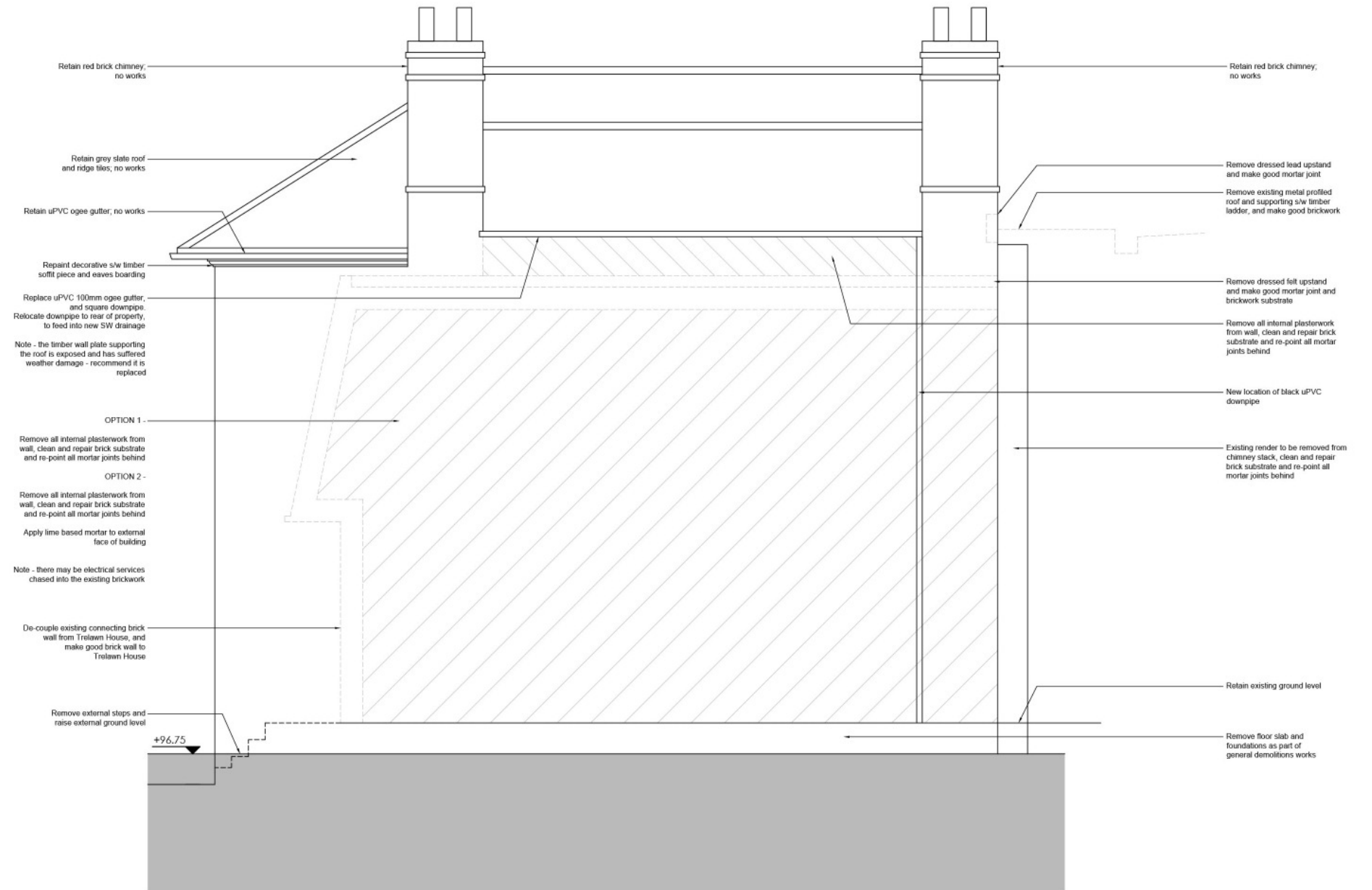
The proposed scope of Works to the Southern elevation are as follows -

