

Tri7 Banbury LLP
May 2023



HERITAGE STATEMENT

LAND AT CALTHORPE STREET, BANBURY

Quality Assurance

Site name: Land at Calthorpe Street, Banbury.

Client name: Tri7 Banbury LLP

Type of report: Heritage Statement

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1.0 Introduction

- 1.1 This Heritage Statement has been prepared by Bidwells on behalf of Tri7 Banbury LLP to support an application for the redevelopment of the land at Calthorpe Street, Banbury (hereafter referred to as the “site”).



Figure 1 - Site Location Plan.

- 1.2 The report identifies the relative heritage value of the existing site with reference to Section 66(1) and 72(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 and the National Planning Policy Framework (NPPF) where the impact of development on built heritage assets or their settings is being considered (Paragraphs 194-208).
- 1.3 Through this process, the role of the site and assets can be defined in heritage terms. This will provide a clear framework from the outset for designers to respond to with proposals for potential development which take their values fully into account.
- 1.4 This document has been prepared by Kate Hannelly-Brown (Associate, Heritage and Design) and reviewed by Katherine Harrison (Principal Heritage Consultant) .

2.0 Heritage Policy and Guidance Summary

Legislation

Planning (Listed Buildings & Conservation Areas) Act 1990

- 2.1 The primary legislation relating to Listed Buildings and Conservation Areas is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990.
- Section 16(2) states “*In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall 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.*”
 - Section 66(1) reads: “*In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall 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 relation to development within Conservation Areas, Section 72(1) reads: “*Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.*”
- 2.2 With regard to this particular application, the provisions of Section 16(2) do not apply as the site does not physically affect any listed building and/or structure.

National Planning Policy Framework

- 2.1 The revised National Planning Policy Framework (NPPF) was published on 20th July 2021, replacing the previously-published 2019 and 2012 frameworks.
- 2.2 With regard to the historic environment, the over-arching aim of the policy remains in line with philosophy of the 2012 framework, namely that “*our historic environments... can better be cherished if their spirit of place thrives, rather than withers.*” The relevant policy is outlined within chapter 16, ‘Conserving and Enhancing the Historic Environment’.
- 2.3 This chapter reasserts that heritage assets can range from sites and buildings of local interest to World Heritage Sites considered to have an Outstanding Universal Value. The NPPF subsequently requires these assets to be conserved in a “*manner appropriate to their significance*” (Paragraph 189).
- 2.4 NPPF directs local planning authorities to require an applicant to “*describe the significance of any heritage assets affected, including any contribution made by their setting*” and the level of detailed assessment should be “*proportionate to the assets’ importance*” (Paragraph 194).
- 2.5 Paragraph 195 states that the significance any heritage asset that may be affected by a proposal should be identified and assessed. This includes any assets affected by development within their settings. This Significance Assessment should be taken into account when considering the impact of a proposal, “*to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal*”. This paragraph therefore results in the need for an analysis of



the impact of a proposed development on the asset's relative significance, in the form of a Heritage Impact Assessment.

- 2.6 An addition to the 2021 NPPF is outlined in paragraph 198. This states that local planning authorities should have regard to the importance of the retention '*in-situ*' of a historic statue, plaque, memorial or monument irrespective of its designation. The paragraph goes on to suggest an explanation of historic or social context should be given rather than removal.
- 2.7 Paragraph 199 requires that "*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.*"
- 2.8 It is then clarified that any harm to the significance of a designated heritage asset, either through alteration, destruction or development within its setting, should require, "*clear and convincing justification*" (Paragraph 200). This paragraph outlines that substantial harm to grade II listed heritage assets should be exceptional, rising to 'wholly exceptional' for those assets of the highest significance such as scheduled monuments, Grade I and grade II* listed buildings or registered parks and gardens as well as World Heritage Sites.
- 2.9 In relation to harmful impacts or the loss of significance resulting from a development proposal, Paragraph 201 states the following:
- "Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*
- a. the nature of the heritage asset prevents all reasonable uses of the site; and*
 - b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
 - c. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
 - d. the harm or loss is outweighed by the benefit of bringing the site back into use."*
- 2.10 The NPPF therefore requires a balance to be applied in the context of heritage assets, including the recognition of potential benefits accruing from a development. In the case of proposals which would result in "*less than substantial harm*", paragraph 202 provides the following:
- "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use."*
- 2.11 It is also possible for proposals, where suitably designed, to result in no harm to the significance of heritage assets.
- 2.12 In the case of non-designated heritage assets, Paragraph 203 requires a Local Planning Authority to make a "*balanced judgement*" having regard to the scale of any harm or loss and the significance of the heritage asset.

- 2.13 The NPPF therefore recognises the need to clearly identify relative significance at an early stage and then to judge the impact of development proposals in that context.
- 2.14 With regard to Conservation Areas and the settings of heritage assets, paragraph 206 requires Local Planning Authorities to look for opportunities for new development, enhancing or better revealing their significance. While it is noted that not all elements of a Conservation Area will necessarily contribute to its significance, this paragraph states that *“proposals that preserve those elements of a setting that make a positive contribution to the asset (or better reveal its significance) should be treated favourably.”*
- 2.15 Broader design guidance is given in Chapter 12, ‘Achieving well-designed places’. The 2021 NPPF introduces the requirement for local authorities to prepare design guides or codes, consistent with the principles set out in the National Design Guide and National Model Design Code Documents. These should reflect ‘local character’ in order to create *‘beautiful and distinctive places’* (paragraph 127).
- 2.16 Paragraph 134 states that significant weight should be given to development which reflects local design policies, and/or outstanding or innovative designs which promote high levels of sustainability or help raise the ‘standard of design’ providing they conform to the ‘overall form and layout of their surroundings.’

Planning Practice Guidance (PPG)

- 2.3 The Planning Practice Guidance (PPG) was updated on 23 July 2019 and is a companion to the NPPF, replacing a large number of foregoing Circulars and other supplementary guidance.
- 2.4 In relation to non-designated heritage assets, the NPPG explains the following:
“Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.”
- 2.5 It goes on to clarify that: “A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.”

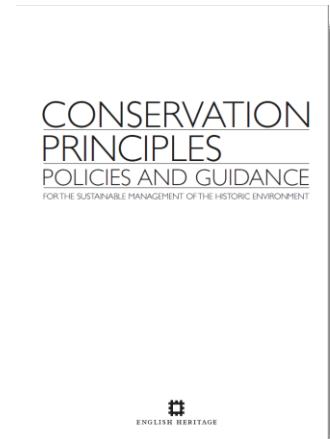
Historic England Analysing Significance in Heritage Assets Advice Note 12 (October 2019)

- 2.6 This document provides guidance on the National Planning Policy Framework requirement for applicants to describe heritage significance in order to aid local planning authorities’ decision making. It reiterates the importance of understanding the significance of heritage assets, in advance of developing proposals. This advice note outlines a staged approach to decision-making in which assessing significance precedes the design and also describes the relationship with archaeological desk-based assessments and field evaluations, as well as with Design and Access Statements.
- 2.7 The advice in this document, in accordance with the NPPF, emphasises that the level of detail in support of applications for planning permission and listed building consent should be no more than is necessary to reach an informed decision, and that activities to conserve the asset(s) need to be proportionate to the significance of the heritage asset(s) affected and the impact on that significance. This advice also addresses how an analysis of heritage significance could be set out before discussing suggested structures for a statement of heritage significance.

Historic England Conservation Principles: Policies and Guidance 2008

- 2.8 Historic England sets out in this document a logical approach to making decisions and offering guidance about all aspects of the historic environment, including changes affecting significant places. It states that:

“New work or alteration to a significant place should normally be acceptable if: a. there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place; b. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed; c. the proposals aspire to a quality of design and execution which may be valued now and in the future; d. the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future” (page 59).



Historic England Making Changes to Heritage Assets Advice Note 2 (February 2016)

- 2.9 This advice note provides information on repair, restoration, addition and alteration works to heritage assets. It advises that *"The main issues to consider in proposals for additions to heritage assets, including new development in conservation areas, aside from NPPF requirements such as social and economic activity and sustainability, are proportion, height, massing, bulk, use of materials, durability and adaptability, use, enclosure, relationship with adjacent assets and definition of spaces and streets, alignment, active frontages, permeability and treatment of setting."* (page 10)

Historic England Managing Significance in Decision Taking in the Historic Environment Historic Environment Good Practice Advice (GPA) in Planning Note 2 (March 2015)

- 2.10 This advice note sets out clear information to assist all relevant stake holders in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guidance (PPG). These include: *"assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness."* (page 1)



Historic England The Setting of Heritage Assets Historic Environment Good Practice Advice (GPA) in Planning Note 3 (Second Edition) (December 2017)

2.11

This document presents guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas and landscapes. Page 6, entitled: 'A staged approach to proportionate decision taking' provides detailed advice on assessing the implications of development proposals and recommends the following broad approach to assessment, undertaken as a series of steps that apply equally to complex or more straightforward cases:

- Step 1: Identify which heritage assets and their settings are affected
- Step 2: Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated
- Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it
- Step 4: Explore ways to maximise enhancement and avoid or minimise harm
- Step 5: Make and document the decision and monitor outcomes



Local Policy

Adopted Cherwell Local Plan 2011-2031 (Part 1)

2.12

The Adopted Cherwell Local Plan 2011-2031, which was adopted on 20th July 2015, contains strategic planning policies for development and the use of land. It forms part of the statutory Development Plan for Cherwell to which regard must be given in the determination of planning applications. The heritage policy which is relevant in this case is:

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

Successful design is founded upon an understanding and respect for an area's unique built, natural and cultural context. New development will be expected to complement and enhance the character of its context through sensitive siting, layout and high quality design. All new development will be required to meet high design standards. Where development is in the vicinity of any of the District's distinctive natural or historic assets, delivering high quality design that complements the asset will be essential.

New development proposals should:

- *Be designed to deliver high quality safe, attractive, durable and healthy places to live and work in. Development of all scales should be designed to improve the quality and appearance of an area and the way it functions*
- *Deliver buildings, places and spaces that can adapt to changing social, technological, economic and environmental conditions*
- *Support the efficient use of land and infrastructure, through appropriate land uses, mix and density/development intensity*

- *Contribute positively to an area's character and identity by creating or reinforcing local distinctiveness and respecting local topography and landscape features, including skylines, valley floors, significant trees, historic boundaries, landmarks, features or views, in particular within designated landscapes, within the Cherwell Valley and within conservation areas and their setting*
- *Conserve, sustain and enhance designated and non designated 'heritage assets' (as defined in the NPPF) including buildings, features, archaeology, conservation areas and their settings, and ensure new development is sensitively sited and integrated in accordance with advice in the NPPF and NPPG. Proposals for development that affect non-designated heritage assets will be considered taking account of the scale of any harm or loss and the significance of the heritage asset as set out in the NPPF and NPPG. Regeneration proposals that make sensitive use of heritage assets, particularly where these bring redundant or under used buildings or areas, especially any on English Heritage's At Risk Register, into appropriate use will be encouraged*
- *Include information on heritage assets sufficient to assess the potential impact of the proposal on their significance. Where archaeological potential is identified this should include an appropriate desk based assessment and, where necessary, a field evaluation.*
- *Respect the traditional pattern of routes, spaces, blocks, plots, enclosures and the form, scale and massing of buildings. Development should be designed to integrate with existing streets and public spaces, and buildings configured to create clearly defined active public frontages*
- *Reflect or, in a contemporary design response, re-interpret local distinctiveness, including elements of construction, elevational detailing, windows and doors, building and surfacing materials, mass, scale and colour palette*
- *Promote permeable, accessible and easily understandable places by creating spaces that connect with each other, are easy to move through and have recognisable landmark features*
- *Demonstrate a holistic approach to the design of the public realm to create high quality and multi-functional streets and places that promotes pedestrian movement and integrates different modes of transport, parking and servicing. The principles set out in The Manual for Streets should be followed*
- *Consider the amenity of both existing and future development, including matters of privacy, outlook, natural lighting, ventilation, and indoor and outdoor space*
- *Limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation*
- *Be compatible with up to date urban design principles, including Building for Life, and achieve Secured by Design accreditation*
- *Consider sustainable design and layout at the masterplanning stage of design, where building orientation and the impact of microclimate can be considered within the layout*
- *Incorporate energy efficient design and sustainable construction techniques, whilst ensuring that the aesthetic implications of green technology are appropriate to the context (also see Policies ESD 1 - 5 on climate change and renewable energy)*
- *Integrate and enhance green infrastructure and incorporate biodiversity enhancement features where possible (see Policy ESD 10: Protection and Enhancement of*

Biodiversity and the Natural Environment and Policy ESD 17 Green Infrastructure). Well designed landscape schemes should be an integral part of development proposals to support improvements to biodiversity, the micro climate, and air pollution and provide attractive places that improve people's health and sense of vitality

- *Use locally sourced sustainable materials where possible.*

The Council will provide more detailed design and historic environment policies in the Local Plan Part 2. The design of all new development will need to be informed by an analysis of the context, together with an explanation and justification of the principles that have informed the design rationale. This should be demonstrated in the Design and Access Statement that accompanies the planning application. The Council expects all the issues within this policy to be positively addressed through the explanation and justification in the Design & Access Statement. Further guidance can be found on the Council's website.

The Council will require design to be addressed in the pre-application process on major developments and in connection with all heritage sites. For major sites/strategic sites and complex developments, Design Codes will need to be prepared in conjunction with the Council and local stakeholders to ensure appropriate character and high quality design is delivered throughout. Design Codes will usually be prepared between outline and reserved matters stage to set out design principles for the development of the site. The level of prescription will vary according to the nature of the site.

Adopted Local Plan 1996 (November 1996)

- 2.13 'Saved' policies of the Adopted Cherwell Local Plan 1996 remain part of the statutory Development Plan to which regard must be given in the determination of planning applications.
- 2.14 The saved policies are those that were originally saved on 27 September 2007 and which have not been replaced by policies within the Adopted Cherwell Local Plan 2011-2031 (Part 1). The heritage policies which have been retained which are relevant C23 and C28:

C23 *there will be a presumption in favour of retaining buildings, walls, trees or other features which make a positive contribution to the character or appearance of a conservation area.*

C28 *control will be exercised over all new development, including conversions and extensions, to ensure that the standards of layout, design and external appearance, including the choice of external-finish materials, are sympathetic to the character of the urban or rural context of that development. In sensitive areas such as conservation areas, the area of outstanding natural beauty and areas of high landscape value, development will be required to be of a high standard and the use of traditional local building materials will normally be required.*

The Oxfordshire Plan 2050

- 2.15 As part of the Oxfordshire Housing and Growth Deal agreement with the Government, six Oxfordshire authorities, including Cherwell District Council, have committed to producing a joint statutory spatial plan (JSSP), known as the Oxfordshire Plan 2050. The Oxfordshire Plan will provide an integrated strategic planning framework and evidence base to support sustainable growth across the county to 2050, including the planned delivery of new homes and economic development, and the anticipated supporting infrastructure needed.
- 2.16 It is intended to submit this to the Planning Inspectorate for independent examination by January 2022.

Local Plan Review 2040

- 2.17 Consultation is currently being undertaken to inform a review of the adopted Cherwell Local Plan 2011-2031. The Council has produced a Community Involvement Paper which is subject to a six-week period of public consultation which finished on 14th September 2020. This forms the start of a three-year process which will also include the review of the policies in the existing adopted Local Plan, the relationship to the emerging Oxfordshire Plan 2050 and the replacement of the remaining saved policies of the 1996 Local Plan.

Banbury Vision & Masterplan 2016

- 2.18 The Banbury Vision & Masterplan is a Supplementary Planning Document (SPD) was adopted in December 2016 and establishes the long-term vision for the town. This document identifies the proposed site as part of an area that is highlighted as an *'other potential development sites'* within the town centre.

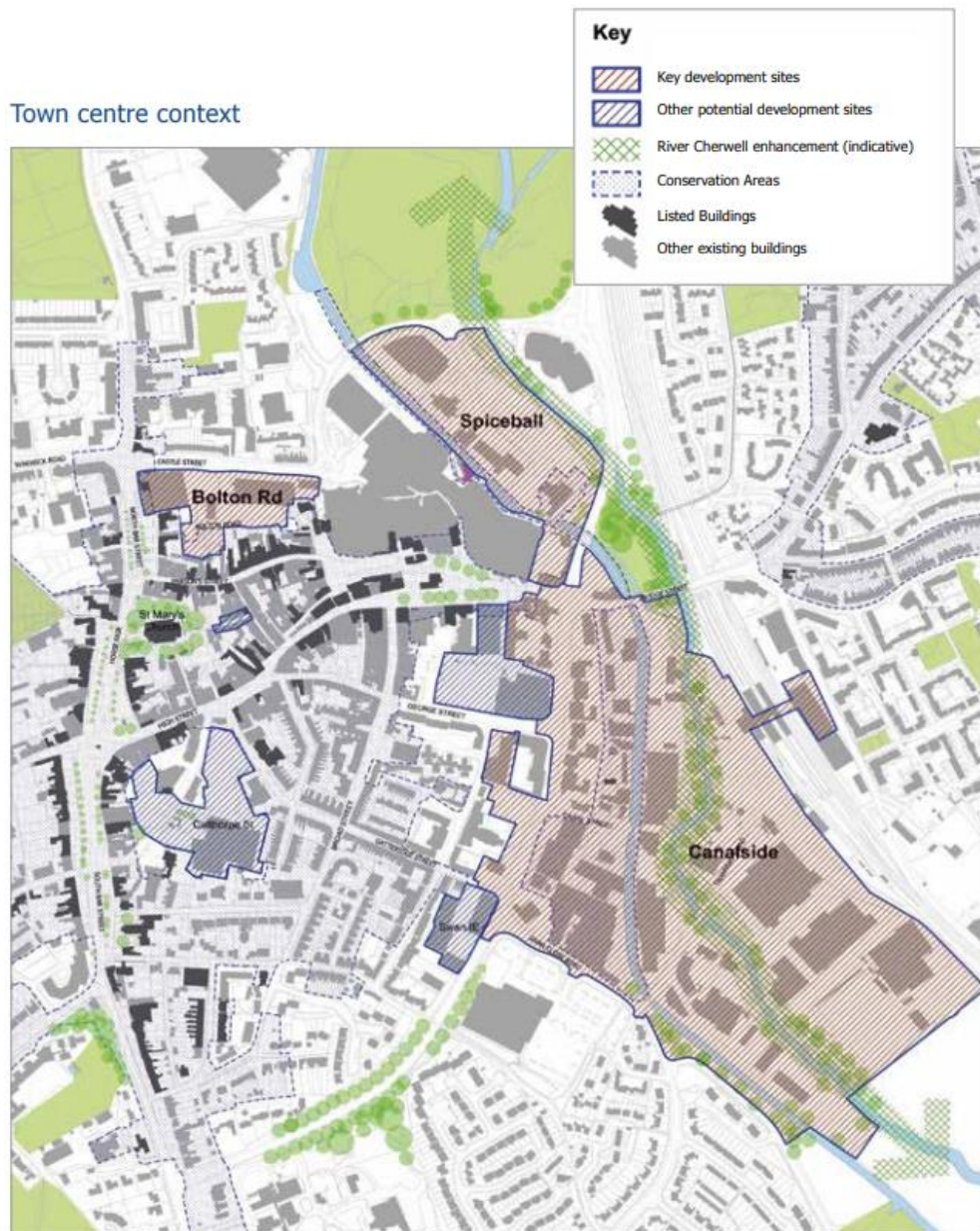


Figure 2 - Banbury development sites

Banbury Conservation Area Character Appraisal (September 2018)

- 2.31 Oxfordshire County Council originally designated Banbury Conservation Area in 1969. The Conservation Area boundary has previously been reviewed and was extended in May 1991, then subsequently in October 2004. A further review took place at the time of the preparation of the Character Appraisal in 2018.
- 2.32 The Conservation Appraisal provides an analysis and assessment of the characteristics that help to define the Conservation Area. It subdivides the designation into a number of character areas which reflect the evolution of the town.

Figure 12 Character Areas

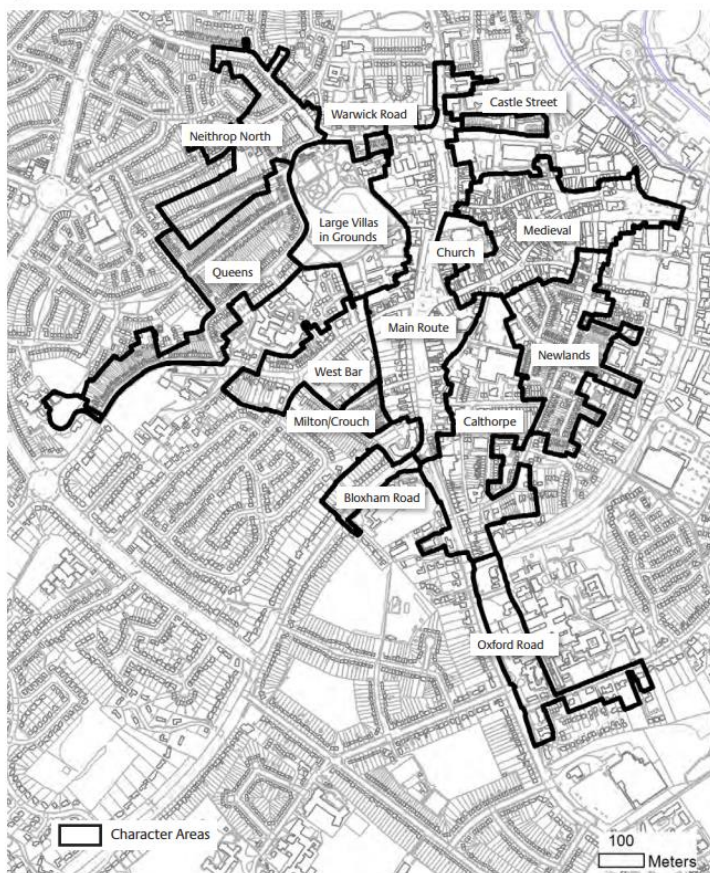


Figure 3 - Banbury Conservation Area character areas

- 2.33 Calthorpe Street is identified as a distinct character area on the eastern side of the 'Main Route' character area. The Appraisal provides a commentary on land use, street pattern, building age/type and style, scale and massing, construction and materials, and a number of other factors that contribute to the character of this part of the town.

