



Banbury Conservation Area Appraisal

September 2018

Planning Policy, Conservation and Design

Contents

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Executive Summary

Key Characteristics

Banbury is a rural market town whose central core retains its medieval street pattern intact, populated however with buildings principally from the 18th and 19th centuries. This core is immediately surrounded by suburbs which grew out of the economic resurgence of the town during the 18th and 19th centuries.

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. In line with statutory legislation this is the third review.

The appraisal identifies areas of unified character. These are briefly described below.

Medieval core

The medieval street pattern remains intact comprising Market Place, medieval streets with burgage plots and interconnecting lanes. This remains the traditional retail and commercial core of the town with some retail redevelopment and continues to host the market and street fair. The treeless environment is somewhat enlivened by street furniture and active frontages at ground floor level.

Church precinct

A place of tranquillity dominated by the centrally placed Church of St Mary and mature trees in the churchyard. Views out are limited as it is mainly enclosed by the rear elevations of surrounding buildings. It includes the Church Hall, the former vicarage and almshouses.

Main route corridor

Despite comprising a variety of building types, ages, uses and architectural styles, the homogeneity of this character area is derived from its linear space clearly defined by strong building lines. The lines of street trees and front gardens in South Bar (west) offer rare greenery in the town centre street scene. A high proportion of professional services occupy what would have been grand residential premises although

now many of these premises are vacant and awaiting refurbishment. This is one of the busiest areas of the town with constant movement of vehicles and pedestrians throughout the day and evening.

Large villas in grounds

Now public or quasi-public open spaces, these were originally private gardens to large domestic properties. Although no longer in single occupancy residential use, the villas still have a visual relationship with their former grounds. The grounds are green spaces with mature trees and other recent structures and are at least partly enclosed by historic stone and brick walls.

19th & early 20th century workers housing

Characteristically laid out in streets following a gridiron pattern, these areas consist of lengthy terraces of narrow frontage deep-plan houses. The properties are mainly two storeys, occasional three, with vertical sliding sash windows, often with ground floor bays. Homogeneity of building materials – locally-produced Banbury red brick with some brick detailing and Welsh slate roofs – is a key characteristic. However the visual aesthetic of these suburbs now suffers from the encroachment of recent interventions – in particular uPVC windows of poor design and digital technology (satellite dishes often erected on the front of properties without the necessary consents). Usually with very small enclosed front gardens and long rear gardens. There are long vistas along streets enclosed by strong continuous building lines, now dominated by parked cars due to lack of garages. Planned town extensions, such as Newland, are particularly interesting as the area contained buildings constructed contemporaneously for the social, educational and religious wellbeing of the residents as well as factories (now demolished), making them identifiable urban neighbourhoods.

19th century middle class housing

Properties within these areas are distinguishable from working class housing not only by their scale (3 and 3-and-a-half storeys as opposed to 2, often with basements) but by the level, variety and quality of architectural detailing. The areas include some examples of elevations alluding to classical styles. Constructed as detached, semi-detached or in short terraces, the dwellings usually benefited from mews access to the rear. Such housing was built away from the factories in the Banbury bowl, on higher ground to south of town and on radial routes to the west. Wider curtilages allow for greater impact of vegetation in the street scene. These areas can also include earlier houses or farmhouses submerged as the town grew. There is now some evidence of recent infilling in the larger plots.

Late 19th century and early 20th century villas

Predominantly detached residential villas set in reasonably spacious grounds, most now in institutional use, largely associated with the Horton Hospital. Substantial mature tree planting and other vegetation makes a significant contribution to the character. Car parking and the addition of minor buildings associated with the institutional uses can erode established character.

Summary of issues and opportunities

The future preservation and enhancement of the special character of the conservation area will owe much to the positive management of the area by homeowners, landowners, highways, and service providers. In addition to existing national statutory legislation and local planning control, the following opportunities for enhancement have been identified:

- The commercial heart of Banbury lacks a visual aesthetic. It is proposed to introduce an Article 4 Direction covering commercial signage to promote a great coherence to the character and appearance of the many streetscapes thereby enhancing the appearance of the town;

- Promote economic regeneration through a series of heritage-lead schemes.
- Management and regeneration of degraded areas.
- Locally significant buildings, structures and areas have been identified and added to the district-wide register of Non-Designated heritage Assets. Identification will assist in the protection of these locally significant assets.
- Dwellings that make an important contribution to the character and appearance of the various character areas are put forward for inclusion under an Article 4 Direction. This will encourage protection of historic character of these areas which together contribute to the overall significance of the conservation area;
- Ensure the retention of historic and culturally significant buildings, such as coaching inns, chapels and theatre buildings.
- Encourage the protection of historic detail and the reinstatement of missing architectural details;
- Promote the use of upper floor accommodation through schemes that are sensitive to the historic fabric;
- Ensure that all new development is sustainable, high quality, and responds to its historic environment;
- Promote the sympathetic management of the public realm.

Amendments

There is one significant amendment to the existing boundary.

- The boundary has now been extended to include the working class enclave of Neithrop.

The rationale for this change is set out in the report.

The document is intended to provide guidance capable of assisting the development control process.

1. Introduction and Planning Policy Context

1. Introduction and Planning Policy Context

- 1.1 This document is an appraisal of the character and appearance of the Banbury Conservation Area, first designated in 1969. This is the third review of the conservation area.
- 1.2 Conservation Areas were introduced by the Civic Amenities Act of 1967. However, it is the Planning (Listed Buildings and Conservation Areas) Act 1990 (Section 69) which places a duty upon local planning authorities to identify areas of special architectural or historic interest *'the character or appearance of which it is desirable to preserve or enhance'*, through an appraisal process. Local planning authorities have a duty under the Act to consider boundary revisions to their Conservation Areas *'from time to time'*. Since 1967 some 9,600 Conservation Areas have been designated in England, including 60 in Cherwell District.
- 1.3 The purpose of this Conservation Area Appraisal and Management Plan is:
 - to provide a clear definition of an area's special architectural or historic interest;
 - to identify ways in which the unique characteristics of the conservation area can be preserved and enhanced;
 - to strengthen justification for designation of the conservation area;
 - to create a clear context for future development in accordance with conservation area policies in the Local Plan; and
 - to provide a vehicle for engagement and awareness raising.
- 1.4 This assessment and management plan aims to identify the significant attributes of Banbury Conservation Area and to ensure that any development that comes forward is in keeping with, or enhances, the character of the conservation area. It is not an attempt to stifle change. The aim is to strike a balance so that the interests of conservation are given their full weight against the needs for change and development. This document is concerned with the reasons for designation, defining the qualities that make up its special interest, character and appearance. The omission of any reference to a particular building, feature or space should not be taken to imply that it is of no interest.
- 1.5 Protection for the built heritage is conferred under primary legislation. This document should be read in conjunction with the National Planning Policy Framework (NPPF), retained policies from the Adopted Cherwell Local Plan 1996 and Cherwell Local Plan 2011-2031 (Approved Document 20 July 2015) and the Design and Conservation Strategy 2012-2015 (in review).
- 1.6 Identification of locally significant non-designated heritage assets (local listing) is advocated by the NPPF emphasising the contribution they make to the character of the historic environment. Buildings and structures which make a positive contribution to the conservation area are identified in Appendix 3 and will be considered in line with the Council's criteria for inclusion on the district-wide 'Register of Local Heritage Assets'.
- 1.7 The survey work was undertaken in the Autumn and Winter of 2016 and early 2017.

Figure 1. 2014-15 Aerial photograph including conservation area boundary (highlighted in red).



Figure 2. 2014-15 Aerial photograph including conservation area boundary (highlighted in red).



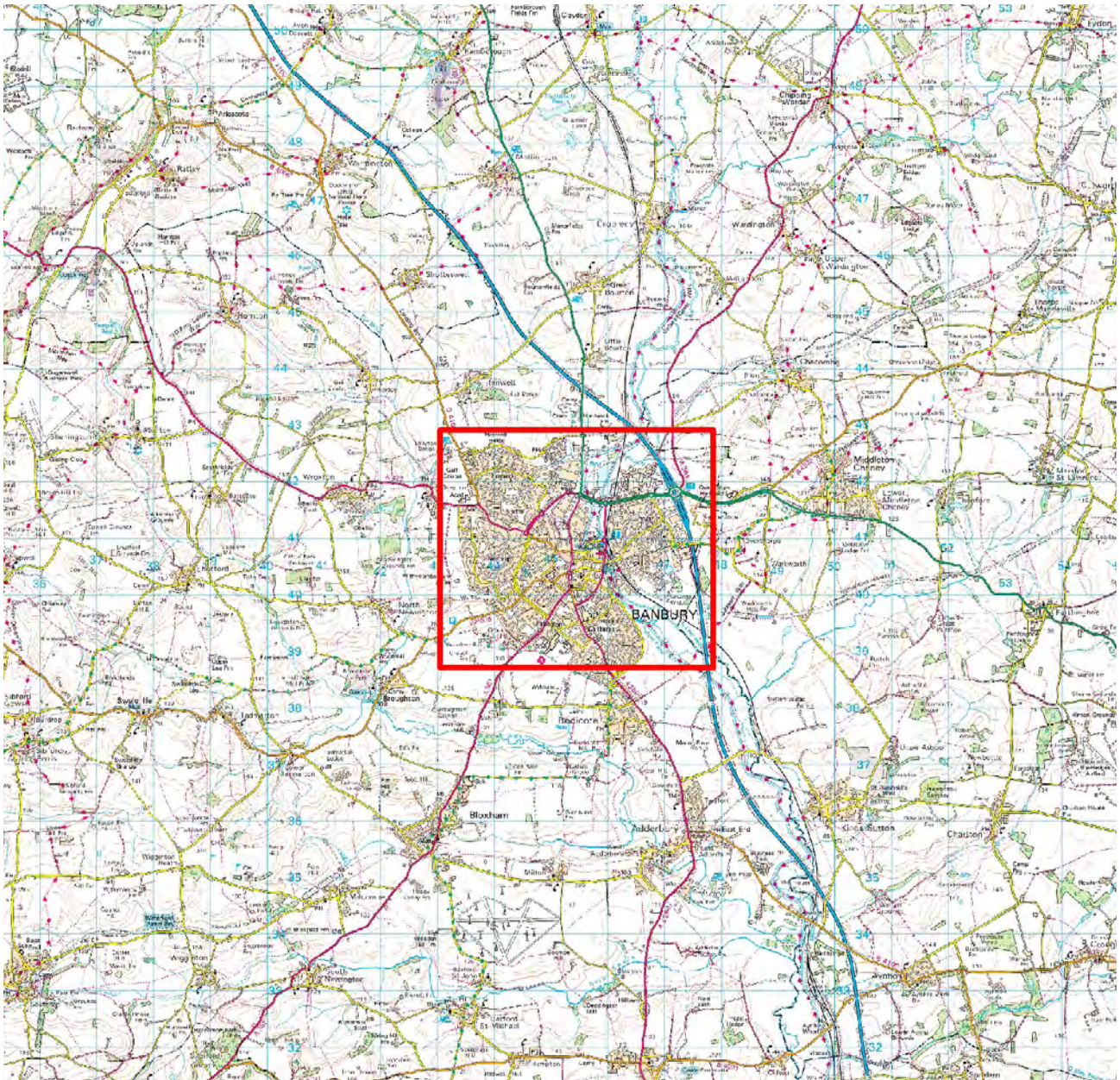
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2. Location

2. Location

- 2.1 Banbury is situated midway between London and Birmingham, some 37 km (23 miles) north of Oxford on gently rising land to the west of the River Cherwell. Historically Banbury has been served by a large rural hinterland.
- 2.2 Located immediately west of the M40 and the London to Birmingham railway and historically situated on ancient drove routes and canal network, the town has always benefitted from easy access to a number of transport networks.

Figure 3. location of settlement shown on OS base



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3. Geology and Topography

3. Geology and Topography

- 3.1 The town of Banbury is located in the north of the District at a cusp where the Ironstone Hills and Valleys, the Incised Ironstone Plateau, the Cherwell Valley and the Upper Cherwell Basin character areas meet.
- 3.2 The town is situated in a basin cut by the River Cherwell where the Middle Lias clays of the Cotswolds meet the

Northamptonshire plateau and alluvium (Cobham Resource Consultants, 1995).

- 3.3 The eastern edge of the town lies across the Cherwell Valley, which is dominated by fringe landscapes associated with industry and communication lines. Rolling arable farmland dominates the landscape to the west and north-west, offering long views from part of the urban edge across the countryside.

Figure 4. Topography of Banbury

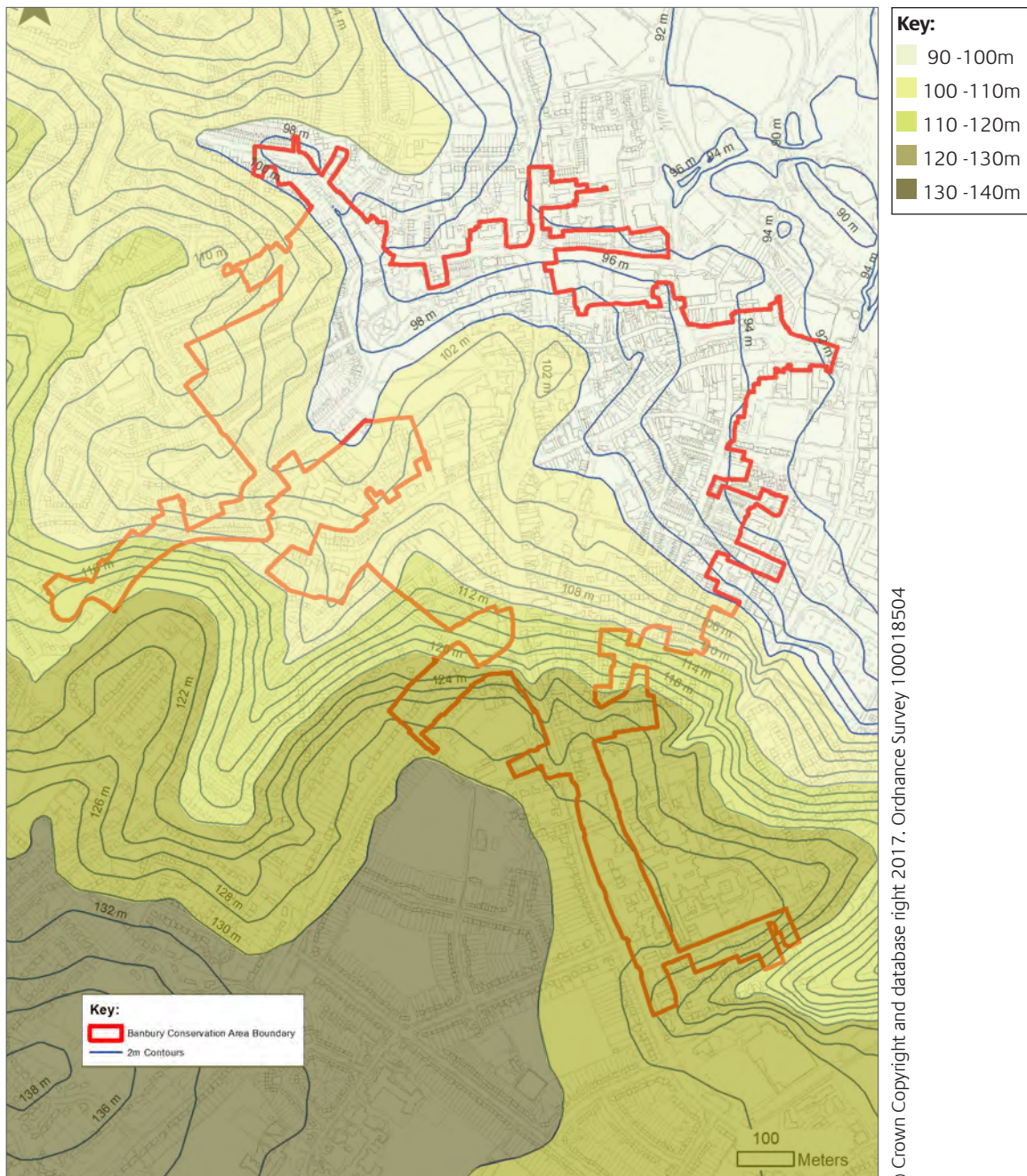
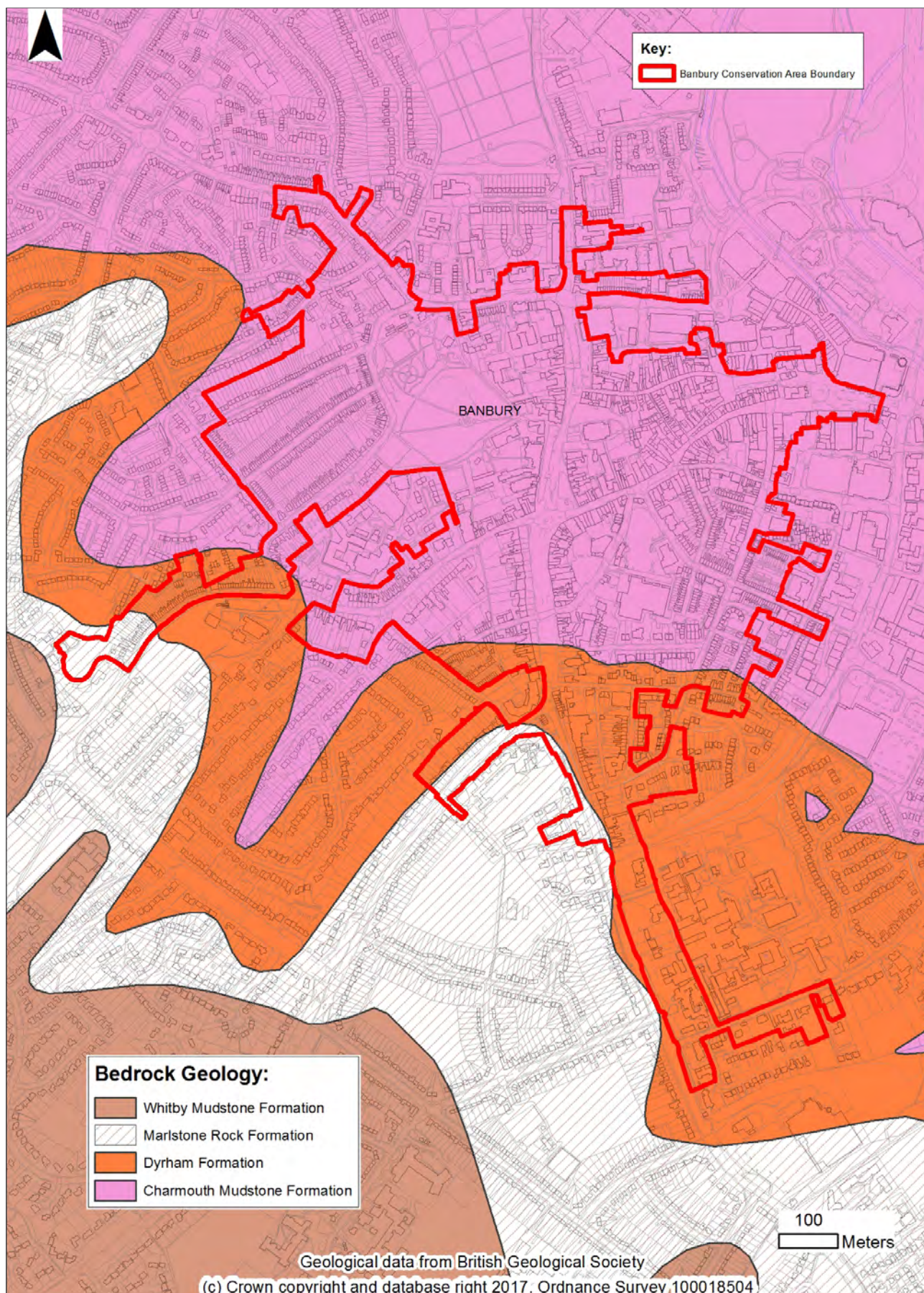


Figure 5. Geology of Banbury



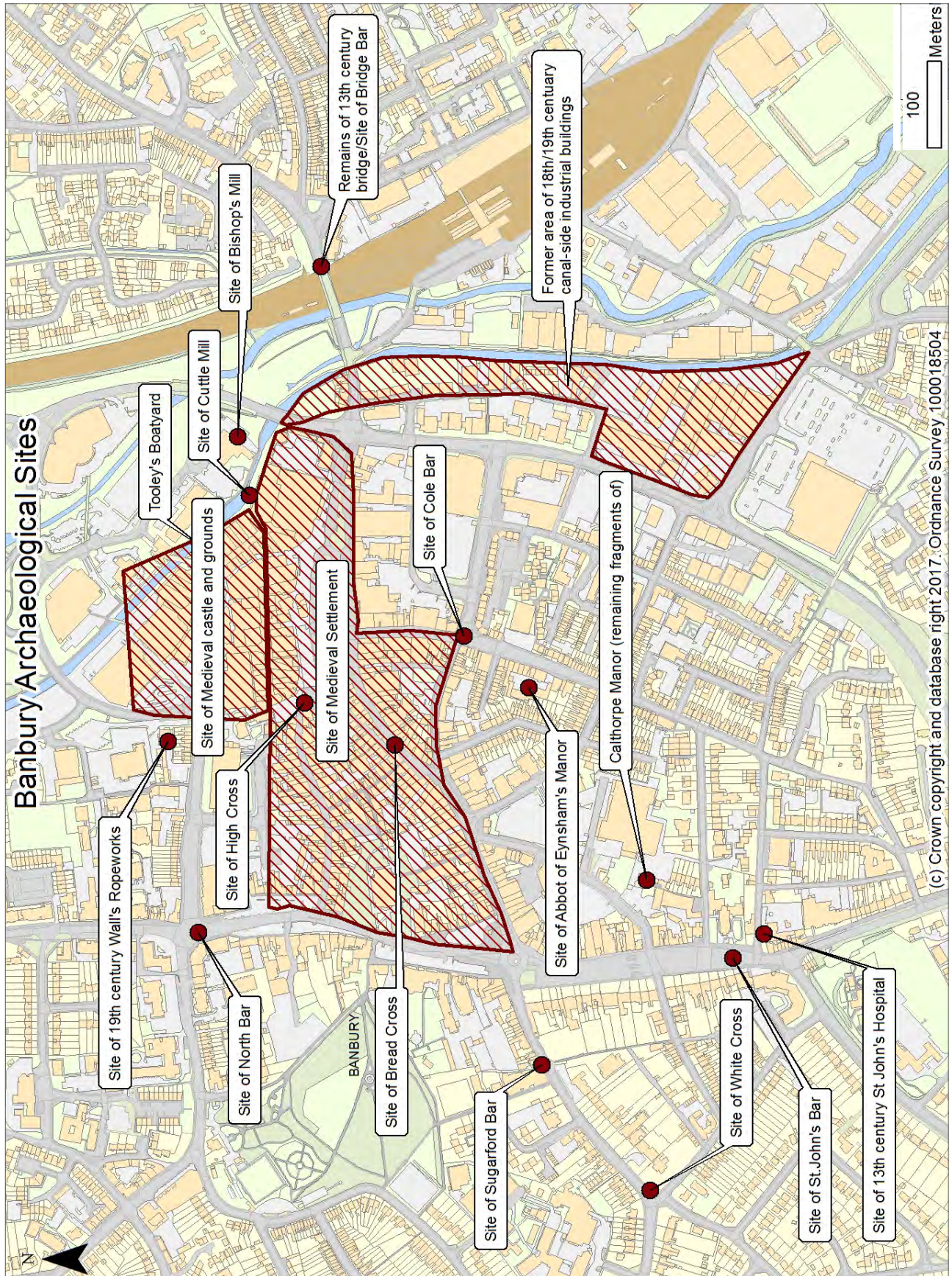
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4. Archaeology

4. Archaeology

- 4.1 Whilst it is assumed that the location of the original settlement of Banbury is in the vicinity of the church, nothing is known about it or the Saxon burh.
- 4.2 The town has several archaeological sites of significance, including:
- The medieval castle and grounds;
 - The historic town core;
 - The Bishop's Mill (now the Mill Arts Centre);
 - The remains of the 13th century bridge / bridge bar / Grimsbury hermitage.
 - The industrial areas developed in the 18th and 19th century.
- 4.3 The historic town core includes numerous features of archaeological significance, including:
- The sites of the medieval bars or gateways (St. John's, Sugarford, North, Cole and Bridge bars). Whilst none of the five bars survive, their positioning can be traced. The bars probably marked the extent of the medieval borough, and were linked by ditches (there is no evidence of a town wall) (Lobel, 1975). The alignment of the ditches (and hence the borough boundary) remain in the form of boundaries and pathways (e.g. The Shades to the west of South Bar).
 - The sites of the medieval crosses (White Cross, High Cross and Bread Cross);
 - The site of St. John's 13th century hospital;
 - 16th and 17th century standing buildings;
 - Calthorpe Manor house.
- 4.4 Archaeological work at Ye Olde Reindeer in Parson's Street filmed as part of the television programme 'Pub Dig' (aired in 2011 and 2012) identified a potential burghage plot ditch. This feature may be associated with the initial laying out of Gropecunt Lane (the earlier version of Parson's Street) and the division of plots during the creation of the planned town in the 12th century. The same investigation also revealed rare evidence of a significant 15th century independent masonry kitchen building, a notable building clearly built by a wealthy landowner (Dawkes, 2015).
- 4.5 The development of the Castle Quay Shopping Centre in 1999 involved archaeological investigations of the Castle site and buildings on the north side of Bridge Street. This unearthed further evidence of 12th century cellars and the laying out of the planned town (BUFAU, 1999).
- 4.6 Tooley's Boatyard with dry-dock and forge, adjacent to the Oxford Canal, is a Scheduled Ancient Monument (Monument No. 172). The boatyard is a remnant of the once important boat building / repair workshop on the Canal (BUFAU, 1996). The industrial buildings of Banbury were additionally surveyed by the Royal Commission and Oxfordshire County Council (Rosier & Williams, 1997)
- 4.7 The council commissioned a report on the industrial archaeology of the Oxford Canal Corridor (BUFAU, 2001). Subsequently a conservation area to cover the entire length of the Oxford Canal was designated (Oxford Canal Conservation Area Appraisal, October 2012).

Figure 6 Archaeological sites



5. History and Development

5. History and Development

5.1 A brief history is given here. A more detailed history of the development of Banbury is given in *The Victoria County History: A History of Oxfordshire, Vol X* (Pugh, 1972). Other key sources can be found in the Bibliography.

5.2 Origin

The place name is of early Saxon origin and means the defended enclosure (burh) of a person called Ban(n)a (Pugh, 1972).

Although there is evidence of occupation in the Roman and prehistoric periods, the settlement of Banbury has its main origins in the Saxon period, perhaps as early as the 7th century. During the Saxon period Banbury became the centre of a large estate belonging to the Bishop of Dorchester, and subsequently the Bishop of Lincoln in 1072. It may be possible that the town had a market at this time but the Domesday Book does not suggest a settlement of significant wealth. The town certainly predates the formation of the counties, as its parish boundary extended beyond the River Cherwell, which later became the county boundary with Northamptonshire. The original location for the settlement would probably have been in the vicinity of the church to the west of what is now Market Place, well away from the ford and the floodplain (Pugh, 1972). The extent of this village / small town is not known but it is likely that it would have had an ancient minster church.

5.3 Planned Town – 1150-1250

The construction of Banbury Castle in the first half of the twelfth century by Bishop Alexander de Blois, of the See of Lincoln, provided the first significant stimulus for growth of a settlement of urban character. The castle was erected in the area to the

north of what is now the Market Place, on a knoll of land which was raised above the marshy floodplain. It is likely that a borough was laid out in the area between the river and the road that is now the A4260 at the same time as the building of the castle. This probably included a market place. The plots were certainly laid out by 1200 (Pugh, 1972) and records show that by the mid-13th century the market and associated industries had begun to prosper. Certainly by the 13th century Banbury ale and cloth had a reputation that extended beyond the immediate region (Pugh, 1972).

The town was extended in the late 12th and early 13th centuries by the building up of the southern side and south-west corner of the market place. In the mid-13th century the planned extension of the borough took place with the laying out of the suburb, Newland, to the south of the town. The earliest evidence of the borough limits is the location of the five town bars, which were sited for the collection of tolls rather than for defence. The bars were:

- North Bar – located south of the junction of Warwick Road with North Bar Street.
- South Bar (Easington Bar/St. John's Gate/Oxford Bar) – located at the junction of St John's Road with South Bar Street.
- West Bar (Shokersford Bar/Shookewell Bar/Sugarford Bar/Bull Bar) – located at the junction of the Shades with West Bar Street.
- East Bar (Cole Bar) – located at the junction of George Street and Marlborough Road
- Bridge Bar – located at the bridge over the River Cherwell.

As any singer of nursery rhymes will be able to tell you, Banbury was famous for its crosses. In the Middle Ages Banbury possessed three crosses which, falling foul of the religious proclivity of the day, were destroyed in the early 17th century:

- The White Cross – near the junction of Bear Garden Road with Broughton Road;
- The High Cross (Market Cross) – at the southern end of Cornhill;
- The Bread Cross – near the junction of Butchers Row with High Street.

There is no evidence of a medieval cross in Horse Fair where the Victorian cross of 1859 now stands.

From the records available, the population of the early 13th century can be estimated at 1,300.

5.4 Maturing Market Town - 1250-1640

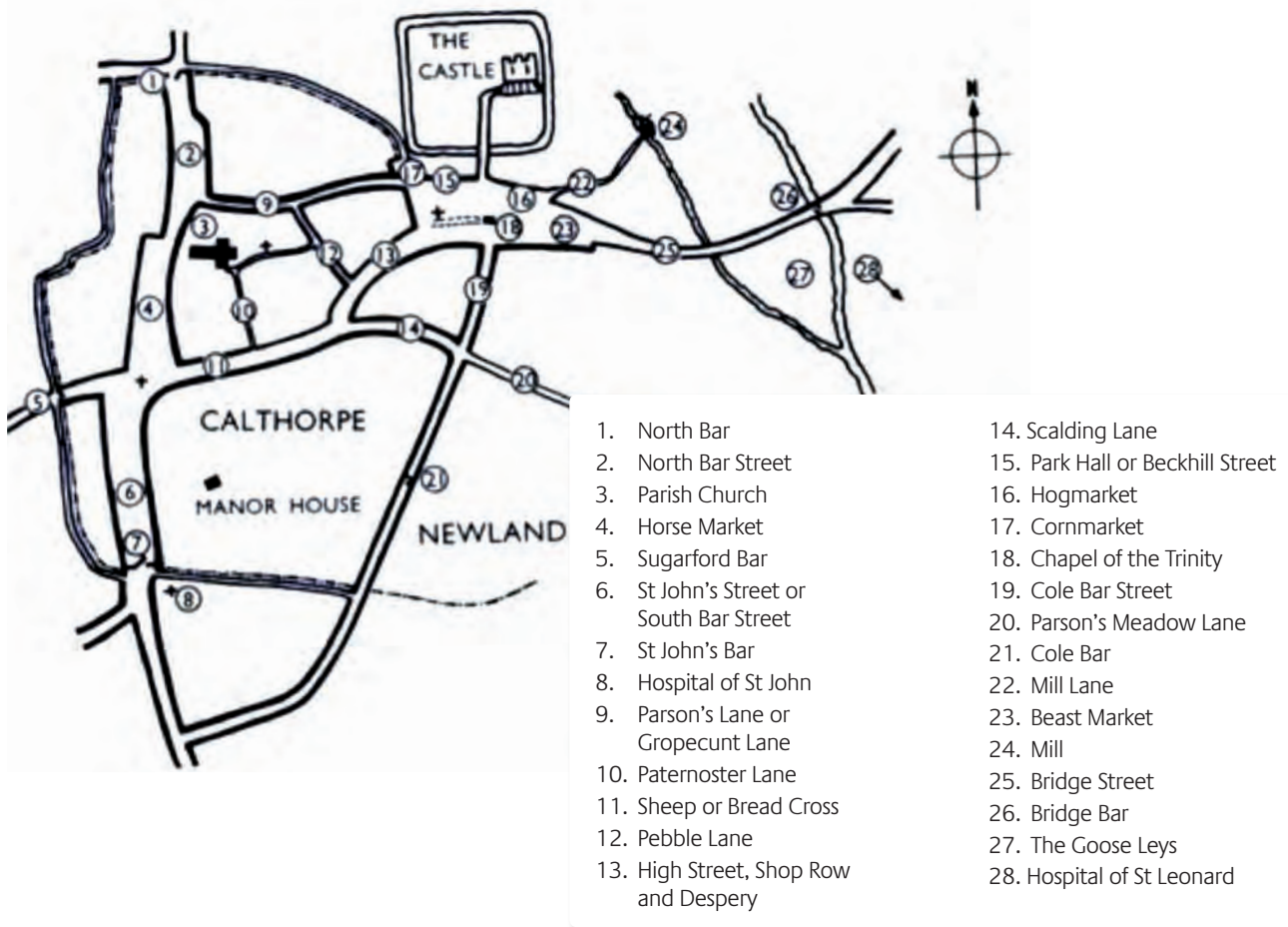
The Market Place was the centre of the town's trade from the twelfth century onwards. Records indicate that a cattle market was set up close by at the beginning of 14th century and a separate sheep market in the 15th century. From the late 13th to the 15th century the town appears not to have grown in prosperity or size

(Pugh, 1972). This was most probably the result of the widespread plagues of the time. Poll-tax assessment of the late 14th reflected these losses. The returns for the period 1377-81 indicate that there were 523 inhabitants over the age of fourteen. Even so, Banbury's population was much larger than other planned towns in the county, i.e. Henley and Thame.