- Demolition of the existing Bingo Hall and removal of all building elements associated with it.
- Reworking of external outside levels to match proposed levels.
- Removal of all internal plasterwork associated with staircase, and re-pointing mortar joints to brick sub-strate as required, subject to confirmation regarding any services that have been chased into the existing brick work. **If** the brickwork substrate is deficient, an external lime mortar render coat may need to be applied.
- Removal of existing flat felt roof (assumed to be a simple timber ladder frame below), and repair of mortar joint where felt has lapped in, and removal of any excess bitumen to brickwork.
- Removal of existing profied metal desk roof (assumed to be a simple timber ladder frame below), and repair of mortar joint where felt has lapped in, and removal of any excess bitumen to brickwork.
- Removal of existing lead flashings and repair of mortar joint where felt has lapped in.
- Replacement of black uPVC ogee gutters and replacement with like for like.
- Repaint high-level timberwork and fascias.
- Repair or replacement of timber wall plates where exposed and rotten\*.

No works are proposed to the chimneys, roof, roof slates, guttering, leadwork or timberwork other than the works described above.

\*subject to Party Wall agreement with 3rd party owners.

Removal works may reveal blocked up windows / openings that are present but not obvious.



North Bar Street / East Elevation as proposed

## 4 PROPOSED WORKS

### 4.3 Northern Elevation Scope of Works

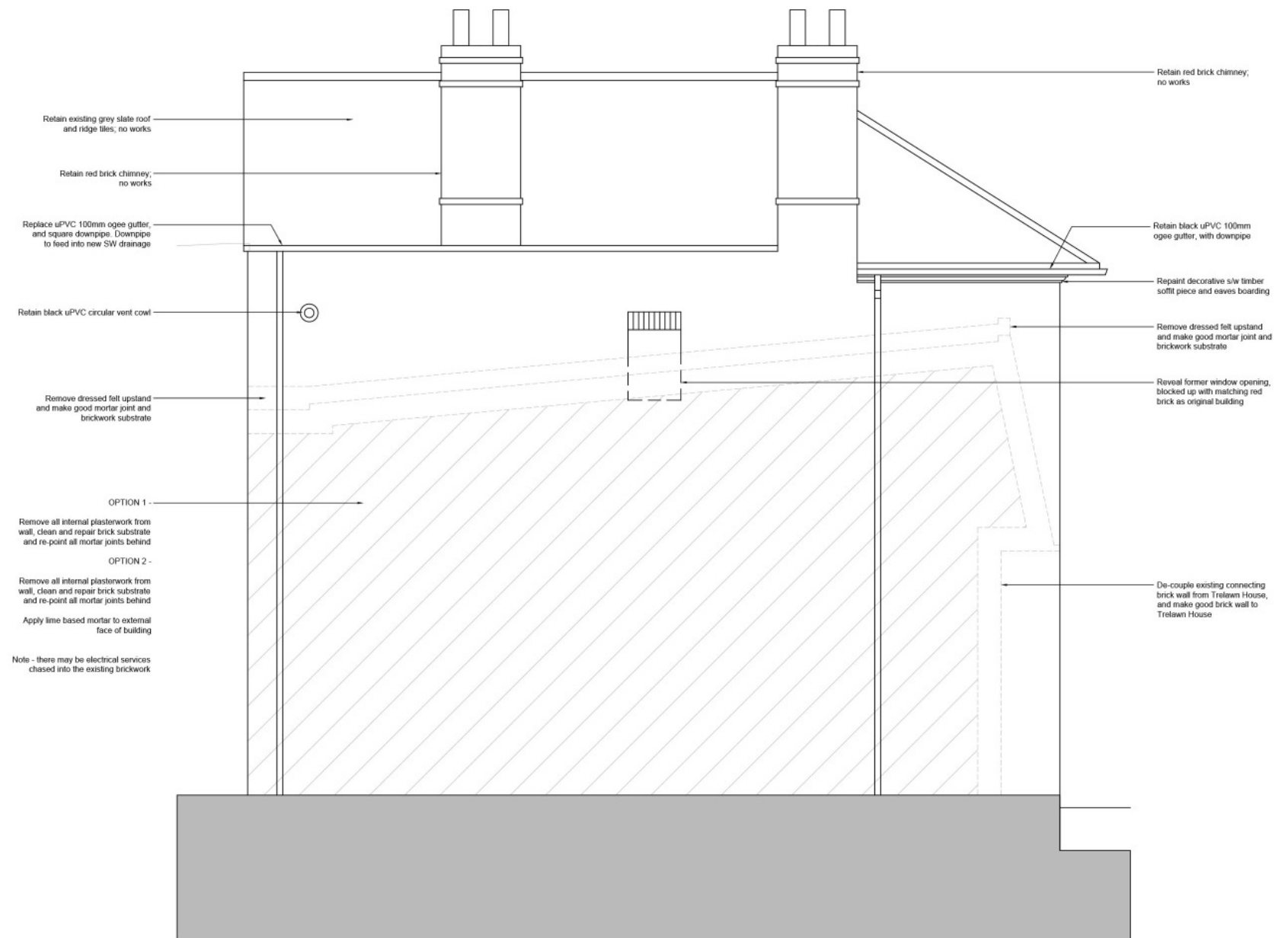
The proposed scope of Works to the Northern elevation are as follows -

