

TOWN & COUNTRY PLANNING ACT 1990

HERITAGE STATEMENT OF COMMON GROUND

SITE: FORMER BUZZ BINGO, BOLTON ROAD, BANBURY, OX16 5UL & TRELAWN HOUSE, 34 NORTH BAR STREET, BANBURY OX16 0TH

APPEAL BY CHURCHILL RETIREMENT LIVING LIMITED AGAINST THE FAILURE OF CHERWELL DISTRICT COUNCIL TO DETERMINE A PLANNING APPLICATION FOR REDEVELOPMENT OF THE BUZZ BINGO SITE AT THE JUNCTION OF BOLTON ROAD, CASTLE STREET AND NORTH BAR STREET IN BANBURY FOR 80 [NOW 78] RETIREMENT LIVING APARTMENTS INCLUDING COMMUNAL FACILITIES, CAR PARKING AND LANDSCAPING AND A SEPARATE LISTED BUILDING APPLICATION FOR REMEDIAL WORKS TO THE EXTERNAL ELEVATIONS OF TRELAWN HOUSE AT 34 NORTH BAR STREET FOLLOWING THE DEMOLITION OF THE BUZZ BINGO BUILDING.

LPA REF: 21/04202/F and 22/04179/LB

PLANNING INSPECTORATE REF: APP/C3105/W/22/3296229 and APP/C3105/W/22/3298661

PLANNING INQUIRY DATE: 9-12 August 2022

Main Contributors:

Paul White – BA (Hons) MPhil MCIfA PIEMA
Regional Director, Head of Heritage: Ecus Ltd
On behalf of Planning Issues

Samantha Pace - BA (Hons), MSc, IHBC, SPAB
Built Heritage Consultant
On behalf of Cherwell District Council

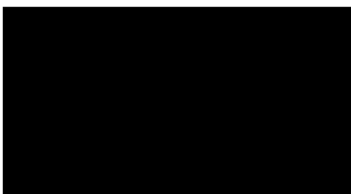
Issued By

Signature... 

Print Name...PAUL WHITE.....

Date...23/05/2022.....

Approved By

Signature..... 

Print Name... SAMANTHA PACE

Date...26/07/2022

1.0 INTRODUCTION

- 1.1 This Heritage Statement of Common Ground has been jointly prepared and agreed by Mr. Paul White of Ecus Ltd on behalf of Planning Issues and Ms Samantha Pace on behalf of Cherwell District Council in respect of a planning appeal relating to land at the former Buzz Bingo Hall, Bolton Road, Banbury.
- 1.2 Details of the appeal site and proposal are provided in the Planning statement of Common Ground and are not repeated here.
- 1.3 The main heritage issues to be considered are whether, and to what extent, the proposed development would cause harm to the heritage significance of the Banbury Conservation Area and Grade II listed Trelawn House as stated in the Reason for Refusal 1 of the Officer's Report. It is agreed that in relation to the listed building application for remedial works to Trelawn House no reason for refusal were advanced by the Council.

2.0 HERITAGE ASSETS

- 2.1 It is agreed the only designated heritage assets to be considered at the appeal are the Grade II listed Trelawn House and the Banbury Conservation Area.
- 2.2 It is agreed that the appeal site is within the immediate setting of the Grade II listed Trelawn House.
- 2.3 It is agreed that the majority of the appeal site is located outside of the conservation area whilst the modern office block which fronts onto North Bar to the south of Trelawn House, and Trelawn House itself are both within the Banbury Conservation Area. It is agreed that other parts of the Conservation Area extend around the appeal site to the

north on the north of Castle Street, on both sides of North Bar Street, to the west and south-west, and along the south side of Bolton Road, to the south.

- 2.4 The existing building envelops a Grade II listed building, Trelawn House, which is not part of the planning appeal site but does comprise the whole of the associated listed building whose walls are currently Party Walls to the property. Trelawn House contains offices.
- 2.5 The existing Buzz Bingo buildings on the appeal site have no architectural merit. They do not currently offer a positive architectural contribution to the townscape. The building is identified as a 'Negative Landmark' and the car park at the rear of the Site has an 'Unsightly edge' ¹.
- 2.6 It is agreed the heritage significance of the Banbury Conservation Area is derived from its archaeological, historic and architectural interests and is considered to hold high heritage significance. The central core, which retains its medieval street pattern intact, is considered to be of particular significance and it is the continued development and growth of Banbury which has defined the character and appearance of the settlement in this area. The Grade I Listed Church of St Mary is a focal point on which settlement was and remains centred.
- 2.7 It is agreed that the Buzz Bingo buildings on the appeal site, in their current character and appearance, do not contribute to the understanding and/or appreciation of the interests that embody the Banbury Conservation Area. Although it illustrates historic development in the late twentieth century, and is a landmark building as a result of its position on the crossroads, through its lack of visual and architectural interest it provides a negative contribution. Its appearance in views does not enrich our understanding, experience

¹ Banbury Conservation Area Appraisal 2018 (Fig. 18 Visual Analysis – Main Route Corridor, page 41 and Fig. 30 Visual analysis – Neithrop, page 70).

or appreciation of the historic development nor does it complement and enhance its surroundings.

- 2.8 It is agreed Trelawn House is considered to hold high heritage significance due to its historic and architectural interests. These interests primarily relate to the architectural detailing that is evident on the principal elevation to North Bar Street and its form as an example of an early nineteenth century house. Despite alteration internally several nineteenth century features have been retained, including doors, door frames, ceiling mouldings and the staircase; these elements contribute to its historic and architectural interest. Its historic interest also derives from its development as part of the expansion of Banbury.
- 2.9 It is agreed that the Listed Building is enveloped by the current building on the appeal site which does not hold any historic or architectural interest. The appeal site in its current character and appearance is not considered to provide a positive contribution to the setting of this Listed Building.
- 2.10 There is disagreement as to the contribution the appeal site makes to the heritage significance of the heritage assets as part of their setting and how the appeal scheme responds to the ability to appreciate that heritage significance.
- 2.11 As such there is disagreement between the parties as to whether the proposed development results in no harm or less than substantial harm to the heritage significance of Trelawn House and the Banbury Conservation Area.