The town's prosperity recovered in the 15th century. However, Banbury remained essentially a local market town serving a prosperous farming region with some contact to the wider world through trade and church. Records from the mid-16th century indicate that the population had risen to approximately 1,400 (Pugh, 1972).

The mid-16th century saw the end of the Bishop of Lincoln's power and an eventual transfer of that power to the crown. In 1554 Queen Mary granted the town a charter and the borough was ruled by common council. The borough's privileges

Figure 7 Plan of Banbury 1441 (Brinkworth 1966)



were further extended and modified by the series of charters granted in 1608, 1638, 1688 and finally 1718, so that throughout the 16th and 17th centuries the common council was dominant in every aspect of the town life. This gave political power to a limited number of families, most of whom derived their wealth from the cloth industry.

Between the 16th century and the mid-19th century the town had many industries but these were all small-scale, predominantly providing for the local region. Significant industries were shoemaking (until the development of the Northampton shoe industry in the early 19th century), weaving woollen cloth and printing. Most significantly the town established an important role for itself as the

central collecting point for the wool trade of the south midlands.

5.5 **Civil War and Reconstruction – 1640 -1778**

By the early 17th century the name of Banbury had become synonymous with Puritanism. Certainly, the leading figures and families in the area became involved with the political and religious intrigues of the time. It was said of Banbury that it was noted for its cheese, its cakes and its zeal (Pugh, 1972). The beginning of the 17th century saw the destruction of Banbury's crosses as objects of superstitious veneration.

There can be little doubt of Banbury's parliamentary sympathies during the Civil War. It is therefore ironic that due to the presence of the castle, the town found itself to be a royalist garrison. Military action certainly inflicted considerable damage on the physical fabric of Banbury as well as to the town's prosperity. The town suffered from fires in 1628, 1643 and 1644 involving the loss of over a third of the dwellings. Other properties in the Market Place were demolished to allow for fortification of the castle. Allied to this was destruction the town suffered as a consequence of the sieges on the castle by Parliamentarians in 1644 and 1646.

The return of peace at the end of the civil war saw Banbury regain its size and population. Late 17th century commerce expanded with a marked increase in the number of inns and the first record of a specialised cloth industry.

New development in this phase was limited to the redevelopment of sites and buildings, and new extensions along South Bar, Horsefair and North Bar Street.

5.6 **Banbury in the Canal Age – 1778-1850**

Despite the fact that the arterial roads into Banbury were turnpiked from 1743 onwards, the town did not grow significantly in the 18th century until the construction of the Oxford Canal in 1778.

Figure 8 Banbury circa 1800 Source: Historic Towns Volume 1 ed MD Lobel



The canal allowed for the cost-effective transfer of goods between Banbury and the Midlands, and later with Oxford. This brought further prosperity to the town and a large expansion in trade. Along the canal a series of wharves were developed for the transportation and receipt of goods, the (public) town wharf being located to the north of Bridge Street.

Banbury was the centre of the plush weaving industry from the 18th century until the mid-19th century. Whilst purpose built weavers' cottages and some small mills were constructed, a significant proportion of the industry was probably located in outbuildings at the rear of houses / plots within the town. This was particularly the case within the burgage plots within the town's core (e.g. to the rear of properties on Parsons Street, North Bar Street and Horsefair).

Contemporary accounts of Banbury at this time confirm that self-employed artisans and tradesmen dominated the town.

The census of 1801 indicates that the borough had 2,755 inhabitants with a further 1,055 living in the Oxfordshire hamlets associated with Banbury. The census of 1821 registers 5,673 inhabitants.

Extensions of residential development in this period were up to the Borough's boundary and up the southern and western slopes, as well as the redevelopment of sites in the town. Outside of the Borough boundary significant development occurred between 1831-1841, and 1841-1851 saw the largest rise in the population of the parish as a whole. The middle-classes occupied new suburbs to the south of the town away from the industrial canal area and from working-class Neithrop to the north-west.

Almost all the ecclesiastical and public buildings to be found in Banbury date from the 19th century. The puritan zeal of the 17th century evolved into non-conformism in the 19th century. John Wesley himself came to preach in Banbury in 1784. The rise of non-conformism within the middle-

classes found expression in the building of churches as well as mission halls for the spiritual wellbeing of the poor and working-class in such areas as Neithrop.

5.7 **Banbury in the Railway and Edwardian Age - 1850-1914**

The 19th century saw a massive expansion in the size and population of Banbury precipitated by trade and industry associated with the ease of access to the transport systems of the age.

The canal, and the arrival of the railway in 1850-1852, ushered in industries aimed at serving wider markets than the region immediately around the town. In particular, the Samuelson's works located on the eastern side of the town, provided much employment and was the impetus for the large expansion in the town in the 1850s and 1860s, which included the building of housing in Grimsbury and to the west and south of the centre.

Other major employers included the Vulcan Foundry in Neithrop which manufactured agricultural implements, the town's breweries (of which none remain), shoemaking, building, and coal merchants (Pugh, 1972).

The census of 1871 indicates that Banbury had 11,725 inhabitants. The town declined in prosperity during the agricultural depression between the 1870s and the 1920s, as it was still largely dependent on its role as a rural market town at the centre of an agricultural hinterland.

Developments in this period included the growth of the industrial village in Newland the development of middle-class housing on the southern slopes of the town and along West Bar / Broughton Road, Grimsbury, and Neithrop. Growth slowed from the 1880s onwards during the agricultural depression until the end of the First World War. Queens Road and Marlborough Road were developed from the 1880s onwards, the latter providing middle class housing.

The comparison of the maps from the

beginning and end of the 19th Century shows the extent of the considerable growth of Banbury during this period (Section 6 - Figures 8 and 9).

5.8 **Twentieth Century Banbury – 1914 Onwards**

The arrival of large-scale industry independent of agriculture, the Spencer Corset Company on Britannia Road and the Northern Aluminium Company factory on the Southam Road in the 1920s and 30s, and the relocation of the livestock market to Grimsbury in 1924, signaled the start of a new period of prosperity for the town. This was based largely upon inward investment and an influx of labour, which has continued to the present. Banbury's livestock market was the largest in Europe until its eventual closure in 1991.

From 1931 to 1951 the population rose from 13,953 to 18,916, a 36% increase, which was well above the national average. The population of Banbury in 2004 was approximately 42,000; by 2011 (the latest date for which there are figures) the population had grown to approximately 47,000 clearly illustrating that Banbury is a growing town.

In the 1920s the main developments in the town were by the council, including Kings Road and the large estate at Easington. There were also a small number of private houses developed in Easington and on Broughton Road. The main private extensions to the town occurred in the 1930s between the Oxford and Bloxham Roads to form the suburb of Easington, also the new extended suburb of Neithrop and at Grimsbury (Pugh, 1972).

Post-war development continued with development in Grimsbury from 1945 onwards. In 1952 the Borough Council signed an "overspill" agreement to accommodate population from London. The Bretch Hill estate was subsequently built linked to the relocation of industries away from the capital.

More recently, extensive privately-funded speculative housing estates have been developed on the periphery of the town - at Cherwell Heights in the 1970s, Hardwick in the 1980s and Grimsbury in the 1990s, Hanwell Fields in the 2000s, with Bankside, Bretch Hill, land to the north of Hanwell Fields, Southam Road, and south of Salt Way currently being developed today.

A key focus for development within Banbury is Bankside which although not current being developed will be brought forward as a high quality development to meet the requirements of the current Local Plan.

6. Historic Maps and Photographs

Figure 9 1882 First Edition OS Sheet



Figure 10 1898 Second Edition OS Sheet



Figure 11 1922 OS sheet



Historic and modern day photographs of Banbury



Oxford Canal 1885



Market Place 1919



Broad Street 1920



Historic and modern day photographs of Banbury



Broad Street 1910



North Bar Street



High Street 1905



Historic and modern day photographs of Banbury



Market Place 1920



Edmund Hunt brewery Newlands



High Street 1905



Historic and modern day photographs of Banbury



Parson Street 1920



North Bar Street



North Bar west side looking south



Historic and modern day photographs of Banbury



North Bar Street



North Bar 1907



Raindeer Yard 1900



7. Architectural History

7. Architectural History

7.1 Only a few fragments of the built form of medieval Banbury have survived the ravages of history and war. A 15th /16th century wing of Calthorpe Manor survives as No. 9 Dashwood Terrace and St John's Priory School in St John's Road is reputed to include remnants of the 13th century Hospital of St. John the Baptist.



Calthorpe Manor (17th Century wing)

7.2 Most of the earliest surviving buildings can be dated to the late 16th and early 17th centuries. Date stones suggest that rebuilding occurred immediately after the Civil War. Examples are the house, now shops, nos. 85-87 High Street dated 1650 and the Vicarage, now offices, no. 27 Horse Fair which has a datestone bearing the inscription "1649/SW". The houses of this period were built in local ironstone. Several buildings in Market Place have timber frames or timber-framed fronts. This practice ceased by the end of the 17th century.

7.3 Stone buildings of the 17th century have a regional vernacular style. Elevations are plain, windows have stone-mullions with square-headed lights and drip-moulds, and doorways are lightly moulded with flattened four-centred arches. Roofs are



24 Horse Fair

steeply pitched, reflecting the original use of stone-tiles or thatch. Rooflines are broken by gabled stone dormers. In some cases the roof is further embellished with stone coping to the gable-ends and stone kneelers (Wood-Jones, 1986). No. 1 Parsons Street and No. 24 Horse Fair are good examples of the regional vernacular style.

7.4 The universal building material of the 18th century was ironstone. However throughout this period there was a general decline in the regional style as national trends in building design became more influential.

7.5 Brick made an appearance at the end of the 18th century, at first as a status material on facades only, but by the mid-19th century locally produced brick had supplanted stone as the principal building material. In the early 19th century a number of local pits were being worked for brick. There were pits off Green Lane, Broughton Road and at the north end of Hightown Road amongst others. By 1848 brick making was at its height in Banbury. By 1870 ornamental brick and terracotta, not manufactured locally, had come into widespread use. This detailing makes appearance in the middle-class housing built at the time, for example nos 18-34 Marlborough Road.



Oxford Road



Queens Road 19th Century terrace housing



Old Town Hall



Crouch Street

7.6 Weaving was the dominant industry of the 18th century. Few weaving premises and workshops remain. There is one surviving ex-plush factory or plush merchant's warehouse to the rear of 30 Horsefair and a pair of listed weavers' cottages at 9 and 11 Oxford Road, all dating from the latter half of the 18th century.

7.7 The late 18th century saw wide-scale building of commercial and industrial buildings associated with the coming of the canal and the associated industries. The Old Town Hall, a brick building of 1790, was relocated to the canal-side in Lower Cherwell Street. This has now been converted from a warehouse to residential use, but sits alongside other brick buildings and structures associated with the canal. The coming of the canal stimulated the development of a local iron-founding and

engineering industry, located initially at North Bar and subsequently in Neithrop. This industry was relocated to the canal-side and Newlands areas during the 19th century and grew to become the town's largest employer, with worldwide export markets.

7.8 Expansion in the town's population during the 19th century demanded increased provision of housing. The development of speculative terrace housing began soon after 1800. However, slum-clearance schemes of the 1960s have resulted in little workers' housing built before 1845 remaining.

7.9 The need for middle-class housing saw the beginning of middle-class suburbs in the south and west of the town. Examples of such housing are Nos. 1-10 Calthorpe Road, built around 1840.



3 Market Place



Corn Exchange

7.10 Housing in the second half of the 19th century tended to adopt the local style of false voussoirs (individual arch bricks) based on classical styling with additional details such as polychrome brick.

7.11 The designs of buildings from the 18th and 19th centuries reflect the pervading trend towards countrywide architectural styles. Buildings are therefore found in Italianate, Regency, Classical, Gothic, Jacobean and from the 20th century even Art Deco style.

7.12 Public and commercial buildings are represented by buildings from various periods. The Wool Hall, located at No. 3 Market Place, was originally constructed in the early 17th century.

7.13 The 19th century saw public buildings once again being built in stone; however this stone tended to be imported from other regions. Examples are the façade to the Corn Exchange in the Market Place built in 1857 and the Gothic style town hall built in 1854.

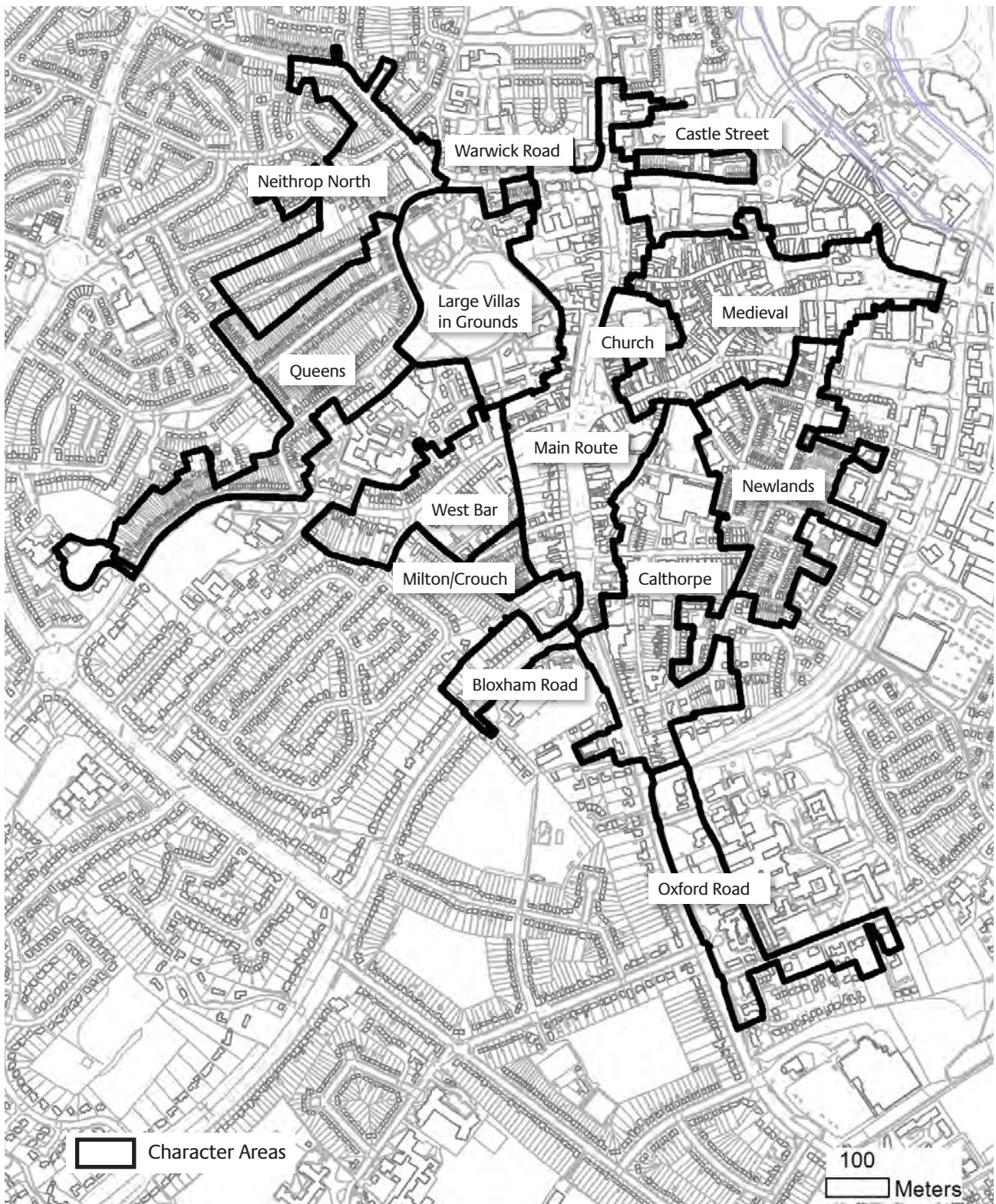


Town Hall

8. Character Areas

8. Character Areas

Figure 12 Character Areas



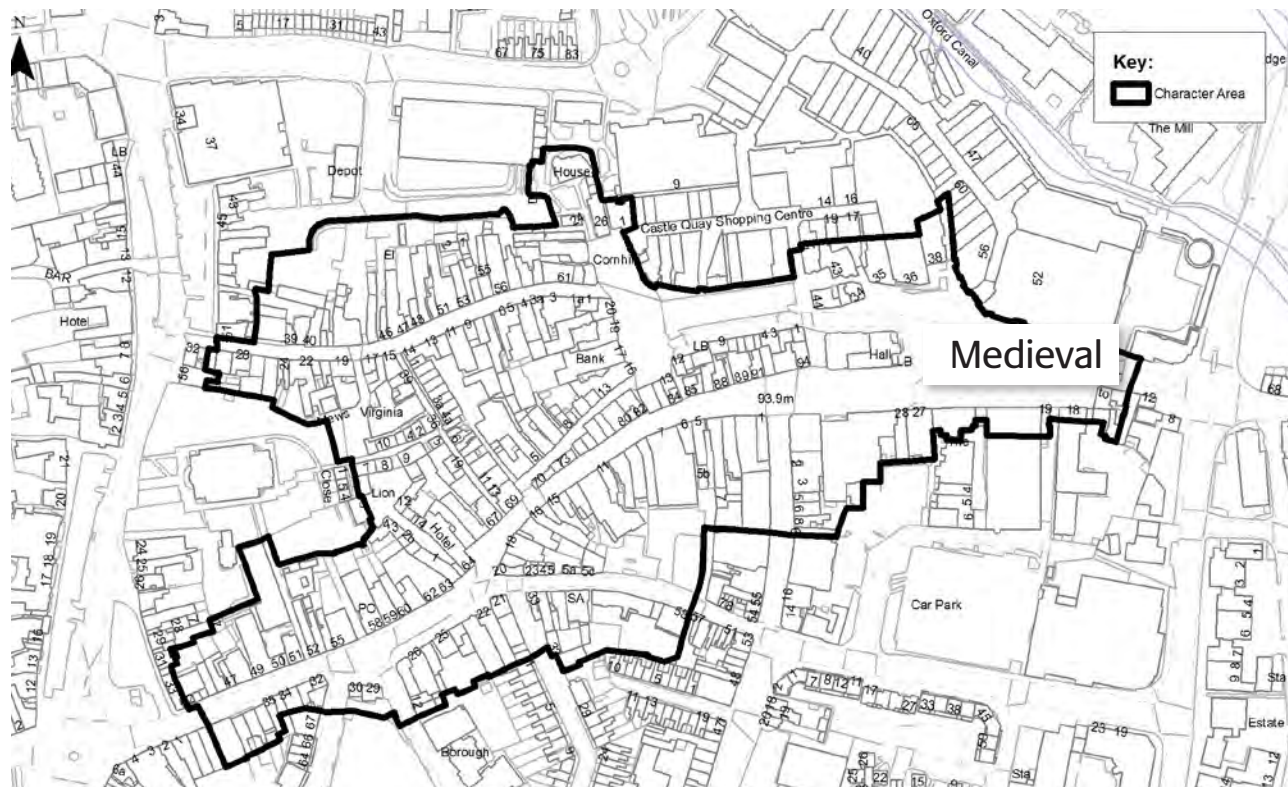
8.1 Banbury, like many other market towns, is a conurbation composed of a number of areas of differing character and appearance. This visual difference is very much tied in with the chronology of institutional and residential development within and expansion of the town and the historic dispersal of trades and different social groups.

To aid character analysis of the conservation area the following areas have been identified:

- Medieval core
- Church precinct
- Main route corridor
- 19th century suburbs – Newlands
- 19th century suburbs – Calthorpe
- 19th century suburbs – Milton Street, Crouch Street
- 19th century suburbs – Queens Road area
- 19th century suburbs – West Bar area
- 19th century suburbs – Neithrop, Warwick Road and Castle Street
- Large Villas in grounds
- Late 19th and early 20th century villas Oxford Road, Hightown Road and Bloxham Road

9. Medieval core

Figure 13 Character Area - Medieval

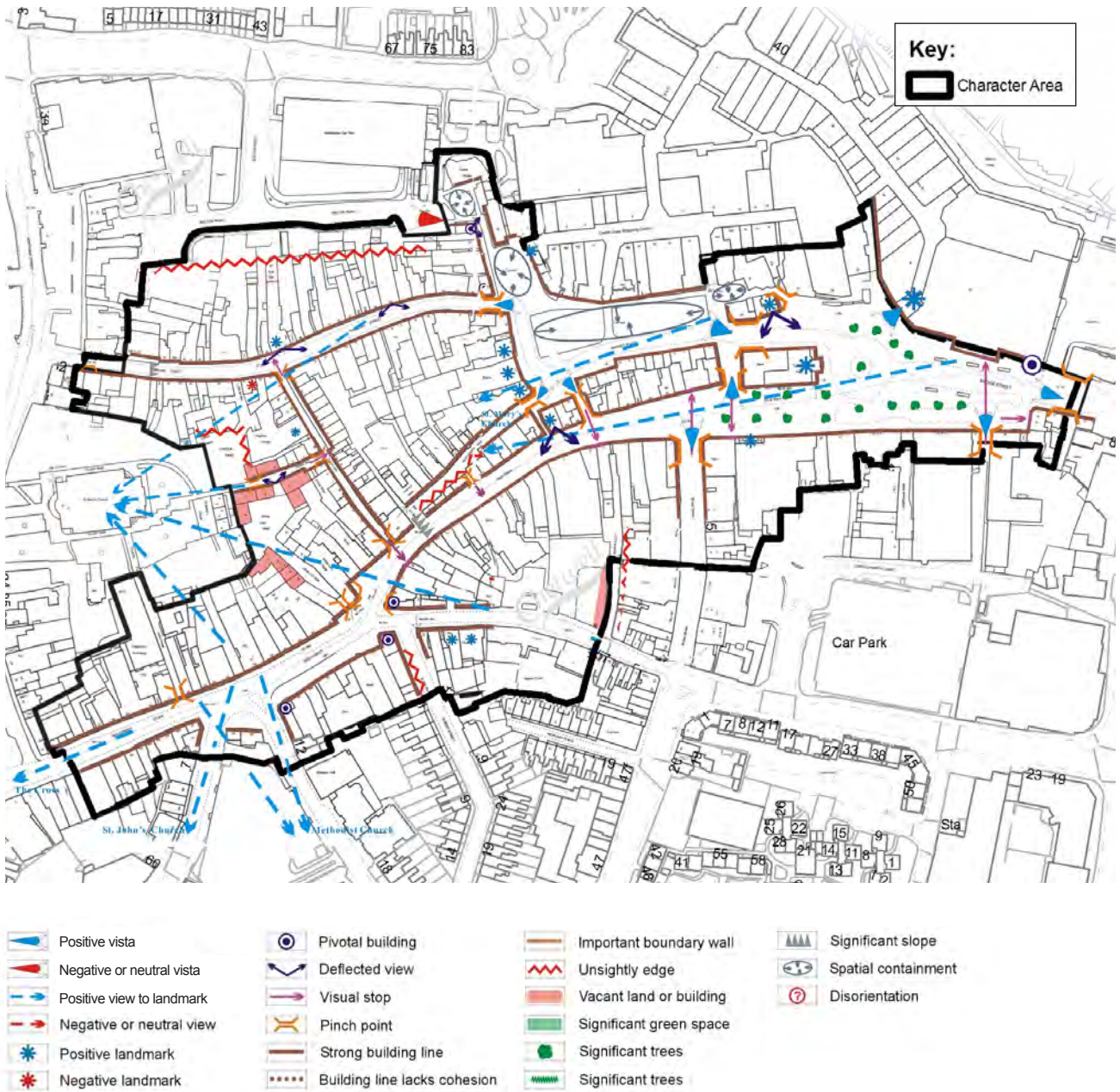


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View NE across the Medieval core of Banbury 1929 (St Mary’s Church centre picture)



Figure 14 Visual Analysis - Medieval



9.1 **Land Use**

Due to the historic and central nature of this area, the land uses are predominantly civic and commercial; the grouping of the town hall, banks and the Market Place point to this area being the civic heart of Banbury. Commercial uses include comparison retail, mainly fashion and food and drink. National multiples are concentrated on Bridge Street, and within Castle Quay shopping centre (outside

the conservation area). Smaller-scaled independent retailers and public houses are located in Market Place, Parsons Street, Church Lane and High Street. However, the opening of Banbury Gateway Shopping Park in the Autumn of 2015, just off Junction 11 of the M40 and a mere 1.5 miles from the centre of Banbury (4 minutes' drive) has resulted in the suppression of the economic vibrancy of the town centre.

9.2 Street Pattern

Banbury is an increasingly rare example of a market town where the medieval street pattern in the historic core remains substantially preserved. The area consists of four principal streets and spaces: Bridge Street, High Street, Market Place and Parsons Street. Interlinking historic lanes such as Pepper Alley, Church Walk, Church Lane and Butchers Row, their intimate and vehicle-free character all add to the richness of the townscape.

9.3 Building age, type and style

The buildings in the medieval core date from the 17th to the 19th centuries. This is reflected in the diversity of materials and architectural styles.

Virtually nothing of medieval Banbury has been left standing. There are no identifiable medieval buildings and no archaeological watching briefs have uncovered evidence of earlier dwellings clad behind later facades.

Most of the earliest buildings that survive can be dated to the late 16th and 17th centuries. Date stones suggest that rebuilding occurred immediately after the Civil War.

An example is the house, now shops, Nos.85-87 High Street, dated 1650. The houses of this period were built in local ironstone. Several buildings in Market Place have timber frames or timber-framed fronts (No. 16 Market Place); this practice ceased by the end of the 17th century.

The universal building material of the 18th century was ironstone. Brick made an appearance at the end of the 18th century and by the mid-19th century the use of locally produced brick was ubiquitous, except for a limited number of public buildings.

The town's prosperity at the end of the 18th and during the 19th century resulted in the redevelopment of areas such as High Street and significant numbers of buildings date from this period.

9.4 Scale and massing

Built form within the medieval core is dense, comprising continuous enclosed street frontage and further backland development. The height of buildings is remarkably consistent, with very few examples of intrusive tall development that characterises the centre of many market towns.

In Market Place and other principal routes such as High Street buildings stand at three or three-and-a-half storeys and, only occasionally, four storeys. Buildings in the lanes and also those found to the rear of plots are noticeably lower, at predominantly two storey with some single storey structures.

9.5 Construction and materials

Local ironstone, Banbury red brick, render and non-local stone can all be found within the historic core. The use of building materials is related to the date of construction.

The buildings that survive from the 17th century are constructed from local ironstone, some incorporating timber frames, window dripstones or side-hung casements. Roofs would have originally been stone tiles or thatch. Little of the original roofs remain. A few properties still retain their stone slates but most have Welsh slate roofs. Modern synthetic roofing materials are also found.

Chimneys that would have originally been constructed from stone are mostly rebuilt in brick. Some original plank and batten doors still survive.

The coming of the canal and railway in the 18th and 19th centuries and the resulting improvement in the transportation of goods and the arrival of national trends in architecture saw the decline in the regional vernacular style. That is buildings constructed from local stone characterised by plain elevations; windows with stone mullions, square-headed lights and drip-moulds; lightly moulded doorways with flattened four-centred arches; and steeply

pitched roofs, broken by gabled stone dormers.

The choice of building materials also reflects this increase in the cosmopolitan tastes of the middle-classes, as well as the increased demand for housing as Banbury grew in prominence. Thus while the housing of the early 18th century is still constructed from local ironstone, by the 19th century brick becomes the building material of economy and so preference.

Vertical sliding sash windows are an almost universal detail of this period for middle-class housing and the 19th century housing of the working-classes. However, the low, wide segmental headed windows with side-hung casements can still be found and are indicative of the lower status rear-plot workshops and dwellings of the 18th century once common throughout the town.

The design of doors, where they have not been replaced, is again related to social status. Panelled doors often with overlights and/or a decorative surround, in the case of 18th and 19th century buildings are indicative of their higher-status.

9.6 **Means of enclosure**

Street enclosure is created by strong continuous building lines, which frame the streets and spaces in a very positive manner. Market Place, the principal space in the town, interestingly comprises three sub spaces: the Market Square proper and two smaller squares, Cornhill and outside Nos. 43-44 Market Place. The narrowness of the lanes such as Church Lane and Butchers Row, contrasts with the openness of Market Place and Bridge Street and adds to the richness of the townscape.

9.7 **Trees, hedges, verges, open spaces**

There is very little vegetation in this central area, with the exception of the trees in Bridge Street. In summer the Banbury in Bloom floral displays add colour to the street scene.

Care needs to be taken, however, that planting boxes, basket columns etc, that

are empty for most of the year, do not add to the level of street clutter.

9.8 **Features of special interest**

- The Reindeer, Parsons Street – Ironstone and timber framing (16th century)
- No. 16 Market Place – Ironstone and timber framing (16th century)
- 27 High Street – (1537 rebuilt 1910)
- No. 3 Market Place - now Stucco (17th century) Built as the Wool Hall, used as The Blue Coat School (c.1610- c.1642) and Banbury Gaol (c.1649 –1852)
- Nos. 85-87 High Street - pargetting (1650) - built for Edward Vivers, mercer and Quaker.
- No. 1 Parsons Street - ironstone in local vernacular style (17th century)
- Wheatsheaf Inn, George Street - local ironstone (17th century)
- The façade of the Cornhill Corn Exchange - Limestone ashlar (1857)
- Nos. 23 & 24 Market Place (Cornhill) – polychromatic brick, Gothic (1866)

9.9 **Carriageways, pavements, footpaths**

There are few areas of traditional paving remaining in situ in the historic core, with the exception of granite setts and stable block pavements in yards associated with public houses. Small areas of York stone paving remain, for example in the Tchurches linking Market Place and High Street.

Elsewhere, tarmacadam is used universally for the carriageways, with a mixture of concrete kerbs (High Street), granite kerbs and limited use of granite setts. Footway materials are also a mixture of tarmacadam, concrete slabs and brindle bricks laid in a herringbone pattern.

The pedestrianised parts of High Street, Broad Street and Bridge Street have seen the introduction of brindle brick in a number of shades and concrete blocks are used to demarcate raised tables over the highway for pedestrian crossing points. The variety of materials used throughout

the historic core does detract from the unity of the place and, furthermore, poor reinstatement has resulted in patching.

9.10 **Threats**

- Although much of the fabric of the historic core is well maintained, there remain many under-used upper floors and examples of shop fronts and fascias that are unsympathetic to the historic environment.
 - Traffic continues to exert an adverse visual impact in parts of the historic core.
 - Bridge Street suffers from a plethora of ill-matched signage and street furniture, some of which is in poor condition. This creates a high level of visual intrusion.
 - The use of the historic Market Place for car parking on all but the two market days restricts people's ability to enjoy this as the commercial and social heart of the town.
 - The commercial premises on Parsons Street still require delivery by vehicles. This can sometime raise concern about pedestrian safety.
 - Throughout the historic core, street clutter of various kinds is a major source of visual intrusion that detracts from the historic street scene.
 - The maintenance of the surfaces needs attention in most areas.
 - There are few gap sites within the historic core, although there are development opportunities to enclose the exposed backs of properties for example at Bolton Road.
- Glimpse views from Market Place to streets off including High Street and Parsons Street.
 - Sequential views along High Street.
 - The cupola of St Mary's Church can be seen from the western end of Bridge Street, from the eastern end of Market Place, from Parsons Street near its junction with Church Lane and from the far eastern end of George Street outside the conservation area.

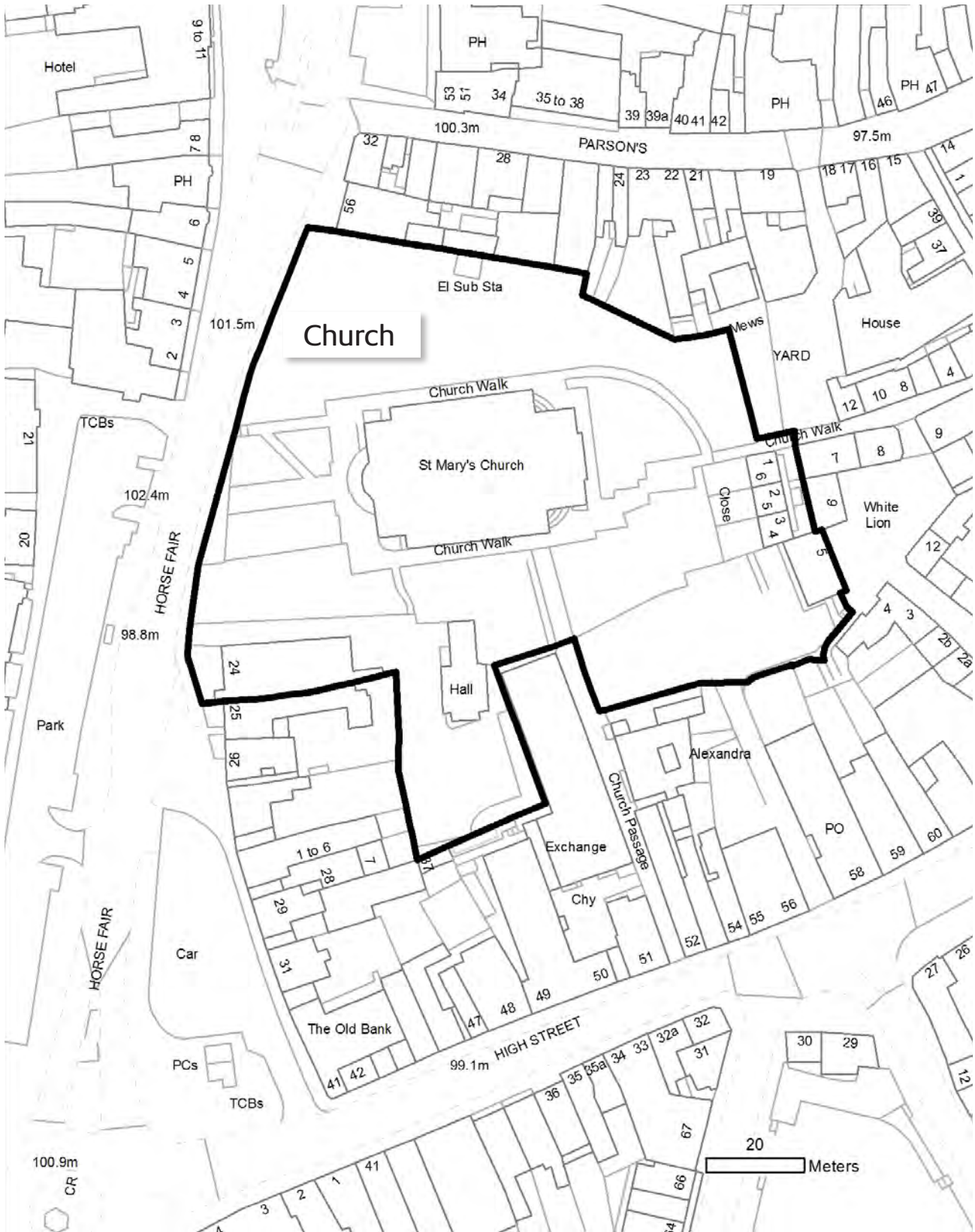
9.11 **Key views**

There are no long vistas within the historic core due to the sinuous nature of the streets and the intimate scale. However snatched views of landmark features add significantly to the townscape interest. Key views are:

- Along Bridge Street to the Town Hall.
- Sequential views from here to Market Place.