- Demolition of the existing Bingo Hall and removal of all building elements associated with it.
- Reworking of external outside levels to match proposed levels.
- Removal of all internal plasterwork associated with staircase, and re-pointing mortar joints to brick sub-strate as required, subject to confirmation regarding any services that have been chased into the existing brick work. **If** the brickwork substrate is deficient, an external lime mortar render coat may need to be applied.
- Removal of existing flat felt roof (assumed to be a simple timber ladder frame below), and repair of mortar joint where felt has lapped in, and removal of any excess bitumen to brickwork.
- Removal of existing profiled metal desk roof (assumed to be a simple timber ladder frame below), and repair of mortar joint where felt has lapped in, and removal of any excess bitumen to brickwork.
- Removal of existing lead flashings and repair of mortar joint where felt has lapped in.
- Removal of goosewing grey horizontal lapping panel and repair as required.
- Replacement of black uPVC ogee gutters and replacement with like for like.
- Repaint high-level timberwork and fascias.

No works are proposed to the chimneys, roof, roof slates, guttering, leadwork or timberwork other than the works described above.

\*subject to Party Wall agreement with 3rd party owners.

Removal works may reveal blocked up windows / openings that are present but not obvious.



Northern Elevation as proposed



## 4 PROPOSED WORKS

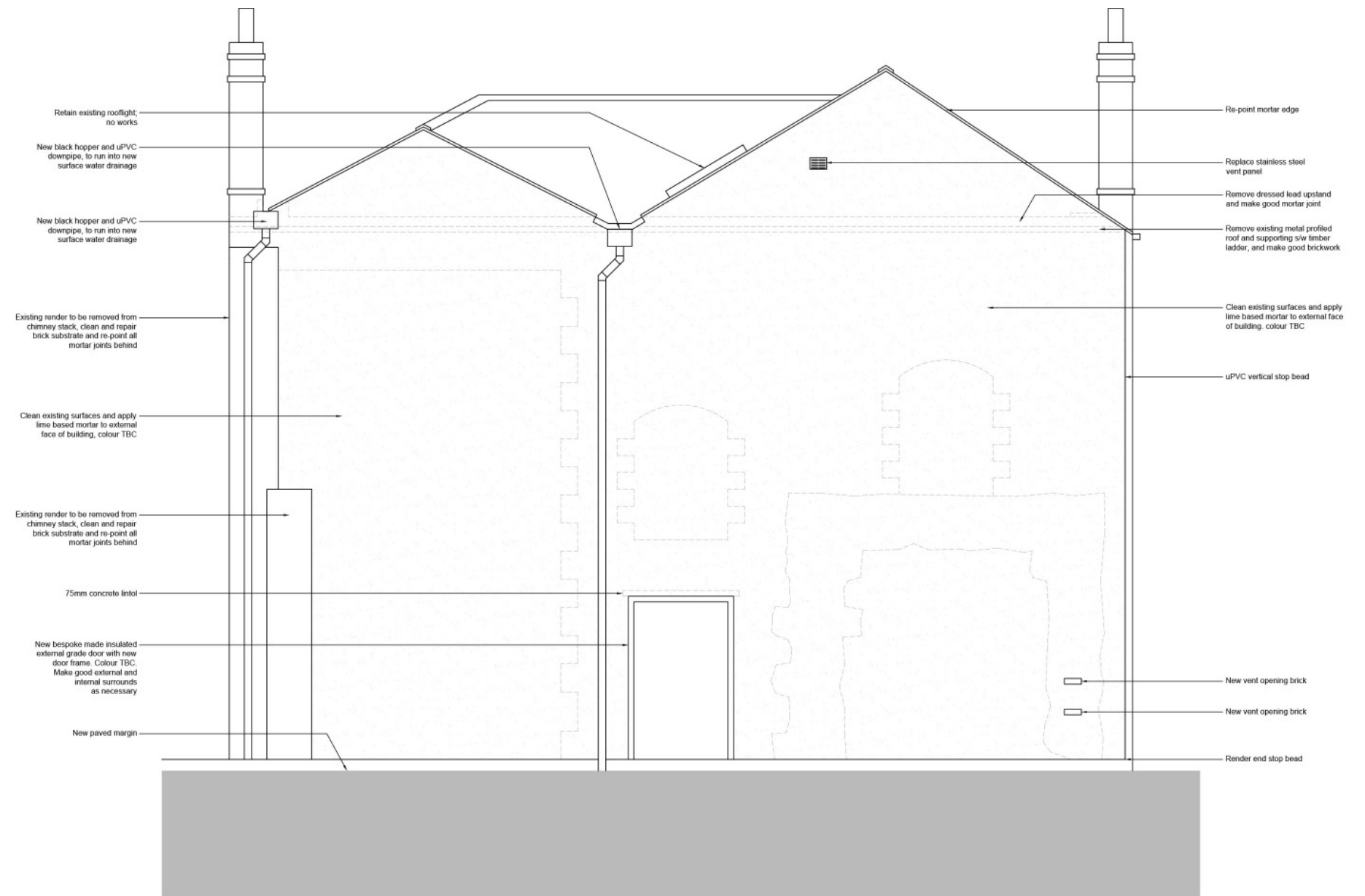
