



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

Fig. 26 Visual analysis Neithrop House (above), Wood Green Villa (below)



- High Quality vista
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- Deflected view
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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



The Lodge, Wood Green

Construction and materials

Neithrop House is a stucco building of two storeys. The house is composed of a main section with subordinate wings on either side. The house has stone-mullion windows with one battlemented bay. There are arched doors approached by stone steps. The principal doorways have a hood mould with head-stops. The embattled parapet contributes to the imposing look of the house.



Head-stop, Neithrop House

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. In many

aspects this property is reminiscent of the Nineteenth century villas to be found in North Oxford.

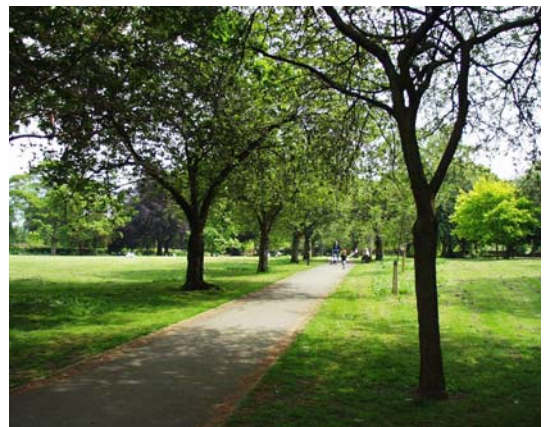


Footpath and walls around People's Park

9.5 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.

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

9.6 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.

9.7 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.

9.8 Threats

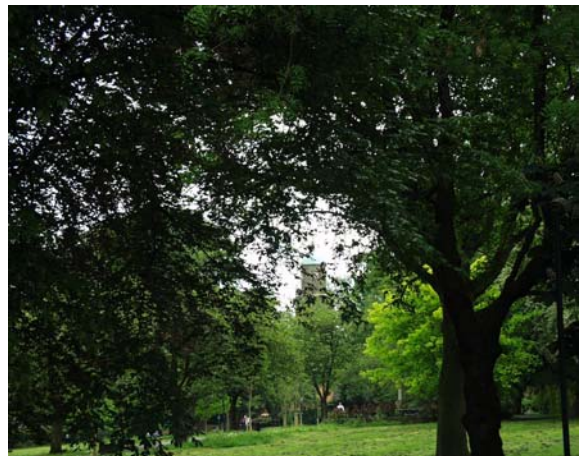
In People's Park:

- 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.
- Partial demolition of the brick wall on the east side reveals the site of the former scrap yard, now a development site.
- 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.

9.9 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.



View across the park to St Mary's

10 19TH CENTURY SUBURBS (EAST) – NEWLAND

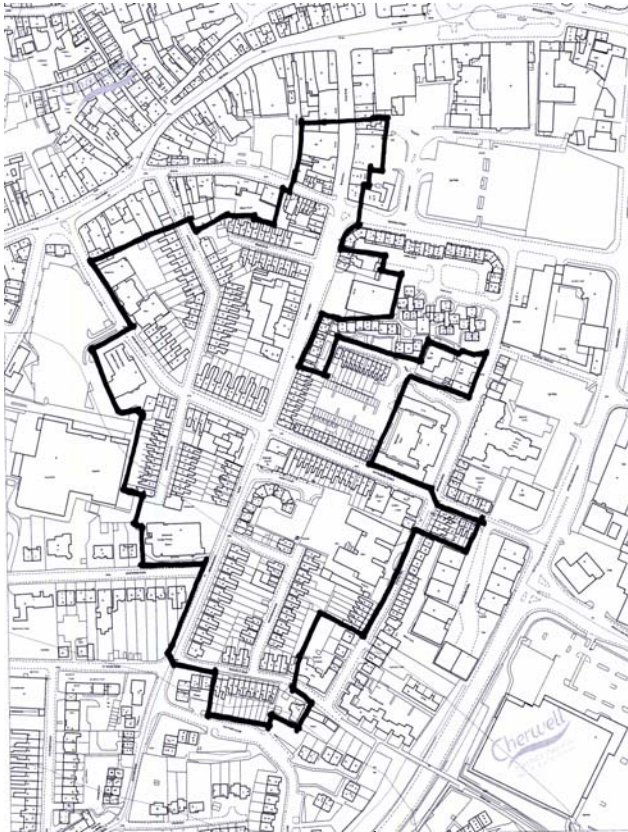


Fig 27 Location of 19th century suburb of Newland.

10.1 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, the public house on Gatteridge Street, Dashwood County Primary School on Dashwood Road. The fact that these local services remain illustrates its importance as a planned urban neighbourhood with all its local facilities at hand.

10.2 Street pattern

This area is intensively developed and there are no defined public spaces except the streets themselves. The

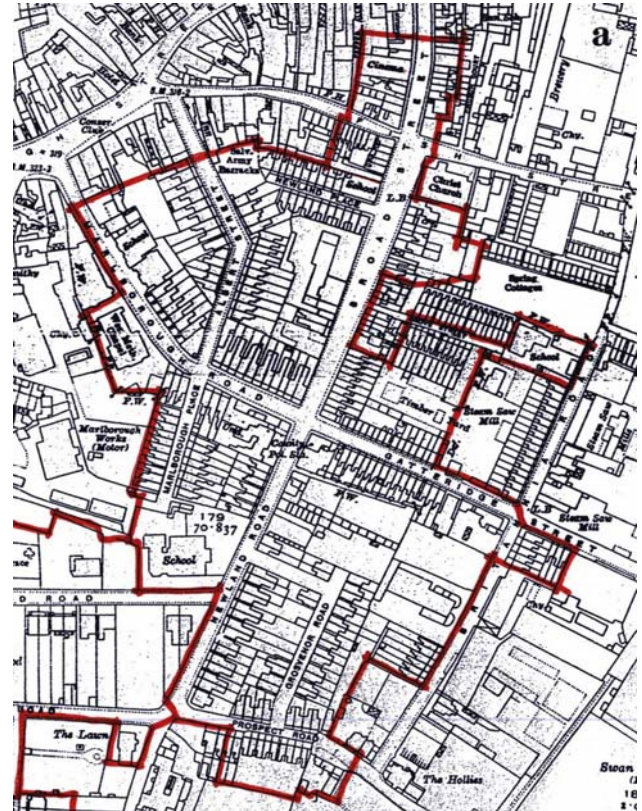


Fig 28 Newland in 1922

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, 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.

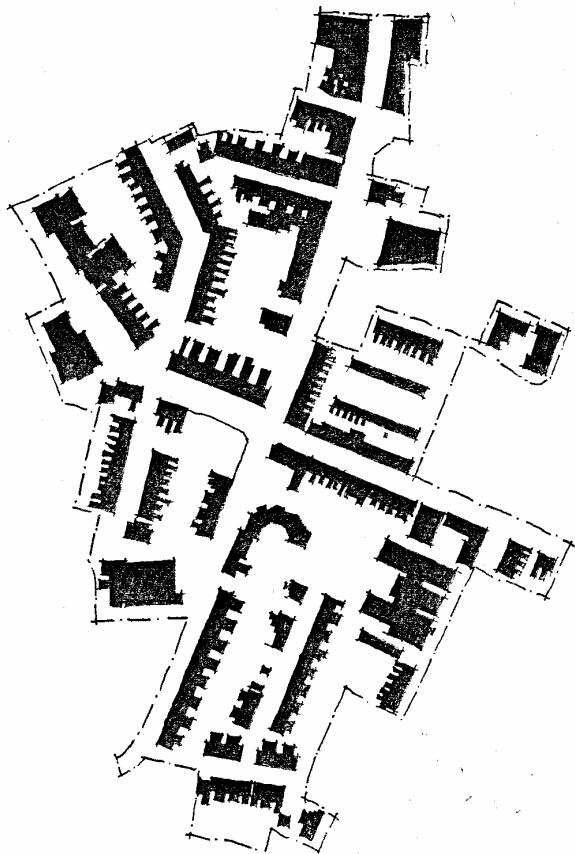


Fig 29 Figure ground plan of Newland

10.3 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.



Albert Street

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 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 panelled 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.



Marlborough Road

Interspersed with the terraced housing are the remaining industrial buildings that provided the employment in the area; the Banbury Co-operative Society buildings in Broad Street and Spencer Corset Factory in Britannia Road, although now both in alternative uses. Also to be found are a number of small shops, a 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), a former non-conformist chapel on Gatteridge Street (now the Kingdom Hall) and the Mechanics Institute on Marlborough Road built in 1884 (part of which is now the Banbury Public Library).



Former Cherwell British (Infants) School, Britannia Road

10.4 Scale and massing

These 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.



Grove Place



Marlborough Place

10.5 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.



Newland Place

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.