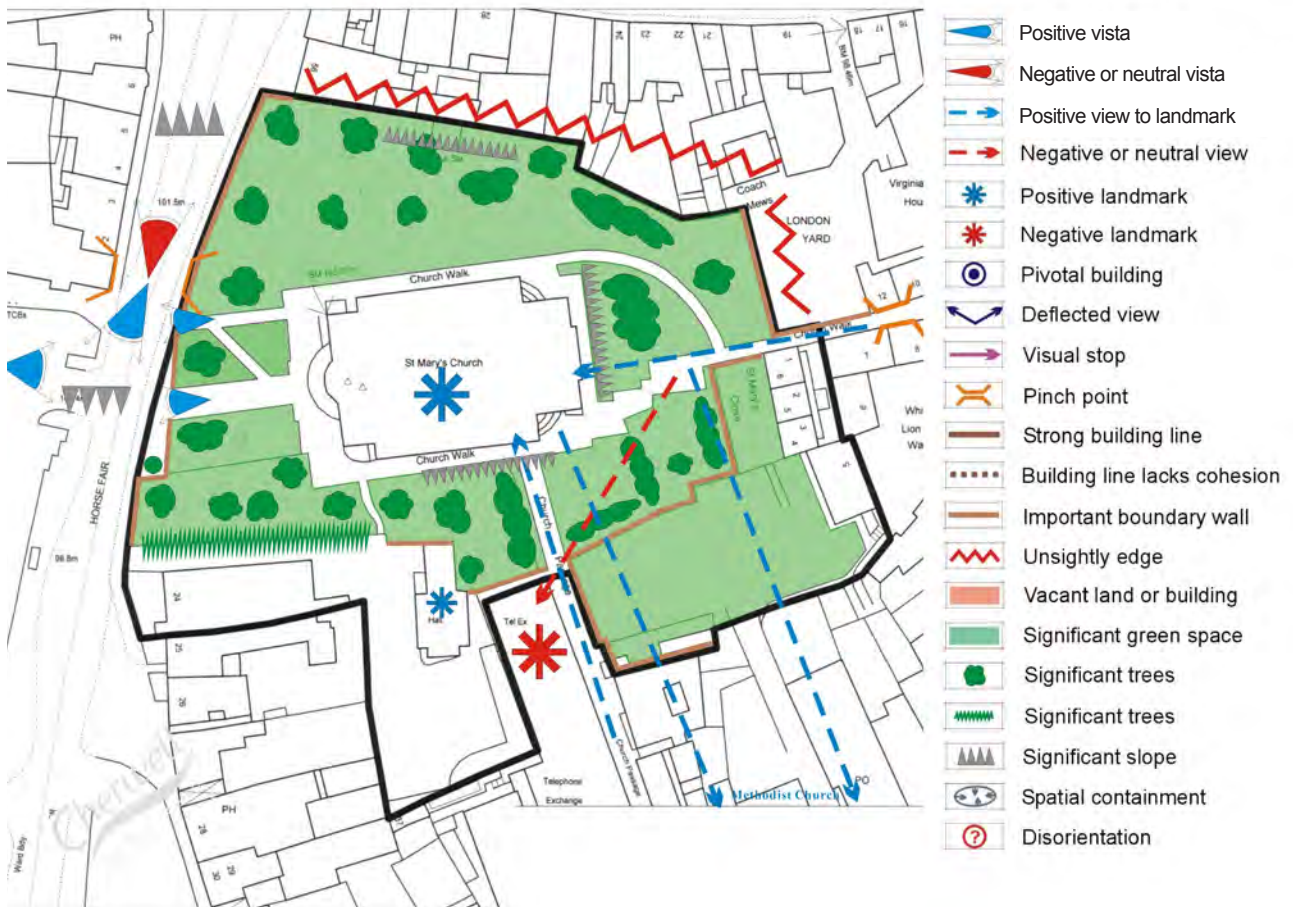
10. Church Precinct

Figure 15 Character Area -Church Precinct



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Figure 16 Visual Analysis - Church Precinct



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10.1 Land use

Religious use dominates this small character area, with associated uses including the church hall to the south of St Mary's Church and the former vicarage, 24 Horse Fair on Horse Fair and almshouses at St Mary's Close.

10.2 Street pattern

St Mary's Church has three pedestrian access points from Horse Fair, High Street and Church Lane. The narrow alleys, Church Walk and Church Passage, connect to Church Lane and High Street respectively.

However, there is no access from Parsons Street. The church yard has a sense of seclusion despite being well used by pedestrians walking to and from the town centre.

10.3 Building age, type and style

This small character area is dominated by the church itself. The construction of the current church was begun in 1790 to the design of S.P. Cockerell after the demolition of the 12th century St Mary's church. The building is Classical in style. The west portico is semi-circular with Doric columns and a half-domed copper roof surmounted by a three-stage tower and cupola.

10.4 Scale and massing

The Church is centrally located within the church yard which has been laid to grass, thus allowing the building to clearly stand out from the immediate surroundings. The height of the tower and cupola together with the fact that the church is situated on locally high ground results in the cupola being prominent in local, mid and long distance views.

Other buildings within this character area appear small by contrast: the alms houses on Church Lane.

10.5 **Construction and materials**

St Mary's Church is constructed from locally quarried ironstone.

On the ground floor the stone has been dressed in rusticated-style. The stone above is ashlar. The first floor has five semi-circular headed windows with rusticated keystone surrounds.

The present interior is not entirely as originally conceived but the result of partial alterations carried out in 1863-81 by the architect Sir Arthur Blomfield. The building is described at length by Pevsner (Sherwood, J. & Pevsner (1974)) and Pugh (1972).

10.6 **Means of enclosure**

The churchyard is enclosed by stone walls of around 1.5m in height and contains mature trees and hedges particularly to the east of the Church. The level of enclosure is relatively low. However, it has been further reduced by the lack of stone wall on the north side. The backs of buildings on Parsons Street can be clearly seen.

10.7 **Trees, hedges, verges, open spaces**

This is the only green space within the centre of the town and, as such, has potential to provide a haven of quiet. Trees and hedges are scattered in the churchyard. The tall mature evergreen trees at the entry from Horsefair effectively separate the Church from the busy traffic route and help to absorb noise. Trees on the south side of the Church provide greenery to soften the environment. The change in slope of the Church and the curve of Church Walk adds visual interests to the townscape.

10.8 **Features of special interest**

- The church of St Mary.
- The former vicarage, No. 24 Horse Fair – ironstone, local vernacular (1649).
- An interesting aside relating to the St. Mary's site is that Jonathan Swift gave



St Mary's Church

his hero the name 'Gulliver, a gentleman from Oxfordshire', in his book *Gulliver's Travels* (1726), having observed the tombs of the Gulliver family in the graveyard of the original St Mary's in Banbury.

10.9 **Carriageways, pavements, footpaths**

The character area contains no highway but a number of footpaths. The original York stone flags are retained and this material has also been used in the footway at Horsefair by the church, along with granite setts and concrete blocks in a sympathetic manner.

10.10 **Threats/Negative features**

- Some of the chest tombs are in need of attention.
- The views from the Church precinct are harmed by the exposed backs of buildings; London Yard to the north and the Telephone Exchange building to the south are highly visible.



Former Vicarage, 24 Horse Fair



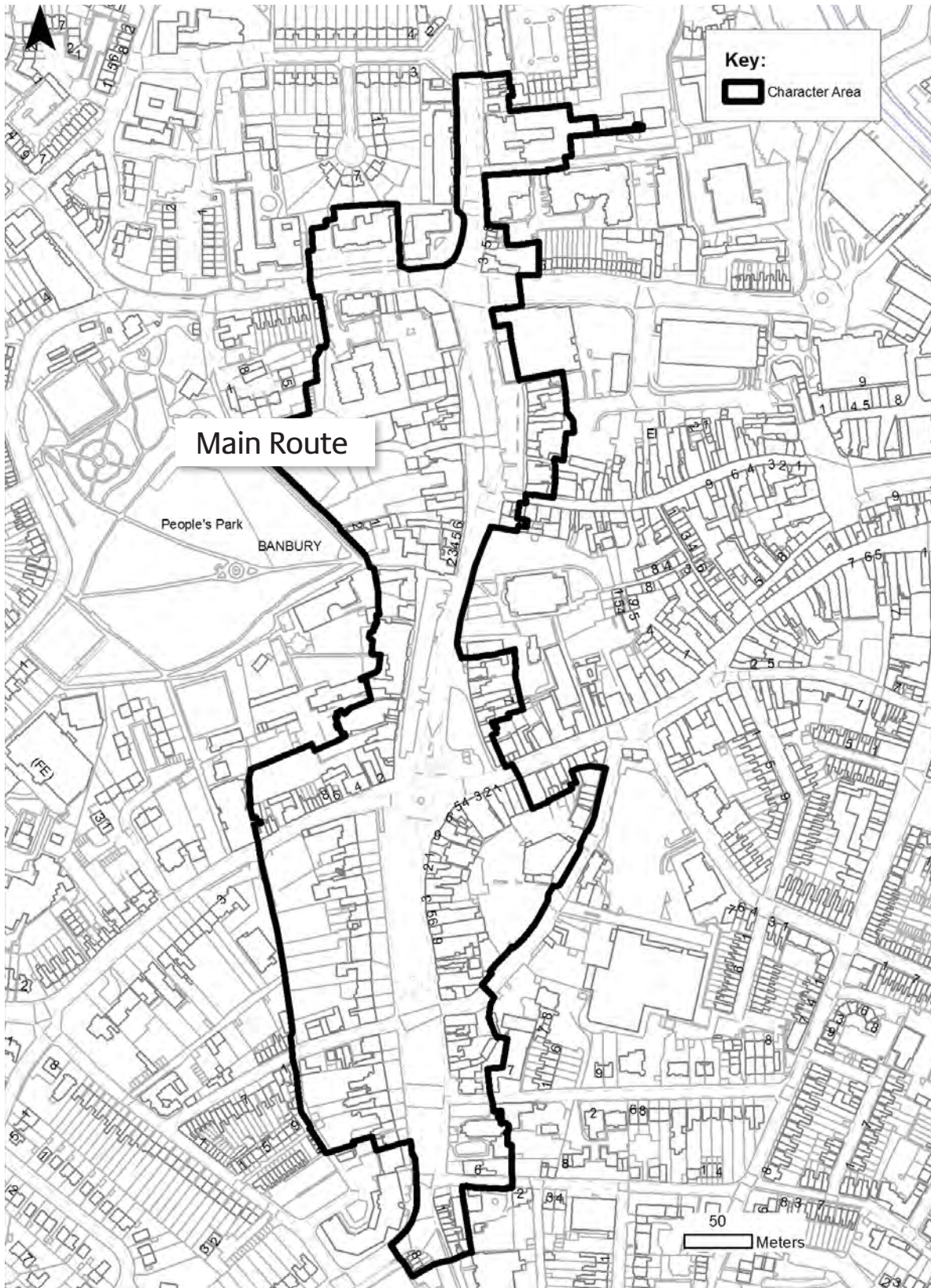
Church room to the rear of 24 Horse Fair

10.11 **Key views**

- The Church is prominent in local views from Church Walk, Church Passage and Horse Fair.
- The cupola is a prominent landmark throughout the town centre and other parts of the town.

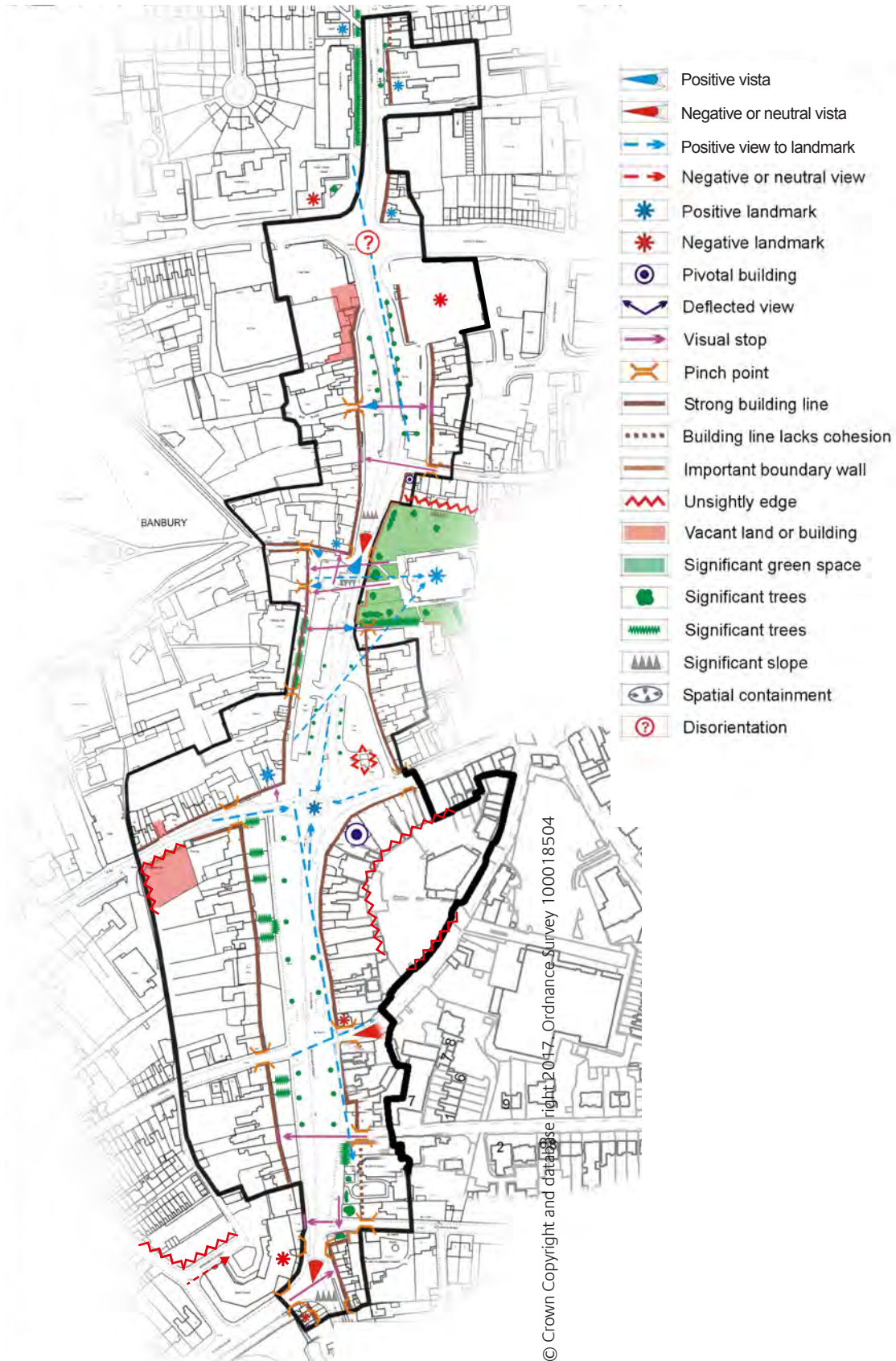
11. Main Route Corridor

Figure 17 Character Area - Main Route Corridor



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Figure 18 Visual Analysis - Main Route Corridor



11.1 Land use

The west side of South Bar Street has imposing, high-status buildings, which are now mostly occupied by financial and professional services although in the last couple of years a number of the buildings have been converted to residential apartments. On the east side of South Bar Street smaller scale properties are in use as a variety of commercial premises. The church of St. John the Evangelist still retains its religious function, whilst other chapels have been converted to commercial premises.

The land use on the east side of Horse Fair and North Bar Street once commercial and professional services (with religious uses) is also migrating towards residential with conversion to apartments. The west side of Horsefair consists predominantly of hotels and restaurants.

At the northern end of North Bar Street on the west side is the site of the former Barns and Austin Brewery latterly Dunnel and Co. The brewery buildings were demolished some several decades ago but since the last conservation area appraisal (2004) the site has undergoing redevelopment for residential apartments.

The urban character of the area becomes fragmented going north into Southam Road and, therefore, only a primary school, a public house, Banbury Magistrates' Court and the 19th century town houses are included within the conservation area.

Banbury Court House was originally built as the town's police station in the years after World War II. There is no history associated with the site which was previously open land.

The character area also contains large areas of car parking either side of the main traffic route.



Main Route corridor aerial 1929



Banbury Court House

11.2 Street pattern

The streets within this character area form a continuous linear route from north through the heart of the historic town passing by the Cross. The Cross is significant focal point at the junction connecting the north-south link, South Bar Street and Horse Fair, as well as the east-west link, High Street and West Bar Street. The volume of traffic flow across this junction is heavy, particularly during peak hours.

South Bar Street is the widest street along the corridor accommodating tree planting and 90 degree parking on both sides as well as, on the west side, sizeable front gardens that, remarkably, have been spared being transformed into car parking for the offices that now occupy the buildings. South Bar Street exhibits a strong continuous building line and the burgage plots reflect the historic importance of the street. In terms of the topography, the land falls 7m from the junction of Oxford Road and Bloxham Road to the Cross. Horse Fair lies between the Cross at the southern end and St Mary's Church at the north. From the Cross the land rises to St Mary's Church, which then sits on a local horizon and this, together with the projecting building line created by Church House effectively terminates this sub space.

From this point the land falls 6.5m to the North Bar / Warwick Road cross roads, another busy junction. North Bar Street is dominated by traffic queuing at this junction and also by parking on both sides.



Banbury Cross (1859)



South Bar Street

11.3 Building age, type and style

The buildings of the main route corridor were built at a number of different periods.

The earliest buildings date from the 17th century and are constructed from local ironstone in the vernacular style of the period. Surviving examples are located on Horse Fair.

The western side of South Bar Street (known as The Green) and North Bar Street were developed in the 18th century with high-status housing for the merchant classes. In the 1830s Horse Fair and the Green (south end of South Bar Street) were preferred residential areas. The properties in these areas were constructed in ironstone ashlar with appropriate Classical detailing such as pilasters, porches and window detailing round vertical sliding sash windows.

The east side of South Bar Street does not share the grandeur of the west side. This area was also developed in the 18th century, but as densely packed small-scale stone-built cottages. The Swan Inn, No. 3 South Bar Street dates from this period of construction.

The southern end of South Bar Street became available when the Calthorpe Manor land was sold for development. Thus the brick-built commercial and other building, for example Austin House, No. 24 South Bar Street built in 1834 as a Baptist Chapel dates from this period.



Former offices of the Poor Law Guardians (now nursery)

The 19th century also saw the construction of a number of grand public buildings.

These include:

- The Church of St John the Evangelist and associated buildings, constructed from 1838 onwards in limestone ashlar in Gothic revival style;
- The former United Reform church in Greek revival style, (now part of a children's nursery adjacent); and
- The former offices of the Poor Law Guardians built in 1902 in Jacobean style (now a children's nursery).

The 20th century is represented by one public building:

- Banbury Court House is one on its own in terms of buildings within the town. It was built as a new County Police Station in 1935, following the Borough losing control of its police force to the County in 1925. The building is constructed in stone thereby following the 19th century architectural tradition that equates stone with civic pride; the architectural style is paired-down and the building appears severe but not to the point of brutality.



South Bar Street

11.4 Scale and massing

Buildings on the west side of South Bar Street were built as high status residence with a certain uniformity of style. Most of them are three storeys. In contrast, buildings on the east side are much smaller. Although the majority is three storeys there are a few two-storey buildings near to the Cross. The scale of St. John's Church ensures its prominence compared to the surrounding buildings. These differences in building height and roof line contrast with the uniform building line and roofline on the west side of the street.

Buildings along Horse Fair and North Bar Street generally are three storeys. The exceptions are St Mary's Church and St Mary's C of E Primary School on Southam Road that is only one storey.



The Fair Lady on her white horse -20th Century street sculpture

11.5 Construction and materials

The surviving buildings date from the 17th to the 19th centuries; they display a range of characteristic features, variations in style, building height and construction materials. Ironstone, brick, stucco and limestone ashlar are all found.

17th century buildings are constructed from ironstone. An example is Woolpack Mews on Horse Fair (former public house), an ironstone building with leaded casements and slate roof. No. 47 North Bar Street is an example of a fine 17th century house, remodeled in the 18th century. It is constructed from regularly coursed ironstone with a steeply pitched roof, now of slate.

There are a number of fine 18th century buildings located on the west side of South Bar Street (The Green). These are Georgian buildings built in Classical style. No. 40 and No. 55 South Bar Street are particularly worthy of note.

All these buildings have been converted to office premises.

The east side was developed at a later date with brick-built commercial premises and dwellings.



South Bar Street

11.6 Means of enclosure

The very strong and continuous building lines frame the series of spaces. The front gardens to properties on the west side are enclosed by low stone walls and in some cases hedges.

11.7 Trees, hedges, verges, open spaces

The street trees on both sides of South Bar Street are a key component of the character of this linear route, although many are now over-mature. Gardens to properties on the west side of South Bar Street make a memorable contribution to the character of the area, as they have, unusually, escaped conversion to car parks.

11.8 Features of special interest

- Whateley Hall Hotel (formerly The Three Tuns), Horse Fair – ironstone (1677)
- Friends' Meeting House, Horse Fair – ironstone (1751)
- No. 40 South Bar Street – ironstone ashlar (1784)
- No. 55 South Bar Street (Linden House) – ironstone ashlar (Early 18th century)
- Austin House, No. 24 South Bar Street built in 1834
- Church of St John the Evangelist – limestone ashlar, Gothic-revival (1838)
- The former United Reform church in Greek revival style
- The former offices of the Poor Law Guardians built in 1902
- Banbury Cross (1859)
- Church House – ironstone, Gothic- revival (1904)
- St Mary's C of E Primary School
- Banbury Magistrates' and Family Court building

11.9 Carriageways, pavements, footpaths

Traditional materials have been replaced by modern, with the exception of York stone flags outside St Mary's Church, St. John's Church and the footpath to People's Park. The footway material along South Bar Street, Horsefair and North Bar Street is concrete slabs with granite setts used as deterrent paving adjacent to the highway and around tree planting.



St Mary's Primary School



Horsefair



Austin House South Bar Street



Church House, Horsefair

11.10 Threats

- High traffic flows, queuing vehicles and associated highway signage as well as extensive car parking are all visually intrusive.
- There is a variety of street furniture in the area, mostly in traditional cast iron range. It is also painted in a variety of colours and shades of green. It is important that the maintenance of street furniture in various ownerships is coordinated.
- A number of properties on the west side of North Bar Street have been vacant for some time, in addition to those to be rebuilt as part of the apartment scheme at the Warwick Road junction.

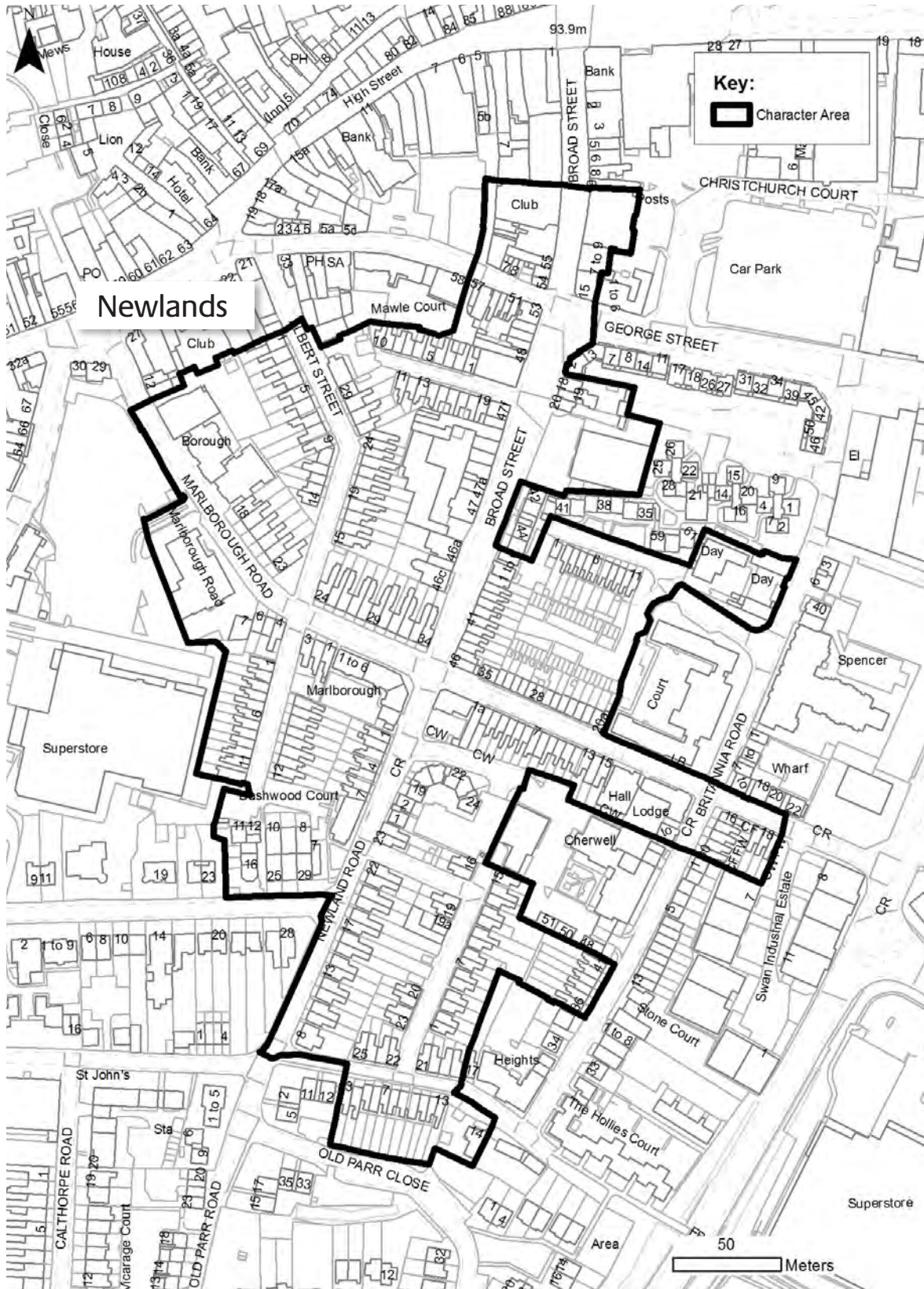
- The public conveniences, coach drop off and taxi bays occupy a very prominent position adjacent to the Cross and this is a gross under- exploitation of the potential of this area. It would benefit from a major overhaul.
- North Bar is the poor relation in this linear family of streets and, despite the construction of a fairly massive block of apartments at the Warwick Road junction, lacks landmark buildings of any note.

11.11 Key views

The sequential views moving northwards from St. John's Church, the Cross and St. Mary's Church are the most prominent elements in the area.

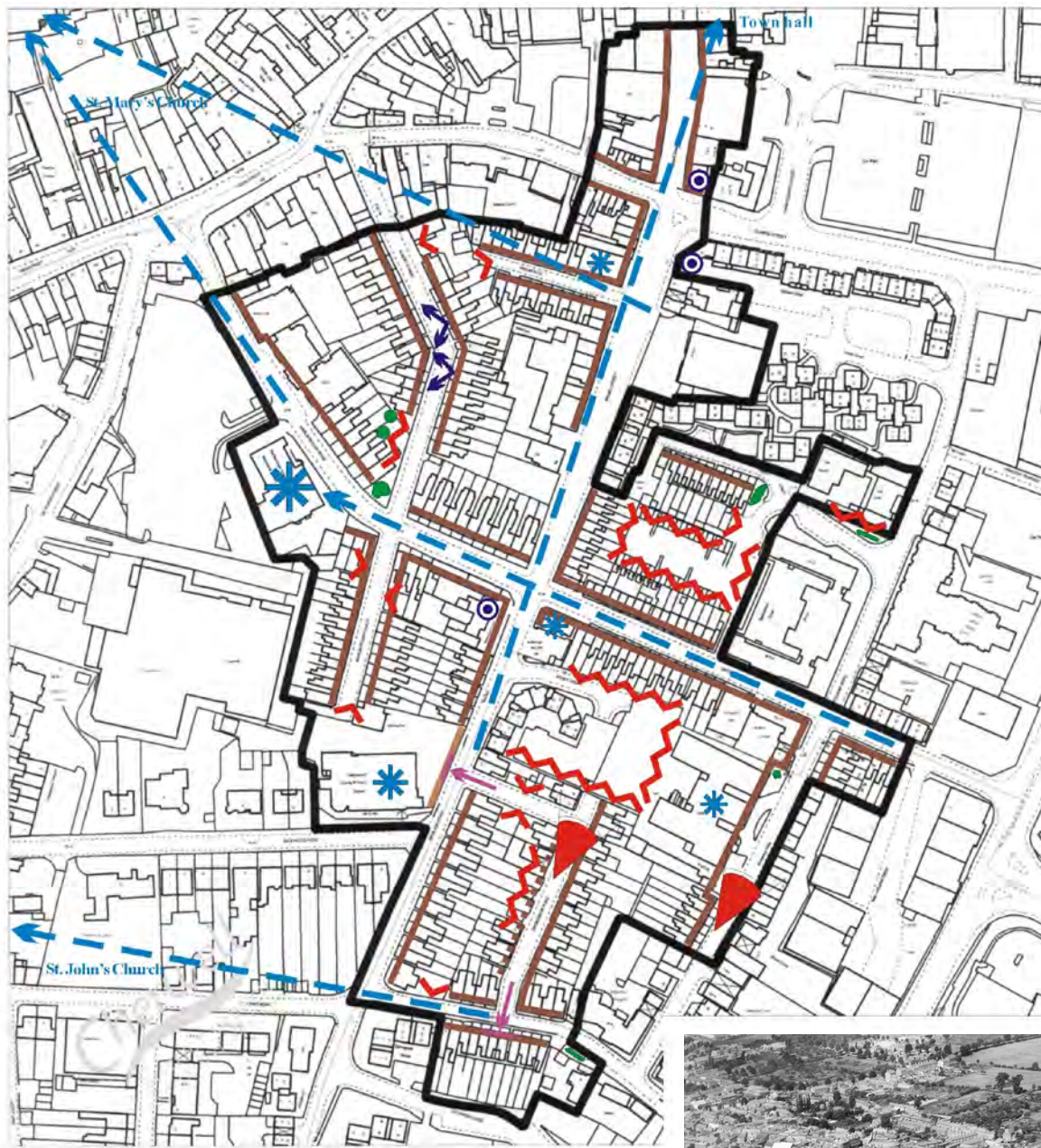
12. 19th Century suburbs (East) – Newlands

Figure 19 Character Area



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Figure 20 Visual Analysis



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- | | | | |
|--|---------------------------|--|------------------------------|
| | Positive vista | | Building line lacks cohesion |
| | Negative or neutral vista | | Important boundary wall |
| | Positive view to landmark | | Unsightly edge |
| | Negative or neutral view | | Vacant land or building |
| | Positive landmark | | Significant green space |
| | Negative landmark | | Significant trees |
| | Pivotal building | | Significant trees |
| | Deflected view | | Significant slope |
| | Visual stop | | Spatial containment |
| | Pinch point | | Disorientation |
| | Strong building line | | |



View NW across Newlands 1929 (Banbury Town Hall, the Britannia Works and Hunt Edmunds Brewery (now both demolished) centre picture, canal in the foreground)

12.1 Land use

The area to the south of the medieval core is now principally a residential area. However, other uses, such as retail and food and drink establishments, are found in George Street and Broad Street. Other non-residential buildings are located across the area, such as the Methodist Church and public library on Marlborough Road, a former public house on Gatteridge Street, and former Dashwood School on Dashwood Road.

The fact that these local services either still remain or the buildings were in active use until the last decade illustrates their importance as part of a planned urban neighbourhood with local facilities to hand.