### 4.4 Eastern Elevation Scope of Works

The proposed scope of Works to the Eastern elevation are as follows -

- Demolition of the existing Bingo Hall and removal of all building elements associated with it.
- Reworking of external outside levels to match proposed levels.
- Removal of all internal plasterwork associated with staircase, and re-pointing mortar joints to brick sub-strate as required, subject to confirmation regarding any services that have been chased into the existing brick work.
- Removal of existing profied metal desk roof (assumed to be a simple timber ladder frame below), and repair of mortar joint where felt has lapped in, and removal of any excess bitumen to brickwork.
- Removal of existing lead flashings and repair of mortar joint where felt has lapped in.
- New external grade door and frame\*
- Wall to be cleaned, debris removed and prepared to receive new external grade through render coat.
- hoppers to be installed to catch rainwater from gutters that discharge onto Bingo Hall roof.
- Repair and / or replace gable end mortar joints to u/s of slates.
- 2no. new vent bricks / vent covers.

No works are proposed to the chimneys, roof, roof slates, guttering, leadwork or timberwork other than the works described above.

\*subject to Party Wall agreement with 3rd party owners.



Northern Elevation as proposed

## 5 ELEVATIONS

*“Well-designed places and buildings are visually attractive and aim to delight their occupants and passers-by. They cater for a diverse range of residents and other users. All design approaches and architectural styles are visually attractive when designed well.”*