2.34

A townscape appraisal diagram is also provided of the Calthorpe Street character area. This identifies some of the key townscape considerations, both positive and negative, that are important to character and appearance.

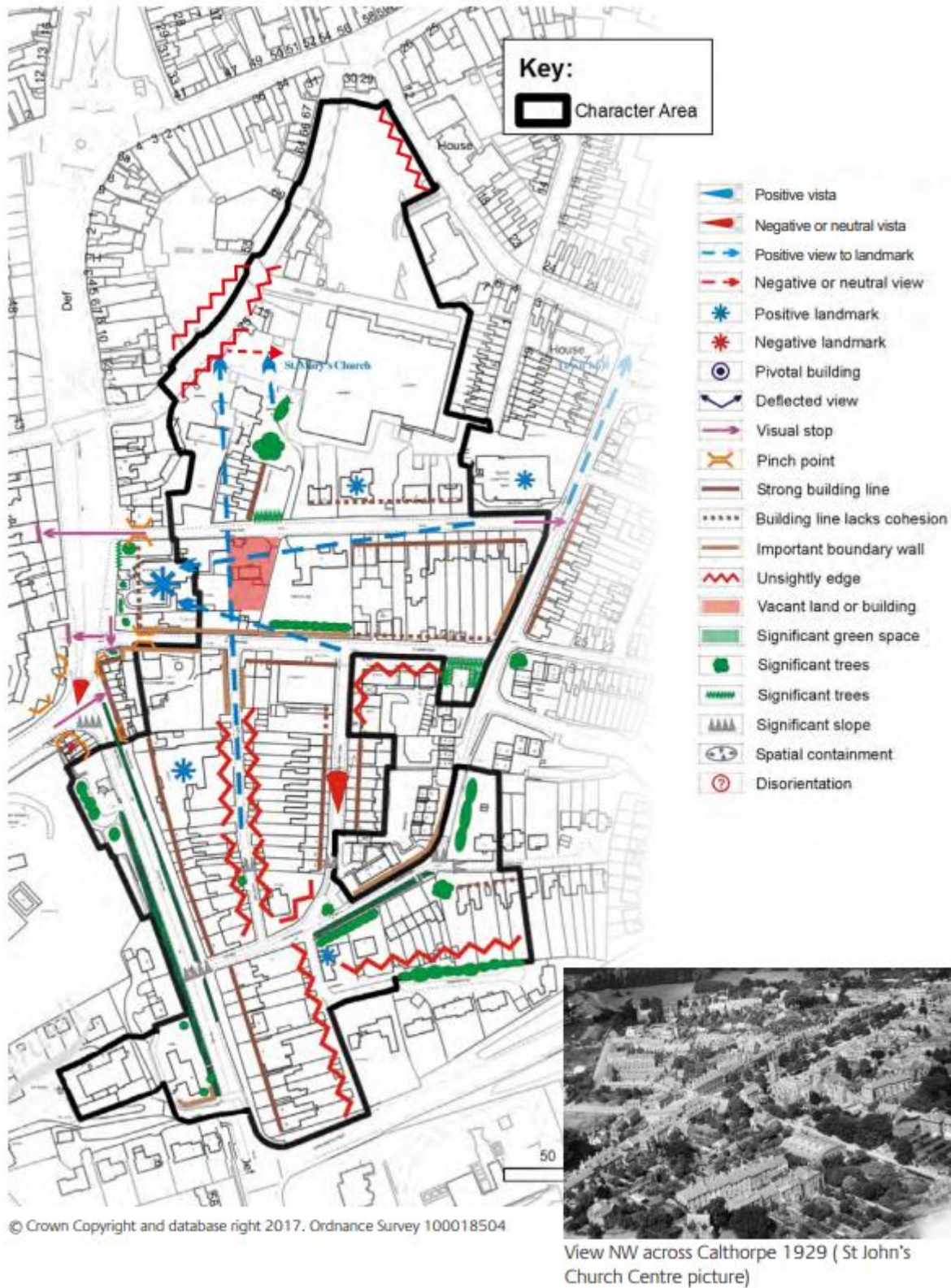


Figure 4 - Townscape Appraisal diagram, Conservation Area Character Appraisal

3.0 Methodology

Heritage Assets

- 3.1 A heritage asset is defined within the National Planning Policy Framework as “*a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)*” (NPPF Annex 2: Glossary).
- 3.2 To be considered a heritage asset “*an asset must have some meaningful archaeological, architectural, artistic, historical, social or other heritage interest that gives it value to society that transcends its functional utility. Therein lies the fundamental difference between heritage assets and ordinary assets; they stand apart from ordinary assets because of their significance – the summation of all aspects of their heritage interest.*” (‘*Managing Built Heritage: The Role of Cultural Values and Significance*’ Stephen Bond and Derek Worthing, 2016.)
- 3.3 ‘Designated’ assets have been identified under the relevant legislation and policy including, but not limited to: World Heritage Sites, Scheduled Monuments, Listed Buildings, and Conservation Areas. ‘Non-designated’ heritage assets are assets which fall below the national criteria for designation.
- 3.4 The absence of a national designation should not be taken to mean that an asset does not hold any heritage interest. The Planning Policy Guidance (PPG) states that “*non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.*” (Paragraph: 039 Reference ID: 18a-039-20190723)
- 3.5 The PPG goes on to clarify that “*a substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.*”

Meaning of Significance

- 3.6 The concept of significance was first expressed within the 1979 Burra Charter (Australia ICOMOS, 1979). This charter has periodically been updated to reflect the development of the theory and practice of cultural heritage management, with the current version having been adopted in 2013. It defines cultural significance as the “*aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups*” (Page 2, Article 1.2)
- 3.7 The NPPF (Annex 2: Glossary) also defines significance as “*the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.*”

- 3.8 Significance can therefore be considered to be formed by “*the collection of values associated with a heritage asset.*” (‘Managing Built Heritage: The Role of Cultural Values and Significance’ Stephen Bond and Derek Worthing, 2016.)

Assessment of Significance/Value

- 3.9 It is important to be proportionate in assessing significance as required in both national policy and guidance as set out in paragraph 189 of NPPF.
- 3.10 The Historic England document ‘Conservation Principles’ states that “*understanding a place and assessing its significance demands the application of a systematic and consistent process, which is appropriate and proportionate in scope and depth to the decision to be made, or the purpose of the assessment.*”
- 3.11 The document goes on to set out a process for assessment of significance, but it does note that not all of the stages highlighted are applicable to all places/ assets.
- Understanding the fabric and evolution of the asset;
 - Identify who values the asset, and why they do so;
 - Relate identified heritage values to the fabric of the asset;
 - Consider the relative importance of those identified values;
 - Consider the contribution of associated objects and collections;
 - Consider the contribution made by setting and context;
 - Compare the place with other assets sharing similar values;
 - Articulate the significance of the asset.
- 3.12 At the core of this assessment is an understanding of the value/significance of a place. There have been numerous attempts to categorise the range of heritage values which contribute to an asset’s significance. Historic England’s ‘*Conservation Principles*’ sets out a grouping of values as follows:

Evidential value – ‘*derives from the potential of a place to yield evidence about past human activity...Physical remains of past human activity are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them...The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement.*’ (Page 28)

Aesthetic Value – ‘*Aesthetic values can be the result of the conscious design of a place, including artistic endeavour. Equally, they can be the seemingly fortuitous outcome of the way in which a place has evolved and been used over time. Many places combine these two aspects... Aesthetic values tend to be specific to a time cultural context and appreciation of them is not culturally exclusive.*’ (Pages 30-31)

Historic Value – ‘*derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative... Association with a notable family, person, event, or movement gives historical value a particular resonance...The historical value of places depends upon both sound identification and direct experience of fabric or landscape that has survived from the past, but is not as easily diminished by change or partial replacement as evidential value. The authenticity of a place indeed often lies in visible evidence of change as a result of people responding to changing circumstances.*’

Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value'. (Pages 28-30)

Communal Value – *“Commemorative and symbolic values reflect the meanings of a place for those who draw part of their identity from it, or have emotional links to it... Social value is associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence. Some may be comparatively modest, acquiring communal significance through the passage of time as a result of a collective memory of stories linked to them... They may relate to an activity that is associated with the place, rather than with its physical fabric... Spiritual value is often associated with places sanctified by longstanding veneration or worship, or wild places with few obvious signs of modern life. Their value is generally dependent on the perceived survival of the historic fabric or character of the place, and can be extremely sensitive to modest changes to that character, particularly to the activities that happen there”. (Pages 31-32)*

- 3.13 Value-based assessment should be flexible in its application. It is important not to oversimplify an assessment and to acknowledge when an asset has a multi-layered value base, which is likely to reinforce its significance.

Contribution of setting/context to significance

- 3.14 In addition to the above values, the setting of a heritage asset can also be a fundamental contributor to its significance - although it should be noted that ‘setting’ itself is not a designation. The value of setting lies in its contribution to the significance of an asset. For example, there may be instances where setting does not contribute to the significance of an asset at all.
- 3.15 Historic England’s Conservation Principles defines *setting* as “*an established concept that relates to the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape.*”
- 3.16 It goes on to state that “*context embraces any relationship between a place and other places. It can be, for example, cultural, intellectual, spatial or functional, so any one place can have a multi-layered context. The range of contextual relationships of a place will normally emerge from an understanding of its origins and evolution. Understanding context is particularly relevant to assessing whether a place has greater value for being part of a larger entity, or sharing characteristics with other places*” (page 39).
- 3.17 In order to understand the role of setting and context to decision-making, it is important to have an understanding of the origins and evolution of an asset, to the extent that this understanding gives rise to significance in the present. Assessment of these values is not based solely on visual considerations but may lie in a deeper understanding of historic use, ownership, change or other cultural influence – all or any of which may have given rise to current circumstances and may hold a greater or lesser extent of significance.
- 3.18 The importance of setting depends entirely on the contribution it makes to the significance of the heritage asset or its appreciation. It is important to note that impacts that may arise to the setting of an asset do not, necessarily, result in direct or equivalent impacts to the significance of that asset(s).

Assessing Impact

- 3.19 It is evident that the significance/value of any heritage asset(s) requires clear assessment to provide a context for, and to determine the impact of, development proposals. Impact on that

value or significance is determined by first considering the sensitivity of the receptors identified which is best expressed by using a hierarchy of value levels.

3.20 There are a range of hierarchical systems for presenting the level of significance in use; however, the method chosen for this project is based on the established ‘James Semple Kerr method’ which has been adopted by Historic England, in combination with the impact assessment methodology for heritage assets within the *Design Manual for Roads and Bridges* (DMRB: HA208/13) published by the Highways Agency, Transport Scotland, the Welsh Assembly Government and the department for Regional Development Northern Ireland. This ‘value hierarchy’ has been subject to scrutiny in the UK planning system, including Inquiries, and is the only hierarchy to be published by a government department.

3.21 The first stage of our approach is to carry out a thoroughly researched assessment of the significance of the heritage asset, in order to understand its value:

SIGNIFICANCE	EXAMPLES
Very High	World Heritage Sites, Listed Buildings, Scheduled Monuments and Conservation Areas of outstanding quality, or built assets of acknowledged exceptional or international importance, or assets which can contribute to international research objectives. Registered Parks & Gardens, historic landscapes and townscapes of international sensitivity.
High	World Heritage Sites, Listed Buildings, Scheduled Monuments, Conservation Areas and built assets of high quality, or assets which can contribute to international and national research objectives. Registered Parks & Gardens, historic landscapes and townscapes which are highly preserved with excellent coherence, integrity, time-depth, or other critical factor(s).
Good	Listed Buildings, Scheduled Monuments, Conservation Areas and built assets (including locally listed buildings and non-designated assets) with a strong character and integrity which can be shown to have good qualities in their fabric or historical association, or assets which can contribute to national research objectives. Registered Parks & Gardens, historic landscapes and townscapes of good level of interest, quality and importance, or well preserved and exhibiting considerable coherence, integrity time-depth or other critical factor(s).
Medium/ Moderate	Listed Buildings, Scheduled Monuments, Conservation Areas and built assets (including locally listed buildings and non-designated assets) that can be shown to have moderate qualities in their fabric or historical association. Registered Parks & Gardens, historic landscapes and townscapes with reasonable coherence, integrity, time-depth or other critical factor(s).
Low	Listed Buildings, Scheduled Monuments and built assets (including locally listed buildings and non-designated assets) compromised by poor preservation integrity and/or low original level of quality of low survival of contextual associations but with potential to contribute to local research objectives. Registered Parks & Gardens, historic landscapes and townscapes with modest sensitivity or whose sensitivity is limited by poor preservation, historic integrity and/or poor survival of contextual associations.
Negligible	Assets which are of such limited quality in their fabric or historical association that this is not appreciable. Historic landscapes and townscapes of limited sensitivity, historic integrity and/or limited survival of contextual associations.

Neutral/ None	Assets with no surviving cultural heritage interest. Buildings of no architectural or historical note. Landscapes and townscapes with no surviving legibility and/or contextual associations, or with no historic interest.
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3.22 Once the value/ significance of an asset has been assessed, the next stage is to determine the assets 'sensitivity to change'. The following table sets out the levels of sensitivity to change, which is based upon the vulnerability of the asset, in part or as a whole, to loss of value through change. Sensitivity to change can be applied to individual elements of a building, or its setting, and may differ across the asset.

3.23 An asset's sensitivity level also relates to its capacity to absorb change, either change affecting the asset itself or change within its setting (remembering that according to Historic England The Setting of Heritage Assets – Planning Note 3, 'change' does not in itself imply harm, and can be neutral, positive or negative in effect).

3.24 Some assets are more robust than others and have a greater capacity for change and therefore, even though substantial changes are proposed, their sensitivity to change or capacity to absorb change may still be assessed as low.

SENSITIVITY	EXPLANATION OF SENSITIVITY
High	High Sensitivity to change occurs where a change may pose a major threat to a specific heritage value of the asset which would lead to substantial or total loss of heritage value.
Moderate	Moderate sensitivity to change occurs where a change may diminish the heritage value of an asset, or the ability to appreciate the heritage value of an asset.
Low	Low sensitivity to change occurs where a change may pose no appreciable threat to the heritage value of an asset.

3.25 Once there is an understanding of the sensitivity an asset holds, the next stage is to assess the 'magnitude' of the impact that any proposed works may have. Impacts may be considered to be adverse, beneficial or neutral in effect and can relate to direct physical impacts, impacts on its setting, or both. Impact on setting is measured in terms of the effect that the impact has on the significance of the asset itself – rather than setting itself being considered as the asset.

MAGNITUDE OF IMPACT	TYPICAL CRITERIA DESCRIPTORS
Very High	Adverse: Impacts will destroy cultural heritage assets resulting in their total loss or almost complete destruction. Beneficial: The proposals would remove or successfully mitigate existing and significant damaging and discordant impacts on assets; allow for the substantial restoration or enhancement of characteristic features.
High	Adverse: Impacts will damage cultural heritage assets; result in the loss of the asset's quality and integrity; cause severe damage to key characteristic features or elements; almost complete loss of setting and/or context of the asset. The assets integrity or setting is almost wholly destroyed or is severely compromised, such that the resource can no longer be appreciated or understood.

	<p>Beneficial: The proposals would remove or successfully mitigate existing damaging and discordant impacts on assets; allow for the restoration or enhancement of characteristic features; allow the substantial re-establishment of the integrity, understanding and setting for an area or group of features; halt rapid degradation and/or erosion of the heritage resource, safeguarding substantial elements of the heritage resource.</p>
Medium	<p>Adverse: Moderate impact on the asset, but only partially affecting the integrity; partial loss of, or damage to, key characteristics, features or elements; substantially intrusive into the setting and/or would adversely impact upon the context of the asset; loss of the asset for community appreciation. The assets integrity or setting is damaged but not destroyed so understanding and appreciation is compromised.</p> <p>Beneficial: Benefit to, or partial restoration of, key characteristics, features or elements; improvement of asset quality; degradation of the asset would be halted; the setting and/or context of the asset would be enhanced and understanding and appreciation is substantially improved; the asset would be brought into community use.</p>
Minor/Low	<p>Adverse: Some measurable change in assets quality or vulnerability; minor loss of or alteration to, one (or maybe more) key characteristics, features or elements; change to the setting would not be overly intrusive or overly diminish the context; community use or understanding would be reduced. The assets integrity or setting is damaged but understanding and appreciation would only be diminished not compromised.</p> <p>Beneficial: Minor benefit to, or partial restoration of, one (maybe more) key characteristics, features or elements; some beneficial impact on asset or a stabilisation of negative impacts; slight improvements to the context or setting of the site; community use or understanding and appreciation would be enhanced.</p>
Negligible	Barely discernible effect on baseline conditions but a slight adverse or beneficial impact.
Neutral	A change or effect which is neither adverse nor beneficial in impact.
Nil	No change in baseline conditions.

Summary

- 3.26 The aim of this Initial Heritage Assessment is to provide an early assessment of the heritage assets that may be affected by development on the site and some of the key parameters for that development to take into account aspects of built heritage impact.

4.0 Historic Context

- 4.1 The name 'Banbury' has Saxon origins and means *Banna's Burh*, 'Banna' being an Old English personal name and 'burh' a fortified place. During the 7th century, Banbury belonged to a large estate owned by Bishop of Dorchester, before becoming owned by the Bishop of Lincoln in 1072.
- 4.2 Banbury Castle was constructed during the 12th century by Bishop Alexander de Blois. During the 16th century, the Bishop of Lincoln's power was transferred to the Crown, with Queen Mary granting a charter in 1554 for the town and the borough became ruled by common council. Calthorpe, a hamlet to the south of Banbury, was among the lordships and manors which were granted to the Crown at this time.
- 4.3 The name Calthorpe, which is first recorded in 1279, and is probably a combination of 'thorp' with an Old English element 'col', meaning charcoal. An estate in Calthorpe, centred on Calthorpe House, and known as *Calthorpe Manor* was held by Henry Hawten in 1614. Prior to this, Calthorpe House had been owned previously by the Copes of Hanwell and by the Danvers family; and it is possible that in the 14th century the house was owned by the Brancasters, whose arms are on a piece of early glass in the house.¹

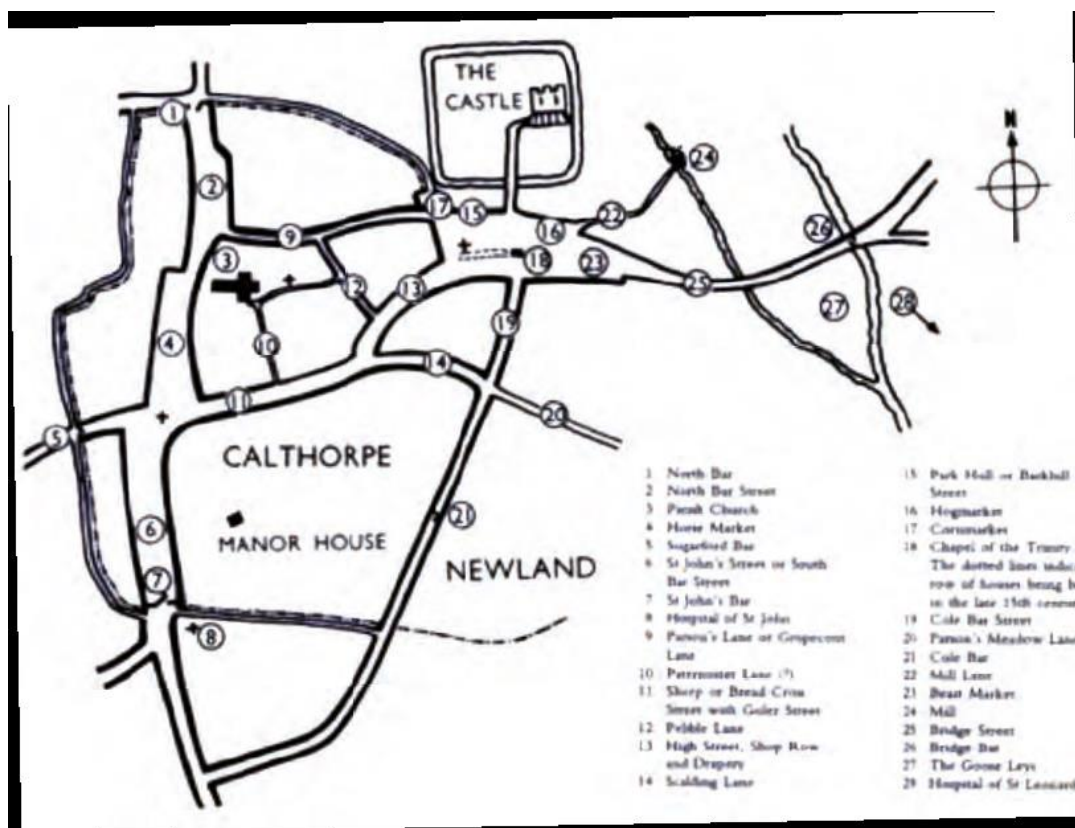


Figure 5 - 1441 Plan of Banbury (Banbury Conservation Area Appraisal) showing the Calthorpe Manor House to the south of the town.

¹ British History Online – A History of the County of Oxford: Volume 10, Banbury Hundred. Originally published by Victoria County History, London, 1972.

- 4.4 In 1833, the Calthorpe Estate was sold and released previously cultivated land close to the centre of Banbury for residential development. This area was in close proximity to other housing, which was of a high quality and, as a result, the land was developed as a middle-class suburb.

Map regression

- 4.5 An initial review of available historic maps has been undertaken to assist in the understanding of the site's history. Although such information cannot be considered to be definitive, experience shows that the mapping is often relatively accurate and reliable - particularly the later Ordnance Survey (OS) maps - and taken together with written archival date and physical evidence can help to refine the history of a site.