12.2 Street pattern

This area is intensively developed and there are no defined public spaces except the streets themselves. The character area is centred on Broad Street and Newland Road. It includes Albert Street, Britannia Road, Broad Street, Gatteridge Street, Grosvenor Road, Grove Street, Marlborough Place, Marlborough Road, Newland Place, Newland Road and Prospect Road.

The streets are aligned along two main axes, the north-south link, Broad Street/ Newland Road, and the east-west links, Marlborough Road and Gatteridge Street. The key route is the wide medieval thoroughfare of Broad Street with its shops and public buildings, which remains the area's connection to the town centre.

The streets are laid out in a planned grid iron and well-connected with the surroundings, particularly to the town centre.

12.3 Building age, type and style

The historic character of this area is defined by its mix of mid to late 19th century artisan housing, shops, public houses, chapels, schools and the few remaining back-street workshops and places of manufacture.



Public library Marlborough Road



Marlborough Road

The area is dominated by terraced housing built for the working classes from about 1850 to 1900. The lengthy terraces of narrow-frontage deep-plan houses are built of the locally produced Liassic brick (Banbury red brick) enlivened by simple decorative features. The terraces have Welsh slate roofs with brick chimneys with pots but no dormer windows. All properties would have originally been built with vertically sliding sash windows and paneled doors. Most of the dwellings have a ground floor bay window with small front gardens.

The limited middle class housing located on Marlborough Road can be identified by the wider frontages and more elaborate detailing.



Albert Street

Formerly interspersed with the terraced housing were the industrial buildings that originally provided the employment in the area. The Banbury Co-operative Society building in Broad Street is now the only one left. Sadly other buildings such as the Spencer Corset Factory in Britannia Road have been demolished to make way for uninspiring 20th century apartment blocks.

Also to be found are a number of small shops, a former corner-site public house (The Marlborough Arms), the former Cherwell British (Infants) School on Britannia Road (now a day care centre), the former church hall of Christ Church (now Oriel House), the site of a former nonconformist chapel on Gatteridge Street (demolished and now rebuilt as Kingdom Hall) and the Mechanics Institute on Marlborough Road built in 1884 (part of which is now the Banbury Public Library).

12.4 **Scale and massing**

Workers' houses are generally smaller, narrower and in deeper plots than the dwellings for their middle class counterparts. Most workers' houses are three storey, particularly along the two axes. Buildings on Grosvenor Road are only two storeys. Marlborough Place, Prospect Road, Albert Street and Broad Street have a mix of two and three storey buildings.



Newland Road

12.5 **Construction and materials**

The area has a uniformity of architectural style; narrow fronted terraced housing constructed of locally produced Liassic brick; door and bay window on the ground floor with a variation of limited and understated decoration. The decoration is either polychromatic or moulded brick work.

The limited middle class housing found in Marlborough Road exhibits more lavish and decorative brick work. Houses are mostly terraced although a limited amount is semi-detached. Vertical-sliding sash windows and slate roofs are the norm. Dormers are not found except in ill-informed 20th century infill buildings.

Commercial and public buildings within the area are found in a range of architectural styles. The Mechanics Institute, Marlborough Road, (1884) is in Jacobean style, red brick with stone dressings and large mullioned windows whereas the Banbury Co-operative Building, Broad Street, (1920-35) is Art Deco.

12.6 **Means of enclosure**

Building lines are generally strong and continuous throughout the areas except Grosvenor Road, Nos. 46-47 Broad Street, Nos. 21-27 Broad Street.

No boundaries predating the mid-19th century development are evident, save for



Dashwood Close (Former Dashwood School)



Marlborough Road

the garden wall that runs to the rear of the Grosvenor Road east houses and which originally continued northwards and that which runs along the rear of Gatteridge Street south.

Most front gardens are enclosed by a low brick wall, sometimes surmounted by iron railings. The Methodist Church, Dashwood County Primary School and No. 14 Prospect Road are enclosed by taller stone retaining walls.

However, the personal preferences of individual home-owners in streets such as Albert Street and Milton Street have given rise to a mixture of brick walls, hedges, railings and fences, which has led to variety if not too much variation.



Former Co-operative building, Broad Street

12.7 Trees, hedges, verges, open spaces

There is very little vegetation within this character area, none of note within the public realm, and impact is reliant on trees within rear gardens which, due to their size, are restricted. A single tree within the back garden of 23 Marlborough Road provides a soft foil in local views.

Hedges are occasionally to be found in front gardens, such as Nos. 4-13 Britannia Road and along Newland Road, and these can have a minor softening influence on the street scene.

12.8 Features of special interest

- Co-operative Society shop, Broad Street (1907).
- Banbury Co-operative Building, Broad Street – Art Deco (1920-35).
- The Grand Theatre, 60-62 Broad Street – Egyptian Art Deco (1911)
- Nos. 18-23 Marlborough Road – brick, terraced town-houses (late 19th century).
- Methodist Church and manse, Marlborough Road (1865).
- Oriel House (now flats), formerly Christ Church School Rooms, Broad Street (1884).
- Former Dashwood County Primary School, Dashwood Road (1901-2).
- Co-operative Society steam bakery (1903 enlarged 1907), Broad Street.



Banbury Co-operative building Broad Street

12.9 Carriageways, pavements, footpaths

These are all in tarmacadam and there are no areas of particular note.

12.10 Threats

- Most residential streets are dominated by on-street car parking. However, the low traffic flow does not have a large impact.
- There has been a significant amount of redevelopment in recent years, not all of which is of the highest quality, and there is a tendency for the new development to be rather taller than its surroundings.
- There are recent examples of the loss of landmark buildings, such as the former County Police Station on Newlands Road. Further loss of other local services and landmark buildings within the development of Newlands as a planned suburb would be most regrettable.
- The proliferation of satellite dishes on front elevation (which unless there is planning permission are unauthorised) is disfiguring and detracts significantly from the character and appearance of the streetscapes.

- Due to the consistency of its character, the area is vulnerable to inappropriate re-fenestration, stone cladding and the painting of front elevations.

12.11 Key views

- Due to the rising ground in the south of this character area, there are panoramic views from the south over the town, particularly from Newlands Road directly down Broad Street towards the town centre.
- Prospect Road has local views towards St. John's Church. There is a view along Gatteridge Street towards the Methodist Church. Due to the prominent position of St. Mary's Church, its cupola can be seen from many locations.

13. 19th Century suburbs (East) – Calthorpe

Figure 21 Character Area

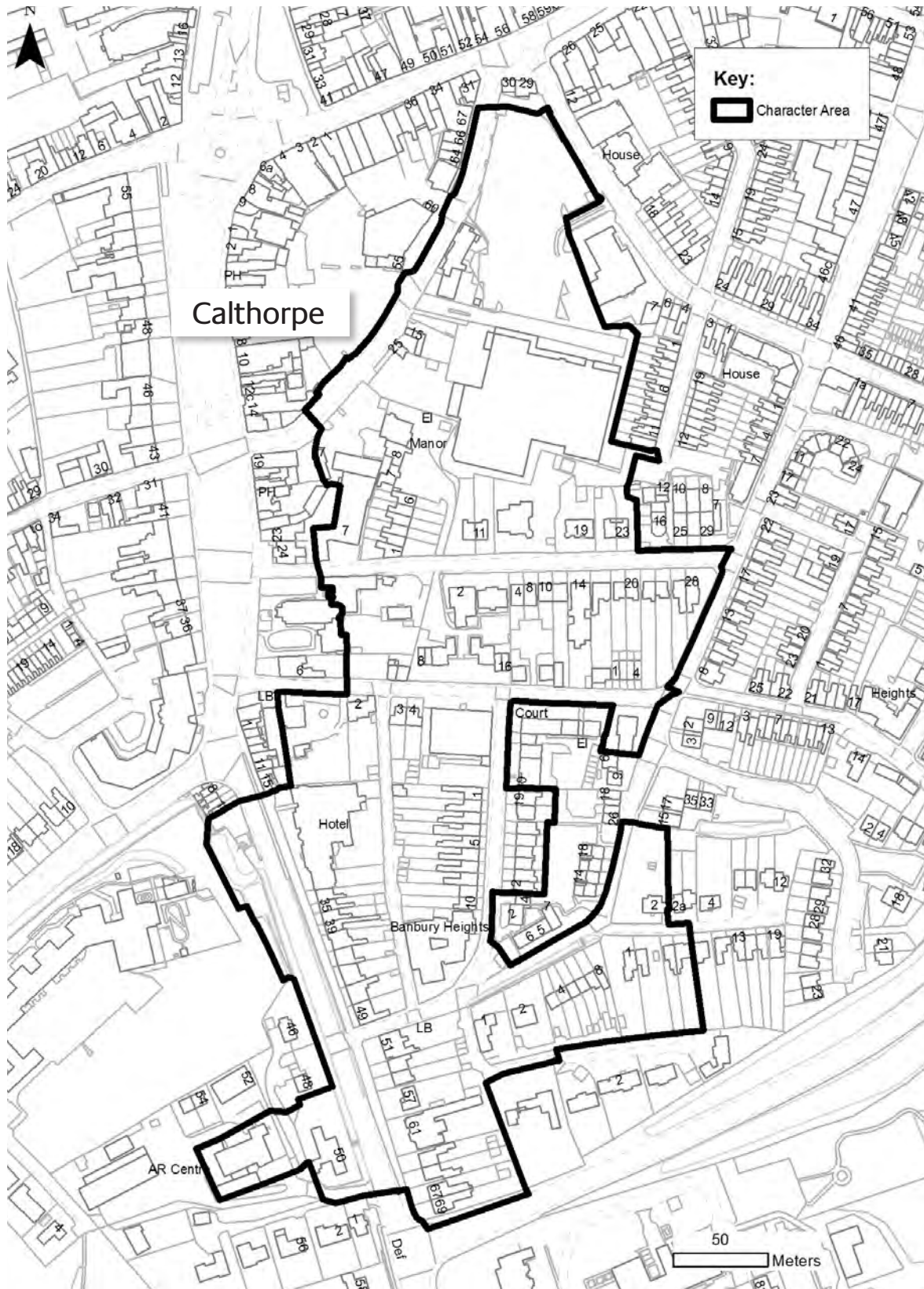
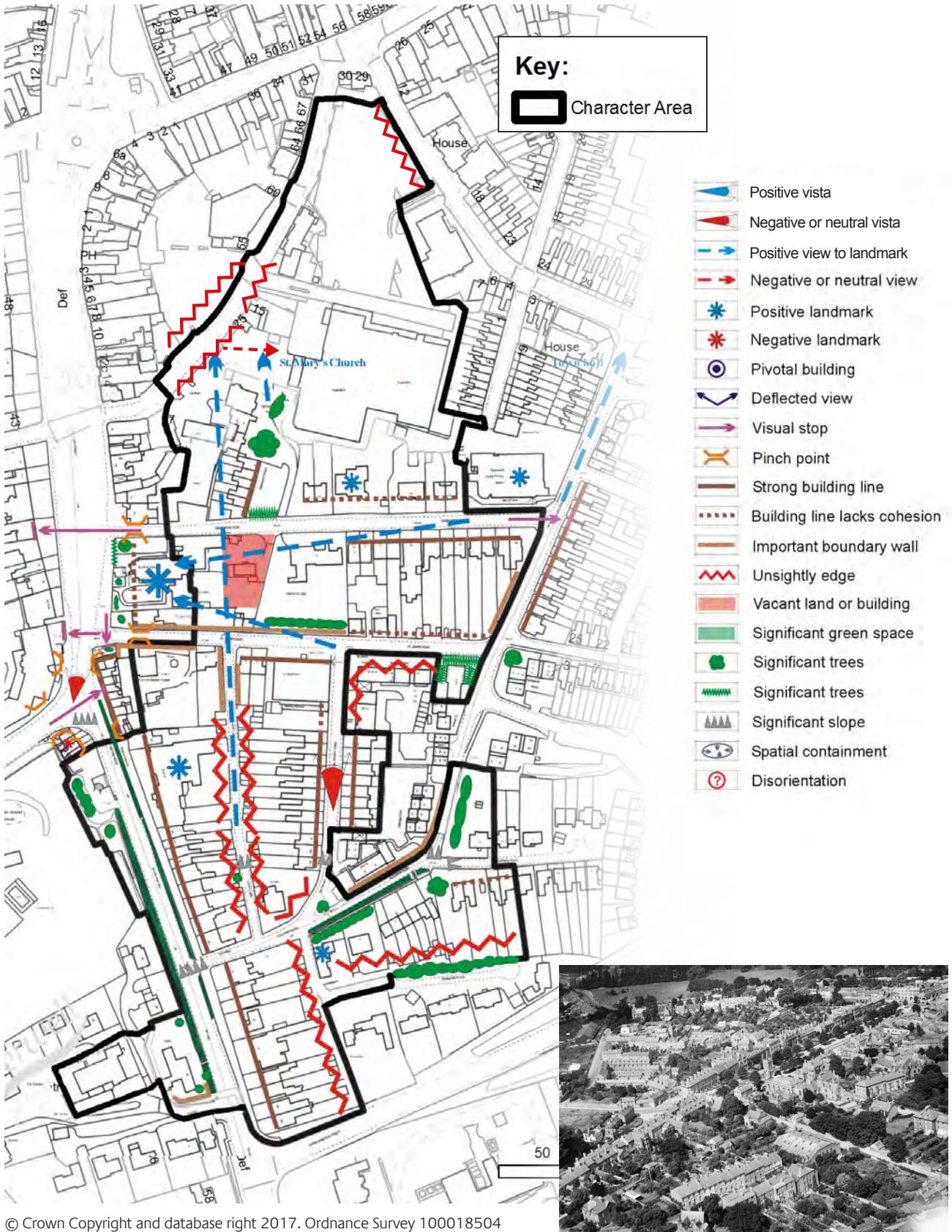


Figure 22 Visual Analysis



13.1 Land use

This character area comprises Dashwood Road, St. John's Road, Oxford Road, Lucky Lane, Calthorpe Road, Old Parr Road. The area is predominantly residential. Larger houses have been converted into other uses including nursing homes, guest houses, hotels as well as flats. Other uses, such as workshops, education and religious, are concentrated along Dashwood Road. Uses associated with St. John's Church are accessed from the west end of St. John's Road and Dashwood Road. St. John the Baptist's hospital is now a private school. Hawthorne Lodge has been converted into offices and the Old Malt House on St. John's Road is now disused offices. There are a few hotels and restaurants on Oxford Road, the main radial route to Banbury town centre.

13.2 Street pattern

The street pattern comprises a small scale grid lying between the historic routes of Oxford Road and Broad Street. Dashwood Road and St. John's Road connect the two direct routes to the town centre, Old Parr Road and Oxford Road. Lucky Lane, provides access to the rear of buildings along Calthorpe Road and Oxford Road.

13.3 Building age, type and style

The sale of Calthorpe Estate in 1833 released previously cultivated land close to the centre of Banbury for residential development. The area had proximity to other high grade housing without the unattractive aspects of lower grade housing and commercial premises found in other areas and therefore lent itself for development as a middle-class suburb.

From the 1830s onwards buildings for wealthier patrons reflected metropolitan architectural tastes. This is reflected in the Regency style (Stucco) housing built in Calthorpe Road. As the development of the suburb continued, building styles changed, so that dwellings built a decade later tended to be constructed from high quality Liasic brick enlivened with decorative features.



Dashwood Road



Dashwood Road

The public buildings built alongside this middle-class housing, for example the Ebenezer chapel on Dashwood Road, tended to be constructed in Gothic / Jacobean style.

The one building which predates the 19th century development of the area is Easington Hotel, a 17th century farmhouse, a survivor from the area's agricultural past.

13.4 Scale and massing

Most buildings in the area are of three storey with a small number of two storeys along Dashwood Road and Old Parr Road. The housing density is relatively high particularly along Calthorpe Road. Some



Dashwood Terrace



Hawthorne Lodge

large houses have been converted to flats. The semidetached houses along Oxford Road have been built on a slightly grander and more imposing scale.

13.5 Construction and materials

As with many town-houses of the early 19th century most of the houses within Calthorpe are terraced with decorative detailing reserved for the front elevation. These middle-class houses are typified by more generous frontages than the contemporary working-class housing of neighbouring Newland. The layout of the houses provides for gardens front and rear. Most houses also had provision of stables or coachhouses with a service lane access (eg Lucky Lane).

The Regency stucco houses in Calthorpe Road and the east side of Oxford Road incorporate the classic detailing – pilasters, dentilled eaves, semi-circular arches and projecting entablatures over windows and doors. The later built brick dwellings are embellished by the addition of decoration – moulded decorative brickwork, polychromatic brickwork and in some cases carved stone decoration.

The properties universally have vertical sliding sash windows, paneled doors with overlights. Some properties have pedimented front doorways. Roofs are Welsh slate. Chimneys are of brick and



Old Parr Road

are located either on the ridges or as end stacks.

Exceptions to this uniformity of building style are the ironstone buildings within Dashwood Terrace, the remnants of a wing from the 16th century Calthorpe Manor and Easington Hotel, an ironstone farmhouse from the 17th century.

13.6 Means of enclosure

The level of enclosure is generally varied in the area. A mixture of stone and brick walls up to 2-3m in height are found along St John's Road, Old Parr Road and Lucky Lane towards St. John's Road. Front gardens are generally enclosed by low brick or stone walls occasionally, such as on the south

side of Dashwood Road, with railings, and elsewhere often with hedges. Significant hedges are found outside No. 2 Old Parr Road and Nos. 1 to 5 St John's Road.

In contrast, the service lanes of Lucky Lane and Paxmans Piece now have a greatly reduced level of enclosure as rear walls have been demolished to allow vehicular access. St John's Road originally provided rear service access to properties on the south side of Dashwood Road but the character has been significantly changed by infill development.

13.7 **Trees, hedges, verges, open spaces**

Mature trees make a significant contribution to the streetscape, particularly a group of mature evergreen trees in Calthorpe Manor. Those trees sitting on the corners of Dashwood Road, St. John's Road and Calthorpe Road, which are effective in marking those corners. There are also some prominent hedges for example at Nos. 1 to 8 Old Parr Road.

13.8 **Features of special interest**

- The remaining wing of Calthorpe Manor, now part of Dashwood Terrace (16th century).
- Easington Hotel – ironstone, local vernacular (17th century).
- Ebenezer Chapel – Gothic (1904).
- The ornamental gateway of St. John's, St John's Road.
- Edinburgh House, Dashwood Road.

13.9 **Carriageways, pavements, footpaths, rear yards**

The traditional paving materials have been mostly replaced by tarmacadam with concrete kerbs.

13.10 **Threats**

There are a number of negative features:

- The removal of boundary walls for car parking along Lucky Lane has exposed the backs of houses and eroded the character of the area.
- Infill buildings which lack architectural sensitivity.



Ebenezer Chapel, Dashwood Road



Edinburgh House, Dashwood Road

- Loss of the last original stabling / coach houses for garaging or infill developments.
- The appearance of some properties has been eroded by ad hoc replacement of original windows, doors and removal of chimney stacks.
- The removal of the front garden walls.
- A gap site with a vacant building next to the church hall is visible from Dashwood Road.

13.11 **Key views**

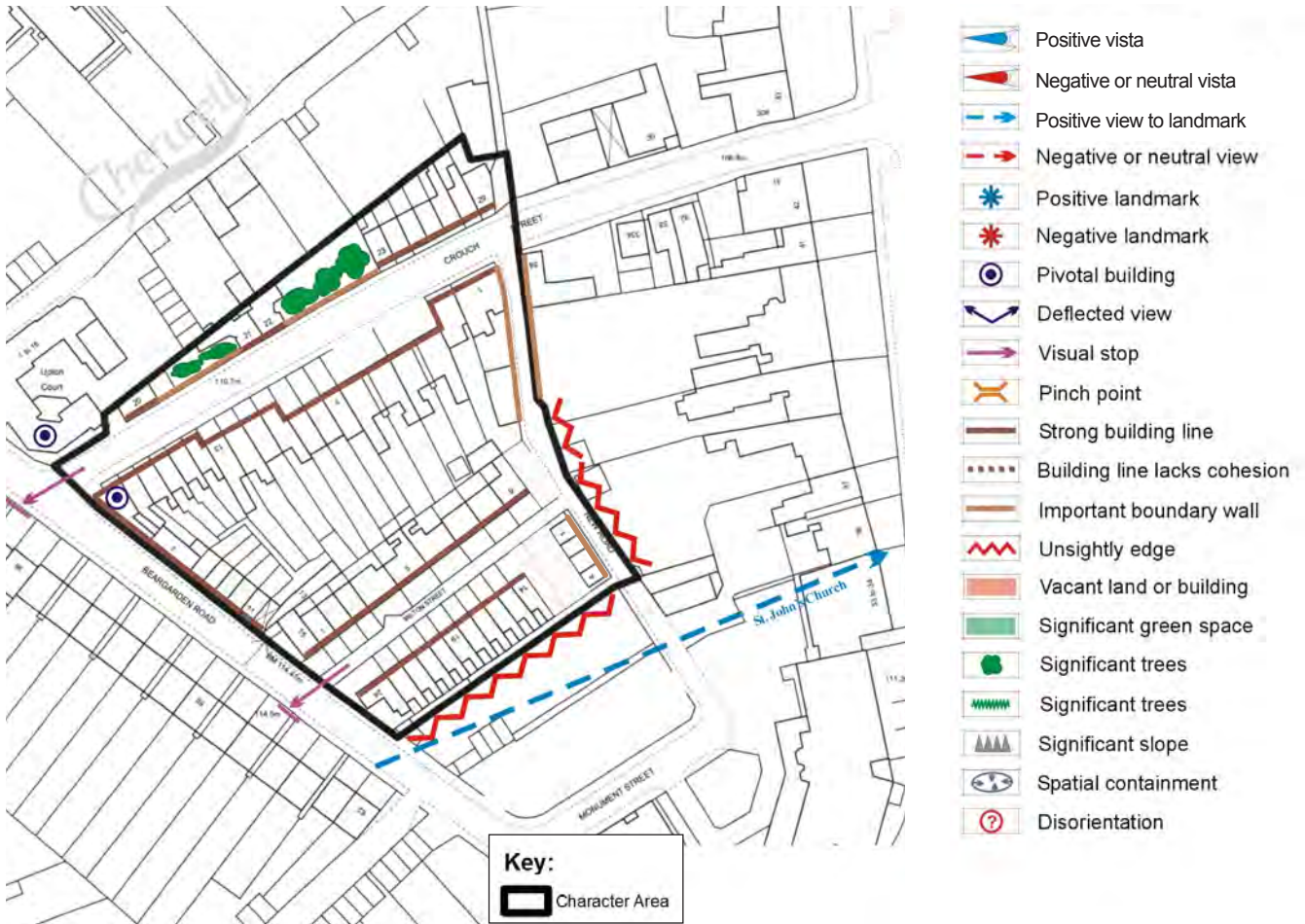
- The panorama from Calthorpe Manor to St Mary's Church.
- From Dashwood Road and St. John's Road to St. John's Church.
- From the top of Lucky Lane to St Mary's Church and St. John's Church.
- From Old Parr Road to the town hall.

14. 19th Century suburbs (South) – Milton Street/ Crouch Street

Figure 23 Character Area



Figure 24 Visual Analysis



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14.1 **Land use**

The area around the junction of South Bar Street and Bloxham Road was formerly the centre of Banbury’s plush weaving trade. The original cottages would have been closely packed into narrow lanes, but most of the early ones have now been demolished, retaining only the artisans’ terraces on Milton Street dating from the early to mid-19th century. The area is almost entirely residential today, with only a car repair business occupying a couple of garages in backland off The Shades.

14.2 **Street pattern**

Bounded by Beargarden Road and New Road (an extension of The Shades, that preserves the line of the former ditch that enclosed the medieval town), this area comprises Crouch Street and the intimate, unadopted Milton Street to the south.

14.3 **Building age, type and style**

The development of this area during the early to mid-19th century saw the construction of two and three storey humble terraced housing, of which only Milton Street remains.

It is smaller but similar in style to the housing found in the Newlands area to the east, a restrained slate-roofed brick vernacular with limited decoration and shallow arched brick lintels or flat stone lintels.

Crouch Street was developed in the 1830s and consists of larger, but essentially similar dwellings. It was at this time that the Gothic style houses at Nos. 3-9 and Nos.21-22 were built, which are noticeably different.

14.4 **Scale and massing**

Milton Street is a remarkably intimate environment of small single and double fronted terraced dwellings with small front gardens and virtually no rear yards fronting a narrow pedestrian lane. The dwellings are reminiscent of mews buildings. Properties on Crouch Street are also terraced but taller, including three storey dwellings, some with semi basements.

14.5 **Construction and materials**

This terraced housing, typical of the 19th century is characterised by the use of local Banbury brick and Welsh slate. Fenestration in Milton Street is remarkably intact considering the unlisted status of the buildings. Half of the properties retain unusual three paned vertical sliding sash windows and all by one are free of other alterations to their front elevations.

In Crouch Street terraces of stuccofronted houses are also found. Nos 3 –9 and 21 – 22 are rather grander than the adjacent workers' housing, exhibiting stuccoed brick elevations with 4 centred arched heads surmounted by drip moulds terminated by small gargoyles and decorative gable barge boards.

Terraces manifesting greatest alteration in both fenestration and elevations are on the north side of Crouch Street, where replacement windows are unsympathetic, although within existing openings, and Nos. 3 – 11 Beargarden Road which have also been painted, rendered or stone clad, so losing the harmony evident elsewhere.



Milton Street



Crouch Street

14.6 **Means of enclosure**

Small front gardens are enclosed by low walls, railings and, along the south side of Milton Street, by fences. There are some examples of these being removed on the south side of Crouch Street to enable car parking within the front curtilage thereby destroying the sense of enclosure created by the railings. High brick walls to the side gardens of Nos. 21 and 22 continue the building line effectively.

There is very little vegetation visible from the public domain due to the restricted size of the front gardens, with the exception



Milton Street

of the tall evergreen hedge and trees to the garden of 22 Crouch Street, which contributes significant relief to this tightly grained urban area.

14.7 **Carriageways, pavements, footpaths**

Milton Street is an unadopted unsurfaced narrow track. Elsewhere standard tarmacadam surfaces are found.

14.8 **Features of special interest**

- Gothic architecture on Crouch St.
- Unadopted Milton Street.

14.9 **Negative areas/ threats**

- Replacement windows,
- Cladding and painting of brickwork.
- Removal of front garden walls to enable car parking,
- Installation of satellite dishes on the front elevation of properties (without authorisation)

14.10 **Key Views**

This is a remarkably inward looking character area with buildings enclosing all views out.



Alms Houses, New Road

15. 19th Century suburbs (West) – Queens Road area

Figure 25 Character Area

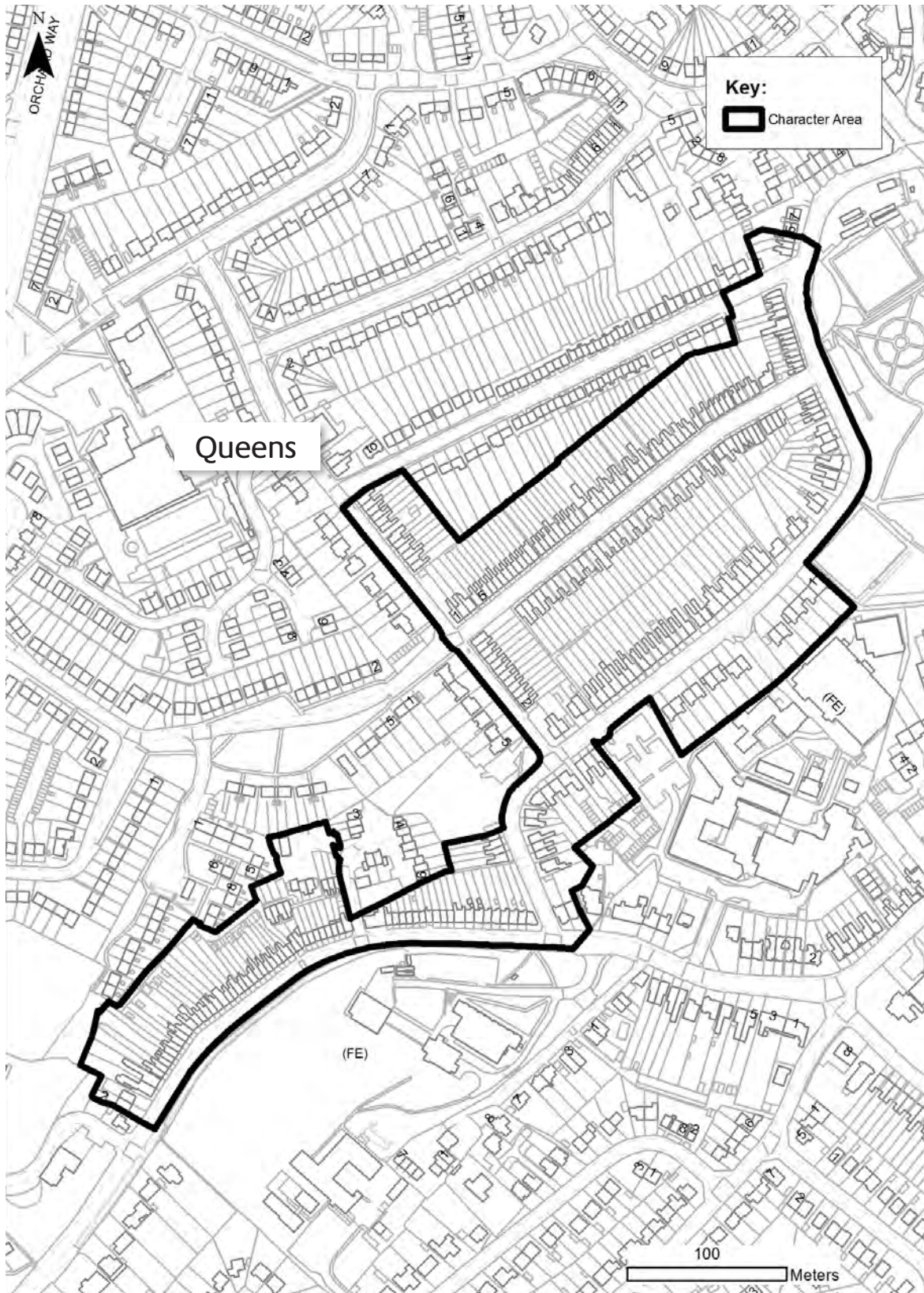
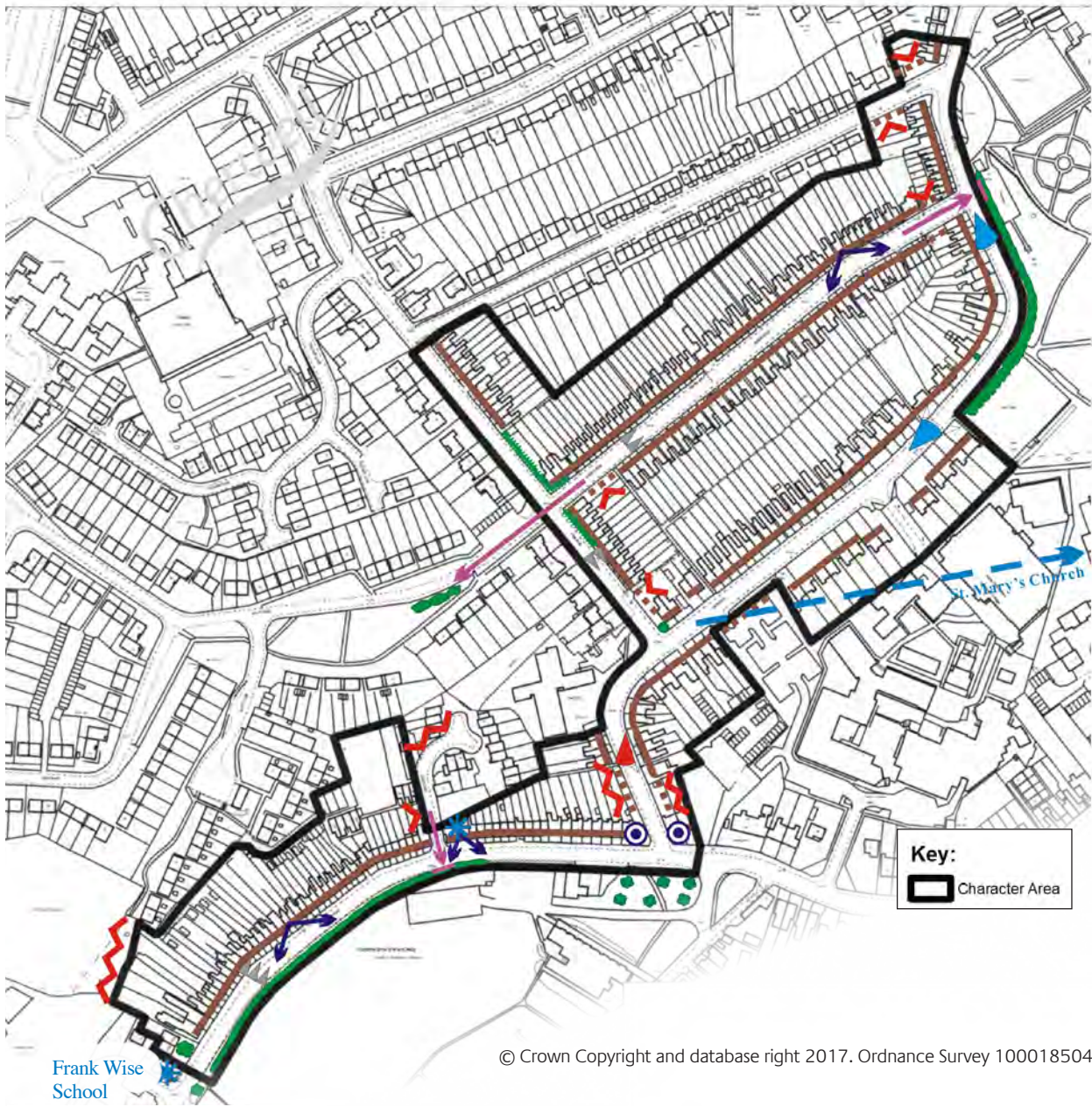


Figure 26 Visual Analysis



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- | | | | |
|--|---------------------------|--|------------------------------|
| | Positive vista | | Building line lacks cohesion |
| | Negative or neutral vista | | Important boundary wall |
| | Positive view to landmark | | Unightly edge |
| | Negative or neutral view | | Vacant land or building |
| | Positive landmark | | Significant green space |
| | Negative landmark | | Significant trees |
| | Pivotal building | | Significant trees |
| | Deflected view | | Significant slope |
| | Visual stop | | Spatial containment |
| | Pinch point | | Disorientation |
| | Strong building line | | |



Queens area 1947

15.1 Land use

The west side of Banbury is principally a residential suburb and this is the oldest remaining part. North Oxfordshire College is adjacent but excluded from the conservation area. This area comprises 19th and early 20th century terraced housing including Bath Road, Queen's Road and the east side of Park Road and extends along the north side of Broughton Road as far as Frank Wise School.