National Design Guide Paragraph 54

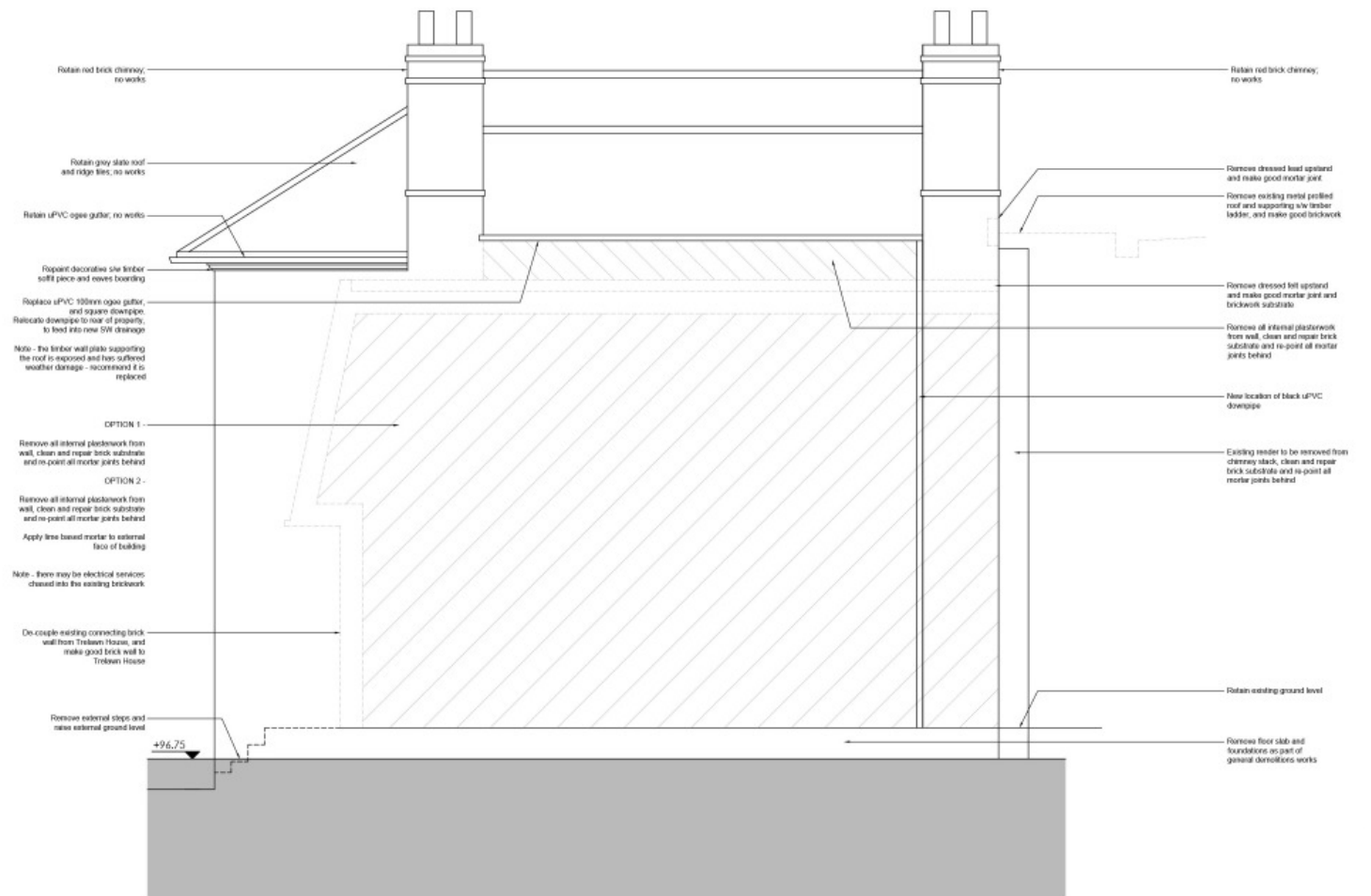


# 5 ELEVATIONS

## 5.1 Proposed