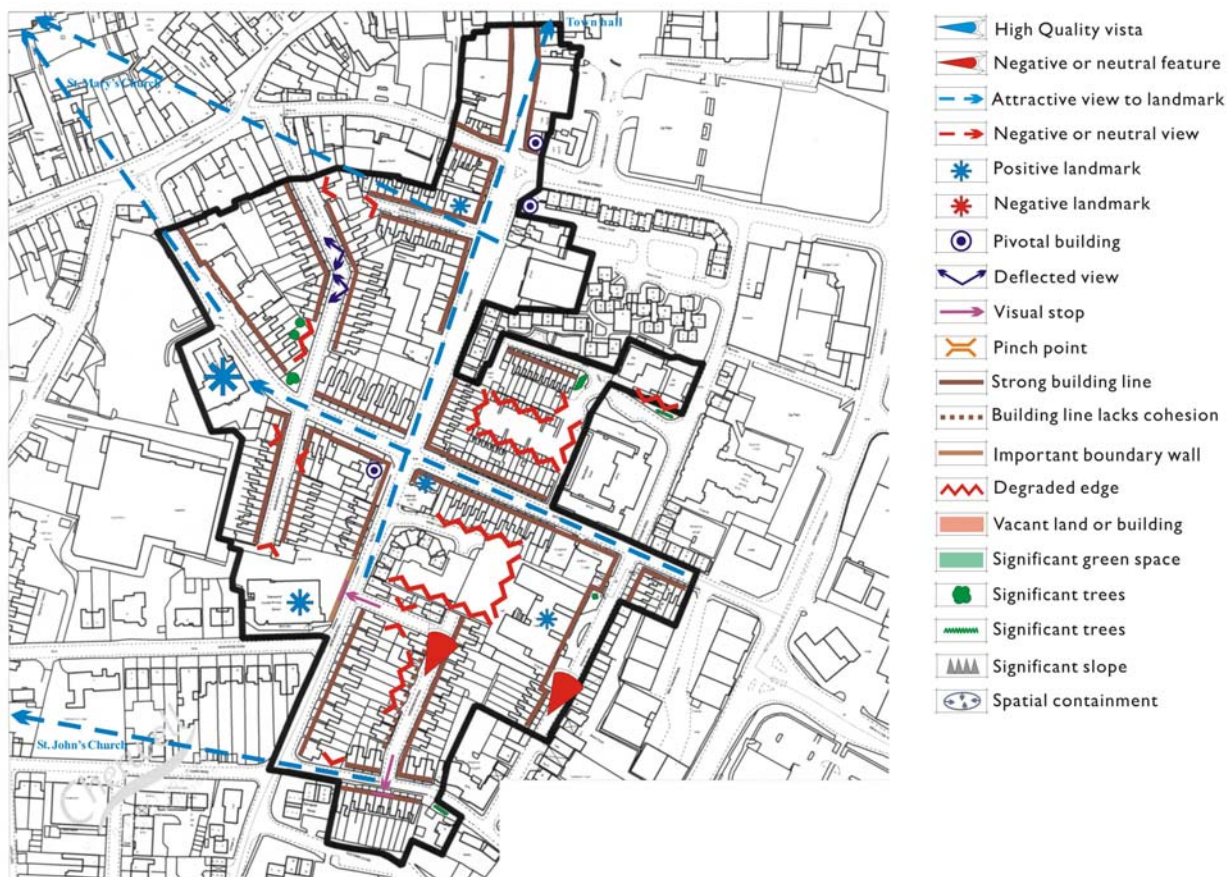


Fig 30 Visual analysis of Newland.

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,



The Mechanics Institute, Marlborough Road

the Banbury Co-operative Building, Broad Street, (1920-35) is Art Deco, and Spencer House, Britannia Road (1890/1927) is in Arts and Crafts and Art Deco style.

10.6 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 the garden wall that runs to the rear of the Grosvenor Road east houses and which originally continued northwards through what is now Spencer House car park 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.



Grove Street



Spencer House, Britannia Road



Banbury Co-operative Building, Broad Street – Art Deco

10.7 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, is 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.

10.8 Features of special interest

- Mechanics Institute, Marlborough Road – brick & ironstone detailing, Jacobean (1884)
- Spencer House, Britannia Road - Arts and Crafts and Art Deco (1890/1927)

- Co-operative Society shop, Broad Street (1907)
- Banbury Co-operative Building, Broad Street – Art Deco (1920-35)
- Nos. 18-23 Marlborough Road – brick, terraced town-houses (late C19)
- Methodist Church and manse, Marlborough Road (1865)
- Oriel House ('The Bed and Pine Centre'), formerly Christ Church School Rooms, Broad Street (1884)
- Dashwood County Primary School, Dashwood Road (1901-2).
- Co-operative Society steam bakery (1903 enlarged 1907), Broad Street.



Banbury Co-operative Shop

- 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.
- Due to the consistency of its character, the area is vulnerable to inappropriate refenestration and stone cladding.

10.9 Carriageways, pavements, footpaths
 These are all in tarmacadam and there are no areas of particular note.

10.11 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.



Gatteridge Street

10.10 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.



View along Gatteridge Street towards the Methodist Church

11 19TH CENTURY SUBURBS (SOUTH) – MILTON STREET/CROUCH STREET



Fig 31 Location of the Milton Street area.

11.1 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 and an apparently disused workshop on Beargarden Road.

11.2 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.

11.3 Building age, type and style

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



Fig 32 Milton Street in 1922

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.



Crouch Street

11.4 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,

creating a mews feel. Properties on Crouch Street are also terraced but taller, including three storey dwellings, some with semi basements.

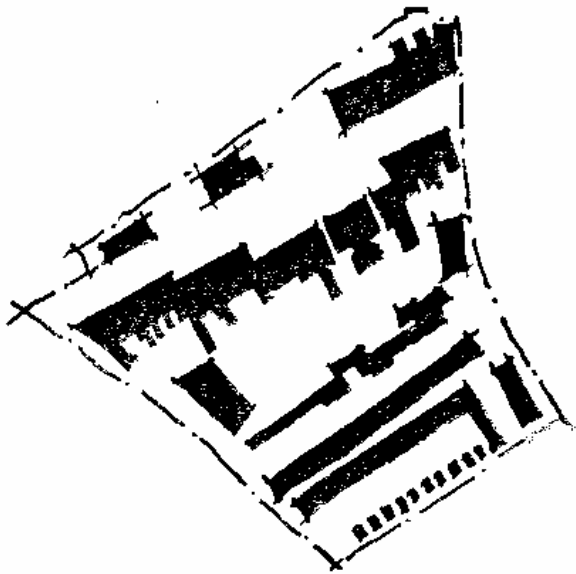


Fig 33 Figure ground plan of Milton Street area

11.5 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. All but one retain unusual 3 paned vertical sliding sash windows and are free of other alterations to their front elevations.

In Crouch Street terraces of stucco-fronted 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.

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



Gothic revival architecture, Crouch Street

11.7 Carriageways, pavements, footpaths

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



Fig 34 Visual analysis of Milton Street area

11.8 Features of special interest

- Gothic architecture on Crouch St.
- Unadopted Milton Street.
- Former workshop premises.

11.9 Negative areas/ threats

- Replacement windows,
- Cladding,
- Removal of front garden walls to enable car parking,
- Loss of non residential uses.



Milton Street

11.10 Key Views

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

12 19TH CENTURY SUBURBS (WEST) – QUEENS ROAD AREA

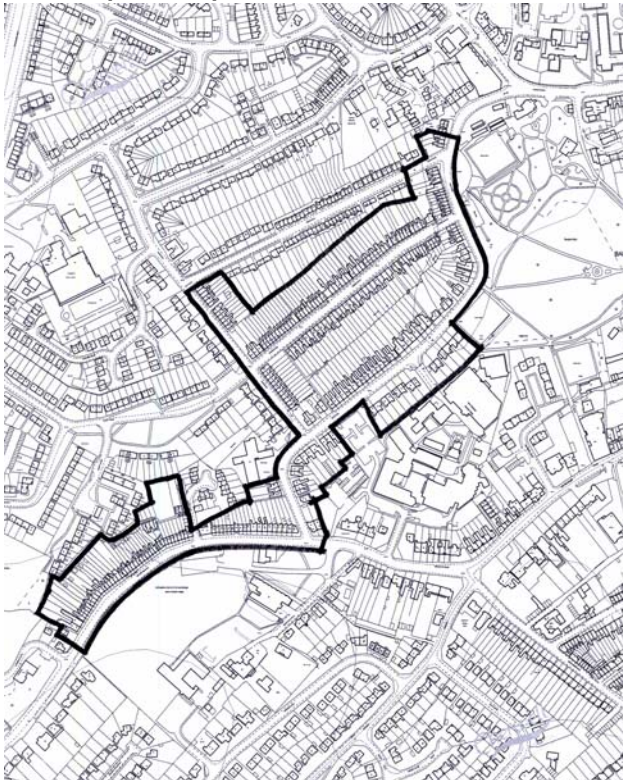


Fig 35 Location of Queens Road area.

12.1 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.

12.2 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

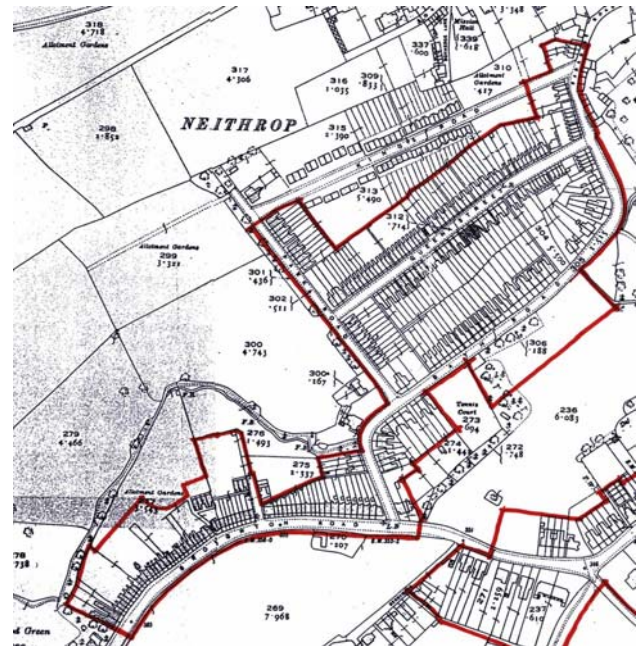


Fig 36 Queens Road area in 1922

Broughton Road are the main access routes through the area. The sinuous shape of Bath Road and Broughton Road shows their historic importance.



Broughton Road

12.3 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 growth of the town following the introduction of the Oxford Canal and the railways. 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 Queen's Road. Terracotta ornamentation appears later. Nos. 74 and 75 Queen's Road, dated 1908, have terracotta detailing.



Terraced housing, Queen's Road

12.4 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 semi-detached 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.