15.2 Street pattern

This area was laid out as a planned grid to the north of the curving Broughton Road. In contrast to Newland to the east, the blocks exhibit a larger scale with bigger blocks and longer gardens. The historic route of Broughton Road has some backland pockets of development. Bath Road and Broughton Road are the main access routes through the area. The sinuous shape of Bath Road and Broughton Road shows their historic importance.

15.3 Building age, type and style

This area of Banbury was developed during the latter part of the 19th and early 20th century, like other working class residential areas, as a result of the continuing industrial growth of the town. Constitution Row on Broughton Road was a speculative development from 1847. Terraced housing of this period differs little in its basic form. Such changes as there were - the introduction of side passages, the placing of the stairs parallel to the party-wall and the provision of a rear wash house - all happened after c.1860. The introduction of canted bay windows to the ground floor of terraced houses seems to date from c. 1880 in Queens Road. Terracotta ornamentation appears later. Nos. 74 and 75 Queens Road, dated 1908, have terracotta detailing.



Bath Road



Broughton Road

15.4 Scale and massing

The housing density is generally high in the area, but plots are generally longer than in the Newlands area. Characteristics include narrow frontages, deep plans and long gardens. However, there are a number of semidetached houses and corner buildings with larger and wider frontages.

Broughton Road, Park Road and part of Bath Road are mainly three storeys.

Other locations the buildings are mainly two-storeys.



Queens Road



Terracotta brick detailing, Queens Road

15.5 Construction and materials

As with other working class suburbs of Banbury, the area is dominated by the speculative development of 19th century terraced housing, built in local Banbury brick, with Welsh slate roofs of 2 or 3 storeys. Properties in Queens Road have ground floor bay windows; some properties have ornate terracotta detailing. Houses are built in short terraces, particularly in Queens Road and Bath Road and consequently there is variation in the ornamentation of the lintels and surrounds.

Most front gardens are small and enclosed by low brick walls but some have been removed to enable car parking for example

along Bath Road. There is some use of railings and hedges as frontage treatments for example on Park Road.

15.6 Trees, hedges, verges, open spaces

Trees are not common inside the character area. Therefore, the tree lines along the edge of Bath Road outside People's Park and Broughton Road have important roles in providing enclosure to the streets and soft landscaping in the area. Hedges are found along Park Road and No. 176 Broughton Road, which also provide landmarks.

15.7 Carriageways, pavements, footpaths

Most paving materials have been replaced by tarmacadam with concrete kerbs. The tree line and verge have been retained along the south side of Broughton Road.

15.8 Threats

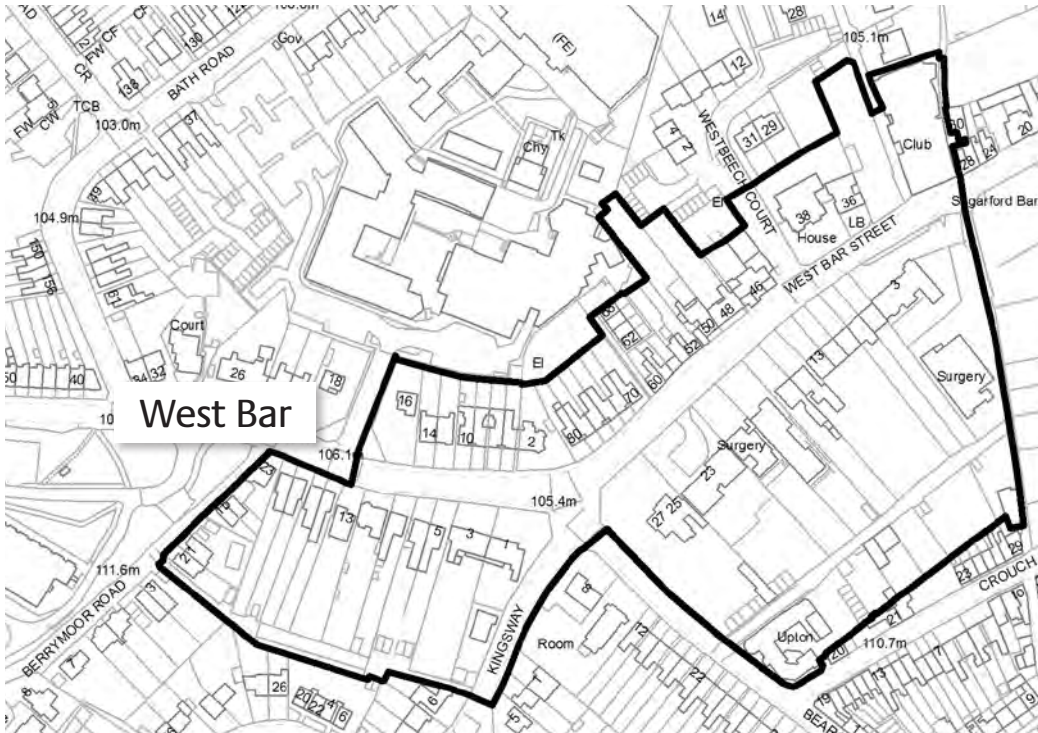
- Loss of original fenestration and detailing. In many properties new windows have replaced traditional windows.
- Storage of wheeled refuse bins at the front of narrow fronted terraced properties creates a cluttered and aesthetically displeasing street scene.
- Most residential streets are dominated by on-street car parking, including college students and town centre workers.
- The removal of front boundary walls to provide off-road parking.
- There is some inconsistency in the treatment of front garden walls.
- The exposed backs of a number of properties are detrimental to sections of street scene. For example, gap sites reveal views into rear curtilages at Nos.36-38 Bath Road and no.34 Bath Road.
- The proliferation of satellite dishes on the front elevations of properties.

15.9 Key views

There is a distant view towards St. Mary's Church from Bath Road and an attractive view towards the trees on the edge of People's Park.

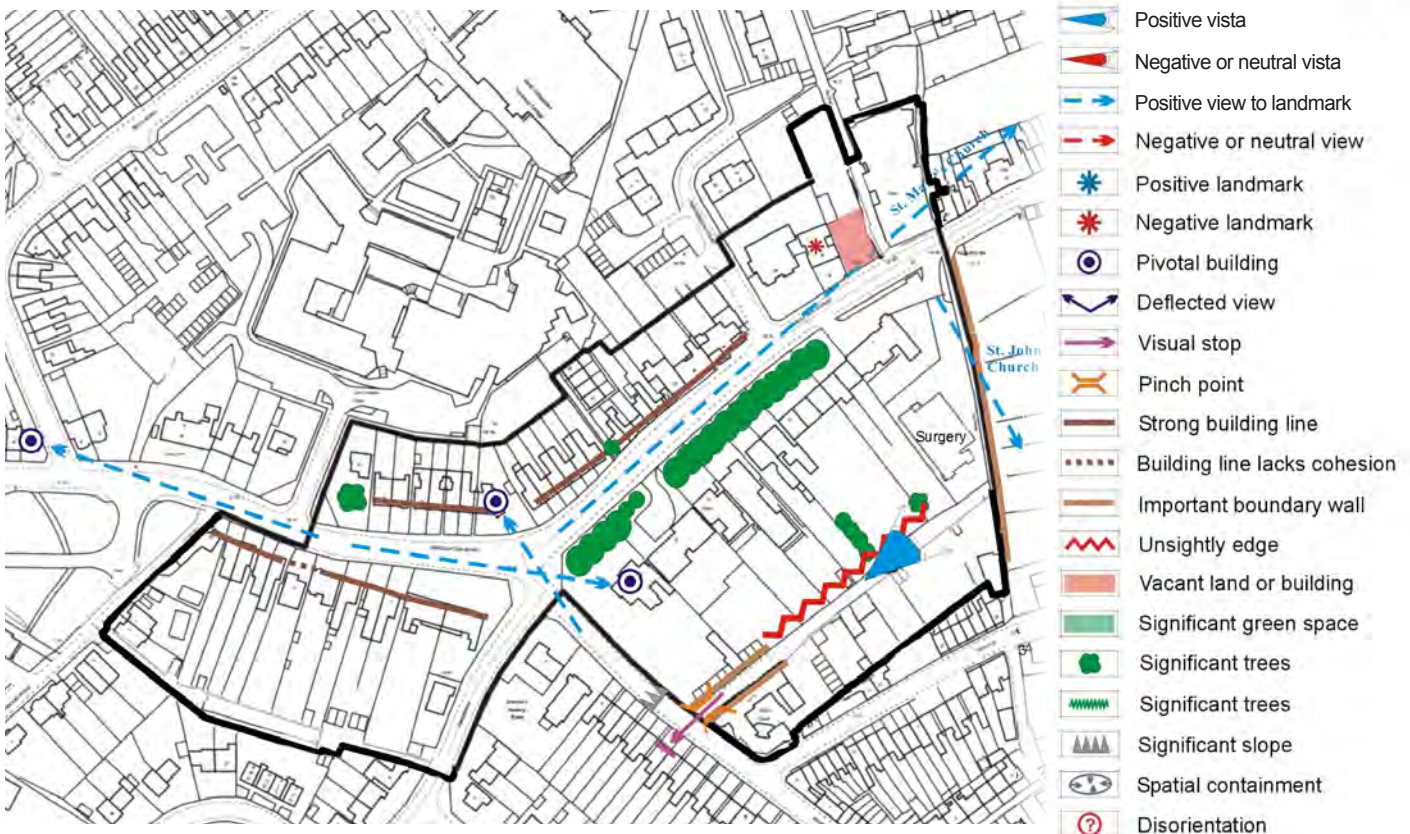
16. 19th Century suburbs (West) – West Bar area

Figure 27 Character Area



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Figure 28 Visual Analysis



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West Bar Street

16.1 **Land use**

Originally built as a residential area, offices and professional services have taken over, for the most part, along West Bar Street and guest houses are also encroaching into some of the larger dwellings on Broughton Road premises.

16.2 **Street pattern**

Broughton Road /West Bar Street is a major radial route into the town centre. There are a number of rear service lanes serving properties along this route and also The Shades, originally the Borough boundary, which runs along the rear boundary of South Bar Street properties. Nos 62 –68 West Bar Street are a small perpendicular terrace to the rear of the built frontage.

16.3 **Building age, type and style**

The north side of West Bar Street was developed in the 18th century, but most buildings were remodeled in the early 19th century and exhibit classical detailing. The south side, by contrast, comprises one Gothic Villa dating from 1871 and a formal 4 storey terrace in Gothic style similar to those found in North Oxford.



View North 1947 (West Bar Street area bottom left, Court House centre top of picture)

Properties on Broughton Road dating from the end of the 19th and the beginning of the 20th centuries are of mixed style but include two attractive terraces with clear Arts and Crafts influences.

16.4 **Scale and massing**

West Bar Street exhibits a number of substantial former villas and terraced units. On the north side these are built more or less at the back of the footpath but on the south side they sit within spacious front gardens. Late 20th century infill development is of similar scale.



West Bar Street



West Bar Street



West Bar Street

Broughton Road comprises detached and semidetached domestic properties of two or three storeys with two terraces on its north side. Some 20th century infill development mirrors the scale and massing of neighbouring properties but others bear little relationship and sit uncomfortably in the street scene.

16.5 Construction and materials

Rendered and rusticated stucco dominate the larger scale buildings on the north side of West Bar St and the smaller cottages are rendered. The gothic villas are of red brick with polychromatic detailing with stone dressings and gabled slate roofs.

The terraces at West Bar Street/ Broughton Road are in buff brick with slate roofs with

decorative ridge tiles and stained glass windows. The terrace at Nos 70 – 80 West Bar Street is well preserved, with most detailing including original windows intact. The neighbouring terrace at Nos 2 – 10 Broughton Road has suffered more alteration.

16.6 Means of enclosure

Gardens on the south side of West Bar Street are effectively enclosed by a continuous stone retaining wall with trees behind. Low-level walls enclose front gardens to Broughton Road, but have lost their railings and in places have been removed entirely to allow parking in front gardens.

The service lane to the rear of properties on the south side of West Bar Street has suffered from the demolition of brick walls to allow car parking in the rear curtilages.

16.7 Trees, hedges, verges, open spaces

Mature trees along the south side of West Bar Street, particularly the evergreens, make a significant contribution to the street scene.

16.8 Carriageways, pavements, footpaths, rear yards

Broughton Road and West Bar Street are heavily trafficked routes. Apart from the historic service lane, the distinction between public fronts and private backs is generally clear throughout the whole area. The backs



Broughton Road



Broughton Road

of properties on West Bar Street have been exposed by the removal of boundary walls and coach houses for car parking.

16.9 Threats

- The appearance of some properties has been eroded by ad hoc replacement of original windows.
- The style of infill properties does not always reflect the character in the area in terms of its architecture, building line and building height.
- The removal of the boundary walls and coach houses on the rear service lane (Cork Lane) to West Bar Street south for car parking has significantly and unnecessarily reduced the level of enclosure.
- The use of a gap site on West Bar Street as a car park disrupts the enclosure of the street.

- West Bar Surgery is a building that has little relationship with its surroundings.
- Encroachment of further commercial uses into Broughton Road would affect the established residential character.
- Multi occupation of larger premises, particularly in Broughton Road would similarly affect the established character.
- Removal of enclosure to front gardens to enable car parking is universally detrimental to the street scene.
- The speed and volume of traffic along West Bar Street and Broughton Road can be intrusive.
- The Proliferation of satellite dishes on the front elevations of properties.

16.10 Key views

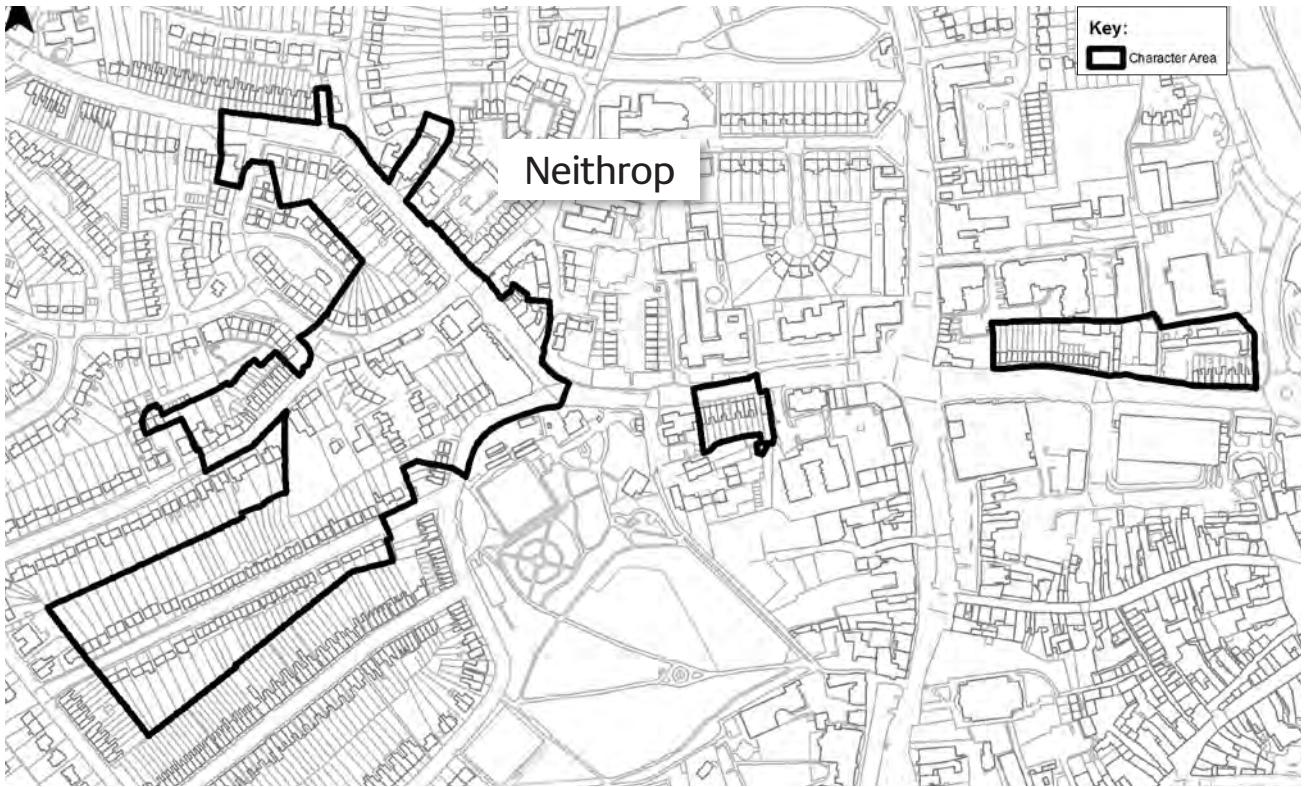
- There are two key views that need to be protected: (i) the views from West Bar Street towards St. Mary's Church; and (ii) from the Shades towards St. John's Church.
- A potential panoramic view looking from the service lane towards the town centre needs enhancement.
- The group of trees on the north side of Broughton Road and the three identified pivotal buildings have landmark features, which are useful in marking the sequence of routes. Therefore, the views to these features should be protected.



Broughton Road

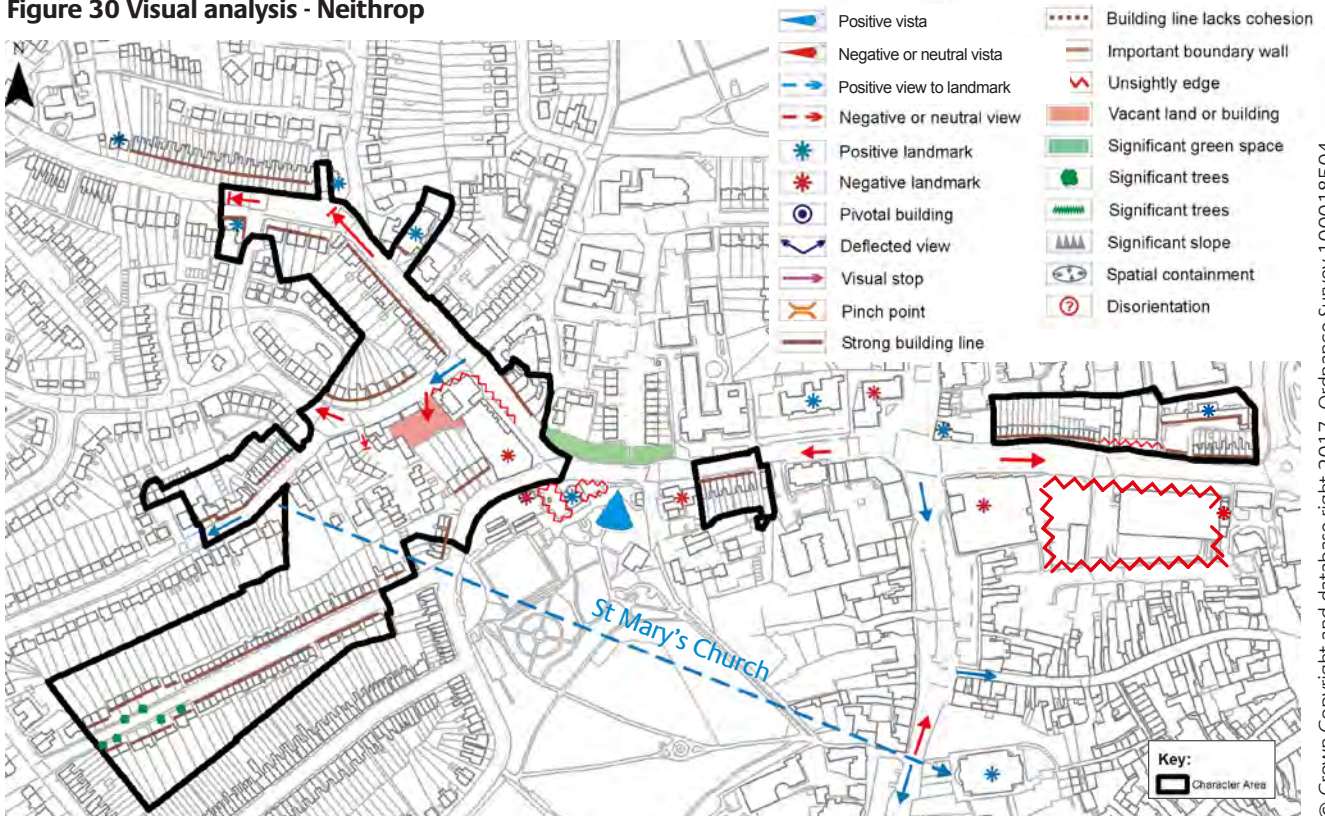
17. 19th Century suburbs (North) – Neithrop, Warwick Road and Castle Street

Figure 29 Character Area - Neithrop



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Figure 30 Visual analysis - Neithrop



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17.1 History/Land use

The name 'Neithrop' these days is synonymous with an inner-town housing estate in the north-west corner of Banbury but before it became subsumed as a suburb, Neithrop was an independent hamlet, located within the ancient parish of Banbury. The settlement of Neithrop was first recorded as a hamlet in the 13th century when it had its own field system, but from the 16th century onwards the name 'Neithrop' came to apply to that Oxfordshire portion of the parish outside the town borough of Banbury.

In the 19th century Neithrop became infamous as a working class ghetto and in that vein was the location of Banbury's Victorian Union Workhouse (built 1835). After World War II the workhouse was used as a contagious diseases hospital. Neithrop was also the location of the Thomas Lampitt's Vulcan Iron Foundry (founded 1796). Sadly these buildings which signalled Neithrop's role in the history of Banbury were demolished in the 1980s, removed to make way for much-needed, but uninspiring, estate housing.

Today the area is almost entirely residential with only St Paul's Church and a small number of business occupying premises at the Neithrop House end of Warwick Road.

There are no physical remains of Banbury Castle. As a result of the civil war and the religious affiliations of the town the site of Banbury Castle was to all intent and purposes cleared and building materials recycled in the reconstruction of the town from the latter part of the 17th century onwards. The site was at one point cultivated until the demand for housing land saw the laying out of new streets and the building of speculative red brick terrace housing from the 1850s onwards.

17.2 Street Pattern

The original 19th street layout remains for the most part. Warwick Road serves as a spine from which Paradise Road, Foundry Street, Boxhedge Road and Union Street



Boxhedge Road



Boxhedge Road

branch off to form the network around which modern-day Neithrop has grown.

The site of the castle remained under-exploited until the coming of the canal when Castle Wharf came into existence and access to the canalside was put through. Slum clearance from central Banbury from 1852 onwards saw the conversion of Back Lane into Castle Street West and Castle Street East. However, modern town planning has not been kind to the castle site, to the industrial buildings associated with the canal nor the 19th century enclave of workers' houses and these have mostly been swept away to make way for Castle Quays Shopping Centre. All that remains of the 19th century road layout is Castle Street – what remains of Castle Street West and Castle Street East.



Pre-WWI council housing, King's Road



Castle Street

17.3 Building age, type and style

The stone-built dwellings on the south side of Boxhedge Road are a reminder of Neithrop's historic and agrarian past; good-quality, two-storied buildings in the regional vernacular style of the 17th century, lacking the dormer gables and other elaborations which characterise town houses and better-class farm-houses. Today they form an incongruous little group juxtaposed with the red-brick housing of the early 19th century and the 20th century housing which dates from immediately after the First World War. However all of these in turn are swamped by the ubiquitous estate housing of the late 20th century.

The terrace of housing on Warwick Road forms part of the on-going expansion of housing within Neithrop but dates from the early years of the 20th century. Unlike its classically-inspired neighbours Arts and Crafts influences are seen in the detailing and style of this short terrace.

The terraced housing along Castle Street is reminiscent of other speculative mid-19th century working class housing. The terraces comprise narrow fronted, red brick houses of three storeys with minimal flat arch detailing over the ground and first floor openings. The terrace to the west is 'bookended' with pairs of two story houses.

The Rope Works are specialist buildings, mentioned as occupied by the Wall family in Rusher's Directory of 1832, the 19th century red brick buildings comprise a double-fronted three storey master's house (now pebble dashed) and long, one-and-a-half storey workshops, all under slate roofs.

17.4 Scale and massing

Each century is represented by buildings that are representative of their age.

In Neithrop the buildings are two storey, the later 20th century more generous than their 19th and early 20th century neighbours.

The 19th century terraces on Castle Street are a mixture of two but mostly three storey dwellings.

17.5 Construction and materials

The 17th century dwellings are constructed of ironstone in the regional vernacular style of the district.

The 19th century working class housing was built as part of the expansion of Banbury, in short red brick terraces under Welsh slate roofs.

The 20th century is represented by range of housing both privately funded and council built, mostly semidetached, in a spectrum of differing architectural style.



King's Road

These are the solid reliable houses that populate the suburbs of towns throughout the land; a celebration of working class housing for the masses.

17.6 Means of enclosure

With the exception of the 17th century housing which sit directly onto the edge of the roadway with their iconic perpendicular stone steps to the pavement, all other housing has small front gardens enclosed by low walls and in some cases hedging. The Rope Works buildings are formed into a small yard.

17.7 Trees, hedges, verges, open spaces

Public green space is limited and therefore there is little vegetation save that seen in front gardens.

17.8 Features of special interest

- Duke of Wellington, Warwick Road
- St Paul's Church, Warwick Road
- Neithrop Mission School, Warwick Road (Datestone 1873)
- Neithrop Misson Hall, Boxhedge Road
- 17th century ironstone housing, Boxhedge Road
- Union Master's House, Warwick Road.
- Rope works and master's house
- Pre WW1 (1913) council housing, King's Road.
- Boxhedge Road allotments



Neithrop Mission School, Warwick Road

17.9 Threats

- Loss of original fenestration and detailing; in many properties new windows and doors have replaced traditional counterparts.
- The proliferation of satellite dishes on the front elevation of properties.
- Incongruous side extensions and porches that do not reflect or respect the original architectural style of the building.
- Rooflights and other additions onto the roadside elevations of properties devaluing the simple aesthetic of the original building.
- Loss of the traditional steps to the front doors of the 17th century ironstone buildings.



Union Master's House, Warwick Road

- Loss of key historic industrial archaeological sites.

17.10 **Key views**

Due to the nature of the terrain this is an inward looking character area with buildings enclosing the views. Except across the Neithrop Mission allotments towards St. Mary's Church



St. Paul's Church Warwick Road



View from Neithrop to St. Mary's Church



Rope Works, Castle Street

18. Large Villas in Grounds

Figure 31 Character Area - People's Park

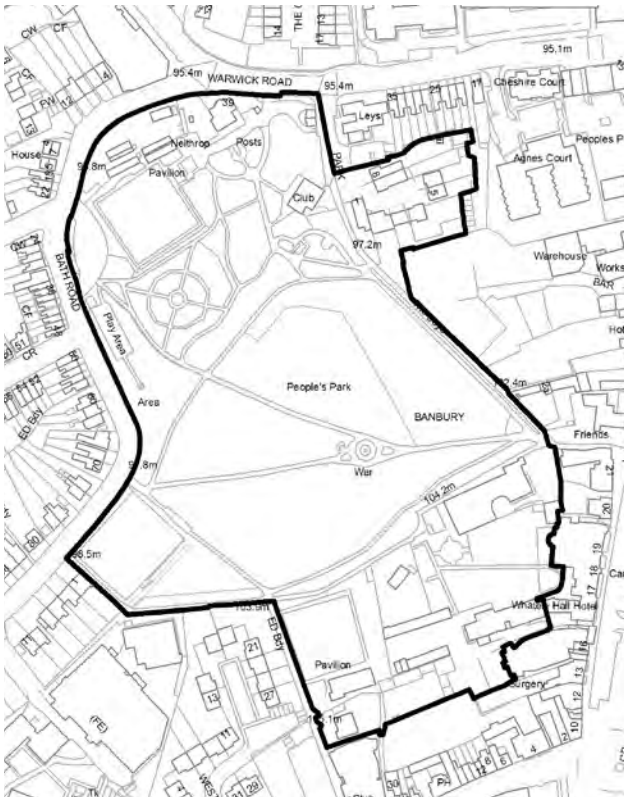
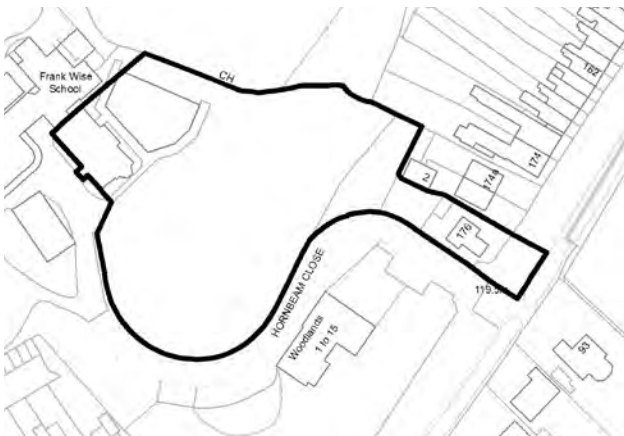


Figure 32 Visual Analysis - People's Park



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Figure 33 Character Area - Frank Wise



- | | | | |
|--|---------------------------|--|------------------------------|
| | Positive vista | | Building line lacks cohesion |
| | Negative or neutral vista | | Important boundary wall |
| | Positive view to landmark | | Unightly edge |
| | Negative or neutral view | | Vacant land or building |
| | Positive landmark | | Significant green space |
| | Negative landmark | | Significant trees |
| | Pivotal building | | Significant trees |
| | Deflected view | | Significant slope |
| | Visual stop | | Spatial containment |
| | Pinch point | | Disorientation |
| | Strong building line | | |

Figure 34 Visual Analysis - Frank Wise



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18.1 Land use

People's Park was laid out in the former grounds of Neithrop House and opened to the public in 1919. It is of historic importance in that it is demarcated by historic means of enclosure associated with the plot boundary and by public rights of way, which follow the historic Borough boundary such as The Leys and The Shades.

The park is mainly laid to grass with mature trees providing cover. The facilities are concentrated in specific zones and include a tennis court and a children playground. Neithrop House has been put to various uses since it ceased to be a private residence, for example, in 1929 it was used as a children's hospital. In 2006 consent was granted to convert the building into multiple residential use. Unfortunately the scheme has only partially been implemented, the side wings to the house have been torn down but not replaced and the site resembles a building site with unattractive protective fencing erected to keep the public out.



Neithrop House

Ark House (now 1 & 2 Park Close) is a near neighbour on the north-eastern edge of People's Park. In the late 19th century it, like Neithrop House, benefited from its own spacious grounds and extensive ancillary buildings. However by the end of the first decade of the 20th century the land



Park Close

had been divided and developed as both working class (Warwick Road) and middle class housing.

Adjacent land includes the gardens of the Whateley Hall Hotel, which include some mature species and ornamental gardens, some of which are to be lost to new development proposed within the grounds. Immediately to the south, land is occupied by the bowls club and this is included within the character area due to its open nature.

Wood Green, the former villa off Broughton Road, has become Frank Wise School. New school buildings have been constructed within the grounds in a scheme which incorporated the conversion of the original stable block. The remainder of the land has been left as a school playing-field. The former gardens have therefore become a quasi-public space.

The former lodge to Wood Green is now independent of the main villa and is a private dwelling.

18.2 Street pattern

There are no vehicular routes through either area. In People's Park, there are defined footpaths, with pedestrian access from Horse Fair, Warwick Road, Bath Road and West Bar Street. But Frank Wise School has no public rights of way through its grounds, just a new access road to the school car park.

18.3 Building age, type and style

Neithrop House is a grand Victorian villa constructed in 1839 in Gothic Revival style.

Ark House is an 18th century classical styled villa originally located within its own lavish grounds. The house is evidence of the survival of medieval building practices well into the 18th century even in the grander houses, where cellar windows have stone mullions.

Wood Green House can also be described as a grand Victorian villa. This house was built in 1864 in 'North Oxford Gothic' for Charles Gillet one of the senior partners in Gillet's Bank.

18.4 Scale and massing

The large open space of People's Park contrasts with the surrounding densely populated area. The principal building associated with the park is Neithrop House, which is located unobtrusively on the north boundary. The main block of the house is two storeys. The original two storey wings on either side have been demolished to leave gaping wounds on either side of the main house. Neithrop House was constructed on a much grander scale than the neighbouring working class housing located on Warwick Road (outside of this character area).

