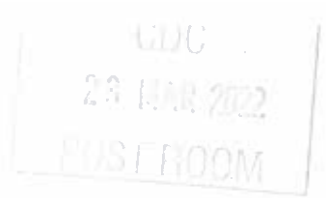


_Baseline



Att Ms. Linda Griffiths
Principal Planning Officer (Major Developments)
Cherwell District Council
Bodicote House Bodicote
Banbury OX15 4AA

18 March 2022

Cherwell Planning 21/04179/LB and 21/04202/F

I would like to register my strong objections to the application proposals lodged with the Banbury Town Council, sharing the same principal design and heritage concerns outlined Banbury Town Council's objection *"..raising concerns about the scale and siting of the blocks nearest to Trelawn House and suggest that a greater set back from the listed building be explored with reduced block sizes/heights near to the listed building."*

I would also suggest that design of the proposed building(s) are hugely disappointing terms of design quality and incongruous to their surroundings.

In my view, the proposals will result in a degree of harm to the significance of Trelawn House (Grade II) through the design and overbearing effects on its setting.

Background

The application 21/04179/LB for a Listed Building Consent relates to the remedial works required to Trelawn House, in association with the larger application submitted for the redevelopment of the former Buzz Bingo site for 80 retirement living apartments. That application, 21/04202/F, refers to: Redevelopment for 80 retirement living apartments including communal facilities, access, car parking and landscaping.

The wider development proposes demolishing the existing Buzz Bingo building and creating a new retirement living development set approximately one meter away from the rear and southern elevations of Trelawn House. The northern elevation will be open and landscaped gardens will be provided to the corner of the North Bar Street and Castle Street.

Objection:

The removal of the existing buildings to the north of Trelawn House are considered to have a positive impact upon the setting of the Listed Building. However, I am strongly concerned at the design of the proposed redevelopment, which will overwhelm and diminish the character and historical integrity of Trelawn House.

The proposed development is not sufficiently set back from the listed building to achieve an effective separation, leaving less than one meter gap to rear and southern façades of the building.

The design of the proposed south western part of the new development dwarfs the listed property, and by its scale will draw attention away from Trelawn, overshadowing and providing a pastiche of the former historic streetscape and building line.

I do welcome reinstating views towards the northern elevation, yet express my strong concern regarding the proposed treatment on the northern face of the handmade listed brick. The proposed application of an external lime mortar render coat is totally contrary to the character of the property, and will destroy the integrity and historic character of the exposed elevation.

The elevation has historically faced the site corner and had openings, which could be now reinstated. The historic handmade brick should be repointed, restored and remain exposed as per original building settings.

In addition the proximity of the proposed development to the rear façade does not allow use of the full potential of the masterplan and reinstatement of some of the previous openings, and character of the listed building. The Listed Building in the foreground, with the redevelopment to its rear, the presence of the redevelopment, by its scale and proximity, appears out of place in the townscape of the historic Banbury.

_Baseline

This development could be a chance to repair the damage of the previous masterplan. Unfortunately, the design of the proposed redevelopment seems to repeat and perpetuate the harm caused by the existing building within the site.

Harmful and inappropriate development affecting the setting of a Grade II listed building

The Council should statutorily require development to protect the heritage significance of listed buildings, and should, therefore, require all development and any works for alterations or extensions related to listed buildings, to preserve the heritage significance of the building.

When considering the proposed unsympathetic, overly large and mundane set of buildings surrounding the listed building, there is no doubt that it will harm the listed building and the associated adjoining listed buildings.

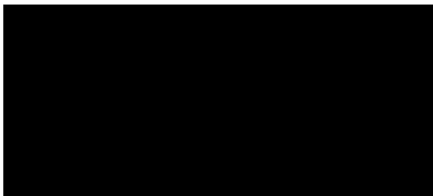
It is clear that insufficient regard has been had to the *'desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses'*

The proposals therefore fail to preserve or enhance the setting of the Grade II listed building and therefore fail to satisfy the requirement of Policy CL4 requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 and relevant conservation policies of the National Planning Policy Framework.

I note that the applicant has also indicated that they intend to 'repair' and reinstate the exposed side elevation of Trelawn House with a render finish. This is a wholly inappropriate external treatment of the Listed Building (it was originally a fine freestanding brick built building), which should be identified to be restored with appropriate high quality brick.

This also begs the question why no Listed Building application has been submitted to allow formal consideration of this important element of the proposals. The application should therefore not be determined until this further detail and application is submitted.

Sincerely



Bernard Taylor

Partner
Baseline Consulting



Director
Benchmarker Ltd

Benchmarker