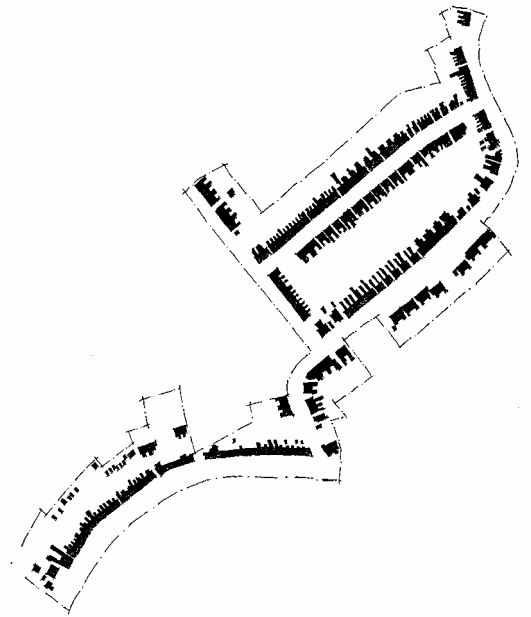


Fig 37 Figure ground plan of Queen's Road area

12.5 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 Queen's Road have ground floor bay windows, some properties have ornate terracotta detailing. Houses are built in short terraces, particularly in Queen's Road and Bath Road and consequently there is variation in the ornamentation of the lintels and surrounds.



Park Road

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.

12.6 Trees, hedges, verges, open spaces

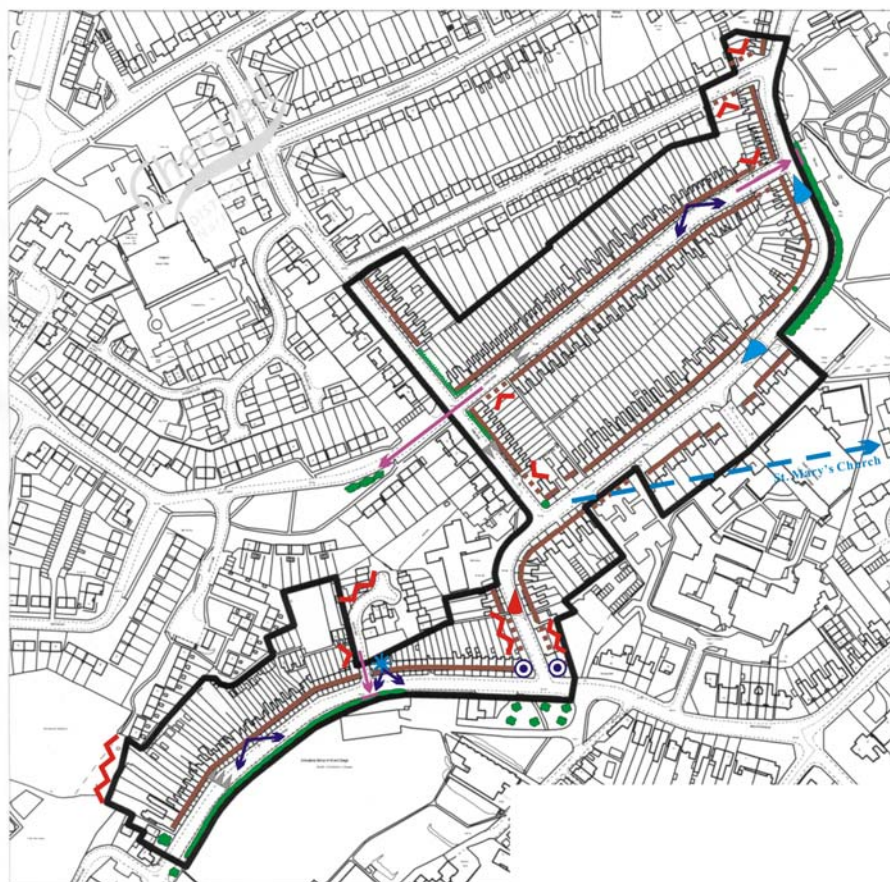
Trees are not common inside the character area. Therefore, the tree lines along the edge of Bath Road outside People's Park and Broughton Road have important roles in providing enclosure to the streets and soft landscaping in the area. Hedges are found along Park Road and No. 176 Broughton Road, which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



Broughton Road

12.7 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.



- High Quality vista
- Negative or neutral feature
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- Degraded edge
- Vacant land or building
- Significant green space
- Significant trees
- Significant trees
- Significant slope
- Spatial containment

Fig 38 Visual analysis of Queen's Road area

12.8 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 an unpleasant 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.



Off road parking in Bath Road

12.9 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.



View towards the tree lined edge of People's Park

13 19TH CENTURY SUBURBS (EAST) - CALTHORPE

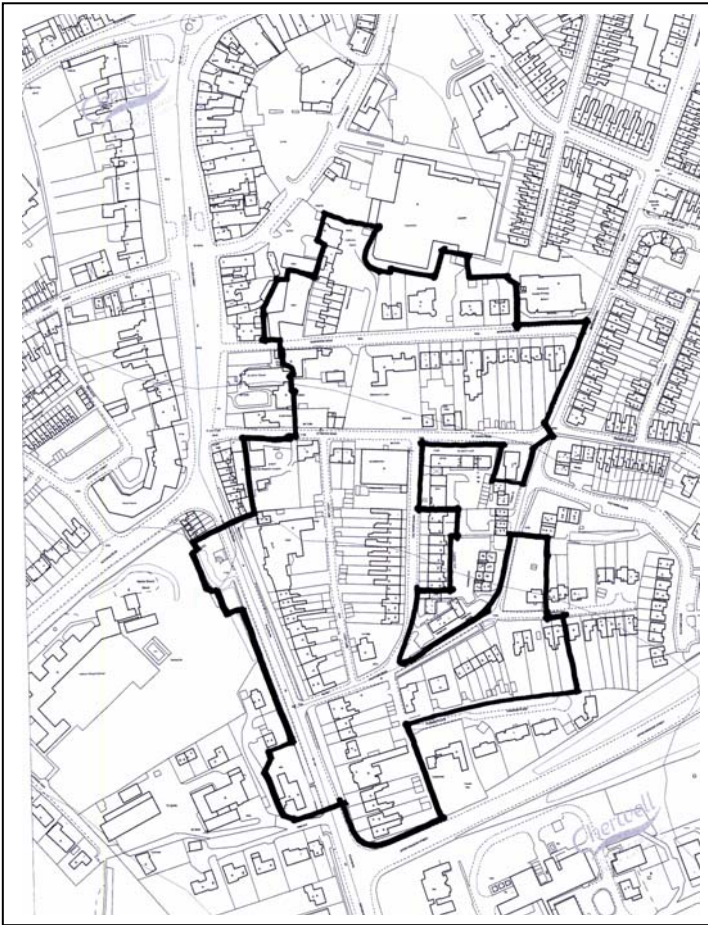


Fig 39 Location of the 19th century suburb of Calthorpe.

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 a veterinary surgery and the Old

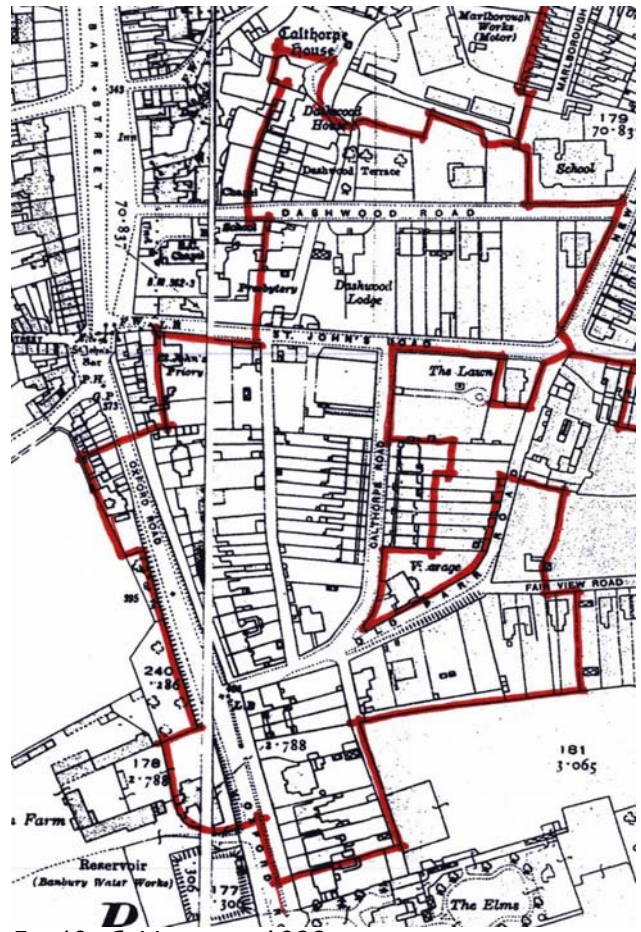


Fig 40 Calthorpe in 1922

Malt House on St. John's Road is now 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.



Calthorpe Road

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 Liassic brick enlivened with decorative features.

The public buildings built along side 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 Nineteenth century development of the area is Easington Hotel, a Seventeenth century farmhouse, a survivor from the area's agricultural past.

13.4 Scale and massing

Most buildings in the area are of three storey dwellings 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 large houses have been converted to flats. The semi-detached houses along Oxford Road have been built on a slightly grander and more imposing scale.