Ark House is one of the few 18th century houses of distinction to survive. It is a house of two storeys plus habitable attic.

Similarly, Wood Green is on a much grander scale than the terraced working class housing on Broughton Road. When originally built the house stood in its own land.

18.5 Construction and materials

Neithrop House is a stucco building of two storeys. The house is composed of a main section and originally had subordinate wings on either side – sadly these have been torn down but not replaced.

There used to be an arched doorway surmounted by a hood mould with head-stops, approached dramatically by stone



Frank Wise School (Wood Green House)

steps, but this feature together with the wing in which it was located has been lost.

The house has stonemullion windows with one battlemented bay. The embattled parapet contributes to the imposing look of the house.

Ark House, like the grand houses on The Green, pre-dates the rise of brick and illustrates the survival and use of local ironstone into the 18th century.

Wood Green House is constructed of red brick with polychromatic banding.

The front elevation has a foil-headed tall window with stained glass and vertically sliding sash windows elsewhere. Although simpler in details this property has much in common with the 19th century villas to be found in North Oxford.

18.6 Means of enclosure

People's Park is generally enclosed by a mix of 2 –3 m stone and brick walls on the eastern and southern boundaries. Trees and 2m hedges complete the boundaries. The south stone wall effectively screens the backs of buildings along Horsefair.

Ark House is protected from public view by the same wall that encloses People's Park.

At Wood Green Villa 2m hedges have been used to set up a boundary between the school field and the public realm.



People's Park

18.7 **Trees, hedges, verges, open spaces**

Peoples Park is of visual importance in that it provides, apart from the church yard, the only public green space in the centre of the town. The presence of the park protects views from rising ground in the west and north-west towards the historic core including St Mary's Church. The mature trees within Peoples Park are important in skyline views. Many are evergreen. Most of the trees are located on the north side of the park. Hedges reinforce the boundary walls.

The School's site has a tree-lined boundary on the north of the site and the playing field is open in character.

18.8 **Carriageways, pavements, footpaths**

There are no roads within these areas. People's Park has a network of footpaths around it and through it.

The Shades (the footpath that runs up the eastside of the park) is lined on its east side with a kerb of Shaffordshire blue bricks. Tarmacadam has been used as a paving material.

18.9 **Threats**

In People's Park:

- The lack of completion of works to Neithrop House.
- Part of the stone wall on the south side has been removed and replaced by inappropriate red bricks.
- Graffiti on walls and doors are regrettable.
- Removal of the piers at the entrances to the park. In particular the piers at the entrance onto Warwick Road have been

struck by vehicular traffic. These piers should be reinstated.

18.10 **Key views**

In People's Park, the key views are:

- A vista from The Leys towards St. Mary's Church.
- Vistas across the park from each entrance into the park.
- The long distant view from the entrance of Bath Road towards St. John's Church.
- The mid-distance views towards St. Mary's Church from most of the park.
- From The Lodge to Wood Green Villa.
- Down Broughton Road towards the town centre.
- A wide vista across the playing fields that contrasts with the linearity of the surrounding townscape.



Neithrop House

19. Late 19th and Early 20th Century Villas (South) – Oxford Road, Hightown Road & Bloxham Road

Figure 35 Character Area - Bloxham Road

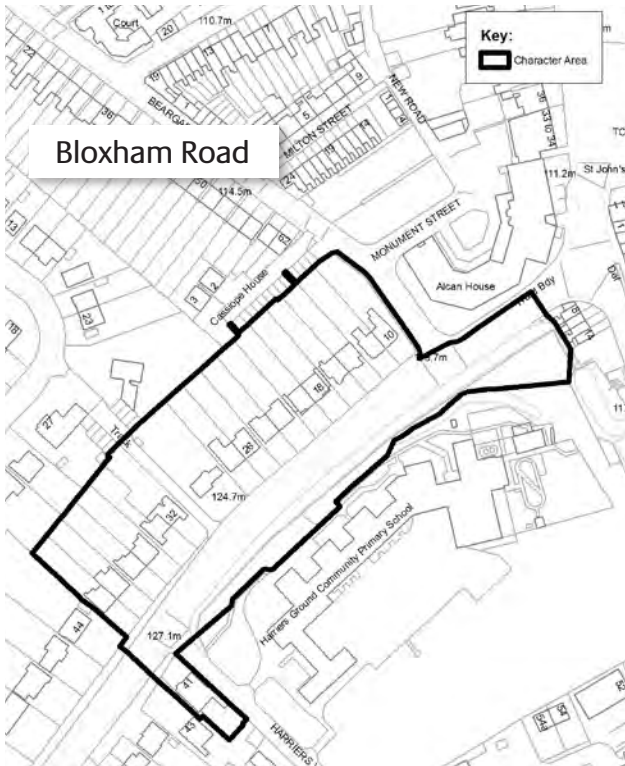


Figure 36 Visual Analysis - Bloxham Road



Figure 37 Character Area - Oxford Road

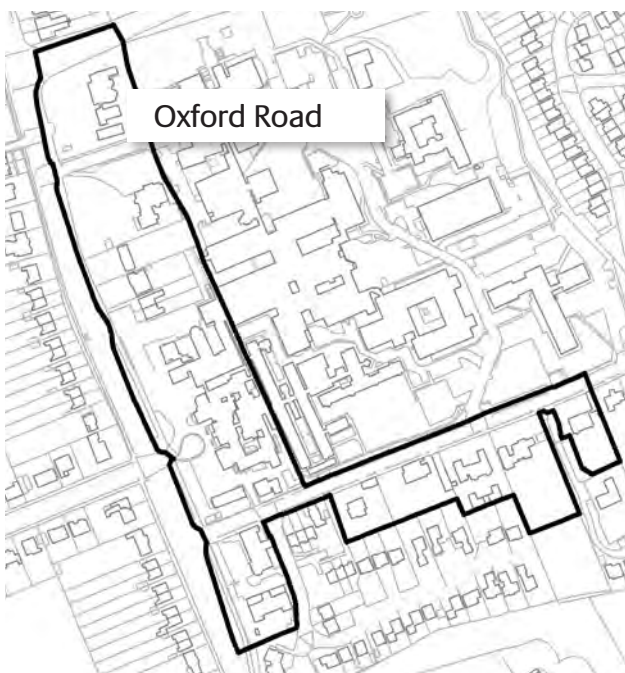


Figure 38 Visual Analysis - Oxford Rd



- | | | | | | | | |
|--|---------------------------|--|------------------------------|--|-------------------------|--|---------------------|
| | Positive vista | | Pivotal building | | Important boundary wall | | Significant slope |
| | Negative or neutral vista | | Deflected view | | Unightly edge | | Spatial containment |
| | Positive view to landmark | | Visual stop | | Vacant land or building | | Significant trees |
| | Negative or neutral view | | Pinch point | | Significant green space | | Significant trees |
| | Positive landmark | | Strong building line | | Significant trees | | Disorientation |
| | Negative landmark | | Building line lacks cohesion | | | | |

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19.1 Land use

This character area occurs in two locations: a small group of mainly semidetached entirely residential dwellings on the north side of Bloxham Road and an L-shaped collection of buildings fronting Oxford Road and Hightown Road, which wrap around the Horton Hospital site. In the latter, in addition to the hospital buildings themselves, most formerly residential premises have been converted to uses in association with the hospital and other professional services.

19.2 Street pattern

The street pattern in both areas is linear, being main radial routes into the town.

Within the hospital, the original campus style layout of individual buildings set in grounds has been compromised necessarily by the functional requirements of a medical establishment in that buildings have been extended and linked and the vehicular circulation pattern weaves between car parking areas.

19.3 Building age, type and style

The area was developed southwards in a piecemeal fashion from the mid-19th century onwards. The Horton Hospital was built 1869 –72.

Development began in Hightown Road at the end of the 1870s. However, the majority of the houses on Hightown Road were built in the 1880s and the 1890s in Queen Anne style. The buildings, large detached villas, are of considerable quality although the architects and builders of these properties remain unknown.

The Elms on Oxford Road, a substantial Italianate villa built for Jonathan Gillet, one of the senior partners of Gillet's Bank, was completed in 1863, and is now the offices of the Primary Care Trust within the Horton Hospital site. Penrose House on the corner of Oxford Road and Hightown Road, a large Queen Anne-style villa, is currently the offices of Whitley Stimpson chartered accountants. On the other side of Hightown Road stands the 19th century, red brick mortuary of Horton Hospital.



Bloxham Road



Hightown Road



Hightown Road

The Edwardian semi-detached houses at the east end of Bloxham Road display well the elegance of early 20th century domestic architecture. Most notable are the extraordinary Art Nouveau pair, numbers 14 and 16, with their deep, raking buttresses and idiosyncratic balconies.

Private development within the southern suburbs of Banbury continued into the early 20th century. The Oxford Road frontage on the west side comprises a consistent line of pleasing early 20th century semi-detached dwellings, but unexceptional and not necessarily worthy of conservation area status on their own.



Hightown Road

19.4 **Scale and massing**

Buildings in both areas are generally two, two and a half or three storeys. The Oxford Road / Hightown Road area comprises large villas, often imposing in scale, in spacious grounds, whereas those on Bloxham Road are semidetached. The hospital buildings are relatively small scale given their status in the community.

19.5 **Construction and materials**

These properties are predominantly constructed from red brick with clay tile roofs and extravagant detailing befitting of the status of the villas.



The Mortuary, Horton Hospital

On Hightown Road a number of the villas have imposing chimneys decorated along the broader face with three-dimensional patterns in red brick. In the case of Mayfield this brick patterning extends to areas of brickwork at first floor level.

Roofs are of terracotta tile or banded patterning of clay and fishscale tiles. A number of the houses have decorative ridge tiles and finials. Dormer windows are sited to interrupt roof slopes. This adds decorative interest to the roofline as well as practically providing light and ventilation to the attic accommodation. This decorative interest is enhanced by the use of scalloped or decorative barge boards on both roof gables and dormers.

Porches are a feature of the front elevations of the villas; however their designs are

as individual as the houses they adorn. Numbers 93 and 95 Oxford Road have particular fine terracotta pediment decoration.

The 19th century mortuary (now occupied by Occupational Health) is a delightful little building, sadly now scarred by the unsympathetic insertion of a large modern window, as well as unsympathetic repair and extension. This red brick building has decorative ridge tiles, stone detailing over doors and windows, a highly decorative rainwater hopper and down pipe and the remains of polychrome banding to match that on the main hospital building. It is set apart by its diminutive scale compared to the large villas and the hospital building that somewhat over-shadow it.



Oxford Road



Bloxham Road

In the grounds of several of the villas a number of modern houses have been built. These modern houses are excluded from the character area. A number of the buildings have also been extended, some more successfully than others. In most cases the design of the extension picks up on the original design and materials for the main house.

On Bloxham Road early use of pebbledash is evident in limited quantities. Roofs are hipped, of slate and plain clay tile. Fenestration is detailed, frequently unusual and elegant. Nearly all retain their original

decorative features, ornate windows, balconies and doors, so the symmetry of the pairs is intact. This contributes greatly to the quality of the architecture. Only one, unfortunately large, front dormer window disturbs this.

The large detached villas on Hightown Road and Oxford Road are all of individual design. Red brick and tile dominate, although the brick does not all appear to be local. The Elms at the north end of Oxford Road is of stone. Brick is used extensively as decoration.

19.6 Means of enclosure, trees, hedges, verges, open spaces

At Bloxham Road, Hornton stone boundary walls and a mix of trees and hedges along front garden boundaries strongly define the dwelling curtilages. The wall has only been breached in one place and further erosion is to be avoided. The evergreen trees in the front gardens of 10, 14 and 16 Bloxham Road are particularly prominent. On the south side of the road a high bank and mature trees, totally obscure the primary school behind. The vegetation adds to the suburban character of the area and the steep bank preserves the feel of an area on the historic urban fringe.

Vegetation is a key characteristic of the Oxford Road area. A strong line of mature trees graces the Oxford Road frontage on the east side. However, some of these trees may be over-mature and, as they are within private curtilages, it is important that their future is secured. Some trees have already been felled, for example those within the grounds of Penrose House, and further loss would have a detrimental visual impact. Those within the grounds of the Horton Hospital should be the subject of an arboricultural survey.

The boundary to the Horton Hospital is defined by a low stone wall and stone gate pillars. The railings and gates have been removed and the eclectic collection of hospital buildings behind is only partially obscured. Reinstatement of the railings and gates would be a bonus.



Horton Hospital, Oxford Road

The character of Hightown Road is largely derived from the high red brick boundary walls to the properties on its south side, entirely screening them from view and creating a significant component of the street scene.

19.7 Carriageways, pavements, footpaths

All carriageways and pavements are tarmac with concrete kerb. Within the hospital grounds other materials, mainly modern concrete blocks, have been used.

19.8 Features of particular interest

- The Horton Hospital
- Villas in grounds with no infill development at present eg Southlands, Hightown Road and Penrose House, Oxford Road.

19.9 Key views

There is a panoramic view from the junction of Upper Windsor Street with Oxford Road over east Banbury, regrettably emphasising the large scale of some industrial units.

Although the tall tree line along Oxford Road screens the hospital chimney and the telecommunications mast from the road, they are still visible from the junction of Oxford Road and Upper Windsor Street and the mast is dominant in views from the east.

19.10 Threats

- Both areas, being based upon radial routes into the town centre, are dominated by vehicles, both moving and queuing at traffic lights. Care should be taken in siting traffic signage.
- Trees are a major feature in vistas along Oxford Road and further loss would seriously affect the character. It is imperative that new development does not threaten their survival and that, following an arboricultural survey, new planting is undertaken.
- Reinstatement of the railings and gates to the Horton Hospital would reinforce the Victorian character of the building.
- Necessary post war additions to the Horton Hospital have not always been as sympathetically designed in relation to the magnificent listed building. A Design Code for new buildings would assist in guiding future extensions.
- Whilst it is fortunate that most of the villas have retained their spacious grounds without infilling, where the use is no longer residential, car parking tends to dominate. Infilling with new development should be resisted.

20. Materials and details





21. Design and Repair Guidance

21.1 The following design guidance seeks to ensure that the character of the Conservation Area is enhanced, through imaginative and high quality design. The council actively promotes the retention of historic buildings but particularly those identified as being of local historic or architectural interest both within and outside the conservation area; all other things being equal, the conversion of old buildings is preferable to the demolition and redevelopment of sites. The council also promotes a policy of repair rather than replacement of traditional architectural details.

The following aspects are particularly important:

Scale

21.2 Restoration and re-development must respect traditional plot widths and avoid repetitive and unrelieved facades which typify so many modern designs. Banbury has variations of plot size, but there is a consistency in the scale and mass of traditional buildings and this should be respected in any prospective development associated with the Historic Town.

Proportion

21.3 In most buildings within the Conservation Area, the relationship between windows, doors, floor heights and the relationship of solid to void in the design of elevations is crucial. Traditional proportions should be emulated in new development. It is of particular importance that traditional proportions are respected in connection with any extensions to existing properties; in most instances they will need to be subservient to the existing properties.

Building Line

21.4 Frontage development must conform to the historic street pattern. The historic layout of the town is linear with the buildings facing onto the road with their rooflines parallel to it.

Materials

21.5 The use of appropriate building materials (ie. red local brick, welsh slate, ironstone and stone roofing tiles) and the retention of traditional paving materials, which preserve the local distinctiveness of Banbury, is paramount in the preservation of the character and appearance of the conservation area.

Roofs

21.6 The roof line is a dominant feature of a building and retention of the original height, shape, pitch, verge and eaves detail and ornamentation is essential. Flat roofs are alien to local tradition and should be resisted where possible. Chimneys are important features of the roofscape and should be retained even if no longer required. Where roofing materials are to be replaced the new materials should be traditional and historically appropriate (ie slate). If ventilation is required, this should be achieved by inconspicuous means (e.g. under-eaves ventilation); visible roof vents would be discouraged.

External Walls

21.7 Any alteration or repair to external walls must respect the existing building materials and match them in texture, quality and colour. Every effort should be made to retain or re-use facing brickwork (or in limited cases stonework) which should not be rendered, pebble-dashed or painted. Repointing should be carried out with a mortar to match the existing in colour, type and texture; historically this would have consisted of lime and sand. Hard, modern cement mortars are inappropriate as they prevent the evaporation of moisture through the joints, which instead is drawn through the next softest material, the masonry itself, thereby damaging both the appearance and structure of the building. Original render should not be stripped off to expose rubble stone or brick walls, which were not intended to be exposed.

Traditionally, render finishes were lime-based. More modern, hard cement renders prevent the evaporation of moisture, which can accumulate between the wall and the render causing damp internally. When appropriate, hard cement renders should be replaced with a lime alternative.

Rainwater goods

- 21.8 Rainwater goods (guttering, downpipes, hoppers) should be repaired if original or reinstated in original materials/design. Plastic guttering is not appropriate for listed buildings or buildings in conservation areas as it is not historically authentic and does not enhance a building's character.

Windows

- 21.9 Windows should be correctly proportioned, well related to each other and neighbouring buildings, and should respect any existing openings. Retention and repair of original windows is the preferred option, but any replacement should match the original. This not only includes the structural elements of the window (e.g. frame, lintel) but also historic glass and window furniture. Particularly important is the method of opening, the set back within the reveal and the sections of glazing bars. The thickness and moulding of glazing bars, the size and arrangement of panes are vital elements in determining appropriate replacement windows, which respect the age of a building. Replacement of timber or metal windows in a uPVC alternative, no matter what the pattern or design, is unacceptable. Dormers feature rarely and are not a common traditional feature within the historic town. Rooflights should be sited on the rear roofslopes wherever possible. Where inappropriate windows are proposed to be replaced, historically correct fenestration will be required.

Shop Fronts

- 21.10 The retention of traditional shop fronts is actively promoted as is the occupation of above shop accommodation as put forward in the national strategy 'Living over the shop' (see website Living Over The Shop (LOTS) Grant)

22. Opportunities and Options for Regeneration

22.1 Background

Banbury town is currently in the economic shadow of locations such as The Banbury Gateway Shopping Park which opened in the autumn of 2015. This is not the first time Banbury has been in the economic doldrums. In the 14th century as a result of decimation of the population due to the Black Death Banbury suffered an extended period of economic stagnation from which it recovered when wool became pivotal to the local economy. In the early 19th century Banbury was not an industrial town. Its only sizeable manufacture, plush weaving, was in decline, and the economic vitality of the town was on a similar trajectory. It was a change in direction with the establishment of an iron foundry in Newlands by James Gardner in 1839 for the manufacture of agricultural machinery that fuelled a return to economic vitality and the leap to industrialisation. It has always been the proximity to numerous transport options that in the past has saved Banbury.

Banbury needs an identity. Instead of being a place to pass through - which historically was a viable economic option (think of the trade around horse-drawn transport when the regular stops in a long journey were life-saving and profitable) - the town needs to become a destination.

22.2 Opportunities

Banbury occupies an unparalleled location at the very heart of the country. Retail has gone from shop-front to on-line. With the Strategic Master Plan in hand development that comes forward needs contribute to the vitality of the town. Banbury instead of competing in the same space as shopping parks needs to carve out a niche identity that makes people want to come to Banbury as a destination.

Banbury needs to make itself an experience. Heritage has a role to play and Banbury needs to play to its strengths. In the 19th and early 20th century Banbury had destinations aplenty – the markets, theatres, chapels and public houses where people met to trade, plot and socialise. Some of these locations like the markets were ephemeral; others like the theatre buildings,

chapels and public houses were more ‘concrete’ but many have fallen from use. Banbury is a rapidly growing town where heritage-led regeneration projects could assist in the successful regeneration of the town.

22.2.1 Banbury Market

Banbury is a traditional market town although the town’s market has been in decline over recent years. The form of the ‘traditional’ market has morphed from the stock markets of old to the same-day-each-week vegetable and bric-a-brac market found in many towns. What is left of Banbury’s market is struggling. A vibrant and resurgent market – themed or otherwise – needs to be a cornerstone of Banbury’s reinvention as a market town for the 21st century.



Market Place (Market Day)

22.2.2 Yards and Alleys

The network of alleys and yards within the medieval core of the town, which tie the main thoroughfares each to its neighbour are an innate part of the character and significance of Banbury and the conservation area. The alleys and narrow lanes are defined and contained by buildings on both sides which by their consistent height and massing (predominately two storey) contribute the intimate and contained nature of these gunnels, alleys and narrow lanes.



Yard behind the Coach & Horses Public House

Some of the narrow alleys run through between main thoroughfares (such as Pepper Alley and Church Lane) others open out into yards. Some of these alleys are simply short coach entrances between two frontage buildings (such as at Ye Olde Reindeer, The Auctioneer (formerly The Flying Horse Public House) others run for longer distances (such as Water Lane adjacent to the Coach and Horses Public House, Lion Yard) availability of space and juxtaposition of neighbouring buildings being the determining factor.

These alleys and yards were a significant part of the day to day functioning of Banbury as a market town and although never primary retail locations in themselves, the buildings that formed these features were vital to the economic viability of the town. Residential, workshop and stables, all could be found cheek-by-jowl.

Sadly site and whole-scale land clearance (such as land west of Pepper Alley and Bolton Road) have resulted in the loss of often significant buildings and spaces of heritage significance. However the significance of these alleys and yards remains. The best and most significant parts of the past should be integrated into the future of any location. It is therefore beholden on any scheme for the regeneration of Banbury that the enclosed and intimate nature of these spaces is ensured. Therefore where there has been site clearance any new scheme should seek to re-establish an intimate built form, referential to the historic settlement pattern of the site, which provides relatively high density accommodation in these inner-town locations.



Peper Alley

22.2.3 Street Character

22.2.3.1 Main route and squares

The main routes and places through and within Banbury are:

- South Bar Street
- Horse Fair
- North Bar Street
- High Street
- Parson Street
- Broad Street
- Market Place

Although each street and the market place has an identifiable appearance of its own, all have a strong identifiable town-based character grounded in the predominantly 19th century architecture built at a time of prosperity. The unity of appearance seen in the photographs of the early 20th century has sadly been diluted and in some places lost through a range of actions from inappropriate replacement of former key historic buildings (The Original Cake Shop in Parsons Street being a glaring example of such loss) through to poorly detailed shop front advertising.

In places the poor quality of the streetscape gives a down-at-heal appearance and Banbury no longer reads as a self-respecting market town. Through town initiative schemes such as a shop front improvement scheme Article 4 Directions and the observance of CDC shop front guidance there is an opportunity to positively enhance the areas character and identity.



Parsons Street

Demolition of existing historic and heritage buildings should never be a first option when considering redevelopment. The presumption should always be to work with what we have. The historic architecture of Banbury, the materials used in its construction, the massing and architectural details are all strongly defined and should be respected. The uniformity of building heights and regularity of façades contribute to the intrinsic character of the streetscape. Heritage-led regeneration rather than replacement with ever taller but unexciting and bland contemporary buildings should be the rule of the day.



High Street

Heritage related regeneration programmes are promoted by Historic England (2013). Funding for such schemes may be available through one of the following:

Historic England <https://historicengland.org.uk/services-skills/grants/>

The National Lottery Heritage Fund <https://www.heritagefund.org.uk/>

The Architectural Heritage Fund <http://ahfund.org.uk/>



Church Lane

22.2.3.2 Residential streets

The residential streets of Banbury (of whatever age of construction) each have a strong identifiable character and appearance. These are defined by the rhythm of the buildings, the uniformity of material, massing and architectural design, and the sense and form of enclosure. Development within these streets (be it an extension, replacement or infill) needs to conserve, sustain and enhance the underlying architectural character and sense of place. The axiom here is 'less is more' – less demolition and replacement with taller characterless buildings, less variation in architectural detail, fewer roof dormers and the removal of unauthorised satellite dishes from highway elevations – will all help promote the innate character, appearance and significance of place.



Bath Road



Former Grand Theatre

22.2.4 Landmark buildings

In earlier times Banbury was not only a coaching, droving and carriers' destination but a town acknowledged as a hotbed of religious fervour and political debate. As a result Banbury had not only a significant population of taverns, beer houses, public houses, hotels, and inns where the various elements of society both met and traded but also a noticeable population of chapels and churches and schools built by various Christian sects of the town as well as the Borough itself. Due to its 19th century resurgence there is/was a significant population of civic buildings; public offices, exchanges and a town hall (Banbury has had three; different buildings in different locations). Interspersed with these were the industrial buildings and workshops which Pevsner describes as 'some of the best Victorian industrial buildings in the county', noting also that many had also been demolished in the 1970s. Banbury in line with the expectation of its residents also had The Grand Theatre (later The Grand Cinema) in the heart of the town.

With economic decline and changes in cultural tastes a good number of these civic buildings and commercial premises have fallen from their original use. Lose of original commercial use however does not equate with lack of significance and much should be done to ensure Banbury's landmark buildings once again have an economic future albeit in new use. Demolition is not the answer. The use of an Article 4 Direction to cover change of use for significant public houses should also be considered.



Town Hall

Banbury is a burgeoning town and sometimes things can come full circle so it may well be that with a sympathetic approach buildings such as The Grand Theatre, which are located at the heart of the town, could once again be lent to community use as a mixed cultural/activity/gallery space without competing with other venues in the town. Heritage-led regeneration is required. Inspiring schemes for inspirational uses are the order of the day.

22.2.5 Areas in need of enhancement

22.2.5.1 Oxford Canal

The approach to Banbury along the Oxford Canal has the potential to be one of the most picturesque entrees in a town that there could be – apart from it is not. This observation has also been made in a recent television series ‘Great Canal Journeys’. Economic decline since World War II, a rapidly expanding residential population in need of housing and a lack of appreciation for the historic buildings of Banbury and the importance of the role played by the town in the history of the nation, have all contributed to the sweeping away of Banbury’s built heritage. Thus instead of the canal being lined by fascinating industrial buildings and other buildings of character which provide a window onto Banbury’s past - and that could well have been converted to various uses – we are treated to waste land and the back of a 20th century shopping mall which turns it back on the canal. Oxford Canalside is in need of reinvention with a scheme on a human scale which encourages leisure and enjoyment of the historic environment.



Oxford Canal

22.2.5.2 Former Calthorpe Manor grounds

This is the area bounded by South Bar Street, High Street and dissected by Calthorpe Road. Up until the middle of the 20th century this area was a mixture of dense terraced housing and commercial premises. The land was cleared and partially but unsuccessfully redeveloped. The area now needs a new comprehensive scheme to integrate it back into the town.

22.2.5.3 Cherwell Street / former Iron Works area

An area sandwiched between two conservation areas and partial contained within one, that of the Oxford Canal and Banbury. The area is at the heart of the transformation of Banbury from market town to industrial town in the mid-19th century. Once significant the area is now a degraded, partially redeveloped but also quasi-derelict industrial area housing car parks and businesses that range from national franchises to temporary car-valeting services. The area is significant not only for its history and the remaining buildings that have survived from that time but also because it forms an important part of the setting of both conservation areas and defines the visual aesthetic of the canal basin and the views of Banbury for any visitor arriving on the outskirts of the town.



Cherwell Street



Land south of Calthorpe Street



Bolton Street Car Park

22.2.5.4

Railway station and Station Approach

Although the area is outside the conservation area boundary it is important for the setting of the conservation area and how the visitor experiences Banbury town. For the moment the areas is derelict, broken up into disparate parcels of land and hard-standing (where former buildings have been removed) and poorly managed.



Station Approach

22.2.5.5

Castle Street/ Bolton Road

The town planning schemes of the 20th century have left Banbury with current day Castle Street and Bolton Road area, the remains of the northern working canal-side suburb of the town. The area now comprises a limited number of terraces of 19th century housing which sits ill with the 20th century roads that have been engineered through. The multi-storey carpark has

now gone and the site sits ready for a heritage-inspired scheme sympathetic to the northern boundary of the medieval core and the remaining terraced housing which will enhance the approach to the town and the canal.

22.2.5.6

Horse Fair taxi rank area

At the heart of Banbury adjacent to Victoria's Banbury Cross is an area of desolate tarmacadam occupied in one corner by a public toilet block but otherwise a taxi rank park. The area appears left over, an under-utilised space and if ever there was a small area of land of prime public space in need of inspiration this is it!



Horsefair



Oxford Canal

22.2.5.7 **Castle Quay Shopping Centre**

The Castle Quay Shopping Centre occupies the north side of Market Place on land that before demolition was a mix of dense terraced housing, agricultural machinery works, canal-related workshops and storages, but also the former castle site. The shopping centre although outside the conservation area forms part of this setting, it also forms part of the visitors' visual experience when arriving on the outskirts of Banbury from the north; an important factor to be borne in mind when regeneration packages are considered.

A strategic lead vision must be part of the answer.

23. Effects of Conservation Area designation

23.1 **Background**

Conservation areas are designated by the Council under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. There are different planning controls in conservation areas and anyone proposing development should seek advice from Development Control and Major Developments at an early stage. The main effects of designation are as follows:

23.2 **Development should preserve or enhance the area**

Development should preserve or enhance the character or appearance of the conservation area, 'the special architectural or historic interest of which it is desirable to conserve or enhance'. This enables the achievement of higher standards of design in new developments and secures the conservation of existing important features and characteristics. Information supporting planning applications must demonstrate the proposal, and its impact on the conservation area, in sufficient detail to enable a thorough assessment.

23.3 **Control over demolition of buildings**

Planning permission is required from Cherwell District Council, as the Local Planning Authority, for the demolition or substantial demolition of unlisted buildings in the conservation area. Where a building is of demonstrable architectural or historic interest, consent for demolition will only be given as a last resort.

23.4 **Control over trees**

The council must be notified of any intention to carry out works to fell, lop or top any tree over 75mm (3 inches approx.) in diameter not already the subject of a tree preservation order. This provides the council with an opportunity to consider making a tree preservation order and the provision of an extra

degree of control over the many trees that are important to the appearance of the conservation area.

23.5 **Protection of important open spaces and views**

It is important to protect the open and aesthetic quality of green spaces within the townscape because they are integral to the character and appearance of the conservation area. Open space sometimes has its own historic significance. The inclusion of peripheral open spaces around the settlement in the designation of the conservation area is specifically to ensure that the character of these spaces is preserved.

23.6 **Control over the demolition of enclosures**

Consent is also required to demolish any means of enclosure over 1 metre in height abutting a 'highway' (including a public footpath or bridleway), waterway or open space; or above 2 metres in height in any other case. This means that walls not relating to listed buildings, that add so much to the character and appearance of the street scene, are afforded protection.

23.7 **Powers to seek repair of unlisted historic buildings**

The council has powers to seek the repair of unlisted (as well as listed) buildings in a poor state of repair where the building makes a valuable contribution to the street scene or is of local importance as a building type.

23.8 **Reduced permitted development**

There are no permitted development rights for commercial properties.

Within conservation areas there are restrictions on the size of extensions to domestic properties that may be carried out without specific planning permission including:

- A two storey rear extension of any dimension
- A single storey side extension of any dimension
- A building, enclosure, pool or container at the side of a dwelling
- Cladding in any material;
- Any alteration or extension to the roof;
- A satellite dish on any chimney, wall or roof slope that faces onto or is visible from a highway.
- A flue, chimney, soil or vent pipe on a wall or roof slope that fronts a highway or can be seen from a highway and forms the principal or side elevation of the house.

23.9 **Enhancements should preserve and enhance the area**

Land use planning policies in the Cherwell Local Plan and the emerging Local Development Framework aim to ensure that special attention is given to the preservation or enhancement of designated conservation areas, and proposals for new development will be acceptable if they assist in the achievement of that objective.

Any enquiries concerning permitted development within conservation areas should be addressed to the Development Management Team, planning@cherwell-dc.gov.uk or telephone 01295 221006.

24. Conservation Area boundary justification

- 24.1 The existing conservation area boundary was previously drawn to include the majority of the historic town of Banbury to the extent reached approximately in the years after the First World War (although date of construction alone is not necessarily a reason for inclusion). The boundary however had excluded the working class township of Neithrop which historically has been integral to the holistic history of the town and its economic development.
- 24.2 Different planning controls apply in conservation areas and therefore it is important that only areas that are of special architectural or historic interest are included. In this review it is proposed to extend the boundary slightly to include the heart of the historic suburb of Neithrop, some little bit of which survived the rather extensive clearances and rebuilding that took place in the latter decades of the 20th century. Other minor adjustments of the boundary are also proposed.
- 24.3 The significance and visual aesthetic of the historic built environment can often be diluted, even destroyed by continuous minor change which is allowed as 'permitted development'. Therefore as part of this review it is proposed to introduce selective Article 4 Directions that relate to selected significant buildings which contribute positively to the character and appearance of the conservation area (Appendix 4 and Appendix 6). An Article 4 Direction removes additional 'permitted development rights' over and above the extra restrictions of a conservation area designation.
- 24.4 **Northern boundary**
The conservation area boundary runs east along the north side of Warwick Road. Neithrop Mission School and St Paul's Church are both included within the boundary, as are 90 -78 Warwick Road. The boundary then cuts across to the southern kerb in front of Neithrop House. Leys House is excluded but 35 - 17 Warwick Road are included. The boundary includes the Magistrates Court on the north side of the road but excludes Town Centre House on the corner of Warwick Road. The boundary then turns north to include properties on the east side of South Road as far up as 20 Southam Road. Merisham Court is excluded. The boundary then runs along Castle Street including all buildings on the north side of the road.
- 24.5 **Eastern boundary**
The boundary cuts south to include the area between Castle Street and Bolton Road (a now derelict plot of land formerly occupied by a multi-storey carpark) but excluding the rear / service section of Castle Quays Shopping Centre, and including the shopfronts on the northside of Market place. At the former public baths building (56/57 Bridge Street) the boundary turns south along the rear of properties on the south side of Bridge Street and to the rear of properties on the east side of Broad Street excluding the modern flats on the corner with George Street, but including the entire Crofts building, but excluding the Broad Street frontage access to Charles Court. It continues eastwards along the northern kerb of Grove Street including the terrace of 19th century houses (numbers 1-11) and Britannia Wellbeing Hub. The boundary then returns to exclude Samuelson Court but then travels eastwards along the northern kerb to include 16-19 Gatteridge Street then south to include and 27-30 and 41-36 Britannia Road. The Cherwell Court and Britannia Heights developments are excluded.