Elevations



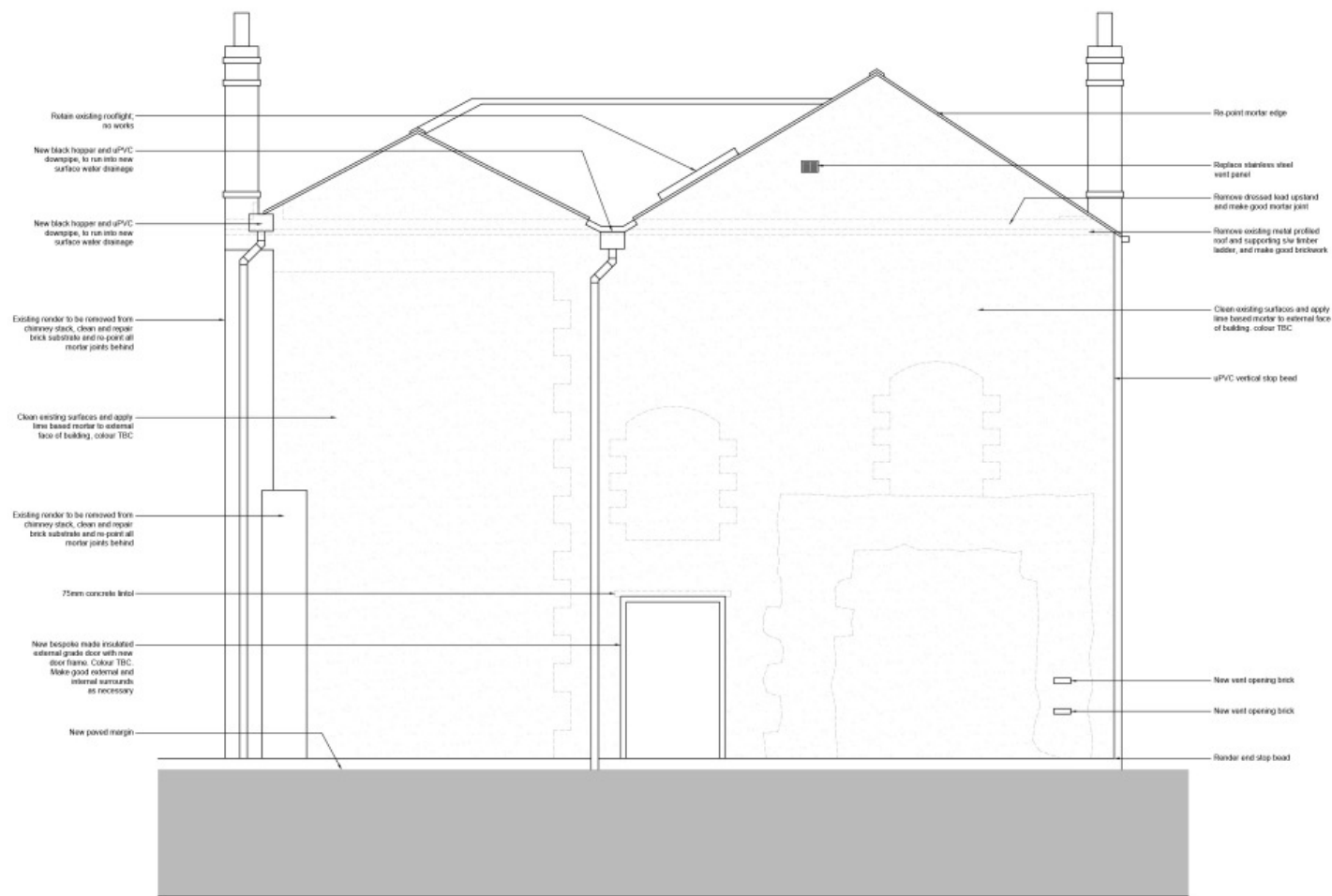
North Bar Street / Western Elevation as proposed