Fig 41 Figure ground plan of the Calthorpe suburb

13.5 Construction and materials

As with many town-houses of the early Nineteenth century most of these houses are terraced with decorative



Semi-detached villas Oxford Road

detailing reserved for the front elevation. These middle-class houses are typified by more generous frontages than the contemporary working-class housing being built in Newland. The layout of the houses provides for gardens front and rear. Most houses also had provision of stables or coach-

houses 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, panelled doors with overlights. Some properties have pedimented front doorways. Roofs are Welsh slate. Chimneys are of brick and

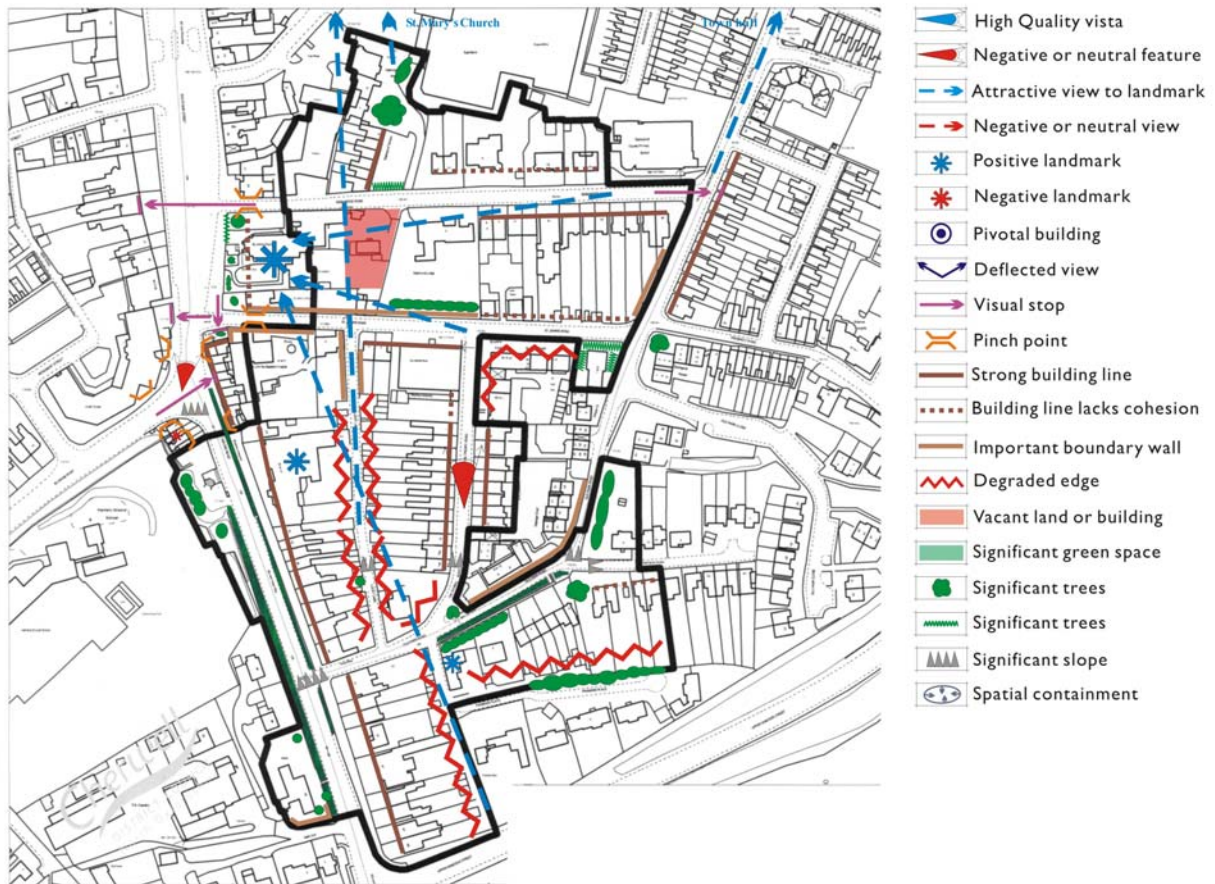


Fig 42 Visual analysis of the Calthorpe suburb

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 Sixteenth century Calthorpe Manor and Easington Hotel, an ironstone farmhouse from the Seventeenth century.



Dashwood Terrace

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 commonly 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.



The remaining wing of Calthorpe Manor

13.8 Features of special interest

- The remaining wing of Calthorpe Manor, now part of Dashwood Terrace (C16)
- Easington Hotel – ironstone, local vernacular (C17)
- Ebenezer Chapel – Gothic (1904)
- The ornamental gateway of St. John's, St John's Road.



Easington Hotel, Oxford Road

13.9 Carriageways, pavements, footpaths, rear yards

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



Edinburgh House, Dashwood Road



View from Lucky Lane towards St Mary's

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.
- 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.
- 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 MIDDLE CLASS HOUSING (WEST) – WEST BAR AREA



Fig 43 Location of the West Bar area.

14.1 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.

14.2 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.

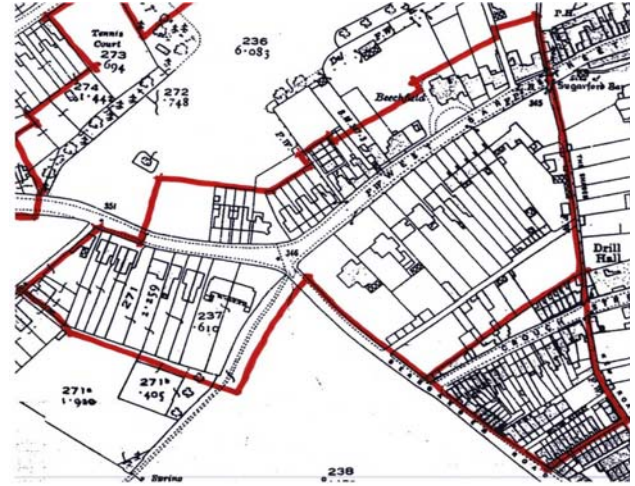


Fig 44 The West Bar area in 1922



West Bar Street (north side)

14.3 Building age, type and style

The north side of West Bar Street was developed in the 18th century, but most buildings were remodelled 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.



West Bar Street (south side)

Properties on Broughton Road date from the end of the Nineteenth and the beginning of the Twentieth centuries, are of mixed style but include two attractive terraces with clear Arts and Crafts influences.



Broughton Road (north)

14.4 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.



Fig 45 Figure ground plan of West Bar area

Broughton Road comprises detached and semi detached 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.



Broughton Road (south)

14.5 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

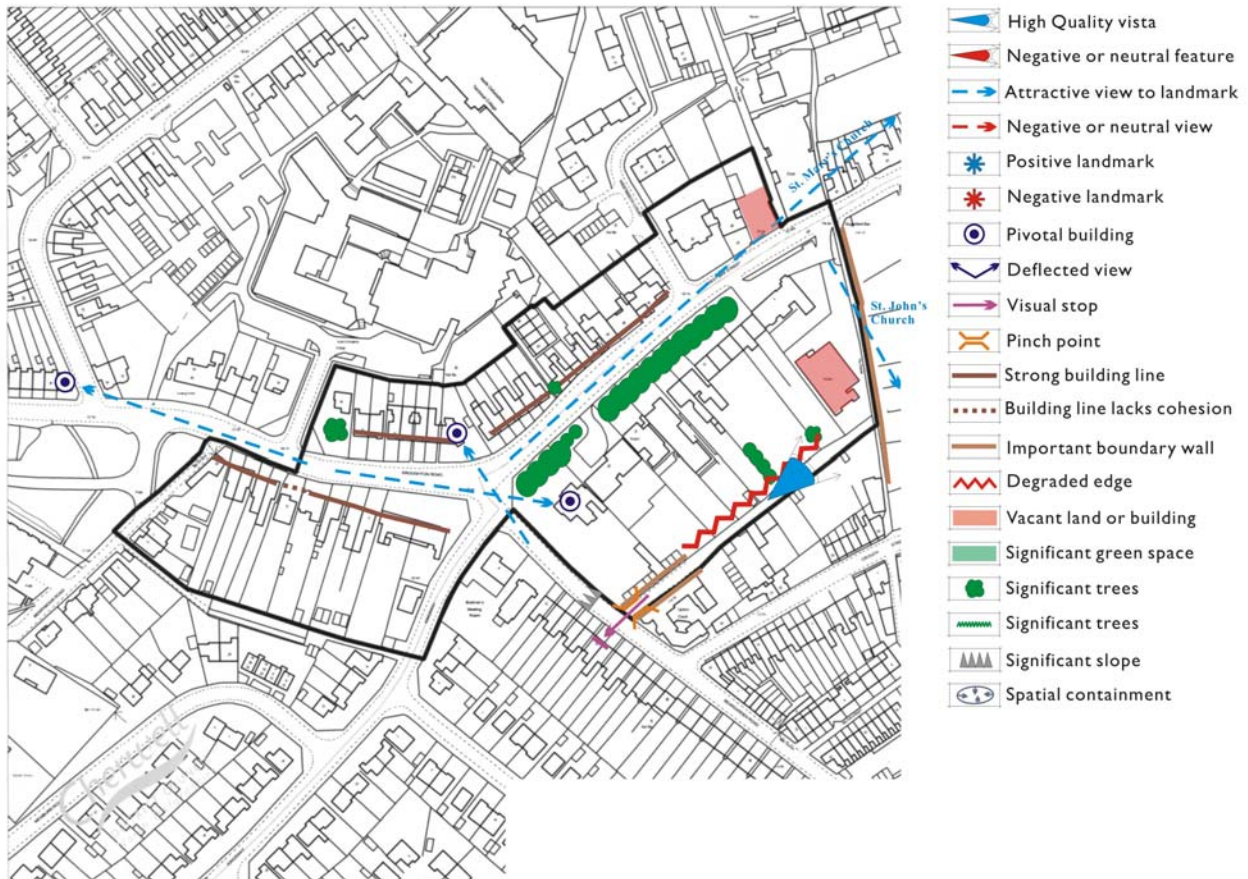


Fig 46 Visual analysis of the West Bar area

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.

14.6 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.

14.7 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.

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

14.9 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.



View along West Bar Street towards St Mary's Church

14.10 Key views

- There are two key views that need to be protected: the views from West Bar Street towards St. Mary's Church and 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.