24.6 **Southern boundary**

17 Prospect Road and The Close Nursery School are included within the boundary as is Juniper Court on St John's Road. The boundary turns south along Calthorpe Road excluding St John's Court and Vicarage Court. The boundary doglegs back east to include 2 Old Parr Road and 1- 7 Fairview Road then south along the rear boundaries of the properties on the east side of Oxford Road. The boundary includes the historic buildings which form the heart of the Horton General Hospital and those departments which front Oxford Road but excludes the 20th century buildings that form the bulk of the hospital on the eastern side of the site. 55-67 Hightown Road on the south side of the road are included within the conservation area as is Hightown House to the south of number 67. The boundary then returns north along the eastern kerb of Oxford Road jumping to the west to include the Easington House Hotel and the Army Reserve Centre behind the hotel.

24.7 **Western boundary**

The boundary continues north along the western kerb of Oxford Road. 8-14 Oxford Road are included within the boundary. The boundary then turns west along the southern edge of Bloxham Road excluding the school premises but including 41 Bloxham Road. The boundary then turns north to include 10-42 Bloxham Road. The boundary turns north along the rear boundaries of 62-8 Beargarden Road, kinks south along the property boundaries on the south side of Kingsway, then west along the rear boundaries of 1-23 West Bar Street. 1a, 1b, 1 and 2 Berry Moor Road are included within the boundary. The boundary then skirts round the Oxford and Cherwell Valley FE College leaving this institution outside the conservation area but 1-27 and 37-61 Bath Road are included. The boundary then runs west along Broughton Road including

the treed bank to the south of the road and 32-176 Broughton Road and Frank Wise School on the northern side. The boundary then runs along the west kerb of Park Road as far as 56 Park Road where the boundary cuts in to include 96 Kings Road (but exclude 98-104 Kings Road). The boundary then returns east along the rear boundary of the Kings Road properties as far as the rear garden of number 36 when the boundary turns north to include the Neithrop Methodist Mission Hall. The boundary turns west to include the buildings on the north side of Boxhedge Road. At 16a Boxhedge Road the boundary cuts north to include 13-14 Cedar Villa and then east along the rear boundary of 16a-1 Boxhedge Road. 49 Union Street (formerly part of Bird Farm) and the Belgrave Crescent former council houses are included. The boundary finally turns west along the rear property boundaries of 75- 97 Warwick Road then loops round to include the former Duke of Wellington public house (101 Warwick Road).

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26. Acknowledgements

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Appendix 1: Policies

There are a number of policy documents which contain policies pertaining to the historic built environment. The main policies are summarised in this section. Other policies of a more general nature are also of some relevance. These are not listed here but can be found elsewhere in the specific documents mentioned below.

Main Legislation	National Policy Guidance	Local Policies
Town and Country Planning Act 1990	NPPF (National Planning Policy Framework) 2012	Adopted Cherwell Local Plan 1996
Planning (Listed Buildings and Conservation Areas) Act 1990	NPPG (National Planning Policy Guidance) 2014	Cherwell Local Plan 2011-2031: (Adopted Document 20 July 2015)

National Planning Policy Framework

<https://www.gov.uk/government/publications/national-planning-policy-framework-2>

in particular:

Point 17 Core planning principles.

Points 56 to 68 Section 7 – Requiring good design.

Point 77 Local green space identification.

Points 126 to 141 Section 12 - Conserving and enhancing the historic environment.

Point 157 Identification of land within the Local Plan.

Point 169 Using a proportionate data base.

Cherwell Local Plan 1996

H19: Proposed conversions will need to retain existing appearance and not cause harm to historic assets or wider countryside.

H20: The council will normally resit proposals to convert rural buildings to provide two or more dwellings within a farmstead situated beyond the built up limits of a settlement unless the buildings are unsuitable for conversion to an employment generating use.

H21: Residential conversion favoured unless it would harm the character or interest of a

building of historic interest.

C18: Works to a listed building should preserve the building, its setting and any features of special architectural or historic interest. Alterations or extensions to a listed building should be minor and sympathetic.

C23: Presumption in favour of retaining positive features within a Conservation Area.

C28: The layout, design and materials proposed within a new development should respect the existing local character.

C30: The design of the proposed scheme should show compatibility with the existing street scene and vicinity.

C33: Undeveloped gaps of land which have historic value, preserve the character of a loose-knit settlement or the setting of a listed building should be retained.

C38: Satellite dishes within a conservation area or on a listed building will not normally be permitted when they would be visible from a public highway.

Cherwell Local Plan 2011-2031: Adopted Document (July 2015)

SLE2: Securing Dynamic Town Centres.

ESD1: Mitigating and adapting to climate change.

ESD5: Renewable energy.

ESD10: Protection and enhancement of biodiversity and the natural environment.

ESD13: Local landscape protection and enhancement.

ESD15: The character of the built environment.

ESD16: The Oxford Canal.

Policy Banbury 1-19: covering all aspects of development with Banbury and its environs.

Appendix 2: Listed Buildings

Designated Heritage Assets within the Banbury Conservation Area

1	Gateways, Walls and Gatepiers With Wrought Iron Gates Attached to C17 Range to North East Of C19 House	Listing	Gateways, walls and gatepiers with wrought iron gates attached to c17 range to north east of c19 house, Bloxham Road, Wykham, Banbury, Cherwell, Oxfordshire	II*
2	Wykham Mill Farmhouse And Attached Shop	Listing	Wykham Mill Farmhouse and attached shop, Bloxham Road, Wykham, Banbury, Cherwell, Oxfordshire	II
3	Rose Cottage	Listing	Rose Cottage, 3, Boxhedge Road, Banbury, Cherwell, Oxfordshire	II
4	Bridge Over Mill Stream	Listing	• Bridge Over Mill Stream, Bridge Street, Banbury, Cherwell, Oxfordshire	II
5	Appliance House (Rare Spares) The Old Malt House (Special Libraries Book Service)	Listing	• The Old Malt House (Special Libraries Book Service), St John's Road, • Appliance House (Rare Spares), St John's Road, Banbury, Cherwell, Oxfordshire	II
6	1 And 2 Park Close	Listing	• 1 and 2 Park Close, Warwick Road, Banbury, Cherwell, Oxfordshire	II
7	Glen Dyne	Listing	• Glen Dyne, 48, West Bar Street, Banbury, Cherwell, Oxfordshire	II
8	K6 Telephone Kiosk	Listing	• K6 Telephone Kiosk, South Bar Street, Banbury, Cherwell, Oxfordshire	II
9	Neil's	Listing	• Neil's, 56, Parson's Street, Banbury, Cherwell, Oxfordshire	II
10	53, 53A, 53B And 54, Parsons Street	Listing	• 53, 53A, 53B And 54, Parson's Street, Banbury, Cherwell, Oxfordshire	II
11	Goblet Home Brew Holloways	Listing	• Goblet Home Brew, 50, Parsons Street, • 49 And 50, Parsons Street, • Holloways, 49, Parsons Street, Banbury, Cherwell, Oxfordshire	II
12	The Flying Horse Inn	Listing	• The Flying Horse Inn, 44, Parson's Street, Banbury, Cherwell, Oxfordshire	II
13	The Sphinx Restaurant	Listing	• The Sphinx Restaurant, 39 And 39A, Parson's Street, Banbury, Cherwell, Oxfordshire	II
14	Wine Vaults Public House	Listing	• Wine Vaults Public House, 6, Parsons Street, • 5, Parsons Street, Banbury, Cherwell, Oxfordshire	II
15	Marriott Of Banbury	Listing	• Marriott Of Banbury, 15, Parson's Street, Banbury, Cherwell, Oxfordshire	II
16	Banbury Gallery	Listing	• Banbury Gallery, 17 And 18, Parson's Street, Banbury, Cherwell, Oxfordshire	II
17	The Greeting Card Shop	Listing	• The Greeting Card Shop, 26, Parson's Street, Banbury, Cherwell, Oxfordshire	II
18	31, Parsons Street	Listing	• 31, Parson's Street, Banbury, Cherwell, Oxfordshire	II
19	Lennons	Listing	• Lennons, 2, South Bar Street, Banbury, Cherwell, Oxfordshire	II

20	The Windsor Takeaway	Listing	• The Windsor Takeaway, 21, South Bar Street, Banbury, Cherwell, Oxfordshire	II
21	Church of St John The Evangelist (Roman Catholic)	Listing	• Church Of St John The Evangelist (Roman Catholic), South Bar Street, Banbury, Cherwell, Oxfordshire	II
22	Presbytery, Church of St John The Evangelist	Listing	• Presbytery, Church Of St John The Evangelist, South Bar Street, Banbury, Cherwell, Oxfordshire	II
23	Circuit Automation Limited	Listing	• Circuit Automation Limited, 54, South Bar Street, Banbury, Cherwell, Oxfordshire	II II
24	Banbury Teacher's Centre	Listing	• Banbury Teacher's Centre, 51, South Bar Street, Banbury, Cherwell, Oxfordshire	II
25	48, South Bar Street	Listing	• 48, South Bar Street, Banbury, Cherwell, Oxfordshire	II
26	Dental Surgery	Listing	• Dental Surgery, 45, South Bar Street, Banbury, Cherwell, Oxfordshire	II
27	Oxfordshire County Council Social Services	Listing	• Oxfordshire County Council Social Services, 40, South Bar Street, Banbury, Cherwell, Oxfordshire	II
28	4-8, Southam Road	Listing	• 4-8, Southam Road, Banbury, Cherwell, Oxfordshire	II
29	Jervis and Partners	Listing	• Jervis And Partners, 1 And 2, St John's Place, Banbury, Cherwell, Oxfordshire	II
30	Burger Castle, Castle Centre Unit 21, Castle Centre	Listing	• Burger Castle, Castle Centre, Market Place, • Unit 21, Castle Centre, Market Place, Banbury, Cherwell, Oxfordshire	II
31	Unit 24, Castle Centre West One, Castle Centre Wh Smith, Castle Centre	Listing	• Unit 24, Castle Centre, Market Place, • WH Smith, Castle Centre, Market Place, • West One, Castle Centre, Market Place, Banbury, Cherwell, Oxfordshire	II
32	Facade, Cornhill Corn Exchange, Castle Centre	Listing	• Facade, Cornhill Corn Exchange, Castle Centre, Market Place, Banbury, Cherwell, Oxfordshire	II
33	St John's Ambulance Headquarters	Listing	• St John's Ambulance Headquarters, Cornhill, • St John's Ambulance Headquarters, 26, Market Place, Banbury, Cherwell, Oxfordshire	II
34	Dodd Insurance Brokers	Listing	• Dodd Insurance Brokers, 24, Market Place, • Dodd Insurance Brokers, Cornhill, Banbury, Cherwell, Oxfordshire	II
35	Rain Restaurant And Wine Bar	Listing	• Rain Restaurant And Wine Bar, 23, Market Place, • Rain Restaurant And Wine Bar, Cornhill, Banbury, Cherwell, Oxfordshire	II
36	Copper Kettle Millers Estate Agents Wilsons Wines	Listing	• Copper Kettle, 7, Market Place, • Wilsons Wines, 6, Market Place, • Millers Estate Agents, 8, Market Place, Banbury, Cherwell, Oxfordshire	II
37	Supa Snaps	Listing	• Supa Snaps, 12, Market Place, Banbury, Cherwell, Oxfordshire	II
38	Abbey National	Listing	• Abbey National, 14, Market Place, • Abbey National, 83, High Street, Banbury, Cherwell, Oxfordshire	II
39	Unicorn Hotel, Doubled Gable Range in Courtyard to South	Listing	• Unicorn Hotel, Doubled Gable Range In Courtyard To South, Market Place, Banbury, Cherwell, Oxfordshire	II

40	Trelawn	Listing	• Trelawn, 34, North Bar Street, Banbury, Cherwell, Oxfordshire	II
41	Cherwell Interiors	Listing	• Cherwell Interiors, 42, North Bar Street, Banbury, Cherwell, Oxfordshire	II
42	David Taylor Roberts Dental Surgeon	Listing	• David Taylor, 48, North Bar Street, • Roberts Dental Surgeon, 49, North Bar Street, Banbury, Cherwell, Oxfordshire	II
43	The Cross Bar	Listing	• The Cross Bar, 15, North Bar Street, Banbury, Cherwell, Oxfordshire	II
44	Dog And Gun Public House	Listing	• Dog And Gun Public House, 6, North Bar Street, Banbury, Cherwell, Oxfordshire	II
45	The Gables Nursing Home	Listing	• The Gables Nursing Home, 50, Old Parr Road, Banbury, Cherwell, Oxfordshire	II
46	1-7, Oxford Road	Listing	• 1-7, OXFORD ROAD, Banbury, Cherwell, Oxfordshire	II
47	Banbury Moat House Hotel	Listing	• Banbury Moat House Hotel, 25-31, Oxford Road, Banbury, Cherwell, Oxfordshire	II
48	Thomas House	Listing	• Thomas House, 49, Oxford Road, • 41-47, OXFORD ROAD, Banbury, Cherwell, Oxfordshire	II
49	Whitcher Menswear	Listing	• Whitcher Menswear, Parson's Street, Banbury, Cherwell, Oxfordshire	II
50	Preedy Newsagents	Listing	• Preedy Newsagents, 3, High Street, Banbury, Cherwell, Oxfordshire	II
51	Stead And Simpson	Listing	• Stead And Simpson, 4, High Street, Banbury, Cherwell, Oxfordshire	II
52	Evans Collection	Listing	• Evans Collection, 6, High Street, Banbury, Cherwell, Oxfordshire	II
53	Hairworks Stantons Bakery	Listing	• Facade Of Number 12 (Lloyds Bank), 12, High Street, Banbury, Cherwell, Oxfordshire	II
54	Facade Of Number 12 (Lloyds Bank)	Listing	• Facade Of Number 12 (Lloyds Bank), 12, High Street, Banbury, Cherwell, Oxfordshire	II
55	Dewhurst Records And Tapes	Listing	• Dewhurst, 14, High Street, • Records And Tapes, 15, High Street, Banbury, Cherwell, Oxfordshire	II
56	The Banbury Barbeque	Listing	• The Banbury Barbeque, 35, High Street, • 35A, High Street, Banbury, Cherwell, Oxfordshire	II
57	Lloyd And Stevens	Listing	• Lloyd And Stevens, 39, High Street, Banbury, Cherwell, Oxfordshire	II
58	Gatepiers of St Marys Churchyard	Listing	• Gatepiers Of St Marys Churchyard, Horse Fair, Banbury, Cherwell, Oxfordshire	II
59	Chest Tomb Approximately 5 Metres East of Chancel of Church of St Mary	Listing	• Chest Tomb Approximately 5 Metres East Of Chancel Of Church Of St Mary, Horse Fair, Banbury, Cherwell, Oxfordshire	II
60	Chest Tomb Approximately 15 Metres South East of Chancel of Church of St Mary	Listing	• Chest Tomb Approximately 15 Metres South East Of Chancel Of Church Of St Mary, Horse Fair, Banbury, Cherwell, Oxfordshire	II
61	Tomb Effigy Approximately 25 Metres South East of Church of St Mary	Listing	• Tomb Effigy Approximately 25 Metres South East Of Church Of St Mary, Horse Fair, Banbury, Cherwell, Oxfordshire	II

62	Lloyd Wynne And Company	Listing	• Lloyd Wynne And Company, 25 And 26, Horse Fair, Banbury, Cherwell, Oxfordshire	II
63	Alliance Building Society Compare Insurance Brokers	Listing	• Compare Insurance Brokers, 30, Horse Fair, • Alliance Building Society, 30, Horse Fair, Banbury, Cherwell, Oxfordshire	II
64	Cross Cafe	Listing	• Cross Cafe, 6, Horse Fair, Banbury, Cherwell, Oxfordshire	II
65	Dillon's Newsagents	Listing	• Dillon's Newsagents, 9, Horse Fair, Banbury, Cherwell, Oxfordshire	II
66	Wall Approximately 25 Metres South of Friends' Meeting House	Listing	• Wall Approximately 25 Metres South Of Friends' Meeting House, Horse Fair, Banbury, Cherwell, Oxfordshire	II
67	Savill's Estate Agent	Listing	• Savill's Estate Agent, 21, Horse Fair, Banbury, Cherwell, Oxfordshire	II
68	Whately Hall Hotel	Listing	• Whately Hall Hotel, 16, 17, 18 And 19, Horse Fair, Banbury, Cherwell, Oxfordshire	II
69	12, Horse Fair	Listing	• 12, Horse Fair, Banbury, Cherwell, Oxfordshire	II
70	Prudential Assurance Thornton Baker	Listing	• Thornton Baker, 32, Market Place, • Prudential Assurance, 32, Market Place, Banbury, Cherwell, Oxfordshire	II
71	Pillar Box Approximately 1 Metre East of Wall in Front of Town Hall	Listing	• Pillar Box Approximately 1 Metre East Of Wall In Front Of Town Hall, Bridge Street, Banbury, Cherwell, Oxfordshire	II
72	Connell's Leeds Permanent Building Society	Listing	• Leeds Permanent Building Society, 34, Bridge Street, • Connell's, 33, Bridge Street, Banbury, Cherwell, Oxfordshire	II
73	25, Bridge Street	Listing	• 25, Bridge Street, Banbury, Cherwell, Oxfordshire	II
74	Macdonalds Restaurant	Listing	• Macdonalds Restaurant, 27, Bridge Street, Banbury, Cherwell, Oxfordshire	II
75	Baptist Chapel Facade to Fine Fare Supermarket	Listing	• Baptist Chapel Facade To Fine Fare Supermarket, Bridge Street, Banbury, Cherwell, Oxfordshire	II
76	M and B Banbury Cross Public House	Listing	• M And B Banbury Cross Public House, 7, Butcher's Row, Banbury, Cherwell, Oxfordshire	II
77	1-10, Calthorpe Road	Listing	• 1-10, Calthorpe Road, Banbury, Cherwell, Oxfordshire	II
78	Blue Belles	Listing	• Blue Belles, 36, Church Lane, Banbury, Cherwell, Oxfordshire	II
79	Belmont Guest House	Listing	• Belmont Guest House, 34, Crouch Street, Banbury, Cherwell, Oxfordshire	II
80	7 to 9 (Consecutive) With Attached Railings	Listing	• 7 To 9 (Consecutive) With Attached Railings, 7-9, Crouch Street, Banbury, Cherwell, Oxfordshire	II
81	Calthorpe House Danvers House Dashwood House	Listing	• Dashwood House, 8, Dashwood Terrace, • Calthorpe House, 9, Dashwood Terrace, • Danvers House, 7, Dashwood Terrace, Banbury, Cherwell, Oxfordshire	II
82	Wheatsheaf Inn	Listing	• Wheatsheaf Inn, 68, George Street, Banbury, Cherwell, Oxfordshire	II
83	Dewhurst	Listing	• Dewhurst, 92, High Street, Banbury, Cherwell, Oxfordshire	II

84	Browns Clays Butchers Lunn Poly	Listing	<ul style="list-style-type: none"> • Browns, 86, High Street, • Clays Butchers, 87, High Street, • Lunn Poly, 85, High Street, Banbury, Cherwell, Oxfordshire 	II
85	Expressions Thorntons	Listing	<ul style="list-style-type: none"> • Expressions, 82, High Street, • Thorntons, 81, High Street, Banbury, Cherwell, Oxfordshire 	II
86	Milwards	Listing	<ul style="list-style-type: none"> • Milwards, 77, High Street, Banbury, Cherwell, Oxfordshire 	II
87	White Lion Hotel	Listing	<ul style="list-style-type: none"> • White Lion Hotel, 69, High Street, Banbury, Cherwell, Oxfordshire 	II
88	Post Office	Listing	<ul style="list-style-type: none"> • Post Office, 58, High Street, Banbury, Cherwell, Oxfordshire 	II
89	Superdrug	Listing	<ul style="list-style-type: none"> • Superdrug, 2, High Street, Banbury, Cherwell, Oxfordshire 	II
90	1, 1A and 2, Boxhedge Road	Listing	<ul style="list-style-type: none"> • 1, 1A And 2, Boxhedge Road, Banbury, Cherwell, Oxfordshire 	II
91	Number 4 and Attached Outbuilding and Barn	Listing	<ul style="list-style-type: none"> • Number 4 And Attached Outbuilding And Barn, 4, Boxhedge Road, Banbury, Cherwell, Oxfordshire 	II
92	18, Boxhedge Road	Listing	<ul style="list-style-type: none"> • 18, Boxhedge Road, Banbury, Cherwell, Oxfordshire 	II
93	The Granary	Listing	<ul style="list-style-type: none"> • The Granary, 6, Butcher's Row, Banbury, Cherwell, Oxfordshire 	II
94	12-17, Calthorpe Road	Listing	<ul style="list-style-type: none"> • 12-17, Calthorpe Road, Banbury, Cherwell, Oxfordshire 	II
95	10 And 11, Crouch Street	Listing	<ul style="list-style-type: none"> • 10 And 11, Crouch Street, Banbury, Cherwell, Oxfordshire 	II
96	Gatepier At Dashwood Road (Left)	Listing	<ul style="list-style-type: none"> • Gatepier At Dashwood Road (Left), Dashwood Terrace, Banbury, Cherwell, Oxfordshire 	II
97	Grimsbury Manor	Listing	<ul style="list-style-type: none"> • Grimsbury Manor, Grimsbury Green, Grimsbury, Banbury, Cherwell, Oxfordshire 	II
98	Halfords	Listing	<ul style="list-style-type: none"> • Halfords, 93, High Street, Banbury, Cherwell, Oxfordshire 	II
99	Forty Six	Listing	<ul style="list-style-type: none"> • Forty Six, 88, High Street, Banbury, Cherwell, Oxfordshire 	II
100	Yorkshire Bank	Listing	<ul style="list-style-type: none"> • Yorkshire Bank, 66, High Street, Banbury, Cherwell, Oxfordshire 	II
101	Currys	Listing	<ul style="list-style-type: none"> • Currys, 59, High Street, Banbury, Cherwell, Oxfordshire 	II
102	Banbury Cross Tobacconist Marshall's R S Malcolm	Listing	<ul style="list-style-type: none"> • R S Malcolm, 41 And 42, High Street, • Banbury Cross Tobacconist, 43, High Street, • Marshall's, 44, High Street, Banbury, Cherwell, Oxfordshire 	
103	The Old Wine House	Listing	<ul style="list-style-type: none"> • The Old Wine House, 27, High Street, Banbury, Cherwell, Oxfordshire 	II
104	Banbury Cross	Listing	<ul style="list-style-type: none"> • Banbury Cross, Horse Fair, Banbury, Cherwell, Oxfordshire 	II*
105	Row Of 29 Headstones Ranged Along North Wall, Church Of St Mary	Listing	<ul style="list-style-type: none"> • Row Of 29 Headstones Ranged Along North Wall, Church Of St Mary, Horse Fair, Banbury, Cherwell, Oxfordshire 	II
106	Chest Tomb, with Corner Balusters, Approximately 5 Metres East Of Chancel of Church of St Mary	Listing	<ul style="list-style-type: none"> • Chest Tomb, With Corner Balusters, Approximately 5 Metres East Of Chancel Of Church Of St Mary, Horse Fair, Banbury, Cherwell, Oxfordshire 	II
107	Font Approximately 26 Metres South East of Church of St Mary	Listing	<ul style="list-style-type: none"> • Font Approximately 26 Metres South East Of Church Of St Mary, Horse Fair, Banbury, Cherwell, Oxfordshire 	II
108	3 Chest Tombs Approximately 24 Metres South East of Chancel, Church of St Mary	Listing	<ul style="list-style-type: none"> • 3 Chest Tombs Approximately 24 Metres South East Of Chancel, Church Of St Mary, Horse Fair, Banbury, Cherwell, Oxfordshire 	II

109	The Woolpack Public House and left part of Compare Insurance	Listing	• The Woolpack Public House And Left Part Of Compare Insurance, 28, Horse Fair, Banbury, Cherwell, Oxfordshire	II
110	Banbury Museum	Listing	• Banbury Museum, 8, Horse Fair, Banbury, Cherwell, Oxfordshire	II
111	Congregational Chapel (United Reformed Church)	Listing	• Congregational Chapel (United Reformed Church), Horse Fair, Banbury, Cherwell, Oxfordshire	II
112	Friend's Meeting House	Listing	• Friend's Meeting House, Horse Fair, Banbury, Cherwell, Oxfordshire	II
113	Collier, Bigwood and Belway	Listing	• Collier, Bigwood And Belway, 13, Horse Fair, Banbury, Cherwell, Oxfordshire	II
114	Old Town Hall (Chapman Brothers)	Listing	• Old Town Hall (Chapman Brothers), Lower Cherwell Street, Banbury, Cherwell, Oxfordshire	II
115	Wildmere Farm and Attached Wall	Listing	• Wildmere Farm And Attached Wall, 89A, Manor Road, Banbury, Cherwell, Oxfordshire	II
116	Number 13 Albest and Number 13 A Baxters	Listing	• Number 13 Albest And Number 13 A Baxters, 13 And 13A, Market Place, • 84 And 84A, High Street, Banbury, Cherwell, Oxfordshire	II
117	Carpenters	Listing	• Carpenters, 16, Market Place, Banbury, Cherwell, Oxfordshire	II
118	Unicorn Hotel	Listing	• Unicorn Hotel, 20, Market Place, Banbury, Cherwell, Oxfordshire	II*
119	Lamprey and Son Limited Agricultural Merchants St Leonards Primary School	Listing	• Lamprey And Son Limited Agricultural Merchants, Middleton Road, • St Leonards Primary School, Middleton Road, Grimsbury, Banbury, Cherwell, Oxfordshire	
120	Home Farmhouse	Listing	• Home Farmhouse, Banbury, Cherwell, Oxfordshire	II
121	Johnson and Gaunt Solicitors	Listing	• Johnson And Gaunt Solicitors, 47, North Bar Street, Banbury, Cherwell, Oxfordshire	II*
122	Arrow Audio And Oscan Electronics	Listing	• Arrow Audio And Oscan Electronics, 20, North Bar Street, Banbury, Cherwell, Oxfordshire	II
123	Priory Cottage	Listing	• 11, Oxford Road, • Priory Cottage, 9, Oxford Road, Banbury, Cherwell, Oxfordshire	II
124	33-39, Oxford Road	Listing	• 33-39, Oxford Road, Banbury, Cherwell, Oxfordshire	II
125	Horton General Hospital, Main Entrance Block Fronting Oxford Road	Listing	• Horton General Hospital, Main Entrance Block Fronting Oxford Road, Oxford Road, Banbury, Cherwell, Oxfordshire	II
	Pebble's Fashion	Listing	• Pebble's Fashion, 9, Parson's Street, Banbury, Cherwell, Oxfordshire	II
126	Hernandez Restaurant	Listing	• Hernandez Restaurant, 27, Parson's Street, Banbury, Cherwell, Oxfordshire	II
127	Swan Inn	Listing	• Swan Inn, 3, South Bar Street, Banbury, Cherwell, Oxfordshire	II
128	The Jolly Weaver Public House	Listing	• The Jolly Weaver Public House, 22 And 22A, South Bar Street, Banbury, Cherwell, Oxfordshire	II
129	St John's School (Roman Catholic)	Listing	• St John's School (Roman Catholic), Dashwood Road, • St John's School (Roman Catholic), South Bar Street, Banbury, Cherwell, Oxfordshire	II

130	Linden House	Listing	• Linden House, 55, South Bar Street, Banbury, Cherwell, Oxfordshire	II
131	Banbury Guardian	Listing	• Banbury Guardian, 46 And 47A, South Bar Street, Banbury, Cherwell, Oxfordshire	II
132	42, South Bar Street, 31, Crouch Street	Listing	• 42, South Bar Street, • 31, Crouch Street, Banbury, Cherwell, Oxfordshire	II
133	Venture Founders	Listing	• Venture Founders, 39, South Bar Street, Banbury, Cherwell, Oxfordshire	II
134	Hardwick House	Listing	• Hardwick House, Southam Road, Banbury, Cherwell, Oxfordshire	II*
135	6, St Johns Road	Listing	• 6, St Johns Road, Banbury, Cherwell, Oxfordshire	II
136	1-9 Juniper Court Juniper Court	Listing	• 1-9 Juniper Court, 5 And 6, St John's Road, • Juniper Court, Banbury, Cherwell, Oxfordshire	II
137	Neithrop House	Listing	• Neithrop House, Warwick Road, Banbury, Cherwell, Oxfordshire	II
138	Sunloch Gallery and Wall and Gatepier to right	Listing	• Sunloch Gallery And Wall And Gatepier To Right, 6, West Bar Street, Banbury, Cherwell, Oxfordshire	II
139	Elt Banbury	Listing	• Elt Banbury, 20, Horse Fair, Banbury, Cherwell, Oxfordshire	II
140	Kinton House, Lloyds Bank	Listing	• Kinton House, Lloyds Bank, 31, Horse Fair, Banbury, Cherwell, Oxfordshire	II
141	F B Hancock Solicitors	Listing	• F B Hancock Solicitors, 24, Horse Fair, Banbury, Ox16 OYa, Banbury, Cherwell, Oxfordshire	II*
142	Chest Tomb Approximately 50 Metres North West of Portico, Church of St Mary	Listing	• Chest Tomb Approximately 50 Metres North West Of Portico, Church Of St Mary, Horse Fair, Banbury, Cherwell, Oxfordshire	II
143	Thorn Chest Tomb Approximately 5 Metres East of Chancel of Church of St Mary	Listing	• Thorn Chest Tomb Approximately 5 Metres East Of Chancel Of Church Of St Mary, Horse Fair, Banbury, Cherwell, Oxfordshire	II
144	Coventry Building Society HFC Trust and Savings Tintern House	Listing	• Tintern House, 37, High Street, • HFC Trust And Savings, 38, High Street, • Coventry Building Society, 36, High Street, Banbury, Cherwell, Oxfordshire	II
145	Dorothy Perkins H Samuel	Listing	• H Samuel, 78, High Street, • Dorothy Perkins, 79 And 80, High Street, Banbury, Cherwell, Oxfordshire	II
146	Orchard House (Health Centre)	Listing	• Orchard House (Health Centre), Foundry Square, Banbury, Cherwell, Oxfordshire	II
147	Gatepier Approximately 52 Metres East of Number 7 (Danvers House)	Listing	• Gatepier Approximately 52 Metres East Of Number 7 (Danvers House), Dashwood Terrace, Banbury, Cherwell, Oxfordshire	II
148	1 And 2, Crouch Street	Listing	• 1 And 2, Crouch Street, Banbury, Cherwell, Oxfordshire	II
149	Globe Inn	Listing	• Globe Inn, 55, Calthorpe Street, Banbury, Cherwell, Oxfordshire	II
150	Wykham Park (Tudor Hall School) C17 Range to North East of C19 House	Listing	• Wykham Park (Tudor Hall School) C17 Range To North East Of C19 House, Bloxham Road, Wykham, Banbury, Cherwell, Oxfordshire	II
151	Resthaven	Listing	• Resthaven, 50, West Bar Street, Banbury, Cherwell, Oxfordshire	II

152	St Johns Priory School and Attached Walls	Listing	• St Johns Priory School And Attached Walls, St John's Road, Banbury, Cherwell, Oxfordshire	II
153	The Three Pidgeons Public House	Listing	• The Three Pidgeons Public House, 3, Southam Road, Banbury, Cherwell, Oxfordshire	II
154	Shoosmith and Harrison Solicitors	Listing	• Shoosmith And Harrison Solicitors, 52 And 53, South Bar Street, Banbury, Cherwell, Oxfordshire	II
155	Brittanic Insurance Brown and Mumford	Listing	• Brittanic Insurance, 49, South Bar Street, • Brown And Mumford, 50, South Bar Street, Banbury, Cherwell, Oxfordshire	II
156	Ammareque Lowry	Listing	• Ammareque, 24, Parson's Street, • Lowry, 25, Parson's Street, Banbury, Cherwell, Oxfordshire	II
157	Hunter's Estate Agents	Listing	• Hunter's Estate Agents, 1, South Bar Street, Banbury, Cherwell, Oxfordshire	II
158	Nos 9 and 10 (Talbots), 11 (Kentucky Fried Chicken) and 11A (Wincotts)	Listing	• Kentucky Fried Chicken, 11, South Bar Street, • Wincotts, 11A, South Bar Street, • Talbots, 9 And 10, South Bar Street, Banbury, Cherwell, Oxfordshire	II
159	M A Buzzard	Listing	• M A Buzzard, 16, Parson's Street, Banbury, Cherwell, Oxfordshire	II
160	19, Parsons Street	Listing	• 19, Parson's Street, Banbury, Cherwell, Oxfordshire	II
161	Cardshops	Listing	• Cardshops, 62, Parson's Street, Banbury, Cherwell, Oxfordshire	II
162	Goldbar Jewellers Whitcher Menswear	Listing	• Goldbar Jewellers, 59, Parson's Street, • Whitcher Menswear, 60, Parson's Street, Banbury, Cherwell, Oxfordshire	II
163	Banbury Sewing Machine Centre	Listing	• Banbury Sewing Machine Centre, 57, Parson's Street, Banbury, Cherwell, Oxfordshire	II
164	4B Micro Centres	Listing	• 4B Micro Centres, 13 And 14, North Bar Street, Banbury, Cherwell, Oxfordshire	II
165	Church Hall Church House	Listing	• Church House, 1, North Bar Street, • Church Hall, Horse Fair, Banbury, Cherwell, Oxfordshire	II
166	Robert Atkins and Powdrell	Listing	• Robert Atkins And Powdrell, 43 And 44, North Bar Street, Banbury, Cherwell, Oxfordshire	II
167	Buckell And Ballard Eastbourne Mutual Building Society	Listing	• Eastbourne Mutual Building Society, 5, Market Place, • Buckell And Ballard, 4, Market Place, Banbury, Cherwell, Oxfordshire	II
168	Leamington Spa Building Society	Listing	• Leamington Spa Building Society, 9 And 10, Market Place, Banbury, Cherwell, Oxfordshire	II
169	John Tyler	Listing	• John Tyler, 13, High Street, Banbury, Cherwell, Oxfordshire	II
170	Jeanette Grant Martin's Bank Chambers	Listing	• Martin's Bank Chambers, 24, High Street, • Jeanette Grant, 24, High Street, Banbury, Cherwell, Oxfordshire	II
171	Church of St Mary	Listing	• Church Of St Mary, Horse Fair, Banbury, Cherwell, Oxfordshire	I