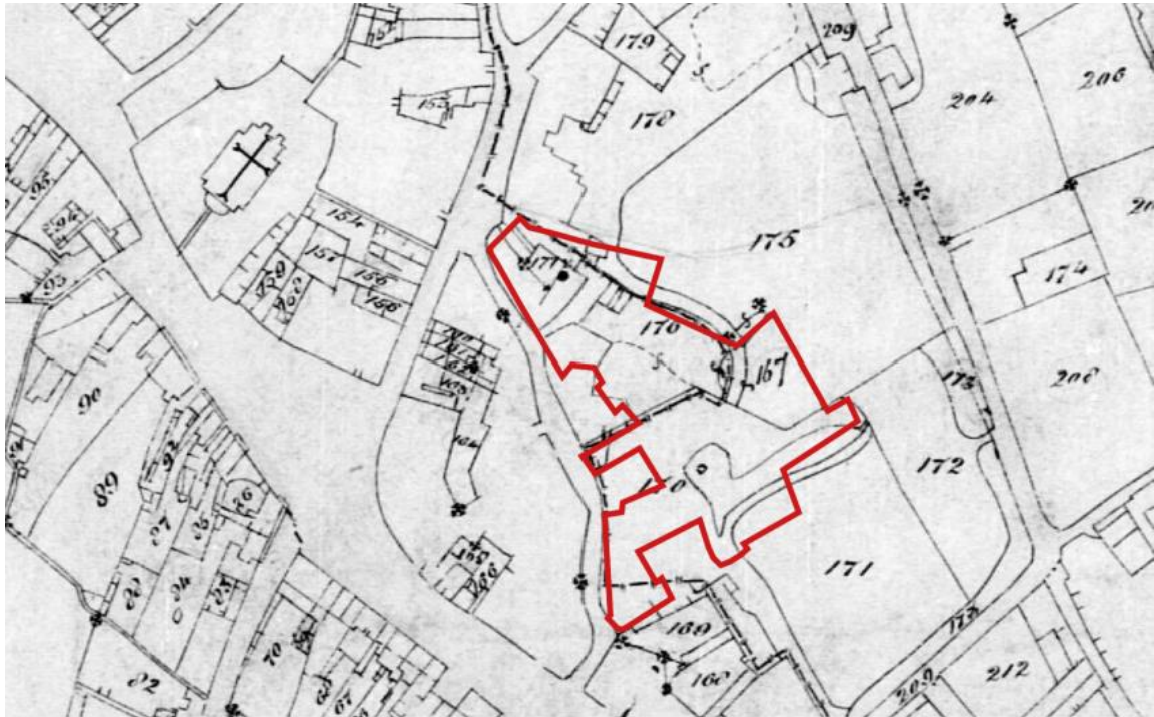


Figure 6 - Extract of the 1850 tithe map with an approximate outline of the site shown. At this time the site is split into 4 main plots (167, 170, 176 and 177) which are owned and occupied by various people. Although it does appear to encroach onto two additional plots (No 171 and 175). Plot 167 is owned by The Revered Wm Cotton Risley, who also owns Plot 176, and occupied by The Executors of J W Golby. This plot is described as a 'close'. The Executors of J W Golby also own and occupy the adjacent Plot 175. Plot 176 is occupied by Richard Davies and is also described as a 'close'. Plot 170 is owned by Edward Cob and occupied by Thomas Draper and is noted as containing 'Neithrop Old Inclosure, Lawn & Garden Calthorpe House', this owner and occupier relationship is also true of Plot 171. The final Plot, No 177, is owned and occupied by The Executors of Thomas Fisher and it is described as 'Banbury, Garden'. It is evident from this map that Banbury is beginning its development phases with much of the land still in use as arable plots.

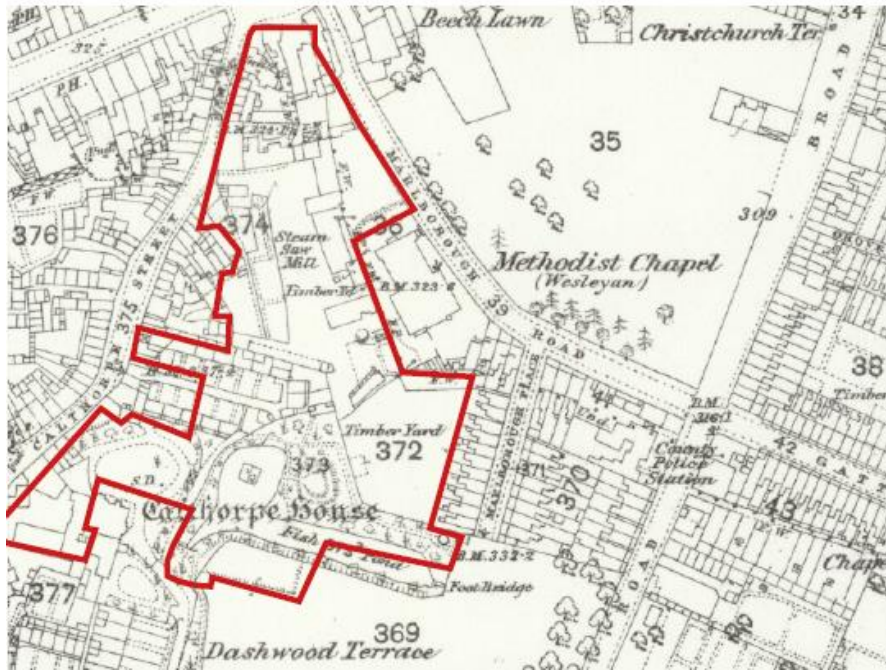


Figure 7 - 1882 Ordnance Survey Map. At this time, the site had begun to become developed with built form appearing across it. This has resulted in the site having a number of uses. The southern elements are laid out to gardens, lawn tennis ground and a fish pond for Calthorpe House. Calthorpe Street has a number of residential buildings constructed along its length. There are two openings in this building line which give access to Calthorpe Gardens, further residential buildings, and access into a Steam Saw Mill and two timber yards. The built form, currently seen along the north of Dashwood Road has not been constructed, although Dashwood Terrace is present. The built form to the north-east of Marlborough Road is also not present at this time. The approximate boundary of the site is marked in red.



Figure 8 - 1900 Ordnance Survey Map. At this time, a large structure has been built on site likely for use as part of the mill. A hall has also been constructed along Marlborough Road, to the north of the Methodist Church. The built form to the north-east of Marlborough Road has also been constructed at this time. The approximate boundary of the site is marked in red.

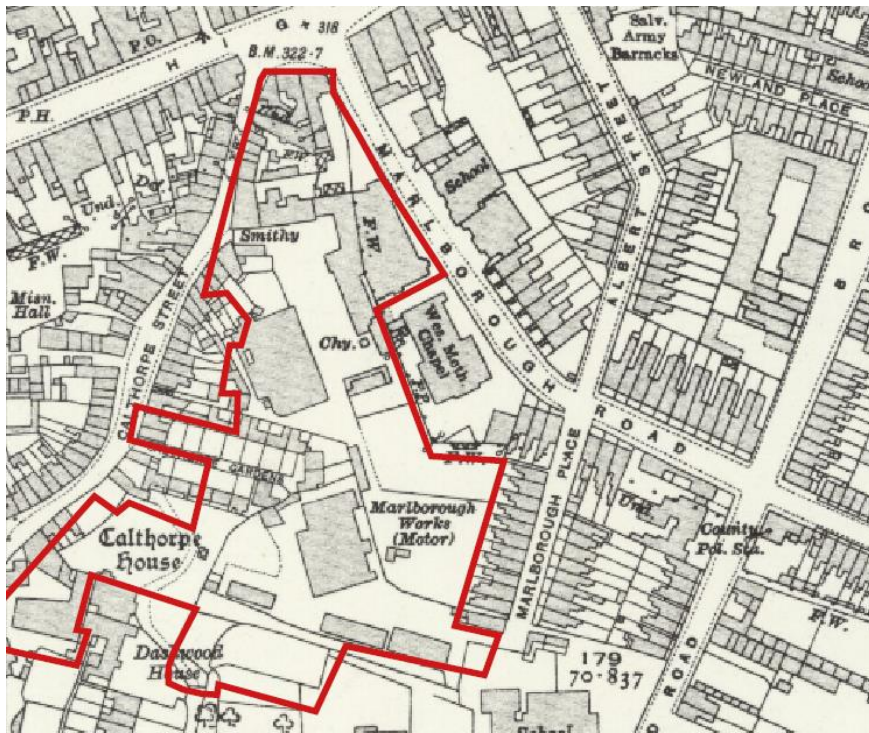


Figure 9 – 1922 Ordnance Survey Map. By this date, new built form has been constructed over the gardens of Calthorpe House and is noted as Marlborough Works (Motor). A school building and a further building along the northern side of Dashwood Road are now present. The approximate boundary of the site is marked in red.



Figure 10 – 1947 aerial view of the site showing, the hall to the north of the Methodist Church, a large printing works within the site. The residential dwellings along Calthorpe Street and Calthorpe Gardens.

Interestingly the buildings to the north of the site (seen in the top right of the photograph) front on to the site.



Figure 11 – 1947 aerial view showing Calthorpe Manor in the context of the site.

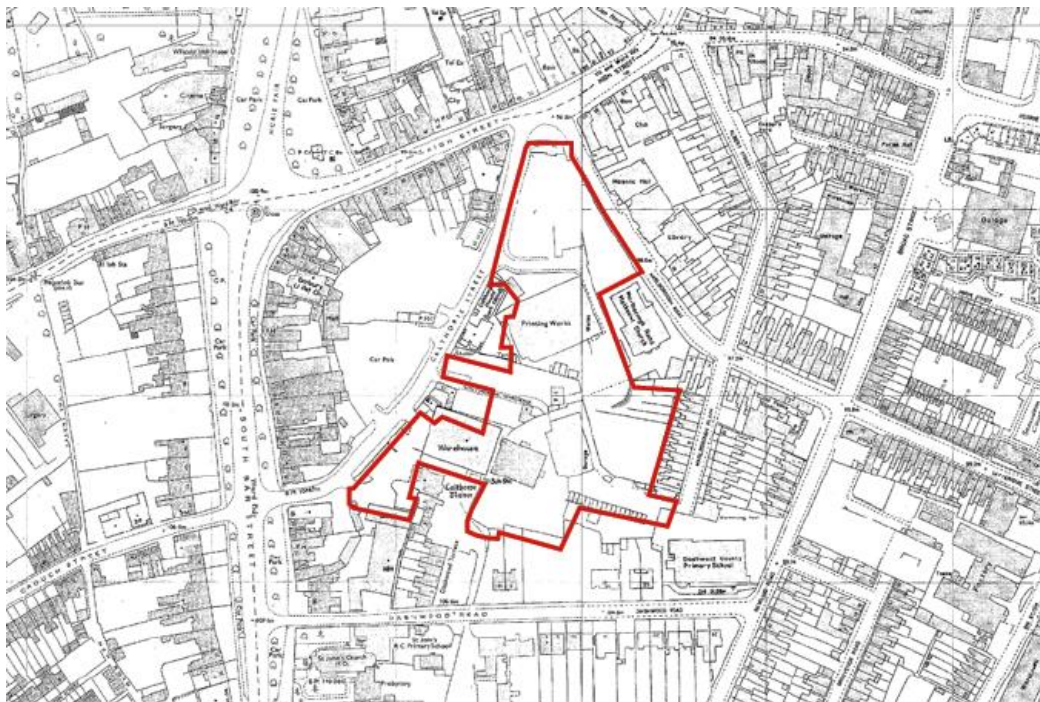


Figure 12 – 1966-1987 Ordnance Survey Map. The site is still in use for industrial purposes with a large Printing Works, shown to have been extant in the 1947 aerial photos, having been constructed in place of a number of the former buildings. Although a hall building has retained along Marlborough Road. The majority of the residential buildings along Calthorpe Street have also been demolished and a furniture factory has been constructed immediately adjacent to Calthorpe House. The approximate boundary of the site is marked in red.

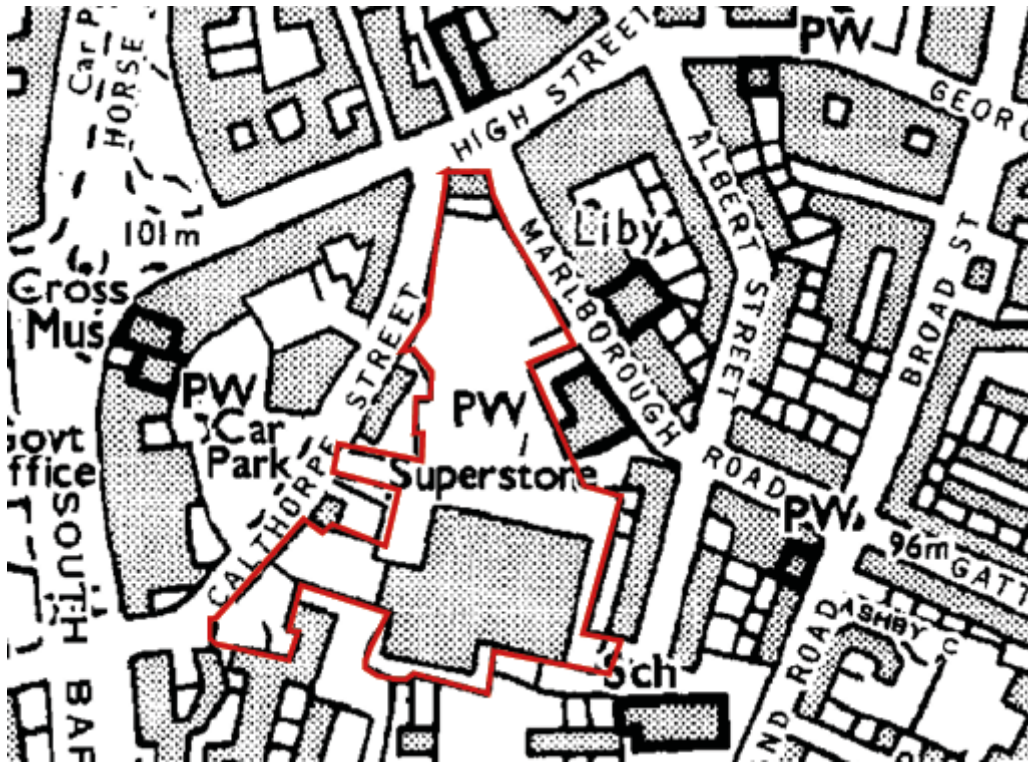


Figure 13 – 1992-1995 Ordnance Survey Map. During the late 20th century, the buildings on site were demolished and a new superstore constructed on site. A new apartment block has also been constructed along Calthorpe Street. The approximate boundary of the site is marked in red.

5.0 Heritage Assets

- 5.1 This section identifies heritage assets which surround the site. In this case, the following heritage assets are local to the proposed development and have been identified as they may be affected by the current proposals. The identification of these assets is consistent with '**Step 1**' of the GPA3 The Setting of Heritage Assets.
- 5.2 Although there are a number of assets within the local surrounding area, the location and significance of many of them results in them having no perceptible individual relationship with the proposed site. For this reason, only the heritage assets which may be considered to be affected by the proposed development have been identified.
- 5.3 In the case of this allocation, the following designated heritage assets may be affected by the current proposals:
1. Banbury Conservation Area;
 2. Former Mechanics Institute and Municipal Technical School – Grade II;
 3. The Old Wine House – Grade II;
 4. Jeanette Grant Martin's Bank Chambers – Grade II;
 5. Currys – Grade II;
 6. Post Office – Grade II;
 7. Church of St Mary – Grade I;
 8. The Banbury Barbeque – Grade II;
 9. Coventry Building Society HFC Trust and Savings Tintern House – Grade II;
 10. Lloyd and Stevens – Grade II;
 11. Globe Inn – Grade II;
 12. Danvers House, Dashwood House and Calthorpe House – Grade II*;
 13. Gatepier approximately 52m east of No 7 (Danvers House) – Grade II;
 14. Gatepier at Dashwood Road (Right) – Grade II;
 15. Gatepier at Dashwood Road (Left) – Grade II;
 16. St John's School (Roman Catholic) – Grade II;
 17. Church of St John the Evangelist – Grade II;
 18. Austin House – Grade II;
 19. The Jolly Weaver Public House – Grade II;
 20. The Windsor Takeaway – Grade II;
 21. Nos 9 and 10 (Talbots), 11 (Kentucky Fried Chicken) and 11A (Wincotts) – Grade II;
 22. Oxford Mail and Times – Grade II;
 23. Swan Inn – Grade II listed;
 24. Lennons – Grade II;
 25. Hunter's Estate Agents – Grade II;
 26. Congregational Chapel (United Reformed Church) – Grade II;

27. Dillon's Newsagents – Grade II;
28. Banbury Museum – Grade II;
29. Cross Café – Grade II;
30. Banbury Cross Tobacconist Marshall's R S Malcom – Grade II;

5.4 The following non-designated heritage assets may be affected by the current proposals:

31. Masonic Hall – Local Heritage Asset;
32. Methodist Church and Manse – Local Heritage Asset;
33. 18-23 Marlborough Road – Local Heritage Assets;
34. 24-34 Marlborough Road – Local Heritage Asset;
35. Formerly Dashwood Primary School now flats, Marl bough Place – Local Heritage Assets;
36. Formerly Dashwood Primary School now flats, Dashwood Road – Local Heritage Assets;
37. 19 Dashwood Road (Edinburgh House – Local Heritage Assets);
38. 1 Dashwood Road (flats 1-7), 2,3,4,5 6 Dashwood Road – Local Heritage Assets;
39. Banbury Nameplates, Dashwood Road – Local Heritage Assets
40. Rachel House, Dashwood Road – Local Heritage Assets;
41. Nos 4,6,8 (Octavian House) Dashwood Road – Local Heritage Assets;
42. 10 Dashwood Road – Local Heritage Assets;
43. 12 Dashwood Road (The Julie Richardson Nursing Home) – Local Heritage Assets;
44. 14 Dashwood Road (The Julie Richardson Nursing Home) – Local Heritage Assets;
45. 16 Dashwood Road (Mornington House) – Local Heritage Assets;
46. 49 High Street, The Exchange (Wetherspoons) – Local Heritage Asset.

5.5 All relevant Statutory List descriptions can be found in **Appendix 1**. Any buildings or structures considered to fall within the curtilage of the above listed buildings would be considered to form part of the listed building and impacts would be assessed accordingly.

5.6 For the purposes of this assessment, where we consider the Banbury Conservation Area, we are considering the Conservation Area as a term of designation but also with reference to the built assets which it contains; in other words, we assess the Conservation Area as a grouping of buildings and spaces and the manner in which these relate to their surroundings. Thus, consideration of effects on the setting of a Conservation Area also takes into account potential effects on the setting of built assets within that designated area. Where we consider that individual buildings within the designated area require individual assessment, we have undertaken this assessment as a separate exercise.

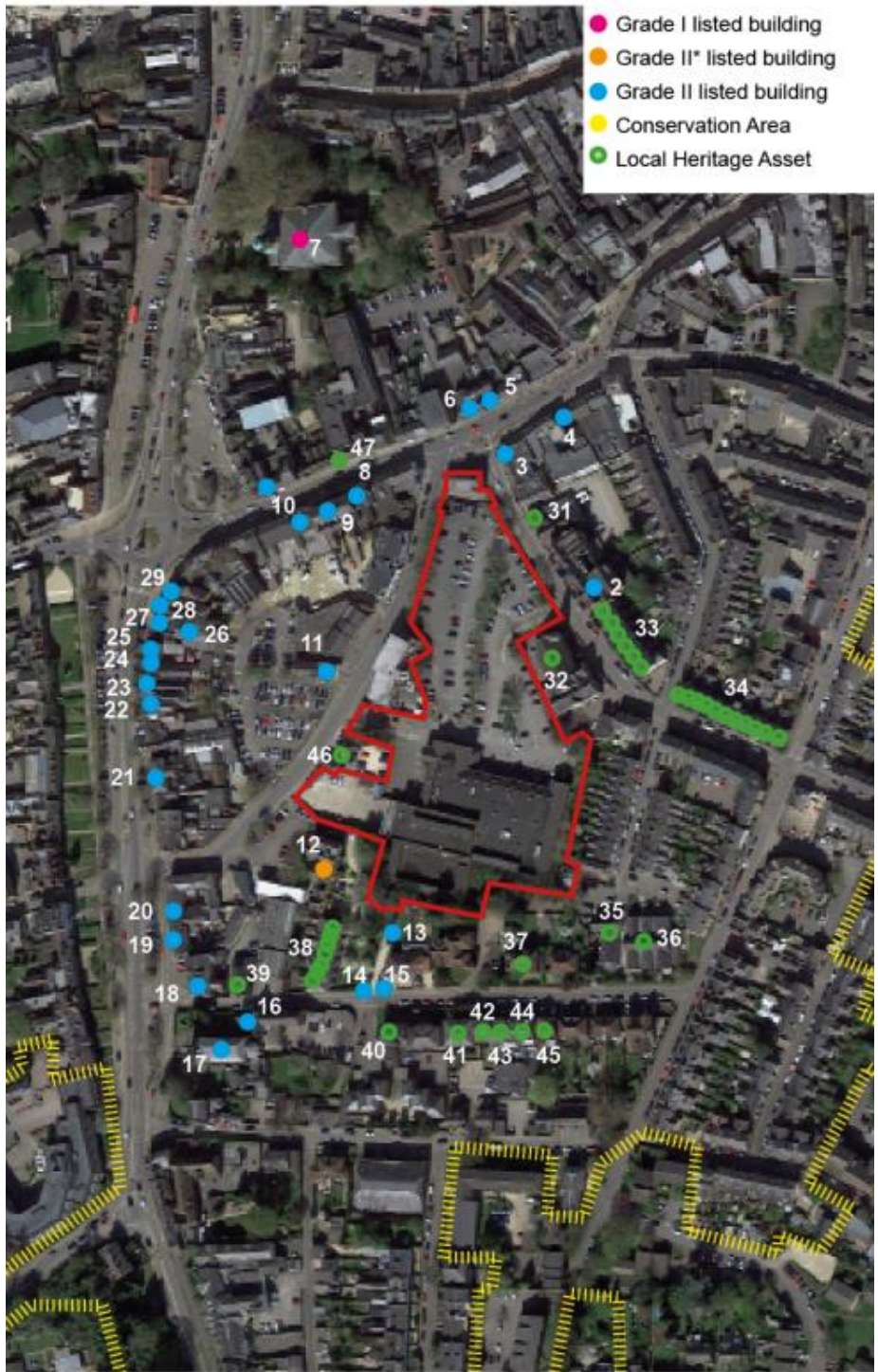


Figure 14 - Aerial photograph with the approximate locations of the heritage assets marked.

- 5.7 Following a site visit and on-site assessment of the assets, a number can be scoped out of the assessment due to their more limited connection with the site. In addition, as they all located within the Banbury Conservation Area impacts on their settings will be assessed as part of the Conservation Area assessment.