15 LATE 19TH AND EARLY 20TH CENTURY VILLAS (SOUTH) – OXFORD ROAD/HIGHTOWN ROAD & BLOXHAM ROAD

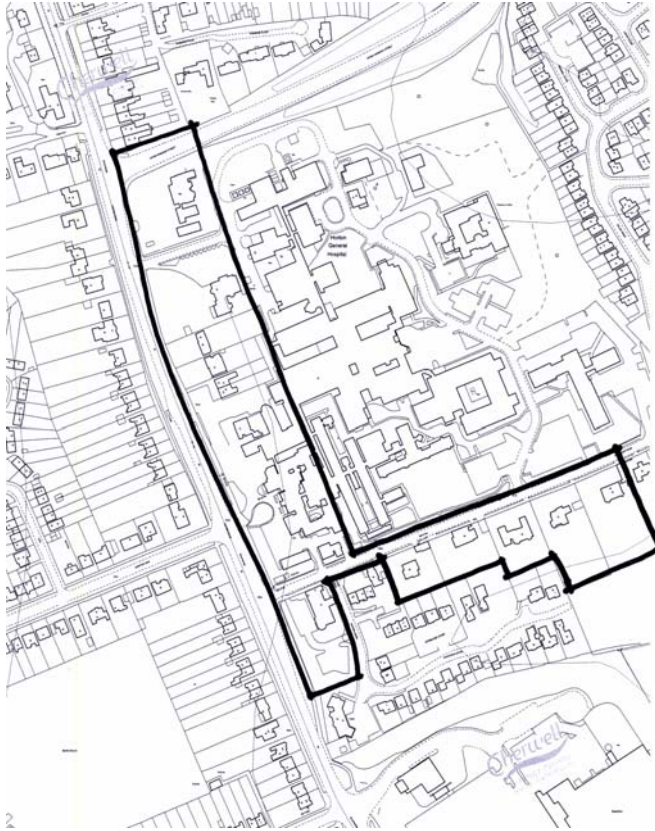


Fig 47 Location of the southern villa suburbs

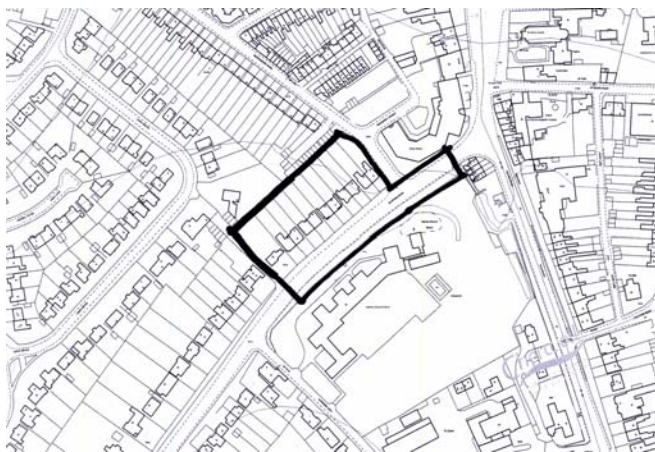


Fig 48 Location of Bloxham Road

15.1 Land use

This character area occurs in two locations: a small group of mainly semi-detached 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.

15.2 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.

15.3 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.



Bloxham Road



Mayfield, Hightown Road

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 Nineteenth century, red brick mortuary of Horton Hospital.

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 Twentieth 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 worthy of conservation area status.



Bloxham Road

- 15.4 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 semi detached. The hospital buildings are relatively small scale given their status in the community.

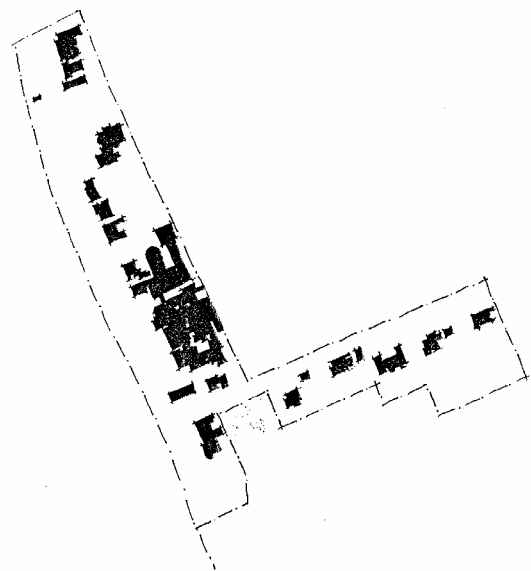


Fig 49 Figure ground plan of the southern villa suburbs

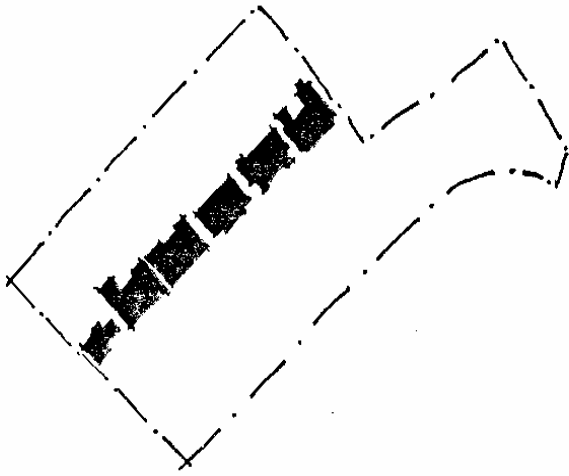


Fig 50 - Figure ground plan of Bloxham Road

15.5 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.



Dormer window Hightown Road – inopportune positioning of the roof lights detracts from the quality of the roof and detailing.

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.



Doorway detail, Hightown Road

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 Nineteenth 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



Fig 51 Visual analysis of the southern villa suburb

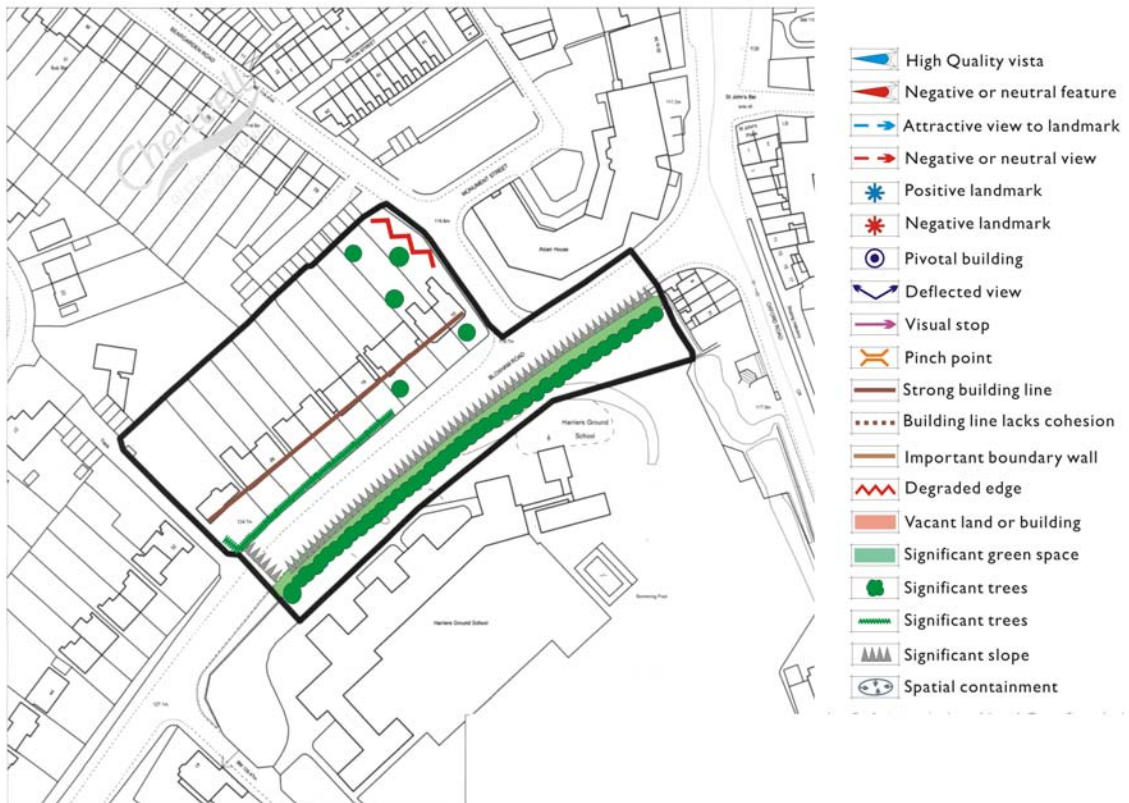


Fig 52 Visual analysis of Bloxham Road



The original mortuary, Horton Hospital

hospital building. It is set apart by its diminutive scale compared to the large villas and the hospital building that somewhat over-shadow it.

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 window, 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.

15.6 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 a 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 overmature 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.

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.

15.7 Carriageways, pavements, footpaths

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



The Horton Hospital

15.8 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.

15.9 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.

15.10 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.



Oxford Road, looking North

16 OPPORTUNITIES FOR PRESERVATION AND ENHANCEMENT

GENERAL

16.1 Preservation

- Actively promote the retention of buildings identified as being of local historic or architectural interest both within and outside the conservation area. Use the local list as a material consideration to be taken into account with other considerations when determining planning applications that would affect such buildings. All other things being equal, the conversion of old buildings is preferable to the demolition and redevelopment of sites.
- Promote a policy of repair rather than replacement of traditional architectural details. Where repairs are not economically viable then the promotion of sympathetic replacement should be encouraged. This is particularly the case for windows when sympathetic refenestration is important in preserving the appearance of the building in the design and materials.
- Encourage a general level of good maintenance of properties.
- Actively promote the occupation of above shop accommodation as put forward in the national strategy 'Living over the shop'.
- Promote the retention of boundary walls and gateways.
- Promote retention of traditional shop fronts.
- Promote the retention of historic paving materials.
- Encourage the retention of front gardens.

16.2 Enhancement

- Actively promote the use of traditional building materials in new building work and repair.
- The use of uPVC in the construction of windows, doors and conservatories is strongly discouraged, as its widespread use is detrimental to the appearance of the conservation area.
- New buildings on infill plots should be sympathetic to the intrinsic character of the area in terms of scale, design and materials used.
- New alterations and extensions should be designed in a way that is sympathetic to the existing buildings.
- Work with other authorities and agencies to rationalise street furniture, signage etc to reduce street clutter.
- Actively promote the use of a co-ordinated range of street furniture to encourage harmony.
- Provide incentives for the improvement of inappropriate shop frontages.
- Promote the accommodation of ramps within the building for wheelchair users, rather than on the exterior within the public realm .
- Limit the range of material used to pave pedestrian areas.
- Ensure satellite dishes are located off the front elevations of buildings.
- Promote a design solution that enables wheeled refuse bins to be accommodated behind the building line.
- Encourage the reinstatement of missing front walls, iron railings and gates.