172	Row of 6 Chest Tombs Along the wall Approximately 28 Metres To 10 Metres West of Portico, Church of St Mary	Listing	<ul style="list-style-type: none"> • Row Of 6 Chest Tombs Along The Wall Approximately 28 Metres To 10 Metres West Of Portico, Church Of St Mary, Horse Fair, Banbury, Cherwell, Oxfordshire 	II
173	Chest Tomb Aproximately 10 Metres East of Chancel Of Church of St Mary	Listing	<ul style="list-style-type: none"> • Chest Tomb Aproximately 10 Metres East Of Chancel Of Church Of St Mary, Horse Fair, Banbury, Cherwell, Oxfordshire 	II
174	3 Chest Tombs Approximately 20 Metres South of Nave, Church of St Mary	Listing	<ul style="list-style-type: none"> • 3 Chest Tombs Approximately 20 Metres South Of Nave, Church Of St Mary, Horse Fair, Banbury, Cherwell, Oxfordshire 	II
175	Elt Banbury	Listing	<ul style="list-style-type: none"> • Elt Banbury, 27, Horse Fair, Banbury, Cherwell, Oxfordshire 	II
176	Manor Farmhouse	Listing	<ul style="list-style-type: none"> • Manor Farmhouse, 141, Manor Road, Grimsbury, Banbury, Cherwell, Oxfordshire 	II
177	Town Hall Town Hall and Attached Walls	Listing	<ul style="list-style-type: none"> • Town Hall, Bridge Street, • Town Hall And Attached Walls, Market Place, Banbury, Cherwell, Oxfordshire 	II
178	38, Bridge Street	Listing	<ul style="list-style-type: none"> • 38, Bridge Street, Banbury, Cherwell, Oxfordshire 	II
179	26, Bridge Street	Listing	<ul style="list-style-type: none"> • 26, Bridge Street, Banbury, Cherwell, Oxfordshire 	II
180	Barclay's Bank	Listing	<ul style="list-style-type: none"> • Barclay's Bank, 1, Broad Street, • Barclay's Bank, 32, Bridge Street, Banbury, Cherwell, Oxfordshire 	II
181	18 And 19, Calthorpe Road	Listing	<ul style="list-style-type: none"> • 18 And 19, Calthorpe Road, Banbury, Cherwell, Oxfordshire 	II
182	21 And 22, Crouch Strret	Listing	<ul style="list-style-type: none"> • 21 And 22, Crouch Street, Banbury, Cherwell, Oxfordshire 	II
183	3-6, Crouch Street	Listing	<ul style="list-style-type: none"> • 3-6, Crouch Street, Banbury, Cherwell, Oxfordshire 	II
184	Gatepier at Dashwood Road (Right)	Listing	<ul style="list-style-type: none"> • Gatepier At Dashwood Road (Right), Dashwood Terrace, Banbury, Cherwell, Oxfordshire 	II
185	Hinds	Listing	<ul style="list-style-type: none"> • Hinds, 94, High Street, Banbury, Cherwell, Oxfordshire 	II
186	Lumbers	Listing	<ul style="list-style-type: none"> • Lumbers, 91, High Street, • 90, High Street, Banbury, Cherwell, Oxfordshire 	II
187	Shoe Mart The Children's Society	Listing	<ul style="list-style-type: none"> • The Children's Society, 20, Parson's Street, • Shoe Mart, 21, Parson's Street, Banbury, Cherwell, Oxfordshire 	II
188	Antique Shop	Listing	<ul style="list-style-type: none"> • Antique Shop, 28, Parson's Street, Banbury, Cherwell, Oxfordshire 	II
189	Oxford Mail and Times	Listing	<ul style="list-style-type: none"> • Oxford Mail And Times, 4, South Bar Street, Banbury, Cherwell, Oxfordshire 	II
190	Austin House	Listing	<ul style="list-style-type: none"> • Austin House, 24, South Bar Street, Banbury, Cherwell, Oxfordshire 	II
191	H M Customs and Excise	Listing	<ul style="list-style-type: none"> • H M Customs And Excise, 41, South Bar Street, Banbury, Cherwell, Oxfordshire 	II
192	The Bear Inn	Listing	<ul style="list-style-type: none"> • The Bear Inn, 43, Market Place, Banbury, Cherwell, Oxfordshire 	II
193	Rumbelows, Castle Centre Unit 22, Castle Centre	Listing	<ul style="list-style-type: none"> • Unit 22, Castle Centre, Market Place, • Rumbelows, Castle Centre, Market Place, Banbury, Cherwell, Oxfordshire 	II

194	Unit 1, Castle Centre	Listing	<ul style="list-style-type: none"> • Unit 1, Castle Centre, Market Place, Banbury, Cherwell, Oxfordshire 	II
195	Castle House	Listing	<ul style="list-style-type: none"> • Castle House, 25, Market Place, • Castle House, Cornhill, Banbury, Cherwell, Oxfordshire 	II
196	Buckell and Ballard	Listing	<ul style="list-style-type: none"> • Buckell And Ballard, 3, Market Place, Banbury, Cherwell, Oxfordshire 	II
197	Carr Leport Rebel Jeans	Listing	<ul style="list-style-type: none"> • 11, Market Place, • Carr Leport, 11A, Market Place, • Rebel Jeans, 11B, Market Place, Banbury, Cherwell, Oxfordshire 	II
198	Nationwide and Entrance To Unicorn Hotel	Listing	<ul style="list-style-type: none"> • 18, Market Place, • Nationwide And Entrance To Unicorn Hotel, 19, Market Place, Banbury, Cherwell, Oxfordshire 	II*
199	Elephant and Castle Hotel	Listing	<ul style="list-style-type: none"> • Elephant And Castle Hotel, 6, Middleton Road, Banbury, Cherwell, Oxfordshire 	II
200	45, North Bar Street	Listing	<ul style="list-style-type: none"> • 45, North Bar Street, Banbury, Cherwell, Oxfordshire 	II
201	Easington House	Listing	<ul style="list-style-type: none"> • Easington House, 50, Oxford Road, Banbury, Cherwell, Oxfordshire 	II
202	Mogul Tandoori Restaurant	Listing	<ul style="list-style-type: none"> • Mogul Tandoori Restaurant, 58, Parson's Street, Banbury, Cherwell, Oxfordshire 	II
203	Anglia Building Society Fairfax Cholmeley and Company Royal Insurance	Listing	<ul style="list-style-type: none"> • Royal Insurance, 5, High Street, • Fairfax Cholmeley And Company, 5, High Street, • Anglia Building Society, 5, High Street, Banbury, Cherwell, Oxfordshire 	II
204	The Edinburgh Woolen Mill	Listing	<ul style="list-style-type: none"> • The Edinburgh Woolen Mill, 10, High Street, Banbury, Cherwell, Oxfordshire 	II
205	Number 4 and Steps,Railings, Plinth front, wall and Gatepier to Left	Listing	<ul style="list-style-type: none"> • Number 4 And Steps,Railings, Plinth Front, Wall And Gatepier To Left, 4, West Bar Street, Banbury, Cherwell, Oxfordshire 	II
206	52-60 (Even) and Attached Doorway to left	Listing	<ul style="list-style-type: none"> • 52-60 (Even) And Attached Doorway To Left, 52-60, West Bar Street, Banbury, Cherwell, Oxfordshire 	II
207	Oxford Canal Haynes Lift Bridge (170) at Sp 469 391	Listing	<ul style="list-style-type: none"> • Oxford Canal Haynes Lift Bridge (170) At Sp 469 391, Oxford Canal, Banbury, Cherwell, Oxfordshire 	II
208	Banbury Bags and Baggage Philippa Kendall	Listing	<ul style="list-style-type: none"> • Philippa Kendall, 52, Parson's Street, • Banbury Bags And Baggage, 51, Parson's Street, Banbury, Cherwell, Oxfordshire 	II
209	Ann Elizabeth Health Foods The Reindeer Inn	Listing	<ul style="list-style-type: none"> • Ann Elizabeth Health Foods, 48, Parson's Street, • The Reindeer Inn, 47, Parson's Street, Banbury, Cherwell, Oxfordshire 	II*
210	Henman and Ballard Solicitors The Marketeer	Listing	<ul style="list-style-type: none"> • The Marketeer, 1, Parson's Street, • Henman And Ballard Solicitors, 1, Parson's Street, Banbury, Cherwell, Oxfordshire 	II
211	Carmel Lights The Store	Listing	<ul style="list-style-type: none"> • Carmel, 7, Parsons Street, • The Store, 8, Parsons Street, • Lights, 7, Parsons Street, Banbury, Cherwell, Oxfordshire 	II

212	Mereth Neithrop Villa	Listing	<ul style="list-style-type: none"> • Mereth, 16, Boxhedge Road, • Neithrop Villa, 16A, Boxhedge Road, Banbury, Cherwell, Oxfordshire 	II
213	5, Boxhedge Road	Listing	<ul style="list-style-type: none"> • 5, Boxhedge Road, Banbury, Cherwell, Oxfordshire 	II
214	Wykham Park (Tudor Hall School), Immediately to The South Of C17 Wykham Park Hall	Listing	<ul style="list-style-type: none"> • Wykham Park (Tudor Hall School), Immediately To The South Of C17 Wykham Park Hall, Bloxham Road, Banbury, Cherwell, Oxfordshire 	II
215	Office Building, Gates and War Memorial of The Former Northern Aluminium Co Ltd	Listing	<ul style="list-style-type: none"> • Office Building, Gates And War Memorial Of The Former Northern Aluminium Co Ltd, Southam Road, Banbury, Cherwell, Oxfordshire 	II
216	Former Mechanics Institute And Municipal Technical School	Listing	<ul style="list-style-type: none"> • Former Mechanics Institute And Municipal Technical School, Marlborough Road, Banbury, Cherwell, Oxfordshire 	II
217	Banbury War Memorial in The People's Park	Listing	<ul style="list-style-type: none"> • The People's Park, Banbury, Oxfordshire, Ox16 0Ah, Banbury, Cherwell, Oxfordshire 	II
218	Tooley's Boatyard	Scheduling	<ul style="list-style-type: none"> • Banbury, Cherwell, Oxfordshire 	
219	Former World War I National Filling Factory, Banbury	Scheduling	<ul style="list-style-type: none"> • Warkworth, South Northamptonshire, Northamptonshire 	

Appendix 3: Banbury Local Heritage Assets

A number of 'Local Heritage Assets (LHAs)' (unlisted buildings and structures) within the town make a significant positive contribution to the character and appearance of the conservation area. There are also a number of buildings outside the conservation area which nevertheless are associated with Banbury and similarly make a positive contribution to the character and appearance of the area. Significance can be harmed or lost through alteration of the heritage asset. Therefore, (non-designated heritage assets) are protected under the NPPF and the retention of such buildings

within any conservation area is preferable to demolition and redevelopment.

A register of LHAs for Banbury and environs has been compiled. The buildings identified are considered regionally or locally significant either for their architectural detail or for their part of the social history of Banbury and therefore have been put forward for consideration for inclusion to the district-wide register of non-designated heritage assets. These buildings are flagged with the label Local Heritage Assets (LHA). The Local Heritage Assets on the register can be viewed on the councils online mapping system.

Number	Name	Address	Postcode
33	The Samaritans	Albert Street	
60		Bath Rd	OX16 OTR
62		Bath Rd	OX16 OTR
64		Bath Rd	OX16 OTR
66		Bath Rd	OX16 OTR
68		Bath Rd	OX16 OTR
70		Bath Rd	OX16 OTR
72		Bath Rd	OX16 OTR
74		Bath Rd	OX16 OTR
76		Bath Rd	OX16 OTR
78		Bath Rd	OX16 OTR
14		Bloxham Rd	OX16 9JN
16		Bloxham Rd	OX16 9JN
	Neithrop Mission Hall	Boxhedge Rd	OX16 0BP
14		Boxhedge Rd	OX16 0BU
15		Boxhedge Rd	OX16 0BU
	Neithrope allotments	Boxhedge Rd	
15-17	Katherine House Hospice	Bridge Street	OX16 5PN
56	Pawpaw	Bridge Street	OX16 8QF
57		Bridge Street	OX16 8QF
	Britannia Wellbeing Hub	Britannia Rd	
10		Broad Street	
11-15	British Heart Foundation	Broad Street	OX16 5BX
17	Classical Lighting Limited	Broad Street	
	47	Broad Street	OX16 5BT
	47A	Broad Street	OX16 5BT
	47B	Broad Street	OX16 5BT
	47C	Broad Street	OX16 5BT

Number	Name	Address	Postcode
	47D	Broad Street	OX16 5BT
	47E	Broad Street	OX16 5BT
	47F	Broad Street	OX16 5BT
60-62	formerly The Grand Theatre/ The Grand Cinema (currently empty)	Broad Street	OX16 5BT
	Oriel House now flats	Broad Street	OX16 5BT
	Frank Wise School. Hornbeam Close.	Broughton Rd	
		Calthorpe Street	OX16 5EX
	Former Sewerage Works engine house	Canal Street	
61	(Alcock's Yard)	Castle Street	OX16 5NX
67		Castle Street	OX16 5EX
69		Castle Street	OX16 5EX
71		Castle Street	OX16 5EX
73		Castle Street	OX16 5EX
75		Castle Street	OX16 5EX
77		Castle Street	OX16 5EX
79		Castle Street	OX16 5EX
81		Castle Street	OX16 5EX
83		Castle Street	OX16 5EX
10		Church Lane	
11		Church Lane	
	Empty	Church Lane	
12		Crouch Street	
13		Crouch Street	
14		Crouch Street	
15		Crouch Street	
16		Crouch Street	
17		Crouch Street	
18		Crouch Street	
19		Crouch Street	
	formerly Dashwood Primary School now flats	Dashwood Rd	
	formerly Dashwood County Primary School now flats	Marlborough Place	
1	Flat 1	Dashwood Rd	
2	Flat 2	Dashwood Rd	
3	Flat 3	Dashwood Rd	
4	Flat 4	Dashwood Rd	
5	Flat 5	Dashwood Rd	
6	Flat 6	Dashwood Rd	
7	Flat 7	Dashwood Rd	
2		Dashwood Rd	
3		Dashwood Rd	
4		Dashwood Rd	
5		Dashwood Rd	

Number	Name	Address	Postcode
6		Dashwood Rd	
	Banbury Nameplates	Dashwood Rd	
2	Rachel House	Dashwood Rd	
4, 6	Octavian House	Dashwood Rd	
8	Octavian House	Dashwood Rd	
10		Dashwood Rd	
12	The Julie Richardson Nursing Home	Dashwood Rd	
14	The Julie Richardson Nursing Home	Dashwood Rd	
16	Mornington House	Dashwood Rd	
19	Edinburgh House	Dashwood Rd	
	Salvation Army Citadel	George Street	
18		Golden Villa Close	OX16 0PU
20		Golden Villa Close	OX16 0PU
22		Golden Villa Close	OX16 0PU
24		Golden Villa Close	OX16 0PU
26		Golden Villa Close	OX16 0PU
2a		Grange Road	
2b		Grange Road	
2c		Grange Road	
2d		Grange Road	
17	Caffe Veneto	High Street	
17a	Greggs of Banbury	High Street	
22		High Street	OX16 5EE
49/50	The Exchange (Weatherspoons)	High Street	
Rear 52	c/o Henry's Menswear	High Street	
55		Hightown Rd	
57	Acanthus House	Hightown Rd	
59	Rockholme	Hightown Rd	
61	Southlands	Hightown Rd	
63	Mayfield	Hightown Rd	
67	Penrose House	Hightown Rd	
	Horton View Sports Grounds Pavilion + decorative aluminium gates.	Horton View	
25-63 (odd numbers)		Kings Road	
36-74 (even numbers)		Kings Road	
18		Marlborough Rd	OX16 5DB
19		Marlborough Rd	OX16 5DB
20		Marlborough Rd	OX16 5DB
21		Marlborough Rd	OX16 5DB
22		Marlborough Rd	OX16 5DB
23		Marlborough Rd	OX16 5DB
24		Marlborough Rd	OX16 5DQ
25		Marlborough Rd	OX16 5DQ

Number	Name	Address	Postcode
26		Marlborough Rd	OX16 5DQ
27		Marlborough Rd	OX16 5DQ
28		Marlborough Rd	OX16 5DQ
29		Marlborough Rd	OX16 5DQ
30		Marlborough Rd	OX16 5DQ
31		Marlborough Rd	OX16 5DQ
32		Marlborough Rd	OX16 5DQ
33		Marlborough Rd	OX16 5DQ
34		Marlborough Rd	OX16 5DQ
	Masonic Hall	Marlborough Rd	OX16 5DB
	Methodist Church and manse	Marlborough Rd	
1-4		New Road	
8	Flat 1	Newland Rd	
8	Flat 2	Newland Rd	
8	Flat 3	Newland Rd	
8	Flat 4	Newland Rd	
8	Flat 5	Newland Rd	
9		Newland Rd	
10		Newland Rd	
11		Newland Rd	
12		Newland Rd	
13		Newland Rd	
14		Newland Rd	
15		Newland Rd	
16		Newland Rd	
17		Newland Rd	
18		Newland Rd	
19		Newland Rd	
20		Newland Rd	
21		Newland Rd	
22		Newland Rd	
23		Newland Rd	
24		Newland Rd	
1	BRD Environmental Ltd, Hawthorne Villa	Old Parr Rd	
2		Old Parr Rd	
51		Oxford Rd	
53		Oxford Rd	
55		Oxford Rd	
61	Lismore Hotel	Oxford Rd	
63		Oxford Rd	
65		Oxford Rd	
67	Ferneigh House Bedsits	Oxford Rd	
69	The Banbury Therapy Centre	Oxford Rd	
91		Oxford Rd	
93		Oxford Rd	

Number	Name	Address	Postcode
95		Oxford Rd	
146	The Police Houses	Oxford Rd	
148	The Police Houses	Oxford Rd	
3		Park Close	
4		Park Close	
5		Park Close	
6		Park Close	
7		Park Close	
8		Park Close	
	22 & 23	Parsons Street	
	45/46 (rear Buywise)	Parsons Street	
2		St John's Rd	
	St Mary's School	Southam Rd	
	Southam Road Cemetery	Southam Rd	
	The Mill	Spiceball	
	"Laser Sailcraft"	Swan Close Rd	
		The Leys	
		The Shades	
	St Paul's Church	Warwick Rd	
	29	Warwick Rd	
88	Cherwell Property Services	Warwick Rd	
90	Cherwell Property Services	Warwick Rd	
	Former Duke of Wellington Public House (now flats)	Warwick Rd	
188		Warwick Rd	
190		Warwick Rd	
	Magistrates' Court	Warwick Rd	
3		West Bar Street	
5		West Bar Street	
7		West Bar Street	
9		West Bar Street	
11		West Bar Street	
13		West Bar Street	
15		West Bar Street	
17		West Bar Street	
25/27		West Bar Street	
62		West Bar Street	
64		West Bar Street	
66		West Bar Street	
68		West Bar Street	
	Alcoa Europe (West Side)	Southam Rd	
	Neithrop Mission School	Warwick Rd	
	Timpson	Market Place	OX16 5NB
	National Tyres	Lower Cherwell Street	
	Burgess	Lower Cherwell Street	
		Lower Cherwell Street	

Appendix 4: Article 4 Directions

What is an Article 4 Direction?

Certain types of minor alterations, extensions to buildings and changes of use of buildings do not require full planning permission from the council. These forms of development are called 'permitted development'. An Article 4 Direction is a special planning regulation adopted by a Local Planning Authority. It operates by removing permitted development rights from whatever is specified in the Article 4 Direction.

The effect of these Article 4 Directions is that planning permission is required for developments that would otherwise not require an application.

In September 2013 the executive of Cherwell District Council approved the rolling out of a district-wide programme of limited Article 4 Directions to ensure that accumulative minor changes do not undermine the visual amenity of heritage within the district. By doing so this enables the Council to consider these developments through the planning process so as to ensure that they accord with its policies to improve the local environment, protect businesses or any other issues.

The Planning Portal (<http://www.planningportal.gov.uk/permission/responsibilities/planningpermission/permitted>) provides a useful summary of permitted development and provides links to the legislation which need to be referred to. It also sets out the Use Classes Order and permitted changes of use.

What are the effects of Article 4 Directions?

Once an Article 4 Direction has been made planning permission becomes necessary for the specific changes as set out in the Direction. This is only the case for the buildings covered by the Direction.

How will an Article 4 Direction affect Banbury?

Two categories of buildings are proposed for an Article 4 Direction:

- Residential properties
- Commercial premises

Residential properties

The Conservation Area Appraisal identifies a number of non-listed dwellings which make a special contribution to the character and appearance of Banbury. The buildings that are proposed either make a positive contribution to the streetscape of Banbury and/or contribute positively to the setting of a significant listed building or are significant buildings in their own right.

The Directions cover changes to the front / public elevations of these buildings which may include:

- The removal of traditional boundary walls
- External wall cladding
- The removal or rebuilding of chimney stacks
- The replacement of doors
- Changes to roofing materials and the insertion of rooflights
- Erection of porches
- Erection of renewable technology including solar panels
- Replacement of rainwater goods + external drainage
- Erection of satellite dishes and other antennae/aerials
- Replacement of windows

Buildings which are divided into apartments or flats, public buildings and commercial premises do not have 'permitted development' so for these categories of buildings consent need be sought for the changes identified above.

Commercial premises

It is proposed that those commercial premises located in the heart of Banbury within the conservation area boundary are to be the subject of an Article 4 Direction covering shop fronts and signage.

The buildings with Article 4 Directions can be viewed on the councils online mapping system.

Number	Name	Address	Postcode
38		Bath Rd	OX16 OTP
43		Bath Rd	OX16 1TU
45		Bath Rd	OX16 1TU
47		Bath Rd	OX16 1TU
51		Bath Rd	OX16 1TU
53		Bath Rd	OX16 1TU
55		Bath Rd	OX16 1TU
57		Bath Rd	OX16 1TU
59		Bath Rd	OX16 1TU
98		Bath Rd	
100		Bath Rd	
102-130		Bath Rd	
136		Bath Rd	OX16 OTR
138		Bath Rd	OX16 OTR
15		Beargarden Rd	OX16 9PJ
1		Berrymoor Rd	OX16 9QD
2		Berrymoor Rd	
10		Bloxham Rd	
12		Bloxham Rd	OX16 9JN
22		Bloxham Rd	OX16 9JN
24		Bloxham Rd	OX16 9JN
26		Bloxham Rd	OX16 9JN
28		Bloxham Rd	OX16 9JN
30		Bloxham Rd	OX16 9JN
36		Bloxham Rd	OX16 9JN
38		Bloxham Rd	OX16 9JN
41		Bloxham Rd	OX16 9JN
40		Bloxham Rd	OX16 9JN
42		Bloxham Rd	OX16 9JN
1		Belgrave Crescent	OX16 ISY
2		Belgrave Crescent	OX16 ISY
3		Belgrave Crescent	OX16 ISY
4		Belgrave Crescent	OX16 ISY
5		Belgrave Crescent	OX16 ISY
6		Belgrave Crescent	OX16 ISY
7		Belgrave Crescent	OX16 ISY
8		Belgrave Crescent	OX16 ISY
9		Belgrave Crescent	OX16 ISY
		Bridge Street	
67	Naomi's Café Bar	Bridge Street	OX16 8QF
68	Tim Tim Takeaway	Bridge Street	OX16 8QF
69	Banbury Halah Meat	Bridge Street	OX16 8QF
70	Bridge Barbers	Bridge Street	OX16 8QF
71	Brilliant Brow + Lash Bar	Bridge Street	OX16 8QF

Number	Name	Address	Postcode
72		Bridge Street	OX16 8QF
73		Bridge Street	OX16 8QF
74		Bridge Street	OX16 8QF
		Broad Street	
18		Broad Street	
20		Broad Street	
6		Broughton Rd	OX16 9PZ
8		Broughton Rd	OX16 9PZ
10		Broughton Rd	OX16 9PZ
32		Broughton Rd	OX16 9PZ
34		Broughton Rd	OX16 9PZ
36-54		Broughton Rd	OX16 9PZ
56-60		Broughton Rd	OX16 9PZ
64-76		Broughton Rd	OX16 9PZ
78		Broughton Rd	OX16 9PZ
294		Broughton Rd	
296		Broughton Rd	
298		Broughton Rd	
300		Broughton Rd	
302		Broughton Rd	
304		Broughton Rd	
		Butchers Row	
		Calthorpe Street	
2		Centre Street	
3		Centre Street	
38		Centre Street	
39		Centre Street	
58		Centre Street	
		Cherwell Street	
	Blarney Stone PH (currently vacant)	Cherwell Street	
		Church Lane	
	Alexandra House (Former Mechanics Institute)	Church Passage	OX16 5JZ
		Church Walk	
		Cornhill	
		Crouch Street	
		Dashwood Rd	
26		Dashwood Rd	
28		Dashwood Rd	
		Gatteridge Street	
	Marlborough Arms	Gatteridge Street	
		George Street	
2		George Street	
3		George Street	

Number	Name	Address	Postcode
4		George Street	
5		George Street	
	Salvation Army Citadel	George Street	
51		George Street	
52		George Street	
53	Cherwell Cars	George Street	
54		George Street	
		High Street	
12-96 (even numbers)		Kings Road	
11-79 (odd numbers)		Kings Road	
1		Lambs Cres.	
3		Lambs Cres.	
4		Lambs Cres.	
5		Lambs Cres.	
6		Lambs Cres.	
7		Lambs Cres.	
8		Lambs Cres.	
9		Lambs Cres.	
10		Lambs Cres.	
11		Lambs Cres.	
		Market Place	
		Marlborough Rd	
		Middleton Rd	
	The Bell Inn	Middleton Rd	OX16 4QJ
121		Middleton Rd	
125		Middleton Rd	
127		Middleton Rd	
129		Middleton Rd	
131		Middleton Rd	
133		Middleton Rd	
135		Middleton Rd	
137		Middleton Rd	
143		Middleton Rd	
1		Milton Street	
2		Milton Street	
3		Milton Street	
4		Milton Street	
5		Milton Street	
6		Milton Street	
14		Milton Street	
15		Milton Street	
16		Milton Street	

Number	Name	Address	Postcode
17		Milton Street	
18		Milton Street	
19		Milton Street	
20		Milton Street	
21		Milton Street	
22		Milton Street	
23		Milton Street	
24		Milton Street	
19		Newland Place	OX16 5BU
		North Bar Street	
30/32	Dillons Newsagent	North Bar Street	
	16a	North Bar Street	
	16b	North Bar Street	
	The Cromwell	North Bar Street	
5		North Street	
6		North Street	
7		North Street	
8		North Street	
9		North Street	
10		North Street	
11		North Street	
12		North Street	
6		North Street	
7		North Street	
	Flat 1 15/16 Acorn House	North Street	
	Flat 2 15/16 Acorn House	North Street	
	Flat 3 15/16 Acorn House	North Street	
	Flat 4 15/16 Acorn House	North Street	
	Flat 5 15/16 Acorn House	North Street	
	Flat 6 15/16 Acorn House	North Street	
	Flat 7 15/16 Acorn House	North Street	
	Flat 8 15/16 Acorn House	North Street	
19		North Street	
20		North Street	
23		North Street	
24		North Street	
25		North Street	
		Oxford Rd	
	Elms Clinic (Cherwell Vale NHS)	Oxford Rd	
97		Oxford Rd	
60	(Fairlawns Guest House)	Oxford Rd	
183	St Louis Lodge	Oxford Rd	
5		Park Rd	
7		Park Rd	

Number	Name	Address	Postcode
2-24 (even numbers.)		Park Rd	
14	The Close Nursery School	Prospect Rd	
17		Prospect Rd	
22	Hill View	Prospect Rd	
23	Fair View	Prospect Rd	
24	Rose Villa	Prospect Rd	
25	Ivy Villa	Prospect Rd	
		Parsons Street	
		Pepper Alley	
4-15		Queens Rd	
16-24		Queens Rd	
64-65		Queens Rd	
71-73		Queens Rd	
74		Queens Rd	
75		Queens Rd	
76-77		Queens Rd	
82-89		Queens Rd	
	Stanbridge House (formerly Stanbridge Hall)	Ruskin Road	
		Southam Rd	
		South Bar Street	
43	Sheesh Mahal	South Bar Street	
44	Bricknell Wealth Management	South Bar Street	
	1-6	St Mary's Close	
		Warwick Rd	
	19-35	Warwick Rd	
78	Saveway Takeaway	Warwick Rd	
80	A1 Chinese Restaurant	Warwick Rd	
82	A1 Chinese Restaurant	Warwick Rd	
84	A1 Chinese Restaurant	Warwick Rd	
86	Castaway Fishing Tackle	Warwick Rd	
154-186		Warwick Rd	
		West Bar Street	
8		West Bar Street	
10		West Bar Street	
16		West Bar Street	
18		West Bar Street	
	Horse & Jockey.	West Bar Street	
19		West Bar Street	
68		West Bar Street	
70		West Bar Street	OX16 9RZ
72		West Bar Street	OX16 9RZ
74		West Bar Street	OX16 9RZ
76		West Bar Street	OX16 9RZ
78		West Bar Street	OX16 9RZ

Number	Name	Address	Postcode
80		West Bar Street	OX16 9RZ
1		West Street	
3		West Street	
5		West Street	
7		West Street	
9		West Street	
11		West Street	
13		West Street	
15		West Street	
17		West Street	
19		West Street	
21		West Street	
23		West Street	
25		West Street	
27		West Street	
29		West Street	
31		West Street	
33		West Street	
35		West Street	
10		West Street	
12		West Street	
14		West Street	
18		West Street	
20		West Street	
22		West Street	
24		West Street	
26		West Street	
32		West Street	
34		West Street	
36		West Street	
38		West Street	
44		West Street	
100		West Street	
107		West Street	
109		West Street	
111		West Street	
	A&Y grocers	Gatteridge Street	
		Market Place	

Appendix 5: Public consultation

Cherwell District Council considers public consultation an important part of conservation area designation and review.

As part of the designation/review process the historic settlement in question and the environs were assessed and an appraisal document produced setting out what is significant about the place.

A similar process was undertaken for individual buildings, either for putting a structure forward for statutory designation as a heritage asset (formerly known as 'listing'), or for those buildings, structures or archaeological features that are locally significant for inclusion in the district-wide Register of Local Heritage Assets.

An exhibition and public meeting was held on Thursday 22 June 2017 to enable local residents and those interested to inspect the draft document and talk to the Design and Conservation team and planning colleagues.

Comments on the draft document were welcome, as were suggestions for inclusion or exclusion of areas and/or buildings within the designation.

The draft document was available to be viewed on-line from Cherwell District Council's website or in hard copy at the libraries within Banbury or on the mobile library. Members of the public who do not have internet access were able to request a paper copy of the document either at the public meeting or by writing.

Residents and members of the public were asked to complete the map and a questionnaire that were available. Respondents were asked to annotate the map to indicate where the boundaries should be changed (if at all) and secondly to make a list of buildings and structures that they would like to see identified as special.

Although inclusion into the Register of Local Heritage Assets is not subject to the same rigorous controls as statutory designation, once identified as a local (non-designated) heritage asset the council has a duty of care.

In the light of comments received from both the public, the Town Council the Banbury Built Heritage Working Party the CPRE and Banbury Civic Society the appraisal document was amended and approved by the Lead Member for Planning. The document is now available on-line from Cherwell District Council's website.

Definition

Heritage Asset: 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. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing). (NPPF, Historic Environment, 27 March 2012 (Glossary)).





How to contact us

Design & Conservation Team
Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxfordshire
OX15 4AA

Tel: 01295 227006

e-mail: design.conservation@cherwell-dc.gov.uk

www.cherwell.gov.uk

Document title Banbury Conservation Area Appraisal	Executive date N/A
Recommendation of the Executive Delegate authority to Lead Member for Planning	
Further recommended changes to the document No changes undertaken	
Amended document approved by  Lead Member for Planning	Date approved July 2017

Call **01295 227006**
or visit **www.cherwell.gov.uk**