5.8 The assets which are considered further within this report are:

1. Banbury Conservation Area;
2. Former Mechanics Institute and Municipal Technical School – Grade II;
3. Masonic Hall – Local Heritage Asset;
4. The Old Wine House – Grade II;
5. Currys – Grade II;
6. Post Office – Grade II;
7. Church of St Mary – Grade I;
8. Globe Inn – Grade II;
9. 15 and 25 Calthorpe Street – Local Heritage Assets;
10. Danvers House, Dashwood House and Calthorpe House – Grade II*;
11. Church of St John the Evangelist– Grade II;
12. Methodist Church and Manse – Local Heritage Asset.



Figure 15 – Assets considered further.

6.0 Significance Assessment

- 6.1 The below evaluation of significance and subsequent conclusions have been made in line with the methodology outlined in Section 3 and consider the following:
- The relevant planning legislation as well as the policies set out in the National Planning Policy Framework (NPPF) and objectives of the Planning Practice Guidance;
 - Historic England 'Conservation Principles: Policies and Guidance';
 - British Standard 7913 (2013) Guide to the 'Conservation of Historic Buildings';
 - Guidance set in Historic England advice notes.

Banbury Conservation Area

- 6.2 Banbury Conservation Area was originally designated in 1969 and was subsequently extended in 1991 and 2004. A Conservation Area Appraisal was also undertaken in 2018 which assessed the character and appearance of the Conservation Area and was extended at this time.
- 6.3 Banbury is comprised of a number of different areas which differ in character and appearance. As a result, the appraisal splits the Conservation Area into 14-character areas. The character area in which the site is located is the *Calthorpe Area*.
- 6.4 This character area is predominantly residential and comprises Dashwood Road, St. John's Road, Oxford Road, Lucky Lane, Calthorpe Road, Old Parr Road. Most of the buildings are three storeys in height, with the majority of buildings being terraced or semi-detached. Earlier buildings have a more classical appearance with the use of stucco to the external facades. The later buildings are constructed in red brick with decorative brick and stone detailing. Sash windows are typical of all buildings as are panelled doors with overlights. There are exceptions to this typical detailing which includes the remnants of the 16th century Calthorpe House.



Figure 16 - View looking north along Marlborough Road

- 6.5 Historic properties in the areas tend to be set back from the streetscape with front gardens that are generally enclosed by low brick walls. These front gardens tend to have mature vegetation / trees within which make a good contribution to the character of the area. Along with vegetation within private gardens, tree seen on the corners of Dashwood Road, St John's Road and Calthorpe Road help to define these corners.
- 6.6 Overall, the Conservation Area is a good example of a market town which retains its medieval core and good evidence of its 19th century expansions and is therefore considered to hold a **good** level of significance.

Contribution of the site to the Conservation Area

- 6.7 The site historically, has been developed for various uses. Originally part of the Calthorpe Manor grounds, it has been developed for both residential and industrial uses.

- 6.8 Historically, residential built form ran the length of east side of Calthorpe Street, creating a strong enclosed edge to this side of the site. This built form continued up and around the northern point of the site before returning along Marlborough Road in the form of a large Hall and the Methodist Church. The southern boundary was historically bounded by the built form of Dashwood Road and the Calthorpe Manor (now known as Danver's House). It is evident that built form effectively enclosed the site on all sides, with large units built within in it.



Figure 17 - View of the superstore

- 6.9 During the late 20th century, the vast majority of this built form had been demolished and a large superstore, with associated parking constructed on site. The loss of the built form, particularly along Calthorpe Street and Marlborough Road, has resulted in large gaps in the streetscape that detract from the intended enclosed character of the area. Not only do they create unpleasant edges to the site, the loss of the residential buildings results in a lack of character and vibrance along the streetscape.

- 6.10 The superstore which has been constructed on site is typical of its type and is of no architectural value. As a result of the topography of the site, the building ranges in height from 2-3 storeys. It is constructed in a dark red brick with black brick detailing and a cement tile roof. Gables have been incorporated into the design of the building to break down the massing however, the finer detail of these gables are lacking and as such, these elements add little merit to the building. The return elevations of the building are plan and utilitarian and do not add to the character of the area.



Figure 18 - View of car park

- 6.11 The remaining elements of the site have been turned over for surface car parking, creating a bland and repetitive appearance to the site.

6.12 Some trees are seen within the site that help to soften the large expanse of tarmacadam however, as evidenced from the historic mapping these trees are all 20th century additions and follow the alignment of car park.

6.13 When considering the above it is evident that the site detracts from the appearance of the Conservation Area as a result of the loss of the historic enclosure of the streetscapes but also through the quality of the extant building and car park that is now seen. Although partially redeveloped, this has not been successful, with the site feeling divorced from, and not integrated within the wider town. As such, it is considered the site makes a **moderate adverse** contribution to the character and appearance of the Conservation Area.

Former Mechanics Institute and Municipal Technical School – Grade II

6.14 The former Mechanics Institute and Municipal Technical School is located on the north-eastern side of Marlborough Road and was added to the Statutory List of Buildings of Special Historic or Architectural Interest in February 2009.



Figure 19 - Former Mechanics Institute and Municipal Technical School

6.15 The buildings, Former Mechanics Institute and Municipal Technical School, were built in 1884 and 1893 respectively. They are constructed in red brick, with ironstone dressings, and a slate roof. They are three storeys in height and have been designed with a Jacobean appearance. The later Technical School has followed the design of the earlier building, so that the structures

appear almost as a single entity with a central, gabled, projecting section with wings to either side which have smaller central gables at roof level.

- 6.16 The Mechanics' Institute has a square plan whilst the adjacent Technical School is more irregular. The Institute currently houses the County Library, whilst the Technical School contains offices, with shops to the ground floor.
- 6.17 The Mechanics Building was designed by W.E. Mills, who was a local architect working in Oxfordshire and Northamptonshire. This building was funded by Sir Bernard Samuelson, who held a parliamentary seat between 1865-95, and was a prominent local industrialist and a philanthropist. He also had a keen interest in education and was also a key part of founding the Technical School, which was the first public secondary school in Banbury. The architect of this building is not clear. In 1930, the school moved to a new premise, with the building becoming used as the headquarters for the Borough Council, and then offices.
- 6.18 When considering the above, it is apparent that the building retains a strong and coherent frontage, which has undergone little alteration. Although not inspected internally for the purposes of this report, the list description for the building notes that '*the plan and much of the detail of the interior of the Mechanics' Institute survives*'. In addition to this, it is associated with the prominent Bernard Samuelson as well as a noted local architect W.E Mills. As such, the building is considered to hold a **good** level of value overall.

Setting

- 6.19 The immediate setting of the buildings is formed by the curtilage in which it sits and its relationship with Marlborough Road. To the south is a terrace of three storey buildings constructed in red brick, whilst to the north a row of buildings, also constructed in a combination of materials, which are all two storeys in height, or at least of a massing which is equivalent to two storeys. Collectively, these form a very urban/enclosed context for the building. To the rear is a car park and the rear gardens of Albert Street properties. Opposite is a large, surface car park, which continues the hard landscape surrounding the building and is considered to detract from the setting.
- 6.20 The setting of the Mechanics Institute and Municipal Technical School is considered to make a **moderate beneficial** contribution to the building's significance, with elements (including the proposed site) which actively detract from this.

Contribution of the Site to this setting

- 6.21 The northern end of the site is located opposite the listed building. Historically, a hall associated with the Methodist Chapel was built directly opposite the Institute.

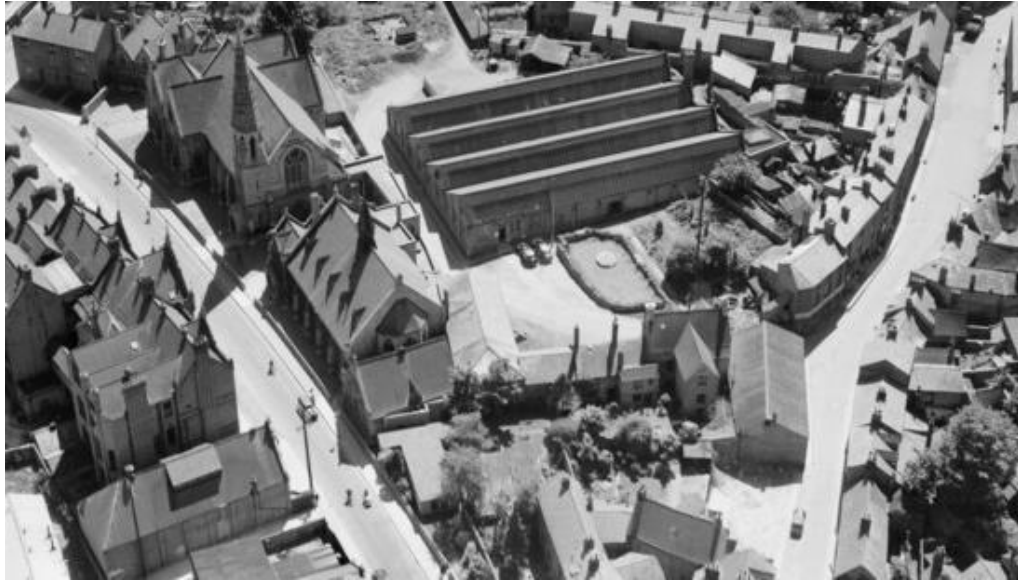


Figure 20 – 1947 aerial showing the hall opposite the Mechanics Institute and Technical School

- 6.22 This hall was constructed close to the footpath and was two storeys with a steeply-pitched roof. This would have blocked several views directly into the site from the Institute and would have enclosed the streetscape in this location. The loss of this building has created an open gap in the built form which is detrimental to the appearance of this area. The surface car park which is now in this location is of little quality and does not add to the setting of the building.
- 6.23 Therefore, the site in its current form is considered to make a **minor/moderate adverse** contribution to the setting of the Mechanics Institute and Municipal Technical School. This contribution reduces to a **negligible adverse** contribution as you move south across the site due to the increased distance and intervening built form of the extant Methodist church.

Masonic Hall – Local Heritage Asset

- 6.24 Masonic Hall is located on the north-east side of Marlborough Road, adjacent to the Former Mechanics Institute and Municipal Technical School. It is not a listed building but has been highlighted within the Banbury Conservation Area Appraisal as a Local Heritage Asset.



Figure 21 – View towards the Masonic Hall

- 6.25 The Hall has an overall massing equivalent to a two-storey domestic building. It is constructed in red brick with a slate roof and stone detailing.
- 6.26 A small lean-to extension has been added to the front elevation which has been constructed with modern, red brick and a tile roof. Historically, the building line of this structure was set back, with a central doorway with windows either side, as shown in the 1947 aerial image. This modern addition is of little quality and detracts from the more ornate appearance of the building.
- 6.27 There is a freemason sign above the main entrance to the hall and the building is in use for their meetings.
- 6.28 Due to the age and adaptation of the building, the structure is considered to hold a **negligible/low level** of value.



Figure 22 - 1947 aerial showing the hall

Setting

- 6.29 The immediate context of the building is its relationship with Marlborough Road and the adjacent built form.
- 6.30 To south is the Former Mechanics and Institute and Municipal Technical School whilst to the north, is a terrace of buildings leading to the High Street. Collectively, these form a strong building line of which the Hall forms part. There are some openings through this building line, to the rear of the properties, but this does not detract from the strong sense of enclosure this side of Marlborough Road possesses.
- 6.31 Opposite of the hall is a large, surface car park which is enclosed by a modern red brick wall. The large expanse of car parking is considered to detract from the setting.
- 6.32 The setting of the Masonic Hall is considered to make a **moderate** contribution to the building's significance. Elements such as the car parking do however detract from this.

Contribution of the Site to this setting

- 6.33 The northern end of the site is located directly opposite the hall. As discussed previously, another larger hall was built directly opposite this building, and the adjacent Former Mechanics Institute which was two storeys in height with a steeply pitched roof. This massing would have blocked many of the views from the hall into the site and would have enclosed the streetscape in this location. The loss of this building, during the 20th century, has created a gap in the built form, which is detrimental to the appearance of this area. The surface car park, which is now in this location, is of little quality and does not contribute in a positive way to the setting of the building. It is noted that the brick wall which encloses the site does provide a built edge to the site
- 6.34 Therefore, the site in its current form is considered to make a **minor/moderate adverse** contribution to the setting of the Masonic Hall. This contribution reduces to a **negligible adverse** contribution as you move south across the site due to the increased distance and intervening built form of the extant Methodist church.

The Old Wine House – Grade II

6.35 The Old Wine Shop is located to the south of the High Street on the junction with Marlborough Road. It was added to the Statutory List of Buildings of Special Architectural or Historic Interest in October 1969.

6.36 The building is a former house, which dates the 16th century. It appears that the building was remodelled during the 19th/20th century. It is two storeys in height, with accommodation in the attic. Areas of the building have been rendered.

6.37 The Old Wine House is constructed in ironstone, with a slate roof. To the front elevation is a central opening, with bow windows to either side. To the first floor, above each bow window, is a rendered section which holds a date carving, with the left bay showing a date of 1537 whilst the right shows a date of 1920. Above this are two 5-light mullion windows, with gabled attic dormers above. The front elevation has additional decorative features including pargetting. The right-hand side of the building has a splayed edge which has a bow window at ground floor and additional mullioned windows at first floor. The return flank along Marlborough Road has been partially rendered, potentially covering a former window. Areas of the render are in poor repair and where this has come away, red brick construction is shown underneath.



Figure 23 - The Old Wine House

6.38 Beyond this rendered section, where the ironstone is apparent again, there is another entrance into the building appearing to date from the 20th century, with a central timber door and timber windows (in a mullion style) seen. Above this is a decorative covered hood with two, 2-light, mullioned windows above. As this flank continues, the building becomes single storey, with accommodation in the attic. Further 20th century insertions are apparent here including another, smaller, bow window and dormer windows.

6.39 The building appears to have been altered over time, particularly during the 20th century. Although not inspected internally for the purposes of this report, it is considered that the building retains a **good** level of value.

Setting

6.40 The setting of the building is formed by its relationship with Marlborough Road and the High Street. As a result of the continued built form seen along these streets, an urban and enclosed character is heavily established. The High Street is a busy thoroughfare and due to its location on the junction with Marlborough Road, the building has a strong presence in the streetscape.

6.41 It is therefore considered that the setting of buildings makes a **good** contribution to the significance of the building.

Contribution of the Site to this setting

6.42 The northern element of the site is located directly to the south-east of the building. Nos 29 and 30 High Street, which fall within the demise of the site, sit on its very northern tip and are seen in the context of the listed building in views along the High Street.

- 6.43 Historically, these buildings had rear gardens which added to the character of this immediate area, with additional residential buildings creating a stronger sense of enclosure in this location.



Figure 24 - 1947 aerial of the site showing the site in the context of The Old Wine House

- 6.44 Today, the rear extensions of the building have been demolished, along with the other residential buildings in this location. The former rear gardens have been lost and are now hard standing. Beyond this is the large expanse of surface car parking. The loss of this sense of enclosure, softened by the rear gardens, combined with the large surface car parking has resulted in the site detracting from the wider setting of the building. It should be noted that the new trees which have been planted within the car park do soften the harsh appearance of the surface parking to a degree.
- 6.45 Due to the extent of the site, the northern element detracts from the setting of the listed building to the highest extent, at a **minor adverse** level, with the southern part of the site having a **negligible adverse** impact due to the increased distance between the receptors and the softening/ filtering of views across it through the trees which have been planted as part of the car parking scheme.

Currys (56 High Street)- Grade II Listed Building



Figure 25: Curry's Building- 59 High Street (identified in green)

- 6.46 The Curry's building is located on the north side of the western end of the High Street. The building was added to the Statutory Listed of Buildings of Special Architectural or Historic interest on the 8th July 1975 at Grade II.
- 6.47 The building dates from the early 19th century and is constructed of stone under stucco with ironstone copings. The fenestration reflects the buildings former use as a house, now a shop. On the ground floor is a 20th century shop front, above which are timber sash windows; 3 on each floor (first and second) made of 4 panes each. Flat bands across the front elevation delineate between the first and second floors as well as below the parapet.
- 6.48 The aerial image below illustrates a building similar to what stands today save for what appears to be a dormer window within the roofscape and a much more defined flat band between the first and second floors.
- 6.49 The aesthetic value of the building lies in its traditional means of construction and surviving architectural details. Although not inspected internally for the purposes of this report, it is likely that the internal arrangement of the building has been changed. Overall, when considering the above the building is considered to retain a **moderate/good level** of significance overall.



Figure 26: 1947 aerial of the site showing the site in the context of the Curry's Building and the Post Office (identified in green)

Setting

- 6.50 The setting the building is formed by its relationship with High Street and the junction of Marlborough Road which it is sited across from. As a result of the continued built form seen along these streets, an urban and enclosed character is heavily established. The High Street is a busy thoroughfare however the building is not overly prominent within the streetscape as it is read as a continuation of the terrace it sits within.

6.51 It is therefore considered that the setting of building makes a **good** contribution to the significance of the building.

Contribution of the Site to this setting

6.52 The north of the site is located southeast of the building. Nos 29 and 30 High Street, which are also seen within the context of the listed building, fall within the site. As the aerial image below illustrates, these buildings would have had rear gardens and ranges which would have contributed to the character and enclosure of the high street.

6.53 The demolition of these elements to accommodate hard standing and a car park has diluted the historic character once established on this corner resulting in an area which is aesthetically detrimental to the setting of the listed building. An attempt to soften the urbanisation of this corner, through the planting of trees, does go some way towards limiting the visual impact of the hard standing and car park. In regard to contribution, the northern section of the site is considered to detract from the setting of the listed building resulting in a **minor adverse** impact. The southern part of the site, by virtue of its distance from the listed building and intervening development and vegetation is considered to have a **negligible adverse** impact on the setting of the listed building.

Post Office- Grade II Listed Building



Figure 27: Post Office Building- 58 High Street (identified in blue)

6.54 The Post Office building is located on the north side of the western end of the High Street. The building was added to the Statutory Listed of Buildings of Special Architectural or Historic interest on the 7th October 1969 as part of a group value.

6.55 Formerly a bank, the building dates from the 18th century but was remodelled in the 20th century to include a shop front on the ground floor. It is predominantly built of stuccoed brick over 3 floors under a slate roof. The fenestration consists of 4 windows across each of the upper floors. The first-floor sash windows have stone surrounds, with glazing bars delineating the 3 pane width. The second floor has smaller sash windows with glazing bars and stone sills.

- 6.56 Interestingly the aerial image above illustrates the building before its remodelling in the 20th century. Originally the building appears to be 2 separate buildings with varying roof profiles and fenestration. It also illustrates that the building, along with neighbouring 59 High Street and beyond, was once part of a much larger terrace that continued relatively unbroken eastwards along the High Street. Today there is a lane to the west of the Post Office building which runs north towards an enclosed rear car park, defining the end of the historic terrace and the beginning of the 1970s/80s block- 57 High Street. Originally in this location appears to have been a large historic building likely to date from a similar period as the Post Office.
- 6.57 Although not inspected internally for the purposes of this report, it is likely that the internal arrangement of the Post Office has been changed. Overall, when considering the above the building is considered to retain a **moderate/good** level of significance overall.

Setting

- 6.58 Similar to the above, the setting the building is formed by its relationship with High Street and the junction of Marlborough Road which it is sited across from. As a result of the continued built form seen along these streets, an urban and enclosed character is heavily established. However, unlike its neighbouring building (Curry's) the Post Office has lost an element of this linear, enclosed character due to the loss of the eastern range of the original terrace; now the location of an entrance to a car park at the rear and a 1970s/80s block. The High Street is a busy thoroughfare however the building is not overly prominent within the streetscape as it is read as a continuation of the terrace it sits within.
- 6.59 It is therefore considered that the setting of building makes a **low/good** contribution to the significance of the building.

Contribution of the Site to this setting

- 6.60 As mentioned above, the north of the site is located southeast of the building. Nos 29 and 30 High Street, which are also seen within the context of the listed building, fall within the site. Again, as the aerial image above illustrates, these buildings would have had rear gardens and ranges which would have contributed to the character and enclosure of the high street.
- 6.61 The loss of these elements- now hard standing and car park- has diminished the original character on this prominent corner resulting in an area that is visually detrimental to the historic context within which it sits. It should again be noted that the trees within the site go some way towards this adverse impact.
- 6.62 The northern section of the site is considered to detract from the setting of the listed building resulting in a **minor adverse** impact. The southern part of the site, by virtue of its distance from the listed building is considered to have a **negligible adverse** impact on the setting of the listed building.

Church of St Mary – Grade I

- 6.63 The Church of St Mary is located on the east side of Horsefair. The building was added to the Statutory List of Buildings of Special Architectural or Historic Interest on 2nd April 1952, at Grade I.
- 6.64 The church dates to 1790 and was designed by S.P Cockerell. The tower and portico were added in 1818-1822 by Cockerall. Internal alterations were carried out for the Reverend William Wilson in

1858-59 and again in 1863-81 for the Reverend Henry Back. Additional alterations were carried out by the architect Arthur Blomfield.



Figure 28 – Church of St Mary

- 6.65 The church is constructed in ironstone ashlar with a copper and lead roof and is formed of a nave, chancel and west tower. It is apparent that the building has gone through alterations over the centuries however, these add positively to the understanding of the building. The aesthetic value of the church rests in its ecclesiastical design and construction materials. The craftsmanship of the building is of high quality and raises the architectural and aesthetic values.
- 6.66 The church retains its authenticity as a place of worship in the community. It has evolved over the centuries, providing historic evidence of the commitment and expenditure put towards achieving its architectural expression. The church has a significant connection with the history and development of the surrounding town. The church is a distinctive built feature which performs a prominent role in the environment of people living nearby, and a strong spiritual role alongside. The longevity and quality of the structure provides an authenticity and connection with the past which creates a strong image for local communities.
- 6.67 For all these reasons, the church possesses a **high** level of significance.

Setting

- 6.68 The 'immediate' setting is formed by the churchyard which provides short range views of the church whilst maintaining its functional and associative links to its original and continued use.
- 6.69 The extended setting is formed by the wider town of Banbury. The church tower is visible in the townscape and acts as a focal point. This wider appreciation of the church is important to its overall understanding and adds to its overall significance. The immediate and extended settings therefore make a **high** contribution to the significance of the church and its continued use as a place of worship.