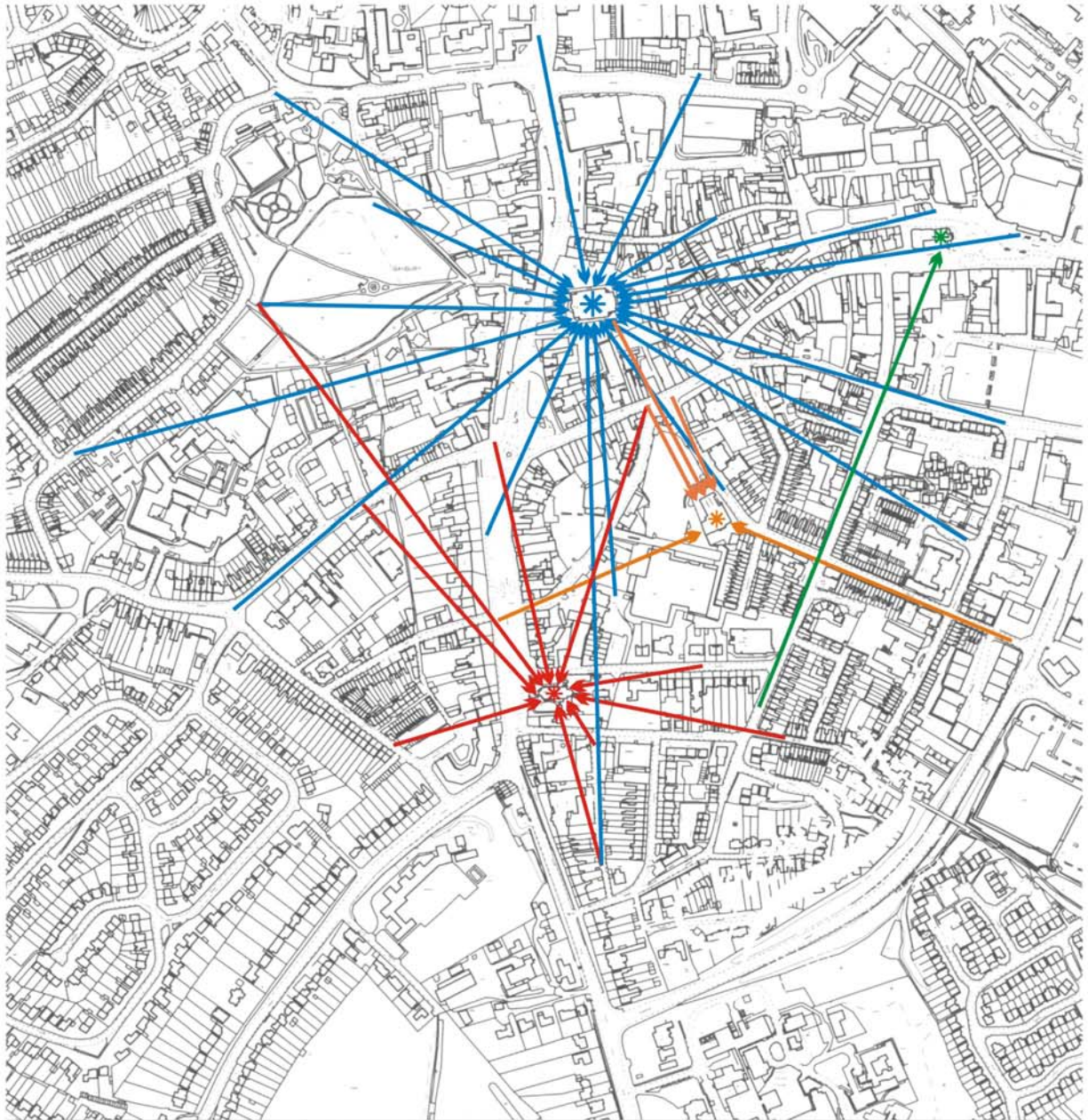
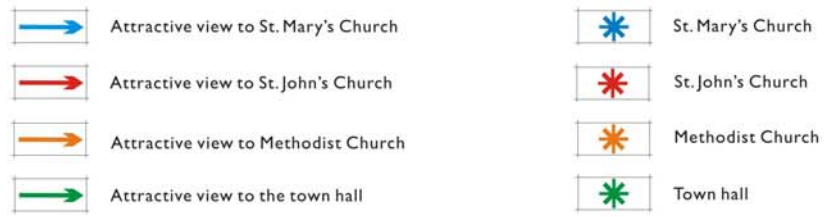


Fig 53 Key Views: mid – distance views to landmark buildings

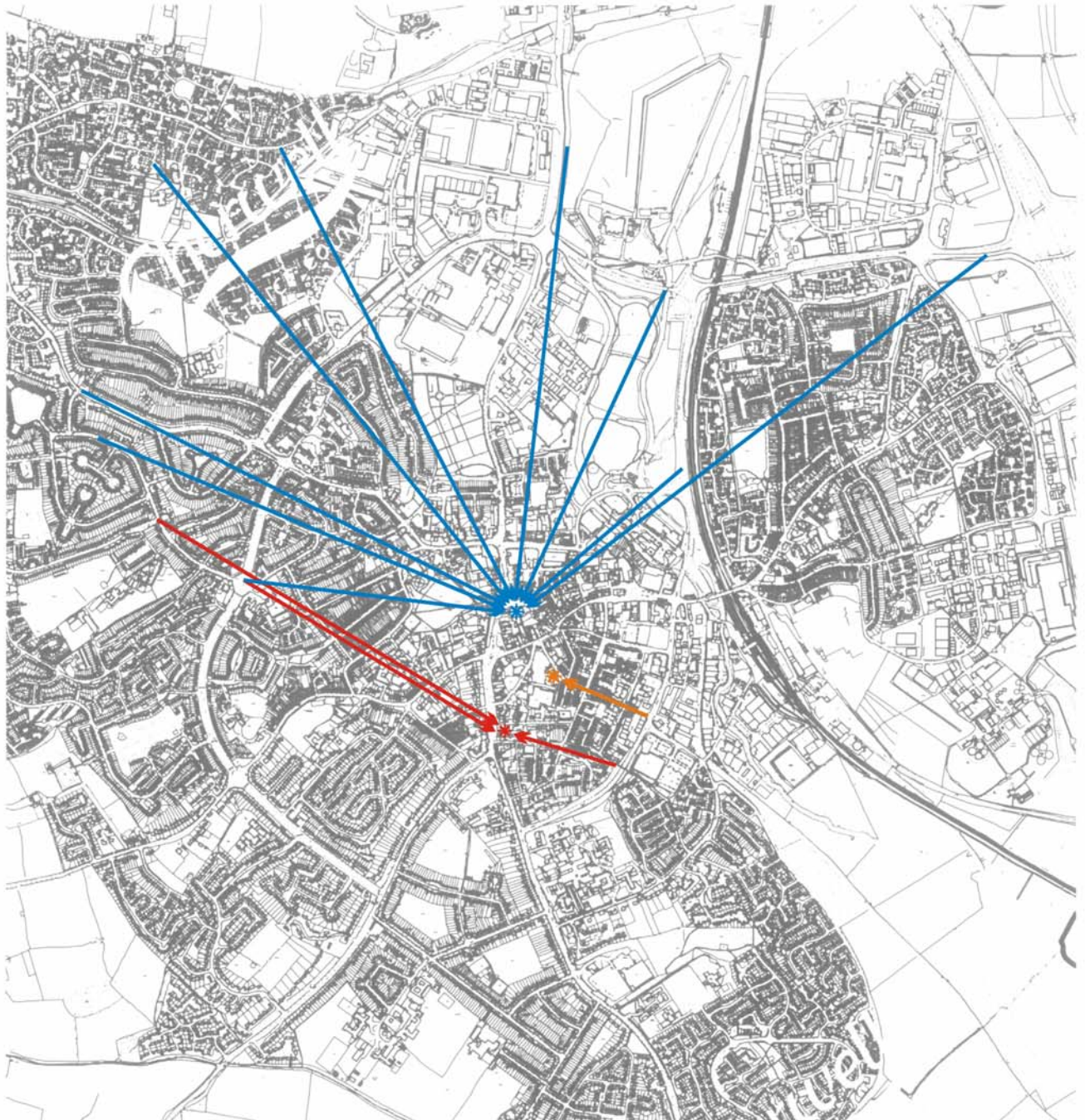


Fig 54 Key views: long distance views to landmark buildings

SPECIFIC AREAS

16.3 Medieval Core

- Reduce traffic levels and parked cars and associated signage.
- Increase places of rest for visitors and shoppers.
- Undertake a major overhaul of street furniture in Bridge Street and replace the railings with ones that are more robust and of sympathetic design.
- Reduce the pigeon population within the town centre.
- Promote improvement to inappropriate shop fronts.
- Encourage the surfacing in traditional materials of alleyways and rear yards.
- Encourage the enhancement and reuse of backland buildings.
- Promote Living Over The Shop.
- Seek adoptable pedestrian linkages between Parsons Street and Bolton Road.

16.4 Church Precinct

- Seek improvements to the enclosure of the churchyard to reduce stray views to unsightly service yards.
- Encourage maintenance of chest tombs

16.5 Main Route Corridor

- Reduce the impact of traffic and signage as much as is compatible with highway safety.
- Reduce the number and impact of parked cars.
- Reduce street clutter and rationalise the provision of signage, street furniture etc from a co-ordinated range and in a co-ordinated colour.
- Undertake a major overhaul of the bus drop off, taxi rank and public toilet area at Horse Fair to maximise the enjoyment of this area for pedestrians.
- Undertake a detailed arboricultural survey of the mature trees along the

route and instigate a programme of replacement planting.

- Promote existence of People's Park.
- Promote the re-use of empty property, for example on the west side of North Bar Street.

16.6 Large Villas in Grounds

- The ironstone walls that surround People's Park are an historic means of enclosure and visually important and these should be retained and restored.
- Reinststate the gateway entrances that were once a feature of People's Park, especially the pillared entrances onto Warwick Road.
- Upgrade the pedestrian access and signage to People's Park.
- Instigate a programme of replacement tree planting in advance of the existing trees becoming overmature.