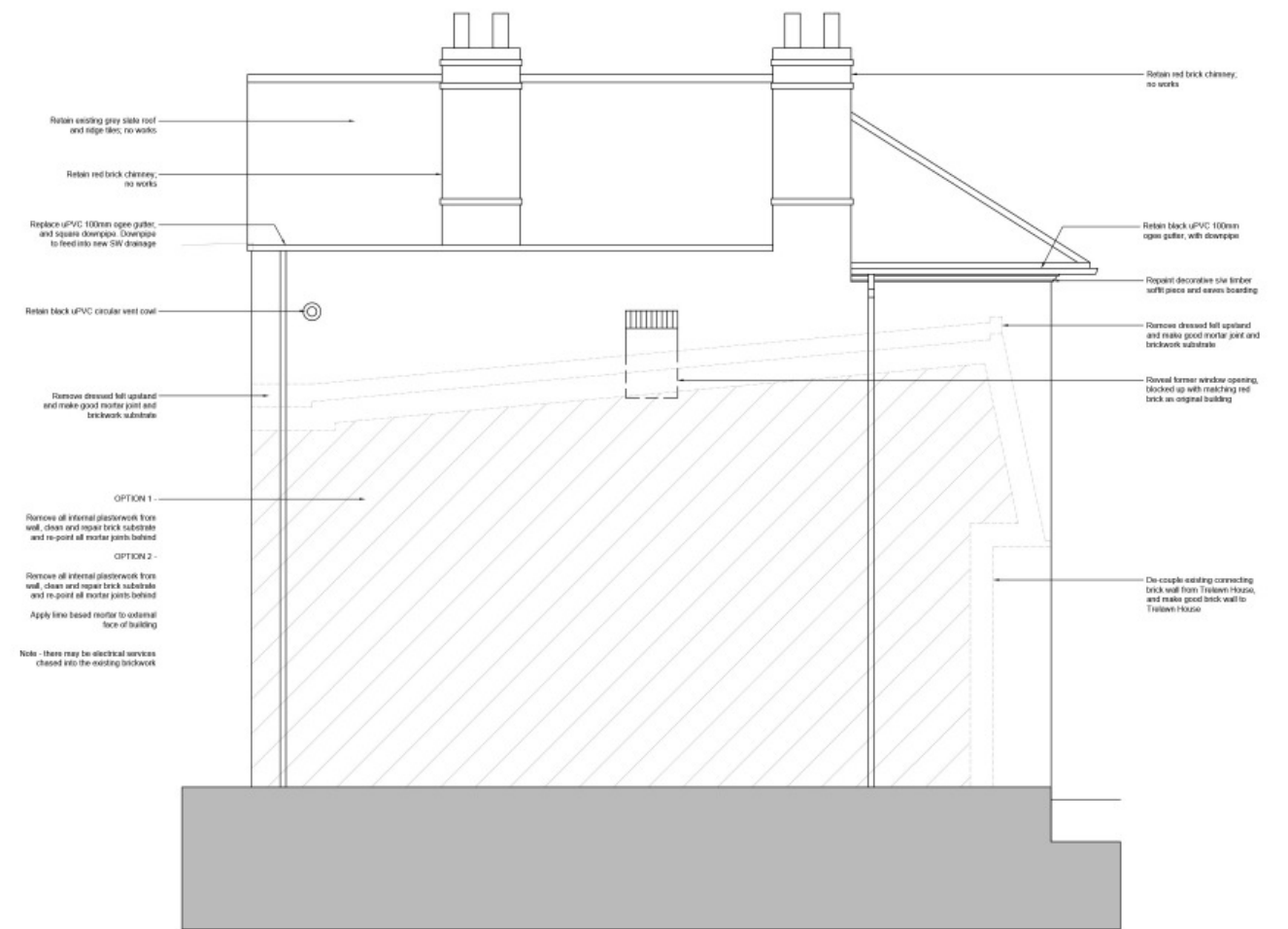
Southern Elevation as proposed

# 5 ELEVATIONS

## 5.1 Proposed Elevations



Eastern Elevation as proposed



Northern Elevation as proposed



*“Places affect us all – they are where we live, work and spend our leisure time. Well-designed places influence the quality of our experience as we spend time in them and move around them. We enjoy them, as occupants or users but also as passers-by and visitors. They can lift our spirits by making us feel at home, giving us a buzz of excitement or creating a sense of delight. They have been shown to affect our health and well-being, our feelings of safety, security, inclusion and belonging, and our sense of community cohesion.”*

National Design Guide Paragraph 1

## 6 SUMMARY

### 6.1 Summary

#### Summary

The proposed works will be to repair the detailing to the northern, eastern and southern elevations of the Trelawn House where the Buzz Bingo Hall connects to it.

The works will be subject to further detail and revision once the demolition of the Bingo Hall is complete and the complete extent of the existing walls is revealed.

A revised measured survey will be undertaken and the complete and final Schedule of Works will be agreed with the Local Authority.