Figure 29: Lithograph of the 'New Church, Banbury, to the Right Honble. the Earl of Guilford this print is humbly and respectfully Inscribed by His Lordship's very obedient servant, The Publisher'- Date unavailable.

Contribution of the Site to this setting

- 6.70 The site is located circa 130m southeast of the church and is separated by intervening built form. There are no direct views of the site from the church and there are limited views of the tower from within the site, mainly found on its south eastern side. Nonetheless, it is evident that it does form part of its wider context. Views towards the church, which show the site in its context, can be found along the southern end of Calthorpe Street
- 6.71 As such, the site in its current form is considered to make a **minor beneficial** contribution to the setting of the church as it forms part of the wider Banbury town centre context.

Globe Inn – Grade II

- 6.72 The Globe Inn is located on the western side of Calthorpe Street, to the north of the Calthorpe Car Park. The building was added to the Statutory List of Buildings of Special Architectural or Historic Interest in July 1975, at Grade II.



Figure 30 – The Globe Inn

- 6.73 The building is three storeys in height and rendered externally, with a slate roof and a single brick chimney stack. It has a classical appearance and dates to the 19th century. There is a central modern doorway, with bow windows to either side. To the upper floors are three sash windows, which diminishes in size as you move up the building, with the central sash window being slimmer in proportion on each floor. A bow window is also present on the return elevation, which fronts the car park, as are four further sash windows.
- 6.74 The building is noted as being a former Public House, both in the list description and the 1966 Ordnance Survey Map, although this is not noted on any of the earlier maps. The building appears to be in residential use today.
- 6.75 A number of alterations have occurred to the building including the opening up of a central window opening which was blocked at the time of listing and the addition of a window to the third-floor return elevation.
- 6.76 Although not inspected internally for the purposes of this report, it is likely that the internal arrangement of the building has been changed. Overall, when considering the above the building is considered to retain a **moderate/good** level of significance overall.

Setting

- 6.77 The setting of the building is formed by the Calthorpe Street car park to the south and west, Farm Foods store to the north and Calthorpe House in the east. This setting is considered to make a **neutral** contribution to the building as the historic context of the site has almost completely been lost. Historically, the setting of the building was an enclosed residential street, with gardens to the rear.
- 6.78 Elements of the extant setting are considered to detract from the building, in particular the car parking to the south and the entrance into the Marlborough Road Car Park due to their harsh appearance.

Contribution of the Site to this setting

- 6.79 The site is located to the east of the building. It is visually separated from it, for the most part, by Calthorpe House, which blocks direct views across it. However, the entrance into the site, to the south is visible as is the western boundary to the north.
- 6.80 The entrance into the site is currently used by cars for access into the surface parking, this entrance is wide, to allow for ingress and egress into the site, and has modern parking paraphernalia marking it. As previously discussed, historically continuous built form was seen along the eastern side of Calthorpe Street.
- 6.81 To the north of the listed building, the western boundary of the site is visible. The former sense of enclosure, provided by the former buildings in this location, is maintained to a degree by a red brick wall which has been constructed in this location. The brick wall is of limited quality but does result in this boundary being more defined than others around the site. A number of trees have also been planted here which softens the appearance of the wall and filters direct views of the site from Calthorpe Street.
- 6.82 Although the majority of the site is not visually apparent from The Globe, the loss of this sense of enclosure along the streetscape, the large open aspect of the car park entrance, the use of modern materials of limited quality and modern paraphernalia is considered to detract from the

setting of the building. This is at a level of **minor adverse** to the west of the site and reduces to **nil/negligible adverse** in the east.

15 & 25 Calthorpe Street



Figure 31 - 15 and 25 Calthorpe Street

- 6.83 15 & 25 Calthorpe Street are thought to have historically once been the gates houses to Calthorpe House (see below- now No.9 Calthorpe Street). However, the buildings first appear on the early 20th century OS maps and look to be individual domestic cottages with associated rear gardens leading to 2 symmetrical rows of terraces beyond (now demolished). Cherwell Council has designated the 2 buildings as Locally Listed.
- 6.84 The buildings are constructed of a mix of coursed and rubble ironstone however have undergone alterations in the 20th century and onwards to incorporate brick, render, and a variety of fenestration across the external elevations (including a mid/late 20th century shop window).
- 6.85 Both buildings are two storeys in height and retain elements of the original mullion window detailing along their western elevations however these appear to have undergone repair/replacement in the 20th centuries. Other interesting elements remain along the external elevations such a trefoil opening and stone divide between the floors or 15 Calthorpe Street. Both have also been extended to the rear. A wall once jutted out the front elevation of 25 Calthorpe Street however that has now been lost save a for a small stub which projects from the front elevation.
- 6.86 Although not inspected internally, given their lack of a national listing and variation in their use over the decades it is unlikely that significant historic material remains within. Furthermore, the introduction of both commercial and domestic fenestration along with inappropriate ribbon pointing across each building has reduced their overall significance.
- 6.87 As a result of what survives in terms of fabric and detailing as well as their association with Calthorpe House it is considered that both retain a **negligible/low** level of significance.

Setting



Figure 32: Note the buildings highlighted in blue and the range of terraces to the rear of both. No. 25 also has a domestic garden bound by hedges.

- 6.88 The immediate context of both buildings is formed by their curtilage which includes a gravelled parking area to the rear and paved parking to the front in between the two building. Beyond this context is Calthorpe Street to the west and further parking associated with Farm Foods to the east.
- 6.89 The historic context that once linked the two buildings to the former Calthorpe House has been completely lost. Furthermore, the rows of terraces which once existed west of the buildings have also been lost completely erasing any evidence of a former residential use to the site and its context below.
- 6.90 As a result, the current setting makes a **minor adverse** contribution to the significance of the buildings. The adjacent poor-quality modern buildings and the hard landscape of the carparks are considered to detract from their setting.

Contribution of the Site to this setting

- 6.91 The site is located to the east and north of the building. It is visually separated from it along the northern boundary by mature vegetation however direct views into the site are visible from the east due to the loss of intervening historic form and inadequate boundary treatments- timber fences, subpar brick walls. That being said, the brick wall does create a definable boundary between the site and wider context beyond upon what appears to be an historic boundary '(see OS Maps above).
- 6.92 Trees and hedges have been incorporated along the western boundary to the south however, by virtue of their positioning, do very little in regards to screening views between the site. The brick wall presently on site to the east and west of the buildings does contribute in a minor way to the former layout of the buildings immediate contexts.
- 6.93 As the site is clearly visible from 15 and 25 Calthorpe Street is not possible to say there will be no impact from the proposed. The loss of historic built form and layout which helped create an intimate character to the area is regrettable. Its replacement with concrete, gravel and large swathes of open space is at odds within the setting of a listed building and has significantly diluted the value of the area. As such the site is considered to result in a **minor adverse** contribution to the setting of the heritage assets.

Danvers House, Dashwood House and Calthorpe House – Grade II*

- 6.94 Danvers House, Dashwood House and Calthorpe House is located to the east side of Calthorpe Street. The buildings were added to the Statutory List of Buildings of Special Architectural and Historic Interest, in April 1952, under a single entry.



Figure 33 – Danvers House

- 6.95 Danvers House (No7), Dashwood House (No 8) and Calthorpe House (No 9) are three houses amalgamated together and now subdivided into flats.
- 6.96 No 9 is a 16th century, or possible earlier, remnant of the original substantial Manor House, with later alterations and additions. It is constructed in a mix of coursed and rubble ironstone with a slate roof. No 7 and 8 have date stones of 1900 and 1876 respectively and are constructed in ironstone and brick with slate roofs.
- 6.97 The buildings are two storeys in height with attic accommodation throughout. No 9 retains an embattled 2 storey porch which has a door surround bearing the arms of the Hawten family who acquired the house between 1604 and 1614. The right side of No 9, was remodelled in the late 18th/ early 19th century before Nos 7 and 8 were constructed.
- 6.98 Although not inspected internally for the purposes of this report, the list description notes that within No 9 (Calthorpe House) the ground floor retains a plaster rib vault on angel corbels. One of the corbels bear the arms of the Cobb family who owned the estate between 1802-1875.
- 6.99 As a result of its age, historic association and retained fabric the building is considered to retain a **good/high level** of significance.

Setting

- 6.100 The immediate context of the building is formed by its curtilage, which includes a small garden area to the east with areas for car parking. Beyond this immediate context, the building is enclosed by the large superstore to the north-east and its associated carparking and ancillary spaces. To the west is another car parking area and a range of buildings used as offices and work areas. These buildings wrap around the site to the south before meeting the residential scale buildings seen along Dashwood Road.
- 6.101 The setting of the building was formerly gardens and the wider landscape of the Calthorpe Estate. All of this land has been developed and has become amalgamated with the town of Banbury. As a result, the current setting makes a **neutral** contribution to the significance of the building. The adjacent poor-quality modern buildings and the hard scape of the carparks are considered to detract from the setting.

Contribution of the Site to this setting

- 6.102 The site is located to the north and east of the building. To the north is an area of car parking whilst to the east is the large superstore structure. Historically, this area formed the gardens of the Calthorpe Manor. The loss of this green surroundings and its replacement with hardscaping is considered to detract from the setting of the building. The superstore, which is of no value, has been constructed so the utilitarian elevations are visible from the listed building. These plain and undetailed elevations abut the retained elements of garden and create a bland and unappealing edge to the site.
- 6.103 It is therefore considered that the southern elements of the site, which are in proximity to the listed building make a **moderate/high adverse** contribution to its setting. This contribution reduces to a **negligible adverse** level as you move north across the site, due to the distance and intervening built form of the superstore.



Figure 34 - View towards Danvers House from within the site

The Church of St John the Evangelist- Grade II Listed



Figure 35 - The Church of St John the Evangelist

- 6.104 The Church of St John the Evangelist is located on the corner of South Bar Street and Dashwood Road in the centre of Banbury Town. The building was added to the Statutory Listed of Buildings of Special Architectural or Historic interest on the 8th July 1975 at Grade II.
- 6.105 The church dates from 1838 and was designed by Hickman and Derick of Oxford. The chancel and painted decoration within the church has been attributed to A. W. Pugin. In 1933 the original tower clock was replaced and by 1938 the church had been refurbished with statues added across the site.
- 6.106 A typically Gothic revival style church it is constructed of limestone ashlar on an ironstone plinth under a lead roof. The tracery across the church is typically Gothic being a mixture pointed arches and quatrefoil decoration. The aesthetic value of the church rests in its ecclesiastical design and construction materials. The elegance of the craftsmanship across the building is evident and as such increases its architectural and aesthetic value.
- 6.107 The church is still an actively used part of the Catholic population in the area. Additions across the site including the school and presbytery (discussed below) are clear indicators of the value which this church holds within the community. It is an ambitious Gothic Revival design which stands prominently on the corner of the intersecting roads mentioned above.
- 6.108 For all these reasons, the church possesses a **good/high** level of significance.

Setting

- 6.109 The 'immediate' setting is formed by the churchyard and associated buildings (the presbytery and school- both Grade II listed) which provide short range views of the ecclesiastical site whilst maintaining its functional and associative links to its original and continued use.
- 6.110 The extended setting is formed by the wider town of Banbury and particularly the main through road of South Bar Street. The church tower is visible in the townscape and acts as a focal point. This wider appreciation of the church is important to its overall understanding and adds to its overall significance. The immediate and extended settings therefore make a **high** contribution to the significance of the church and its continued use as a place of worship.

Contribution of the Site to this setting

- 6.111 The site is located north of the church and is separated by intervening built form. There are no direct views of the site from the church and there are limited views of the tower from within the site, mainly found in the south-west corner of the car park. Danvers House obstructs most of the view of the church from this corner save for the very top of the tower. Nonetheless, it is evident that it does form part of its wider context.
- 6.112 As such, the site in its current form is considered to make a **minor beneficial** contribution to the setting of the church as it forms part of the wider Banbury town centre context.



Figure 36 - 1947 Aerial view of St John the Evangelist Church in the context of the site

7.0 Impact Considerations

Listed Building considerations

- 7.1 The statutory duty under Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 sets out that any development should “*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.*”
- 7.2 ‘Setting’ is defined as the “*surroundings in which the asset is experienced*”, and a reduction in the ability to appreciate the existing character of this site may result in a reduction in the ability to appreciate the identified listed buildings in a setting which supports their significance.
- 7.3 It is apparent that the site in its existing form detracts from the setting of these buildings as a result of the hard appearance of the surface car parking, its modern boundary walls and the superstore which has been constructed on site. The openness of the site also detracts from the more enclosed townscape character found elsewhere within the town.
- 7.4 The contribution which the site makes to the setting of the identified listed building(s) differs depending on its relationship with them. However, through the significance-assessment process, we have identified that the existing conditions are providing adverse impacts on the listed buildings, with some being at the **moderate to moderate/high** adverse level. Where possible, re-development should take the opportunity to remove these elements of adverse impact and provide improvements to settings.
- 7.5 If elements of harm are identified as a result of the proposed development, in order to accord with the national policy, this potential harm would need to be clearly outweighed by “public benefits”.

Conservation Area considerations

- 7.6 The statutory duty under section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 sets out that special attention shall be paid to “*the desirability of preserving or enhancing the character or appearance of the Conservation Area*”.
- 7.7 When considering the proposed site within the context of the Banbury Conservation Area, it is important to consider the historic use and relationship of the site but also views in, out and through the site, and the contribution these make to the character and appearance of the Conservation Area.
- 7.8 The site was formerly part of the Calthorpe Estate but was sold for development in the 19th century. Following its sale, it was developed with a mix of residential and commercial uses which enclosed the majority of the site. Today, this built form has been almost entirely demolished and replaced with surface car parking, with boundary walls, and a large superstore. As discussed within Section 7, it is apparent that the site, in its current form, has failed to integrate with the wider town and detracts from the setting of the assets.
- 7.9 It is clear that the site represents a clear opportunity for redevelopment which can provide positive characteristics or other benefits to the character or appearance of the Conservation Area such as the reinstatement of the historic enclosure along the streetscape. When considering the impact of the proposals on these assets, under the relevant policies of the National Planning Policy Framework (NPPF) paragraphs 193-196, it should be noted that it is the overall effect of

the proposals on the setting of the Conservation Area which should be considered - taking into account any adverse and beneficial impacts arising.

- 7.10 To accord with national policy, any potential harm arising from the development would need to be clearly outweighed by “public benefits” arising from the development. Public benefits could be achieved in a number of ways to be explored through the evolution of the proposals and their content. They could also entail ‘heritage benefits’, by which existing heritage considerations could be improved as a result of the proposals.

Non-designated asset considerations

- 7.11 In terms of any non-designated heritage assets which may be identified, paragraph 197 of the National Planning Policy Framework requires a balanced judgement to be undertaken when considering impact on these assets.
- 7.12 The relative significance of these assets should be acknowledged within the proposals and that significance taken in account in the evolution of proposals which affect them.

8.0 Design Parameters

- 8.1 The following section identifies where proposals for the development should take into account the relevant heritage considerations and how these considerations can be taken forward into the proposed design to minimise impacts and maximise benefits to character and appearance.

Location of development

- 8.2 The Banbury Conservation Area Appraisal notes several positive and negative views which are relevant to the site. The positive views identified are predominantly from the Grade I listed Church of St Mary towards the site and from other areas of the Conservation Area towards the Church of St Mary.

- 8.3 It should be noted that the positive views highlighted from St Mary's towards the Methodist Church are not historically accurate as a church hall was constructed to the north of the Methodist Church which would have blocked direct views towards it from the Church of St Mary. It is noted, however, that the spire of the Methodist Church would still have been visible above the built form of the church hall.

- 8.4 Where possible, development should take these views into account to ensure they are not detrimentally impacted as a result of any development.

- 8.5 Opportunity should also be taken to enhance any negative views of the site which are highlighted in the Appraisal or by means of detailed site assessment.

- 8.6 The Conservation Area Appraisal also notes several unsightly edges to the site. These edges have occurred where there has been a significantly loss of enclosure due to the demolition of historic buildings.

- 8.7 When considering the potential location of development, a beneficial approach would be to look at the condition of these edges to enhance their contribution to the setting of the nearby assets as well as the character and appearance of the Conservation Area.



8.8 Development within the site will result in an apparent change to the setting of a number of listed buildings and the identified Conservation Area. The development of the site may result in a change to the current setting conditions. However, as discussed, the site has historically been fully developed with built form and, as such, a potential approach to the location of development would be to take into account this historic development of the site.

8.9 Although schematic, the image in Figure 27 shows that the north and central area of the site has been quite heavily developed historically, with the southern element around Danvers House less so. However, the introduction of the large superstore has resulted in this southern section also being developed. As such, almost the entire extent of the site has precedent of built form.



Figure 37 - Aerial of site overlaid with 1900 Ordnance Survey Map. The yellow denotes the built form which was seen on site at this time, the orange denotes the late to mid-20th century printer works, and the green denotes the late 20th century superstore.

8.10 When considering the location of new development, it is apparent that the northern end of the site had a strong sense of enclosure within adjacent streetscapes and the introduction of new development which reinstated this enclosure would be beneficial. When considering the listed buildings to east, the reinstatement of built form in this location is historically accurate and would help better define the streetscape along Marlborough Road. Views of the church spire across any new built form, from the Church of St Mary should be maintained.

8.11 It should be noted that this historic northern development not only fronted Calthorpe Street and Marlborough Road, but also returned along an access road into the site, with buildings' principal elevations looking south across the site. This provides a precedent for built form which is more inward-facing within the site boundary.

8.12 The centre of the site has also seen various developments when reviewing historic maps. Pre-1966 (and the erection of the printer works), there was an open corridor within the site. This corridor, or something similar to this corridor, could be incorporated into a scheme to allow for landscaping and public access through the site. In addition to this, there are a number of historic access points into the site which could be utilised to allow movement into the site and help place built form. This includes Calthorpe Gardens which was a historic cul-de-sac located within the western side of the site. Care should be taken within this central area, with the potential incorporation of a buffer zone, to ensure that built form does not over-dominate the Methodist Church, although it is noted that the print works did come relatively close to this boundary historically.

8.13 To the south of the site is the large, extant superstore. This area historically formed the gardens of Calthorpe Manor. It would be beneficial to the setting of this building to ensure that new built form is located at a suitable distance away from the boundary, and at a suitable height that does not dominate the listed building. There should also be provision of landscaping within this area to reinstate a feeling of this former use of this part of the site. Where built form is placed here, it should ensure that it does not present the 'back-of-house' elements towards the listed building or the non-designated assets along Dashwood Road.

Landscape

- 8.14 The importance of landscaping to the context of the assets will be beneficial to the successful development of the site. As a result, the intention should be to retain the effectiveness of landscaping in providing a softening effect on the built form and a sense of the former garden/landscape use of the. This approach will assist in enhancing the site's existing contribution to the setting of the Conservation Area, adjacent listed buildings and non-designated assets.

Summary

- 8.15 A potential approach to the location of development within the site is shown below.



9.0 Proposed Scheme

- 9.1 The proposed redevelopment of the Site consists of the demolition of the existing built form and redevelopment of it with a residential complex.



Figure 38 - Proposed ground floor plan

- 9.2 The proposal includes blocks ranging from 3 storey terrace houses to 4/5 storey apartment blocks. The proposed built form includes both flat and pitched roof lines in response to the diverse townscape context and its location within the site. The external appearance of buildings take reference from the local palette, with a prevailing red/rusted brick and copper/bronze detailing.
- 9.3 Materiality and design details are further explained in Section 4 of the Design and Access Statement (May 2023) by Corstorphine and Wright. This also illustrated the design evolution, which resulted in iteration to the mass, height and architectural detailing in order to achieve a more appropriate response to the townscape context of the Site and mitigate potential adverse effects.
- 9.4 Green spaces and landscaping are seen across the site to break the built form and to soften the development.

10.0 Impact Assessment

10.1 In order to assess the effect of the proposed development on the significance of heritage assets and/or their settings, it is necessary to determine the *nature* and *extent* of any impacts resulting from the proposal. When assessing the impact of a proposed development on individual or groups of listed buildings, it is important to assess both the potential, direct physical impacts of the development scheme as well as the potential impacts on their settings and where effects on setting would result in harm to the significance of the asset. It is equally important to identify benefits to settings, where they result from proposals. The proposed development is considered below in terms of its impact on the significance of the heritage assets, and the contribution which setting makes to their significance. Assessment of impact levels are made with reference to Table 3 in Section 3 and satisfy ‘Step 3’ of Historic England’s GPA 3.

10.2 A number of the identified assets are of a similar location, scale and significance, with similar setting-relationships with the application site. For this reason, certain assets have been grouped together for assessment purposes, as follows:

Group 1

- Former Mechanics Institute and Municipal Technical School – Grade II;
- Masonic Hall – Local Heritage Asset;
- The Old Wine House – Grade II;
- Currys – Grade II;
- Post Office – Grade II;

Group 2

- 13. Globe Inn – Grade II;
- 14. 15 and 25 Calthorpe Street – Local Heritage Assets;

10.3 The Banbury Conservation Area, Church of St Mary, Danvers House, Church of St John the Evangelist and the Methodist Church and Manse will be individually assessed.

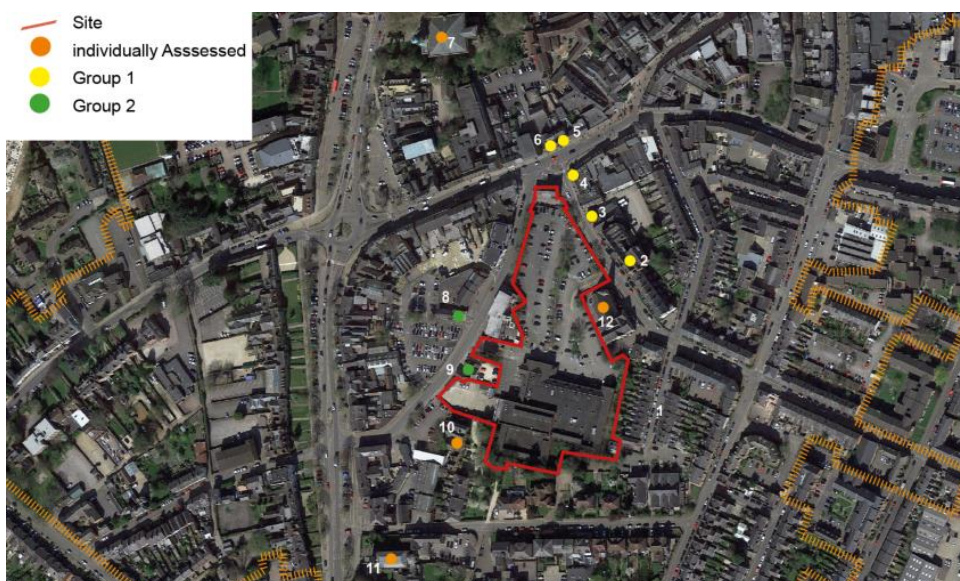


Figure 39 - Heritage Asset groupings and assets to be individually assessed.