16.7 19th Century Workers Housing

- Encourage sympathetic refenestration where inappropriate windows have been inserted.
- Encourage repairs with the correct materials.
- Encourage the removal of 'stone cladding' on brick houses.
- Discourage disfiguring alterations such as unsympathetic extensions, altering the dimensions of window openings, the removal of chimneys etc.
- Investigate the potential for traffic calming measures.
- Investigate the potential for the introduction of street trees.
- Liaise with local residents and the Highway Authority over the potential to introduce residents parking zones.

16.8 19th Century Housing for the Middle Classes

- Retain and reinstate, as appropriate, front boundaries, especially walls, railings and gateways.
- Encourage the reinstatement of Victorian stained glass where it has been removed.
- Promote the enclosure of plots to the rear service lanes where the boundary walls have been demolished.
- Investigate whether inappropriate alterations to dwellings have planning permission or listed building consent as appropriate.
- Reinstatement of Gothic Revival detailing, this is particularly the case in Crouch Street where bargeboards on the front gable have been removed.
- Encourage the planting of street trees where this would preserve and enhance the character or appearance of the street.
- Encourage retention of front gardens.

16.9 19th/20th Century Villas (South)

- Ensure the continued open feel of the suburb by limiting the extent of infill and the size and design of proposed extensions.
- Encourage the reinstatement of missing front walls, iron railings and gates, particularly those of the Horton Hospital.
- Have in place a design code for new buildings on the Horton Hospital site.

17 CONSERVATION AREA BOUNDARY AND JUSTIFICATION

A conservation area is "an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance".

- 17.1 The original conservation area principally covered the historic medieval core of the town. This was later extended to include adjacent areas of high quality. The boundary has now been defined to include other adjacent areas which represent the historic character of Banbury as defined by the trades and manufacturing industries that were historically located in the town. Economic prosperity in the eighteenth and nineteenth centuries led to suburban development with very coherent architectural styles. Therefore these buildings and open spaces built or created to house these activities and the dwellings built to accommodate the growing population of the town are now included within the extended boundary.

The boundary extension includes:

- The working class suburb of Newland to the east of the town centre as an example of a planned neighbourhood.
- The Horton Hospital and associated villa development along Oxford Road and Hightown Road.
- The 19th century residential suburbs to the west of the town centre.
- The 19th century villas of Neithrop House and Wood Green and their historic grounds.
- Small extensions northwards along the main route corridor and westwards along Bloxham Road.

The land to the north of Bridge Street that has been subject to redevelopment as the new shopping centre is now excluded from the conservation area.

For the avoidance of doubt, the boundary of the extension to the conservation area can be described as follows - from the existing boundary at Broad Street clockwise (See Figure 55 illustrating the boundary):

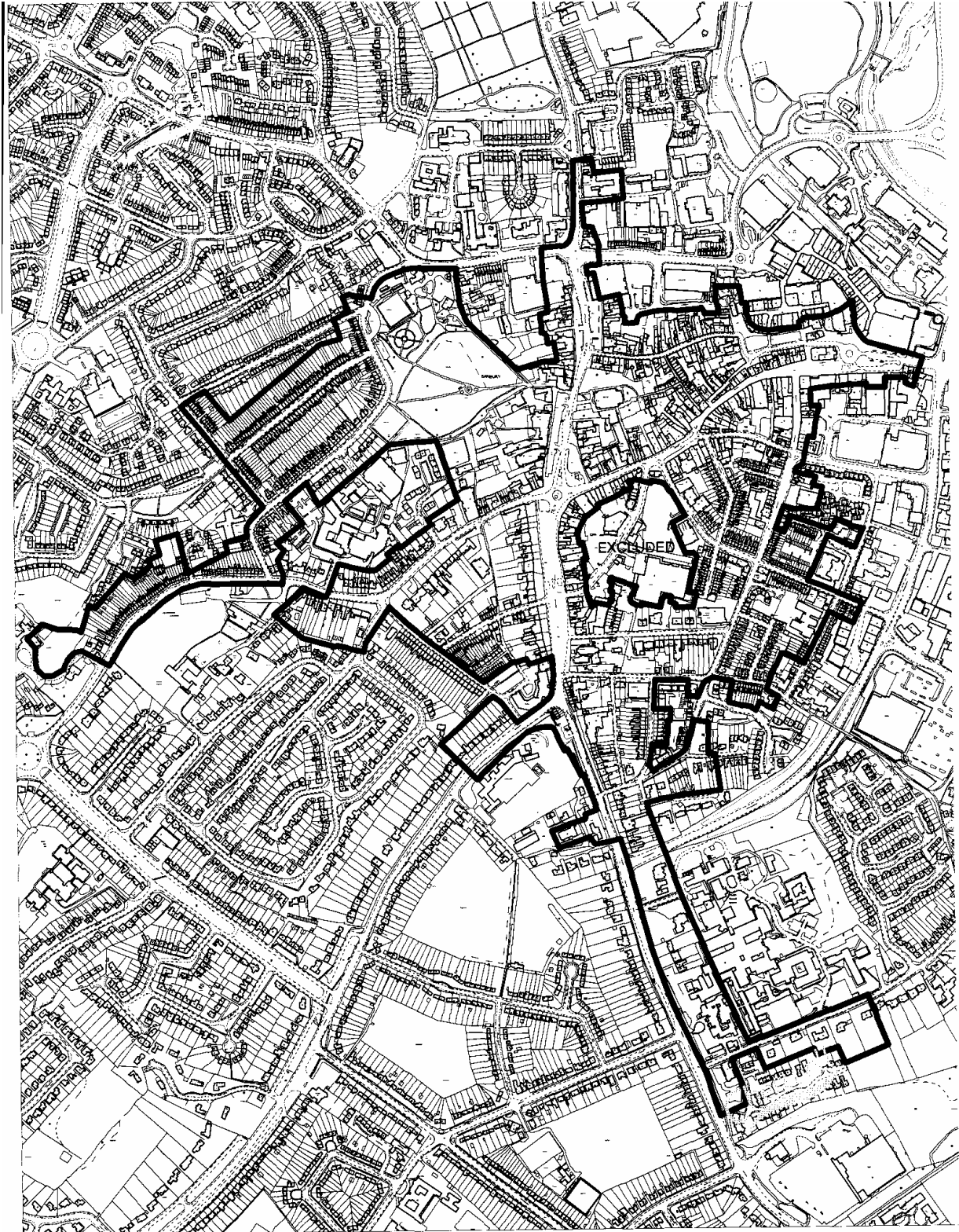
17.2 Eastern extension

Along the eastern boundary of the properties on the eastern side of Broad Street, excluding their rear service yards and the modern flats on the corner with George Street, but including the entire Crofts building, but excluding the Broad Street frontage accessed from Grove Street and Charles Court.

Eastwards along the northern kerb of Grove Street to include the terrace nos 1-11 and the nursery and day care centre, then returning south along the western kerb of Britannia Road and northern kerb of Grove Street, then southwards east of number 20a to exclude Samuelson Court.

Eastwards along the northern kerb of Gatteridge Street to include nos 17 – 19, then south and west along the rear boundary of these dwellings, south along the western kerb of Britannia Road to turn westwards along the southern boundary of number 36, south along the eastern boundary of number 17 Prospect Road to exclude Britannia Court.

Eastwards along the northern kerb of Prospect Road, then south immediately in front of the east elevation of number 14, west along its southern boundary and Road to exclude Springwell House.

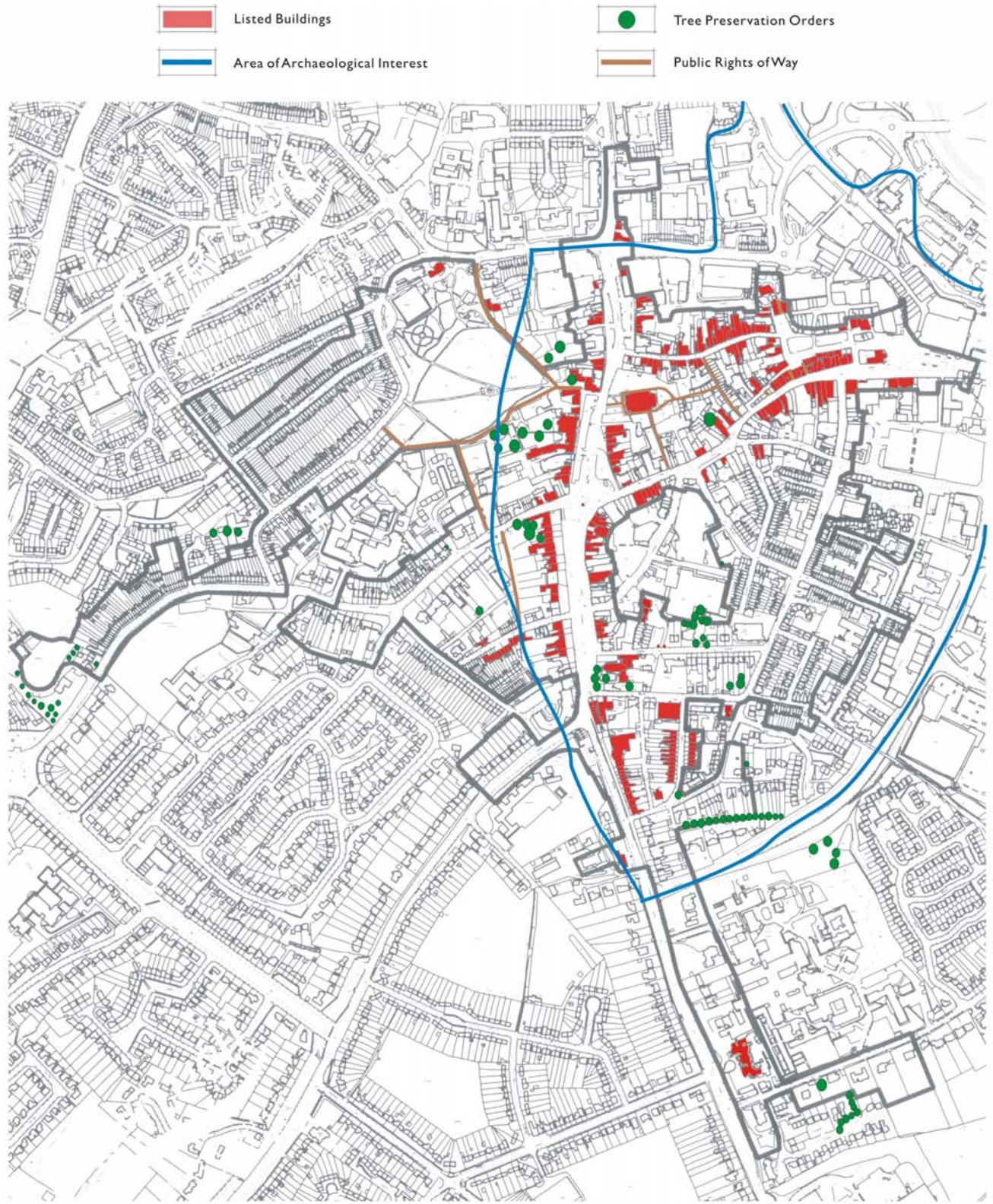


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Cherwell
DISTRICT COUNCIL
North Oxfordshire