The Banbury Conservation Area

- 10.4 The statutory duty under section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 sets out that special attention shall be paid to the desirability of preserving or enhancing the character and appearance of the Conservation Area. Historically, almost the entire extent of the site has been built on at some point however, the most recent intervention on the site has been its use as a car park with a retail unit seen on its southern side. This use creates a stark appearance which is contrary to its original developed character. As a result of this and the poor-quality architecture and materiality of the retail unit the site is considered to detract from the character and appearance of the Conservation Area at a **moderate adverse** level.

Demolition of existing buildings

- 10.5 Although the existing building on the site is a negative feature, careful consideration is still required to understand whether its removal and replacement would preserve or enhance the contribution of the site to setting of the Banbury Conservation Area.
- 10.6 When considering the demolition of the existing building, the removal of the poor-quality building which are of their time, of no quality and do not harmonise with the surrounding context in style/materiality is considered to result in a **moderate beneficial** impact on the setting of the Conservation Area.

Design, Massing, Scale

- 10.7 The proposed scheme seeks the redevelopment of the site to create a residential complex. The introduction of built form along Marlborough Street reintroduces an enclosed edge in this location which is currently detracts from the streetscape and is noted in the Conservation Area Appraisal as unsightly. By creating a strong building line here, it will not only enhance this poor-quality edge but also funnel views along the streetscape towards the adjacent Methodist Church, as was historically intended. This also creates an active frontage in this location which also enhances the character of the streetscape.



Figure 40 - View along Marlborough Road, showing built form providing an enhanced sense of enclosure in this location whilst retaining the Methodist Chapel tower as a key feature.

- 10.8 Historic photographs show the former built form in this location set close to the back of the pavement, with views into the centre of the site limited to the gaps in this built form. This approach within the masterplan is beneficial as it reinstates the positioning and screening effect of the historic built form which limits views into the site.
- 10.9 The approach to the massing and detail design in the location has been carefully considered and reflects the variation and form of the adjacent buildings as well as the demolished structure which was formerly in this location. The movement and variation to the façade helps to breakdown the perceived massing resulting in the built form sitting comfortably and complimenting the character of the streetscape.
- 10.10 Along the southern edges clear separation and privacy buffers are proposed to ensure the adjacent residential properties are not impacted. The scale of the proposed buildings in this location also reduces to respect the scale and character of the adjacent buildings in this locale particularly those along Dashwood Road.
- 10.11 Along Calthorpe Street, built form will be reinstated hard against the pathway. This mirrors the form along Marlborough and references the historic built form that was seen here. As a result of the varied character along this street the design of the uses materials and design aspects which help it to sit comfortably within its context.
- 10.12 Massing and scale across the site has been carefully considered across the site with key views to, from and across the site thoroughly thought through. The AVRs and wireframes show that a good appreciation of the spire of the Methodist Church can be seen across the site and the massing adjacent to it has been carefully stepped to allow it to fit comfortably with the lower scale buildings surrounding the site. This approach to massing also allows for a greater differentiation between the taller built form on site and the scale of the existing historic built form.



Figure 41 - View along Calthorpe Street showing proposed built form. The use of appropriate materials and forms, including pitched roofs, results in the proposals sitting comfortably with the surrounding context.

- 10.13 Overall, it is considered that the introduction of increased height and mass on the site will result in some loss of the apparent openness of the site, at the level of **minor adverse**. However, the introduction of built form to both Calthorpe Street and Marlborough Road is considered to result in a **moderate beneficial** impact as a result of the reinstated sense of these streetscapes which has historically been lost.

Landscaping

- 10.14 Landscaping across the site will provide enhanced amenity and public realm spaces. This not only provides occupants with areas of enhanced amenity but will encourage social engagement and a sense of community. The introduction of green spaces and landscape features helps to soften the built form whilst enhancing the quality of the site.
- 10.15 Parking is provided predominately within a lower ground level which allows the site to have green aspects and not appear heavily geared towards vehicles as is currently the case.
- 10.16 Where views into the site are gained from within the adjacent streetscapes, it is sought to terminate these with positive landscape or built form features. This greatly enhances the site, when compared to the current bland car park, and also references the historic nature of the sites with glimpsed views into the site as you move along the streetscapes. The introduction of a high-quality landscaping scheme which enhances the public realm is considered to result in a **minor/moderate beneficial** impact.

Summary

- 10.17 When considering the impact of the proposal on the Banbury Conservation Area, under s.72, it should be noted that it is the overall effect of the proposals on the character or appearance of the Conservation Area which should be considered. In this regard, the loss of the open sense above the site, which is considered to result in a minor adverse impact, should be considered alongside the demolition of the existing poor quality structures on site, reinstatement of built form/sense of enclosure along Calthorpe Street and Marlborough Road, the enhancement of the public realm and landscaping as well as the provision of high quality new buildings on site which would have a positive impact on the contribution that the site makes to the character and appearance of the Conservation Area, at a moderate beneficial level. Therefore, the scheme is not considered to be in conflict with Section 72 of Planning (Listed Buildings & Conservation Areas) Act 1990 and will have a **minor beneficial impact** on the character and appearance of the Conservation Area when considered overall.
- 10.18 The approach to the design and content of the scheme demonstrates that special attention has been paid to the desirable objective of preserving or enhancing the character or appearance of the Conservation Area, in accordance with Section 72 of Planning (Listed Buildings & Conservation Areas) Act 1990 as well as the requirements of the NPPF and local policies.

Group 1

- 10.19 Group 1 is located to the north-east of the site along Marlborough Road.
- 10.20 The demolition of the existing building on the application site will result in **minor beneficial** impact on the wider setting of the assets, as a result of the removal of a poor-quality structure within their surroundings.
- 10.21 When considering views of the development from this group, their design has been carefully considered to ensure the assets are not over dominated or encroached upon by the new built form. Historically, built form was always seen along this streetscape and as a result the reintroduction of a sense of enclosure creates a beneficial and strengthened edge to this side of the streetscape. The works create an enhanced entrance into the site adjacent to the church and enhances the appearance of the public realm.

10.22 As such, the introduction of a high-quality residential development will see a positive change to the setting of the group. This change is considered to hold a **minor/moderate beneficial** impact on the contribution that setting makes to the significance of the group.

Group 2

10.23 Group 2 is located to the west of the site along Calthorpe Street.

10.24 Due to the current appearance of Calthorpe Street it has a varied character. The scale, design and materiality of the existing 20th century development relates poorly to the historic buildings. The demolition of the existing building on the application site will result in **minor beneficial** impact on the wider setting of the assets, as a result of the removal of a poor-quality structure within their surroundings.

10.25 The new structures on site will introduce a greater scale, mass and height of built form than existing. This will result in an increased awareness of the site from the assets within Group 2. This awareness will result in a change to the apparent openness of the site however, historically this street (and site as a whole) was developed on either side with housing and other buildings which provide a strong boundary and clear sense of enclosure to the streetscape, helping to funnel views along it. As such, the reintroduction of built form and boundary walling will help to reintroduce this sense of enclosure to the benefit of the setting of Group 2 at a **minor beneficial** level.

Church of St Mary

10.26 The Church of St Mary is located circa 130m to the north-west of the site but is physically separated from it by the intervening built form of the High Street. Due to this screening effect, the proposed development would not be perceived from the Church and will therefore have a **neutral impact** on its setting, when experienced from this direction

10.27 There is an awareness of the tower from within the site and in views from the south towards the tower.



Figure 42 - view looking toward the site showing, the proposals will not be visible in views towards the church from the south. Some aspects of the roofscape may be visible but these will be seen in the context of the surrounding roofscape and will not detract from the prominence of the church tower.

- 10.28 Views towards the church from the south will not be affected by the development as due to the existing vegetation and built form. As such, the introduction of new development at this scale on the site does not detract from the prominence of the church spire in these views and is considered that the proposed scheme will have a **neutral impact** on the setting of the church when viewed in this direction.
- 10.29 Views of the tower from within the site will no longer be possible due to its development however, historically the site was developed, and these views would not have been possible from the north-east. This view of the tower which is possible from within the site is not a planned or distinct view, rather it is an incidental one, and the re-introduction of built form which blocks this view is therefore considered to have a **neutral** impact on the setting of the church. It should be noted that views of the tower will still be possible from the upper levels of the proposed buildings.

Danvers House

- 10.30 Danvers House is located immediately adjacent to the site in the south. The site in its current form detracts from the setting of Danvers House through the inappropriate and limited quality structures and poor-quality car park entrance and hardstanding in close proximity to the building
- 10.31 The current impression of the immediate setting of the building is unwelcoming and not of a high quality. The proposed scheme results in a comprehensive approach to the re-development of the site, which delivers the removal of all the poor-quality buildings existing. The potential to remove these buildings would result in a **moderate beneficial** impact on the setting of the listed building.
- 10.32 As discussed above in relation to the Conservation Area, the increased height and mass of the proposed development will result in a reduction in the apparent open space above site. As a result, the development has been carefully approached to minimise the effects of the increased height and to ensure that any views obtained are towards the site are of the highest design quality. However, aspects of existing openness will be reduced as a result of the proposed development and these will have a **minor adverse** impact on the setting of the Grade II* listed building.
- 10.33 This adverse impact is mitigated by the creation of an improved relationship between the site and the building through the orientation and detailed design of the new structures. Of particular importance to the success of the scheme is ensuring the buildings will no longer present their rear subservient elevations but, rather, positive and well-designed elevations which allow a much-enhanced relationship with its setting.
- 10.34 The chosen materials and detailed design of the proposed development help to break up its massing, reduce its perceived visual impact and also set it into its local context. The proposed landscape scheme creates green corridors through the site and a new landscaped square, which seeks to reinstate a sense of the green setting that the building historically enjoyed, is introduced.
- 10.35 When considering the above, the enhancement of the quality of buildings on site as well as the landscaping is considered to result in **minor beneficial** impacts on the setting of Danvers House.

Church of St John the Evangelist

- 10.36 The Church of St John is located circa 120m south-west of the site. When viewed from the centre along Calthorpe Street the church is seen in the context of the site and is a prominent feature in the streetscape. Due to the placement of the church the site is located to one side and therefore the majority of the development will not be visible in this view. Due to this screening effect, the proposed development would not generally be perceived in views towards the church and where it is will provide a sense of enclosure along Calthorpe Street, helping to funnel views towards the

church. As such, the scheme will have a **neutral impact** on its setting, when experienced from this direction.

- 10.37 In views towards the from within the site, found in the south-west, the church spire features as a landmark above the built form of Calthorpe Street. As shown in the masterplan landscaping is proposed around Danvers House which will retain this view from the site across to the church tower. As such, it is considered that the proposed scheme will have a **neutral impact** on the setting of the church when viewed in this direction.

Methodist Church and Manse

- 10.38 The Methodist Church is located immediately adjacent to the site on the eastern side. The proposed scheme seeks the redevelopment of the site to create a residential complex. As noted previously, the setting of the church has historically been developed with built form and the context of the church has always been one of an urban settlement. The current guise of the site as a car park, is therefore contrary to this and the re-introduction of built form to strengthen this urban context.



Figure 43 - Historical aerial showing the development surrounding the church historically.

- 10.39 A buffer zone of open space, noted as New Church Square, is proposed to the rear of the Methodist Church. This provides the building will a sense of space and breathability and would provide a softening to the setting and enhancement of views which currently consists of predominantly hard landscaping.
- 10.40 The introduction of built form along Marlborough Street reintroduces an enclosed edge in this location which is currently detracts from the streetscape and church and is noted in the Conservation Area Appraisal as unsightly. By creating a strong building line here, it will not only enhance this poor-quality edge but also funnel views along the streetscape towards the adjacent Methodist Church, as was historically intended. As such, there will be a **moderate beneficial** impact on the setting of the church as a result of the proposals.

11.0 Summary

- 11.1 This Heritage Statement has been prepared on behalf of Tri7 Banbury LLP support an application for the redevelopment of the land at Calthorpe Street, Banbury.
- 11.2 This report considers the impact of development on the significance of the heritage assets identified, including the contribution made by their settings. This approach to impact-assessment is required in order to satisfy the provisions of Sections 16(2), 66(1) and 72(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 in relation to listed buildings and Conservation Areas, and the National Planning Policy Framework (NPPF) where the impact of development on heritage assets or their settings is being considered (Paragraphs 194-208).
- 11.3 Through the process of assessment and design, the proposed works are considered to have had special regard for the desirability of preserving the special interest of the listed buildings and their settings in accordance with Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990. There will be a **minor beneficial** to **minor adverse** impact on the Grade II* listed Danvers House. It is considered that **minor beneficial** impacts will occur to the setting of the listed buildings within Group 1 and 2 whilst the scheme will result in **neutral impacts** on the Church of St Mary and Church of St John Evangelist.
- 11.4 With regard to the Banbury Conservation Area, it is considered that the removal of the existing poor-quality buildings and introduction of high-quality structures which enhance the townscape will have a **moderate beneficial** impact on the Conservation Area. However, the partial loss of the open skyline above the site and the contrast of scales is considered to result in a **minor adverse** impact on this designated heritage asset.
- 11.5 This identified levels of **minor adverse** impact are considered to represent “*less than substantial*” harm in the context of Paragraph 202 of the NPPF, a term which according to Bedford Borough Council v SSCLG & Nuon UK Ltd [2013] EWHC 2847 can refer to a range of impacts from an impact that is “*negligible*” in effect, to one which is “*something approaching demolition or destruction.*” At the level of “*less than substantial harm*”, the impacts arising from the development of the site should be considered in the context of public benefits arising from the proposals, in accordance with Paragraph 202 of the NPPF. However, when considering the scheme as a whole, the careful consideration of the detailed design and materiality of the building and the enhanced landscaping around it results in the scheme having **minor beneficial** impact overall. Through the careful process of design, the proposals have paid special attention to the desirable objective of preserving or enhancing the character and appearance of the Conservation Area. Benefits discussed within this report relate to heritage benefits, additional public benefits are discussed within the accompanying Planning Statement.
- 11.6 In terms of the impacts on the identified non-designated heritage assets, Paragraph 203 of the National Planning Policy Framework requires a balanced judgement to be undertaken when considering impacts on non-designated assets. When considering the scheme in terms of impacts on setting of the Masonic Hall, 15 and 25 Calthorpe Street and the Methodist Church and Manse the scheme is considered to range in impacts to these assets from **minor beneficial** to **moderate beneficial**.
- 11.7 In the preparation of this Heritage Statement, we have identified that the proposed development has had special regard for the desirability of preserving the setting of the listed building in accordance with Sections 66(1) of the Planning (Listed Building & Conservation Areas) Act 1990 and has paid special attention to the desirability of preserving or enhancing the character or appearance of the Banbury Conservation Area in accordance with Section 72(1). The proposals have been evaluated in the terms of NPPF paragraphs 194-208 and local policies and are not considered to be contrary to either.

APPENDIX 1

STATUTORY LIST DESCRIPTIONS

FORMER MECHANICS INSTITUTE AND MUNICIPAL TECHNICAL SCHOOL

Overview

Heritage Category:
Listed Building

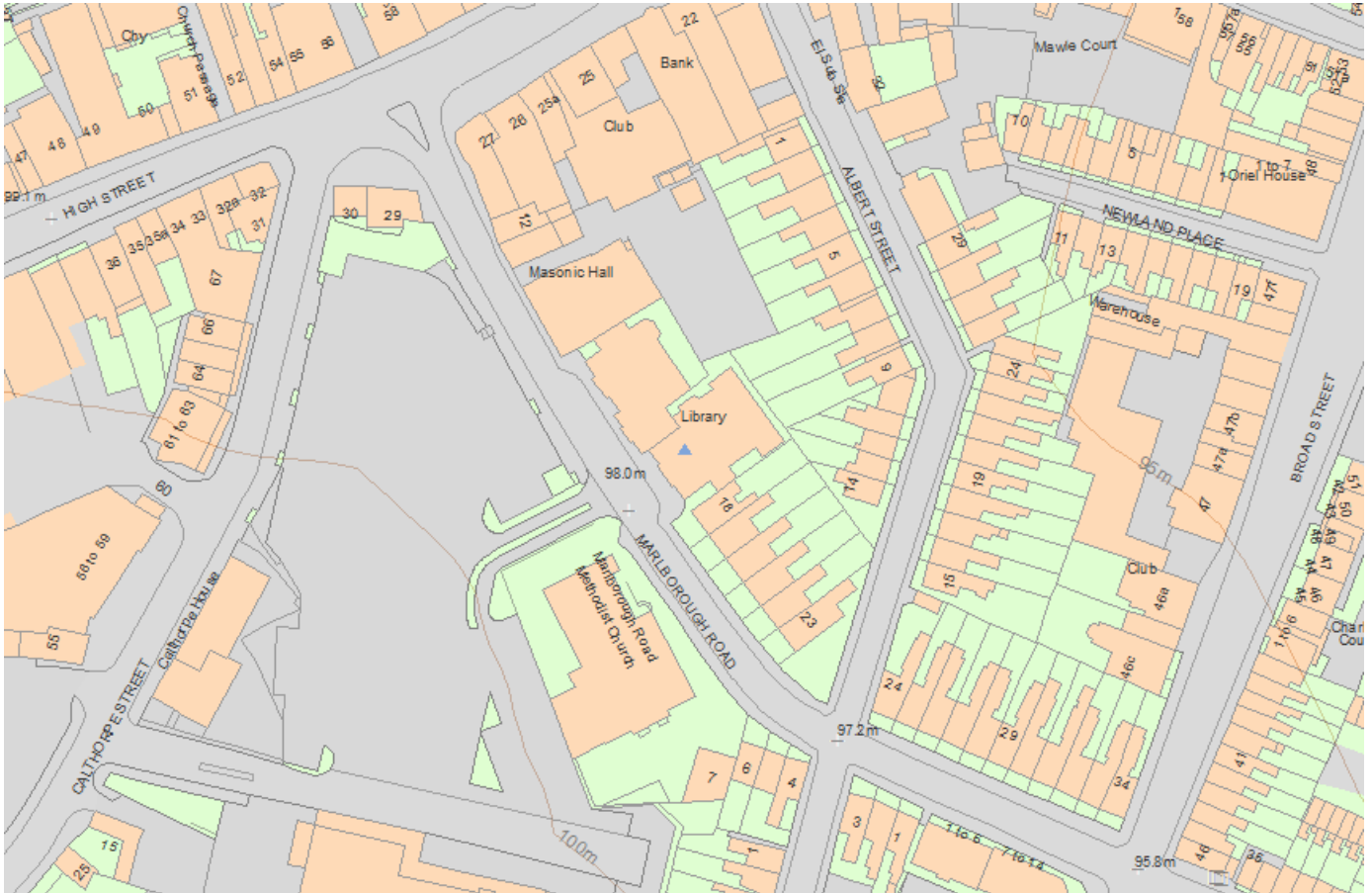
Grade:
II

List Entry Number:
1393132

Date first listed:
16-Feb-2009

Statutory Address:
FORMER MECHANICS INSTITUTE AND MUNICIPAL TECHNICAL SCHOOL,
MARLBOROUGH ROAD

Map



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The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 23-Jun-2020 at 09:47:02.

Location

Statutory Address:

FORMER MECHANICS INSTITUTE AND MUNICIPAL TECHNICAL SCHOOL,
MARLBOROUGH ROAD

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 45546 40382

Reasons for Designation

Borough House and the Oxfordshire County Council Library, formerly the Municipal Technical School and Mechanics' Institute, is designated for the following principal reasons: * It is of special architectural interest for its strong and coherent composition, which remains substantially unaltered; * Despite its conversion to office use, the entrance of the Technical School remains unaltered, and the plan and much of the detail of the interior of the Mechanics' Institute survives; * The building demonstrates the growth of Banbury's cultural and economic aspirations. It is associated with a prominent Victorian industrialist and philanthropist, Bernhard Samuelson, and was designed by a noted local architect, WE Mills, who has several other listed buildings to his credit.

Details

BANBURY

1046/0/10023 MARLBOROUGH ROAD 16-FEB-09 Former Mechanics' Institute and Municipal Technical School

II Former Mechanics' Institute, 1884 by WE Mills, and Municipal Technical School, 1893 architect unknown. Red brick with ironstone dressings and slate roofs. Currently used as a library and offices/shops respectively.

PLAN: The Mechanics' Institute and Municipal Technical School are two separate buildings joined at the west end, and unified by the main elevation. Both are of three stories; the Mechanics' Institute is square in plan with pitched two-span roof. The Technical School is more irregular, with front range with pitched roof and rear wing with a triple-span roof with gables facing east, and full height canted bay at the north end of the elevation.

EXTERIOR: In the main south elevation the later Technical School followed the Jacobean style of the Mechanics' Institute to create a single design, which appears as a gabled central section with side wings with small central gables, each section symmetrical. The central section has a rose window with quatrefoil tracery under the gable, below which, in the second storey, are two shallow-arched windows with stone tracery. There are similar windows under the small central gables of the wings to either side, which are flanked by stone mullioned and transomed windows with trefoil heads; all other windows have mullions and transoms. The gable to the Mechanics' Institute is shaped, with a finial, while that to the Technical School is plain. Both have centrally placed shields and swags, bearing respectively an inscription and the emblem of Banbury Cross and the date of each building. Both wings have a central oriel window with crenellated and decorated parapet, below which is the main entrance to each building, recessed within a moulded Tudor arch. The central ground and first floor windows of the central section are set forward slightly, the first floor window with a pediment with decorated tympanum. On the first and second floors the upper sections of all windows contain a chequered pattern of stained glass.

The rear elevations are plain in relation to the front. In the three part elevation to the Technical School the canted bay has tall chimneys to either side. To the rear of the Mechanics' institute is a modern single storey extension; this is not of special interest.

INTERIOR: Inside the entrance to both buildings is a wooden screen with double doors, semi-glazed under Tudor arches, and trefoil glazing above and to the side panels. Beyond the screens are halls and staircases. The rest of the Technical School was not inspected. In the former Mechanics' Institute the entrance hall leads into the lending library, which now opens to the flat roofed single storey extension to the rear. The staircase rises from the hall and has cast iron newel post and balusters, and a moulded wooden handrail with unusual hand clasps at regular intervals along the spine. From the first to second floor the handrail becomes plainer, with wooden stick balusters (although the hand clasps remain).

Each of the upper floors contains two main lecture rooms or classrooms, one to the front and one to the back. The entrance to the first floor room (now reading room and reference library) is through a semi-glazed double door with arched overlight. Here the two rooms are connected by wide arches. The east room is subdivided by a full height panelled folding wooden partition, one side of which is partially concealed behind a more recent partition. The walls are panelled to dado height, and the frieze and cornice survive.

The second floor rooms have vaulted planked timber ceilings with trusses supported on stone corbels. The west room has skylights in the east slope of the roof. The west room also contains a boarded up fireplace with panelled surrounds, and there is also a boarded up fireplace in the office connecting the two large rooms. Surviving joinery includes most doors, moulded architraves and deep moulded skirting boards to the ground floor.

HISTORY: The former Mechanics' Institute and Municipal Technical School were built in 1884 and 1893 respectively. The Institute now houses the County Library and the Technical School contains offices, with shops to the ground floor. The building of the Mechanics' Institute was largely funded by Sir Bernhard Samuelson, a local industrialist and philanthropist whose agricultural machinery industry had been instrumental in transforming Banbury from a market town into an industrial centre. Samuelson's wealth also derived from his ironworks in Cleveland and Middlesbrough, but his social and political commitments were to Banbury, where he held the parliamentary seat between 1865 and 1895. As an MP he took a keen interest in education, particularly in scientific and technical training both nationally and locally, and the announcement of his elevation to a baronetcy for services to education was made at the opening of the Mechanics' Institute; he is commemorated by an Oxfordshire Blue Plaque on the front elevation.

Samuelson was also instrumental in establishing the Municipal Technical School, the first public secondary school in Banbury; this extended the building to the north and was opened in 1893. In 1930 the school moved to new premises, and the building was later used as the administrative headquarters of the Borough Council, while the Mechanics' Institute became a museum and library. Although the front elevation of both buildings remains unchanged, there have been some alterations: a single storey flat roofed extension has been added to the ground floor at the back of the library (Mechanics' Institute), enlarging the area available for the lending library, and the Technical School building has been converted for multiple occupancy.

WE Mills was a Banbury architect whose practice was mainly local to Oxfordshire and Northamptonshire. Grade II-listed buildings to his credit include: the Church of St Mary, Holwell, Oxfordshire; Church Hall, Banbury; and Banbury Museum, 8 Horse Fair. Mills died in 1910.

SOURCES: Barry Trinder, *Victorian Banbury* (1982) Oxford Dictionary of National Biography www.british-history.ac.uk A History of the County of Oxford: Volume 10: Banbury hundred (1972), pp. 120-124. www.halarose.co.uk/blue/p (Oxfordshire Blue Plaques)

REASONS FOR DESIGNATION: Borough House and the Oxfordshire County Council Library, formerly the Municipal Technical School and Mechanics' Institute, are listed at Grade II for the following principal reasons: * Of special architectural interest for the strong and coherent composition, which remains substantially unaltered; * Despite its conversion to office use, the entrance of the Technical School remains unaltered, and the plan and much of the detail of the interior of the Mechanics' Institute survives; * The building demonstrates the growth of Banbury's cultural and economic aspirations. It is associated with a prominent Victorian industrialist and philanthropist, Bernhard Samuelson, and was designed by a noted local architect, WE Mills, who has several other listed buildings to his credit.

Legacy

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Legacy System number:

504565

Legacy System:

LBS

Sources

Books and journals

Trinder, B, Victorian Banbury, (1982)

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

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CHURCH OF ST JOHN THE EVANGELIST (ROMAN CATHOLIC)

Overview

Heritage Category:
Listed Building

Grade:
II

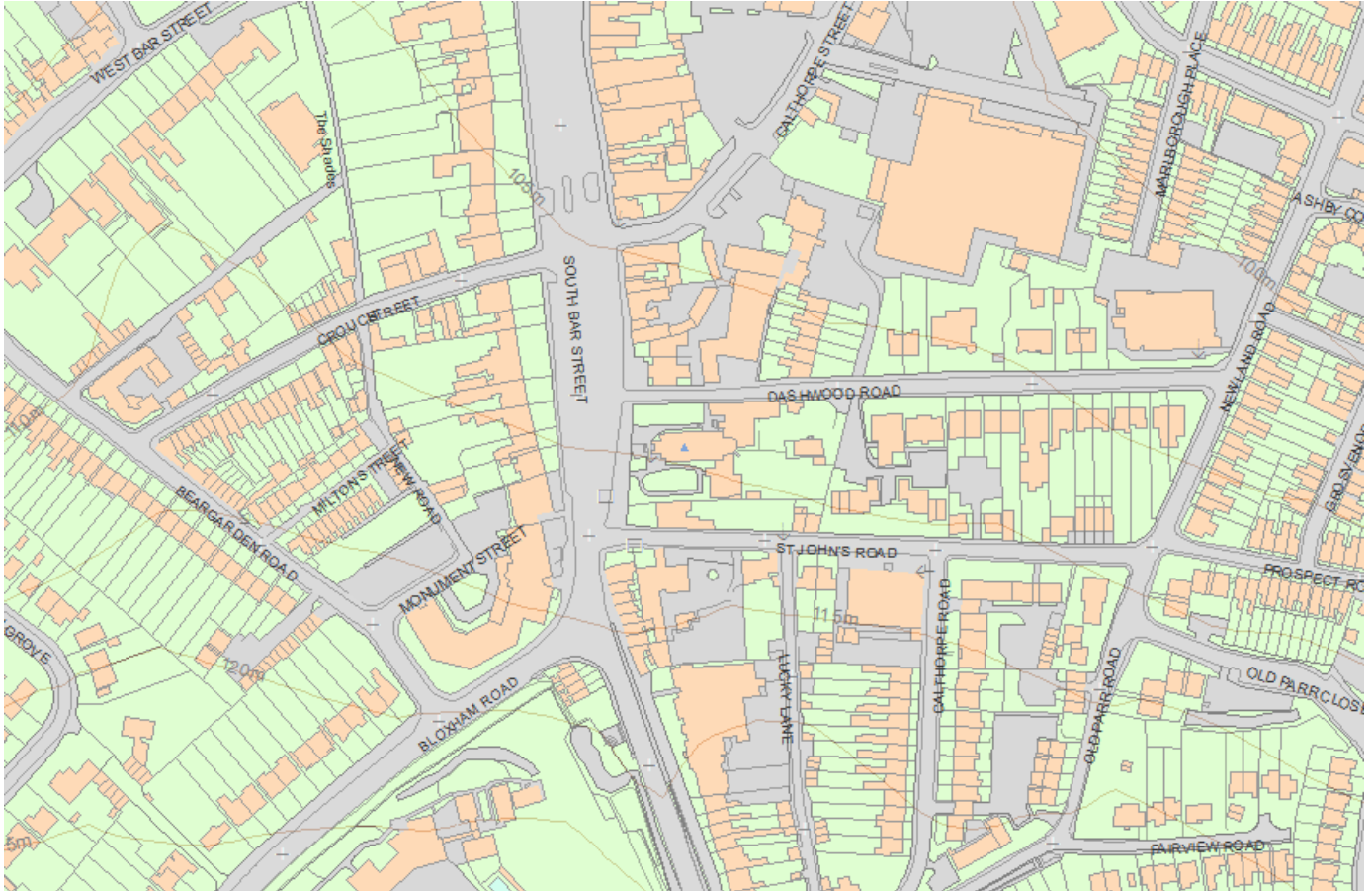
List Entry Number:
1046906

Date first listed:
08-Jul-1975

Date of most recent amendment:
14-Feb-1986

Statutory Address:
CHURCH OF ST JOHN THE EVANGELIST (ROMAN CATHOLIC), SOUTH BAR STREET

Map



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Location

Statutory Address:

CHURCH OF ST JOHN THE EVANGELIST (ROMAN CATHOLIC), SOUTH 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 45367 40157

Details

BANBURY SOUTH BAR STREET SP4540SW (East side) 9/183 Church of St. John the 08/07/75 Evangelist (R.C.) (Formerly listed as Church of St. John the Evangelist (Roman Catholic and adjoining Presbytery to south) GV II

Church. 1838 by Hickman and Derick of Oxford. Chancel and painted decoration attributed to Augustus Welby Northmore Pugin (Prof. Pheobe Stanton). Gothic-revival style. Limestone ashlar, ironstone plinth, lead roof. Chancel, nave, west tower. Embattled chancel has east window of 3 lights with traceried pointed arched head which is flanked by 2 similar 2-light windows. Hipped roof. Nave: 5 bays divided by buttresses. Five 2-light pointed arched windows with traceried heads and hood moulds. West tower: 4 stages. West doorway has wooden door, moulded and chamfered jambs and spandrels with quatrefoil decoration. Niche above door has traceried canopy and figure with eagle on pedestal. Clock at third stage. Bell stage above has 2-light louvred windows with hood moulds. West end of nave has flanking niches with traceried heads and figures standing on pilasters. Interior: chancel has painted vaulted roof supported on 4 slender columns. Painted aumbry. Vaulted nave roof. Slender columns with foliated capitals. Balcony. Stone relief below the altar of the Crucifixion c.1400 from the old parish church. (Buildings of England: Oxfordshire, 1974, p.437; V.C.H.: Oxfordshire, Vol.X, p.107).

Listing NGR: SP4536740157

Legacy

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

Legacy System number:

244483

Legacy System:

LBS

Sources

Books and journals

Pevsner, N, Sherwood, J , The Buildings of England: Oxfordshire, (1974), 437

Salzman, L F, The Victoria History of the County of Oxford, (1972), 107

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

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CHURCH OF ST MARY

Official list entry

Heritage Category: **Listed Building**

Grade: **I**

List Entry Number: **1369519**

Date first listed: **09-Apr-1952**

List Entry Name: **CHURCH OF ST MARY**

Statutory Address 1: **CHURCH OF ST MARY, HORSE FAIR**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

Corrections and minor amendments (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **CHURCH OF ST MARY, HORSE FAIR**

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 45408 40551**

Details

BANBURY HORSE FAIR (East side) SP4540NW Church of St. Mary 6/73 09/04/52 GV I

Church. c.1790. By S.P. Cockerell. Tower and portico 1818-1822 by C.R. Cockerell. Internal alterations c.1858-59 for the Revd. William Wilson and c.1863-81 for the Revd. Henry Back. Second stage of alterations carried out by the architect Arthur Blomfield. Ironstone ashlar. Copper and lead roofs. Nave, chancel and west tower. Classical style. West portico of tower: semi-circular Doric portico with columns and half-dome surmounted by a tower of 3 stages and cupola. Portico has wide triglyph frieze. Ground floor of rusticated stone. 3 entrances; main entrance and 2 side entrances. All doorways have 8-panelled doors and cornices on consoles. 2 side windows with semi-circular heads. Central oculus. Nave: rusticated ground floor, ashlar above. 5 square headed windows to ground floor. First floor has 5 semi-circular headed windows with rusticated, keystone surrounds. Moulded cornice. Chancel: pedimented central bay flanked by vestries which have oculi and panelled doors. Northern oculus blocked. Interior: original plan included 90' square nave with 12 Ionic columns supporting a shallow domed roof; galleries surrounded nave on 4 sides: small rectangular chancel; eastern gallery carried organ. Present arrangement is the result of alterations and remodelling by Blomfield. Chancel: apse formed within existing walls of chancel and surmounted by a half-dome, linked to the arch supporting the nave dome by a barrel vault. Nave as originally planned but with gallery on 3 sides only; the eastern gallery pulled down and the organ placed on the north side of the chancel. Side chapels to north and south; Lady chapel to north. Resurrection chapel to south in memory of those killed in 1939-1945 war. Vestries either side of chancel. Staircase with wreathed handrail, balcony and meeting room above. Side entrances in west end also contain staircases to upper floor. Chancel fittings by Blomfield include: low stone walls of chancel with patterns of inlaid marble surrounding choir; choir stalls; altar rails; chancel pavement (Godwin of Lugwardine); organ case (carved in 1874 by Rattee and Kett); pulpit (carved in 1885 by Rattee and Kett); square white font inlaid with marble (by Alfred Claridge); wrought-iron gates to the choir (1902 by Starkie Gardner). Nave fittings: oak pews as per original plan, probably cut down or renewed late C19. Stained glass by Heaton, Butler and Bayne 1864-1881 to Blomfield's design. Rich colour scheme designed by Blomfield and executed by Heaton, Butler and Bayne including imitation mosaic (Pevsner) in the chancel, depicting Christ in majesty, 1876. Redecoration in 1960 caused Blomfield's unified colour scheme to be lost. Memorials: in marble to Ann Dolly, daughter of Paynton Piggott, d.1824 aged 21, situated in east wall of nave to left of chancel arch; marble memorial to Francis Piggott, d.1790 situated on east wall of nave to right of chancel arch; wall memorials in porch to right of main entrance; stone wall tablet to John Knight and loane his wife (he died 22/11/1587, she died 26/12/1590); marble wall tablet to Margareta Knight; marble wall tablet to William Knight (d.20/9/1631). (Photographs in N.M.R.; V.C.H.: Oxfordshire, Vol.X, pp.102-4; Buildings of England: Oxfordshire, 1974, pp.435-9; Cooper, N. The Building and Furnishing of St. Mary's Church, Banbury, 1972, off-printed from Cake and Cock Horse; Proof of evidence submitted by Peter Howell, in the Consistory Court 26/9/84).

Listing NGR: SP4540840553

Legacy

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

Legacy System number: **244367**

Legacy System: **LBS**

Sources

Books and journals

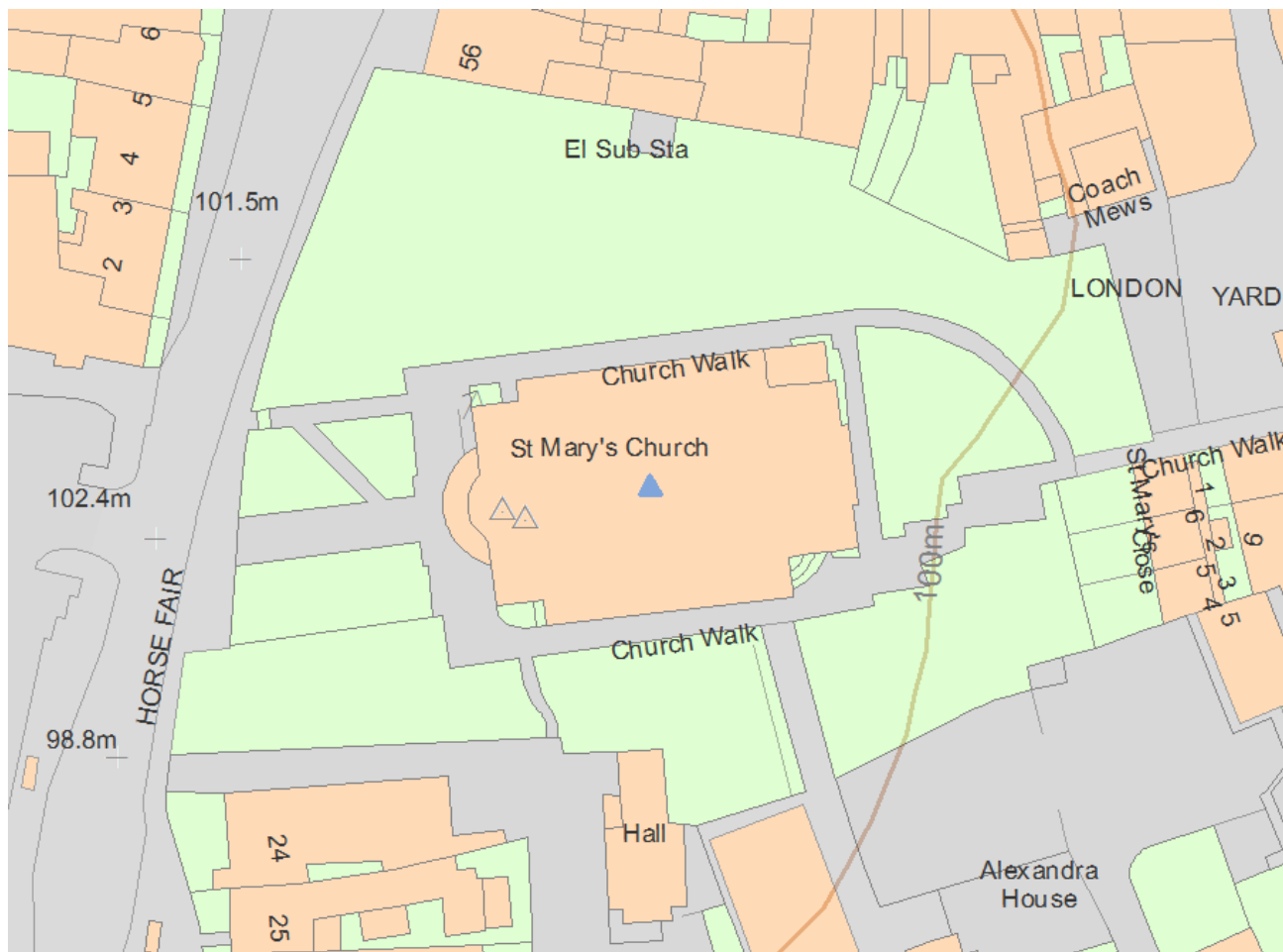
Cooper, N , The Building and Furnishing of St Marys Church Banbury, (1972)

Pevsner, N, Sherwood, J, The Buildings of England: Oxfordshire, (1974), 435-439

Salzman, L F, The Victoria History of the County of Oxford, (1972), 102 104

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

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End of official list entry

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1199526**

Date first listed: **08-Jul-1975**

Date of most recent amendment: **14-Feb-1986**

Statutory Address 1: **CURRYS, 59, HIGH STREET**

Location

Statutory Address: **CURRYS, 59, HIGH 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 45488 40489**

Details

BANBURY HIGH STREET SP4540SW (North side) 9/54 No.59 (Curry's) 08/07/75 (Formerly listed as No.59) GV II

House, now shop. Early C19. Stucco. Slate roof. Brick end stacks. Ironstone copings. 3 storeys; 3-window range. C20 shop front. 3 sashes to first floor. 3 sashes to second floor each of 4 panes altogether. Flat bands between first and second floors and below parapet. Interior not inspected.

Listing NGR: SP4548840489

Legacy

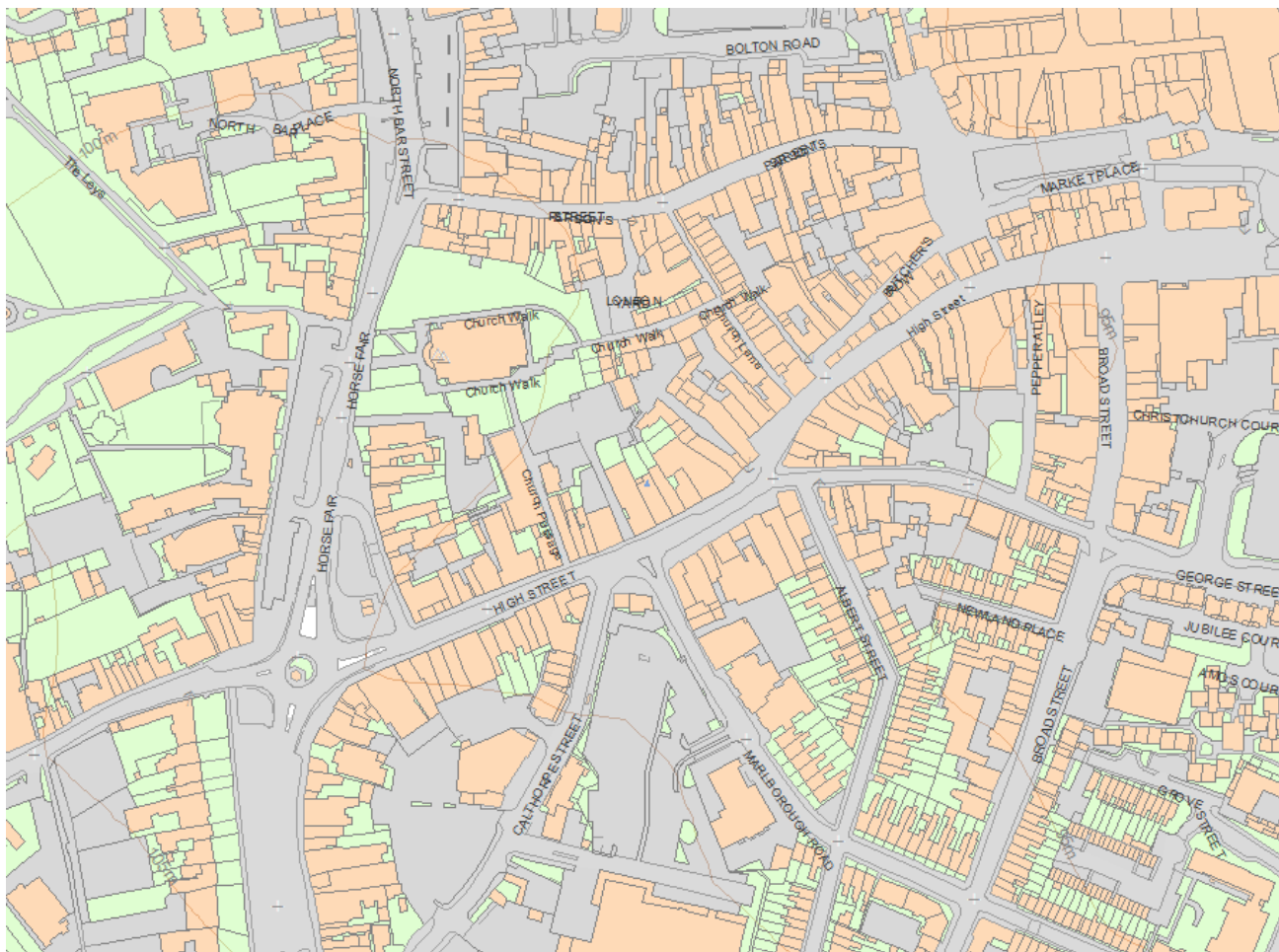
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Legacy System number: **244348**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