Fig 55 Conservation area boundary



Date: 8/1/2004

Scale: 1:7,300

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Fig 56 Conservation area boundary showing additional designations

Westwards along the southern boundary of St Johns Road to include nos 1 – 5 Juniper Court but exclude numbers nos 6 – 9 Juniper Court and all of St Johns Court, south along the eastern rear boundaries of nos 12 – 19 Calthorpe Road, returning to the eastern kerb of Calthorpe Road to exclude nos 1 - 9 Vicarage Court. North-eastwards along boundary wall of Vicarage Court to include the verge and wall, then along the northern boundary of 4 Fairview Road, south along its eastern boundary and that of 7 Fairview Road, turning west along the rear boundaries of nos 3 – 8 Old Parr Road to rejoin the existing boundary at 2 Old Parr Road.

17.3 Southern extension

From the existing boundary between Paxmans Piece and 69 Oxford Road, extend across Upper Windsor Street to run along the eastern rear boundaries of The Elms, 87, 89 Oxford Road and straight onwards to run behind the main frontage of the Hospital buildings to Hightown Road.

Eastwards along the northern kerb of Hightown Road as far as number 55A, then along its eastern boundary and west along the southern boundaries of 55 to 65 Hightown Road, but excluding Hightown Gardens.

Around the east, south and west boundaries of Penrose House to include all its curtilage, then north along the eastern kerb of Oxford Road. to rejoin the existing boundary north of Upper Windsor Street.

At the Easington Hotel, Oxford Road, the boundary runs west along the northern kerb of Gables Court. At the access gate into the Territorial Army site the boundary runs along the

southern kerb of the road. The boundary then turns north to include the ironstone barn and then west to rejoin the existing boundary on the west side of Oxford Road.

17.4 Western extensions

Westwards from the existing boundary at the rear of nos 8 – 14 Oxford Road, along the top of the bank on the south side of Bloxham Road to include the mature trees and hedge, across Bloxham Road and continuing north westerly along the track adjacent to 30 Bloxham Road, turning to run north easterly along rear garden boundaries to the junction with Crouch Street, thence along the northern kerb of Bloxham Road to rejoin the existing boundary on the corner of South Bar Street.

From the existing boundary at the junction of Beargarden Road and Kingsway, along the rear garden boundaries of nos 1– 23 Broughton Road and returning along the southern edge of Berrymoor Road, including numbers 1 and 2, and across Broughton Road, eastwards along the rear boundaries to the gardens of nos 2 – 16 Broughton Road and the terrace at nos 70 –80 West Bar Street to rejoin the existing boundary.

From the existing boundary at Kingsleys, 38 West Bar Street straight to The Shades, then northerly along the western boundary of The Shades, westwards along the southern boundary of People's Park.

South westerly along the rear garden boundaries of nos 1 – 27 and 37 – 61 Bath Road, excluding the college car park frontage, to include 32 and 34 Broughton Road.

Across Broughton Road to run westwards along the bank on its southern side to include the mature hedge and trees as far as number 93, then returning across Broughton Road to include 176 Broughton Road, the former lodge. Thereafter, along the northern kerb of Hornbeam Close to include the front playing fields of Frank Wise school and the original building, but excluding the car park and new buildings.

Eastwards along the rear garden boundaries Broughton Road from nos 174 to 54 and including the small rear terraces of nos 80 – 84 and 106 – 112 , then north along the rear boundaries of nos 150 – 156 Bath Road.

Following the kerb line to Park Road and then running along the western kerb of Park Road as far as its junction with Kings Road, turning to include the terraces nos 34 – 56 Bath Road, returning along their rear garden boundaries to Queens Road.

Eastwards along the rear garden boundaries of the Queens Road properties and including nos 18 – 22 Bath Road, before crossing Bath Road to run along the northern boundary of People’s Park, returning south along the wall on the eastern side of The Leys to include the boundary wall to meet the existing boundary at 2 The Leys.

17.5 Northern extension

From the existing boundary at the Cromwell Lodge Hotel, northwards to include the immediate curtilage of all the North Bar Street properties, not just the building footprint, along the western boundary of the apartments to the northern side of Warwick Road.

The boundary follows the western kerb of Southam Road as far as and crossing

to include 19 – 20 Southam Road. It then returns south to include the main building at St Mary’s School, back to Southam Road excluding Spirit Motors Garage and returning south to rejoin the existing boundary at 8 Southam Road.

17.6 Exclusion

From the existing boundary at 60 Bridge Street westwards along the façade of the Bridge Street north frontage to exclude the new Castle Quay Shopping Centre as far as 38 Bridge Street.

17.7 Justification

The architectural character of Banbury is complex and a number of separate areas have been identified which justify inclusion in the conservation area.

Banbury is defined largely by the industries that developed there during the eighteenth and nineteenth centuries. The opening of the Oxford Canal and the arrival of the railways in the mid 19th century led to a massive expansion in trade and industry in the town. These industries dictated the type of buildings required and their location within the town. Economic prosperity generated the need for a burgeoning workforce and supported the creation of a middle class. The expansion of these economic groups in turn created the need for residential suburban development.

The amendments to the conservation area boundary have drawn on the analysis of the town’s socio-economic development.

The areas of specific architectural and historic interest included within the enlarged Banbury conservation area are:

- Newland, a planned development of late 19th and early 20th century

residential development to the east of the town.

- The planned development of late 19th and early 20th century residential development to the west of the town, which includes Bath Road, Broughton Road and Queens Road.
- The suburb of 19th and early 20th century villa development in the vicinity of the Horton Hospital.
- The urban park known as People's Park and adjacent residential areas.

17.8 Newland and Queens Road Area

The areas of Newland and that around Queens Road have a strongly identifiable homogeneity of architectural style, construction materials and layout. These suburbs were built, principally, during the latter half of the 19th century from local materials, in particular 'Banbury' brick.

Newland, especially, is defined by its mix of artisan housing, shops, public houses, chapels, schools and the remaining back-street workshops and places of manufacture - all the ingredients of a planned neighbourhood. It is this mix of functions but homogeneity of architectural style and layout that defines these areas and therefore should be preserved through inclusion within the town conservation area. In the past lack of statutory designation has led to the loss of important buildings and the concomitant watering down of the strong area character.

17.9 Villa Suburb on Oxford Road/Hightown Road and Bloxham Road

These areas are both middle class developments and are an important part of the historic development of Banbury. Both areas have strongly identifiable architectural character derived from a

consistency of architectural styles and construction materials.

The open feel to the suburb, specifically on Hightown Road where the villas are set in spacious grounds, and quality and consistency of the architecture, are qualities that should be preserved through designation within the town conservation area. The hedgerow and embankment that forms the northern boundary of the Harriers School grounds assists in defining and enclosing the narrow approach to the historic central core of the town and is included within the boundary for its protection.

17.10 People's Park, Neithrop House and Wood Green House

Neithrop House and its former grounds, (now People's Park), Wood Green House and the adjacent areas are of historic importance to Banbury. The quality of the open spaces and the historic means of enclosure should be preserved by inclusion within the town conservation area.

In the past there have been threats to the historic boundaries to People's Park. Statutory protection, afforded by conservation area designation, would protect the historic brick and ironstone walls which bound People's Park from risk of removal or demolition.

17.11 Justification for removal of areas previously designated

Castle Quay shopping centre

The areas along the Oxford Canal and Bridge Street frontages that were demolished to make way for the Castle Quay shopping centre have been removed from the designation. Such visible historic interest as did exist in that area has now been replaced by modern retail development.

18 THE EFFECTS OF CONSERVATION AREA DESIGNATION AND RELATED PLANNING POLICIES

- 18.1 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 the Department of Planning and Development Services at an early stage. The main effects of designation are as follows.
- 18.2 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. This will enable the achievement of higher standards of design in new developments and secure 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.
- 18.3 Control over demolition of buildings
- Conservation Area Consent is required from the Council, as 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.
- 18.4 Control over trees
- The Council must be notified of any intention to carry out works to fell, lop or top any tree over 75 mm (3 inches approx.) in diameter not already the subject of a tree preservation order. This provides the Council an opportunity to consider making a tree preservation order. This will provide an extra degree of control over the many trees that are important to the appearance of the conservation area.
- 18.5 Protection of important open spaces and views
- There are a number of open spaces within the town that it is important to protect because they are integral to the character and appearance of the conservation area. The inclusion of these open spaces in the designation of the conservation area is specifically to ensure that these spaces are preserved.
- 18.6 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 will mean that walls not relating to listed buildings, that add so much to the character and appearance of the street scene, will be afforded protection for the first time.

18.7 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.

18.8 Reduced permitted development

There are more restrictions on the size of house and industrial extensions that may be carried out without specific planning permission. Planning permission is also required for some additional alterations to dwellings:

- the cladding of the exterior of buildings;
- the construction of a (dormer) roof extension;
- the erection of satellite dishes fronting a highway.

18.9 Enhancements should preserve and enhance the area

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

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