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End of official list entry



DANVERS HOUSE, DASHWOOD HOUSE AND CALTHORPE HOUSE

Overview

Heritage Category:
Listed Building

Grade:
II*

List Entry Number:
1046966

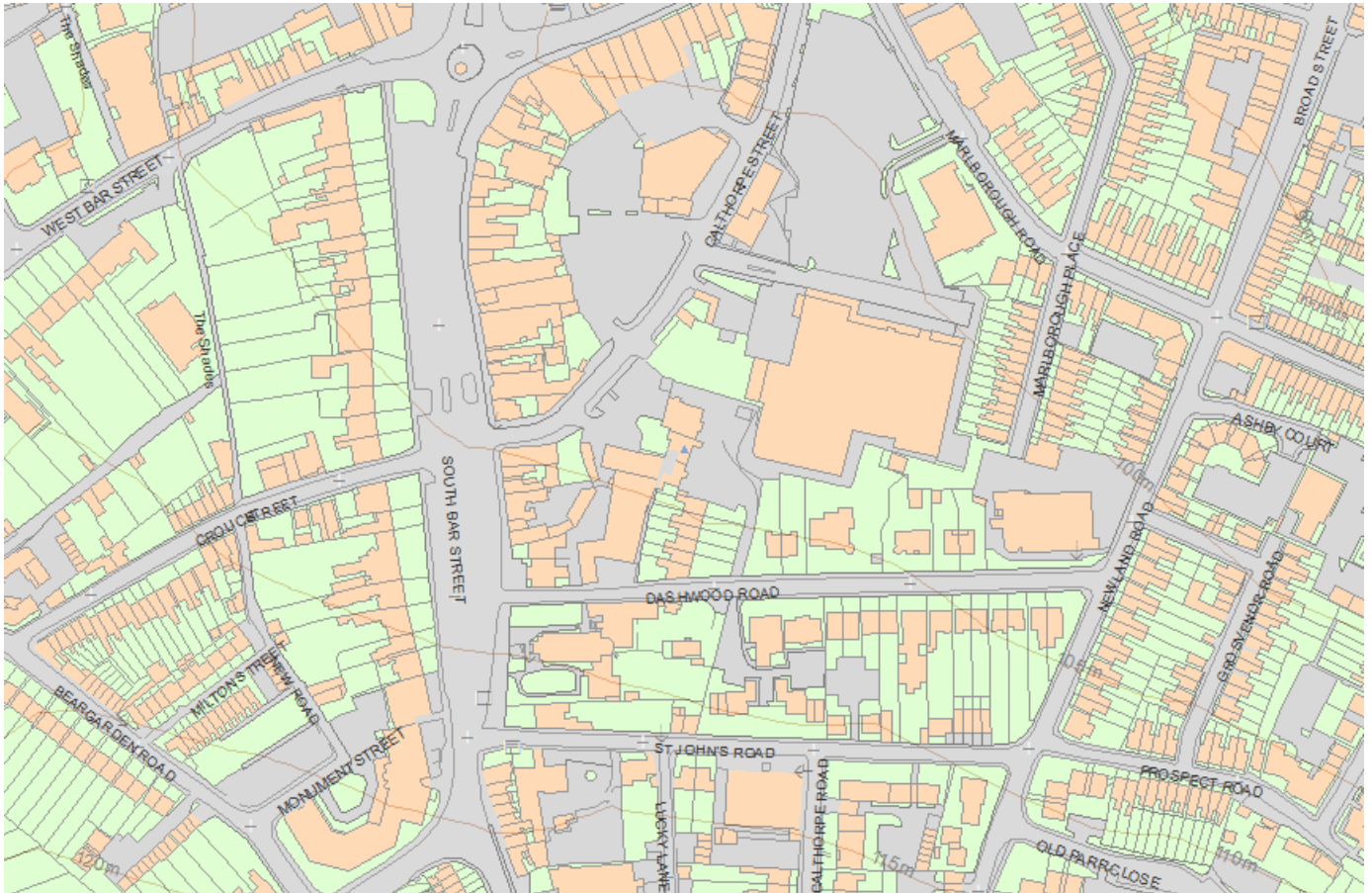
Date first listed:
09-Apr-1952

Statutory Address:
CALTHORPE HOUSE, 9, DASHWOOD TERRACE

Statutory Address:
DANVERS HOUSE, 7, DASHWOOD TERRACE

Statutory Address:
DASHWOOD HOUSE, 8, DASHWOOD TERRACE

Map



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The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 23-Jun-2020 at 09:45:13.

Location

Statutory Address:

CALTHORPE HOUSE, 9, DASHWOOD TERRACE

Statutory Address:

DANVERS HOUSE, 7, DASHWOOD TERRACE

Statutory Address:

DASHWOOD HOUSE, 8, DASHWOOD TERRACE

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:

SP4541840240

Details

SP4540SW 9/39 09/04/52 BANBURY DASHWODD TERRACE No.7 (Danvers House), No.8 (Dashwood House) and No.9 (Calthorpe House)

GV II*

Three houses, once substantial house, now divided into flats. No.9 is C16 or earlier with later additions and alterations; Nos.7 and 8 have datestones JL/1900 and JL/1876, respectively. Nos.7 and 8 of ashlar ironstone with brick to sides and rear; No.9 partly of regular coursed ironstone rubble and partly ironstone ashlar. Slate roofs. Brick ridge, lateral and end stacks. 2 storeys plus attics throughout. 5 gable-front bays altogether. No.7: 4-window range. 2 bays. Stone porch to left has pointed arched doorway and plank door with rails. Casement window to left, 2 sashes with glazing bars to right. First floor has 3 sashes with glazing bars and a tall fixed light. 3 half-dormer windows including 2 sashes. No.8: 2-window range. Single bay. C19 ironstone ashlar porch to right has 4-centred arched doorway, part-glazed door and 2-light stone-mullioned window. Embattled parapet with one surviving finial. Window to left has intersecting glazing bars. 2 first floor windows including a pointed arched window with diamond leaded lights and fragmentary remains of hood mould and head stops. 2-light half-dormer window. No.9: 2 bays. Shallow, embattled 2-storey porch has door surround bearing the arms of the Hawten family who acquired the house between 1604 and 1614. Doorway has a 4-centred arched head and part-glazed plank door. Hood mould with label stops. Doorway is flanked by tall sashes with glazing bars, hood moulds and label stops. Plain door to left; upper floor of the porch has a 6-light stone-mullioned and transomed window. Similar 3-light window to the left and a sash with glazing bars to the right. First floor windows have a continuous hood mould with label stops. 2 half-dormers: a 3-light stone-mullioned window with hood mould and label stops and a sash window with glazing bars and hood mould and label stops. Right end remodelled late C18/early C19 has embattled porch, with Gothick glazing. 2 first-floor sashes have glazing bars and hood moulds with label stops. Interior Calthorpe House: ground floor room has a plaster rib vault on angel corbels. One corbel bears the arms of the Cobb family, who owned the Calthorpe estate between 1801-1875. Reputed to have an arched braced collar-beam truss roof in the south range of Calthorpe House. Joseph Lumber, clothier, owned the properties in the C19. (V.C.H.: Oxfordshire, Vol.X, pp.36,44 and 45; Buildings of England: Oxfordshire, 1974, p.442).

Listing NGR: SP4541840240

Legacy

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

Legacy System number:

244330

Legacy System:

LBS

Sources

Books and journals

Pevsner, N, Sherwood, J , The Buildings of England: Oxfordshire, (1974), 442

Salzman, L F, The Victoria History of the County of Oxford, (1972), 36 44 45

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

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GLOBE INN

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1283434

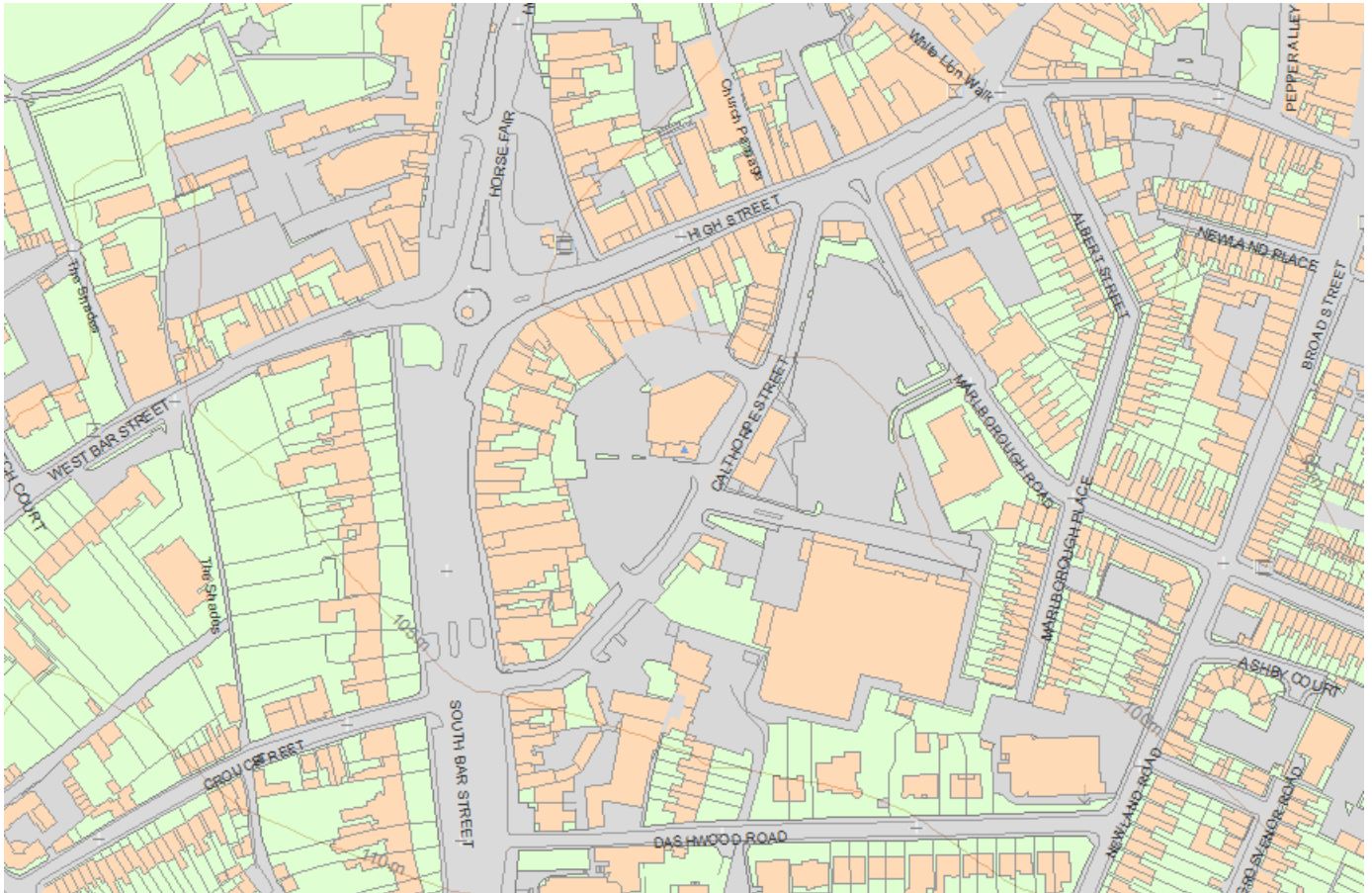
Date first listed:

08-Jul-1975

Statutory Address:

GLOBE INN, 55, CALTHORPE STREET

Map



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Location

Statutory Address:

GLOBE INN, 55, CALTHORPE 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 45415 40342

Details

BANBURY CALTHORPE STREET (East side) 9/28 No.55 (Globe Inn) 08/07/75 - II

Public house. Early C19. Stucco fronted, slate roof, brick end and lateral stacks. 3 storeys; 3-window range. Double-depth plan. Central entrance has part-glazed door and split overlight. Entrance is flanked by bow windows with glazing bars and slender iron supports. First floor has 2 sashes, with a central blocked opening. Both sashes with glazing bars. Second floor has 2 renewed C20 windows and a central blocked opening. Brick dentilled eaves cornice. Interior not inspected.

Listing NGR: SP4541540342

Legacy

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

Legacy System number:

244316

Legacy System:

LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

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Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1046973**

Date first listed: **07-Oct-1969**

Date of most recent amendment: **14-Feb-1986**

Statutory Address 1: **POST OFFICE, 58, HIGH STREET**

Location

Statutory Address: **POST OFFICE, 58, HIGH 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 45478 40490**

Details

BANBURY HIGH STREET SP4540SW (North side) 9/55 No.58 (Post Office) 07/10/69 (Formerly listed as No.58 (Bank) GV II Bank, now post office. C18, remodelled C20. Stuccoed brick, slate roof. 3 storeys; 4-window range. Ground floor remodelled C20 includes entrances to post office. First floor has 4 sash windows with stone surrounds and glazing bars (3-pane width). Second floor has 4 smaller sashes with glazing bars and stone sills. Interior remodelled C20. Included for group value.

Listing NGR: SP4547840490

Legacy

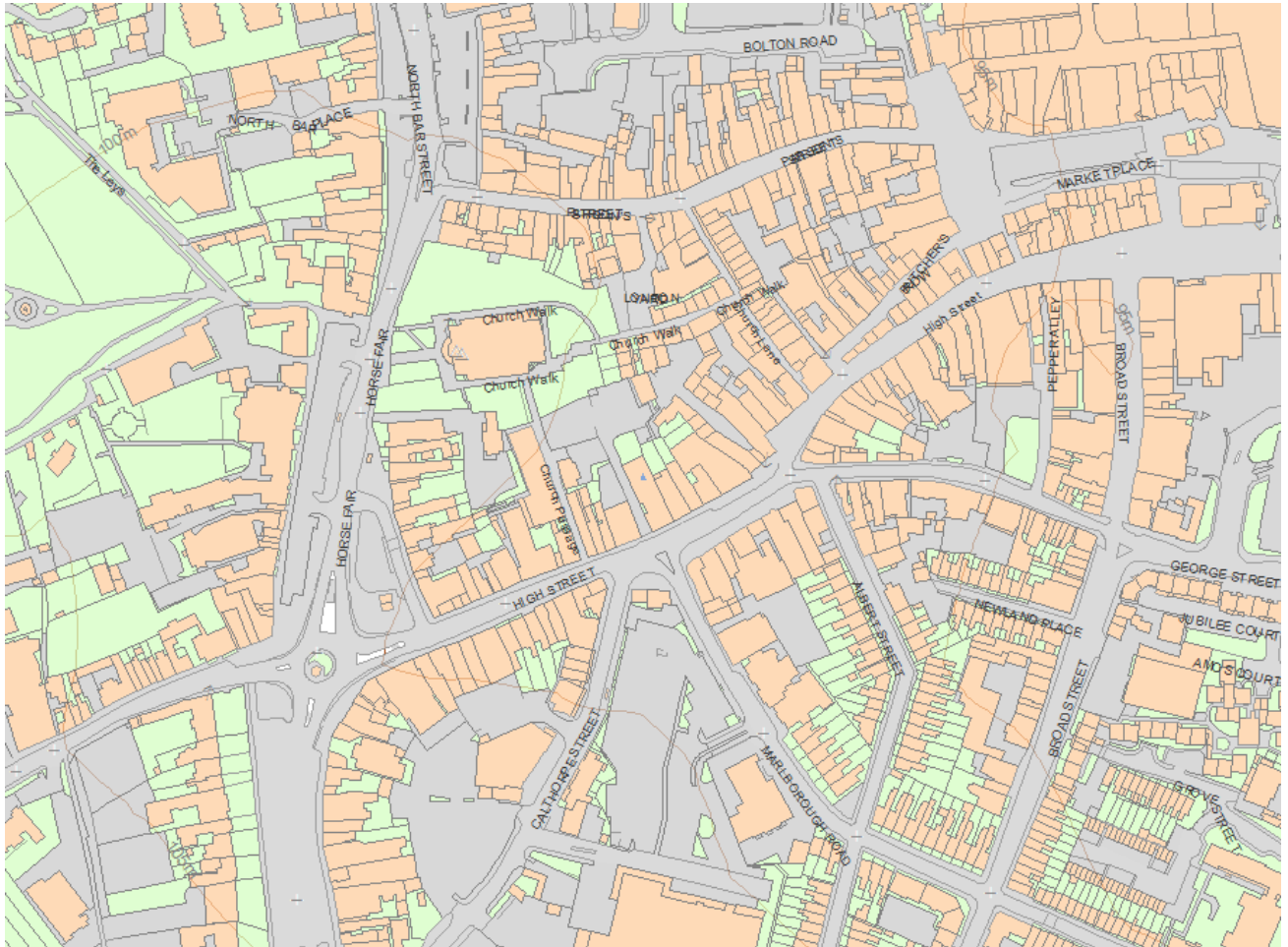
The contents of this record have been generated from a legacy data system.

Legacy System number: **244349**

Legacy System: **LBS**

Legal

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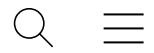
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End of official list entry



THE OLD WINE HOUSE

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1199633

Date first listed:

07-Oct-1969

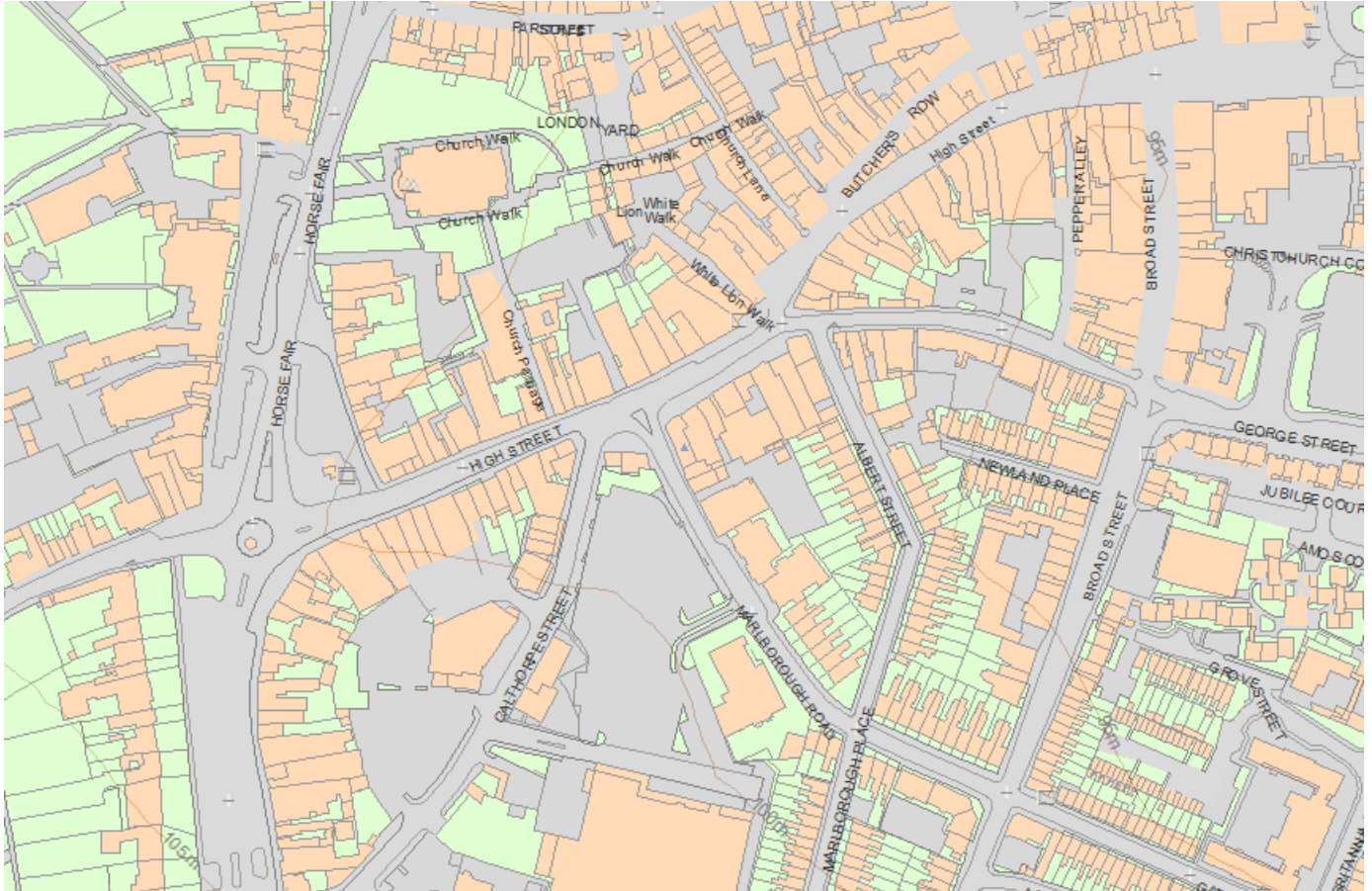
Date of most recent amendment:

14-Feb-1986

Statutory Address:

THE OLD WINE HOUSE, 27, HIGH STREET

Map



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Location

Statutory Address:

THE OLD WINE HOUSE, 27, HIGH 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 45506 40439

Details

BANBURY HIGH STREET SP4540SW, SP4540SE (South side) 9/68, 10/68 No.27 (The Old Wine House) 07/10/69 (Formerly listed as No.27) GV II

House, now shop. C16, remodelled C19/C20. Regular coursed ironstone with steeply pitched stone slate roof laid to diminishing courses. 2 rendered stacks to rear; one a ridge stack and one off ridge. 2 storeys plus attic. Central C20 entrance is flanked by 2-storey bay windows. Bow windows to ground floor shop front. Renewed stonework to ground floor. Left bay dated 1537, right bay dated 1910. First floors of bays have 5-light stone-mullioned windows. 2 gabled attic dormers each have 2-light windows and ornamental bargeboards with pendants. Pargetting. Rear: single-storey plus attic. 4-window range. C20 wooden shop front has covered hood, panelled door and C20 windows. Bow window to right has wooden lintel. C20 plank door and wood-mullioned and transomed window to right both have wooden lintels. Attic floor has two 2-light stone-mullioned windows and 2 gabled eaves dormers. Interior: massive central stack.

Listing NGR: SP4550640439

Legacy

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

Legacy System number:

244362

Legacy System:

LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

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