

Grimsbury Conservation Area Appraisal

December 2025



Planning Policy, Conservation and Design



Cherwell
DISTRICT COUNCIL
NORTH OXFORDSHIRE

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1. Introduction

What is a conservation area?

1.1 Conservation area status is awarded to places that are deemed to be of 'special architectural and historic interest'. The intention of designating a conservation area is not to prevent change or development but to positively manage change in order to protect and/or enhance the special character and appearance of an area.

1.2 Grimsbury was designated a Conservation Area in 2007. This conservation area appraisal and management plan is the first review of the Grimsbury Conservation Area boundary, and the second appraisal. This appraisal involved a combination of walk over surveys of the area (undertaken in the winter of 2019 and summer of 2025), research using historic sources and an assessment of known management data for the area. The appraisal has taken into account Historic England Advice Note 1: Conservation Area Appraisal, Designation and Management 2019

1.3 No changes are proposed to the Grimsbury Conservation Area Boundary in this draft Conservation Area Appraisal (see Chapter 12).

1.4 Historic England advise local planning authorities when preparing appraisals to consult residents and businesses in the conservation area and take account of the views expressed. The perspective of people living and working in the area is considered to add depth to the appraisal and generate support and understanding for future plans.

1.5 We are inviting comments on the boundary, draft appraisal and management plan. The public consultation period will run from Monday 8th December 2025. The document will be available to download from the Council's website, with paper copies available to view in the reception of 39 Castle Quay, Banbury, and Banbury Library during this time.

1.6 A public exhibition will be held to support the consultation. For further details about this consultation, please visit the Conservation and Design page on the Council's website or contact the Conservation Team directly: Conservation@Cherwell-DC.gov.uk.

Key characteristics of Grimsbury

1.7 A summary of the key characteristics of Grimsbury are:

1.8 Grimsbury conservation area is on the Historic England Heritage at Risk register The Grimsbury Conservation Area is on the Historic England Heritage at Risk register and the area is assessed as being in very bad condition and deteriorating largely because of the cumulative impact of numerous, mostly small, alterations to buildings within the area. However the range of architectural styles and the richness of architectural detailing along with the differing forms of residential properties that exist together, gives Grimsbury an interesting character not found elsewhere locally.

1.9 Grimsbury, a neighbourhood of Banbury to the east of the town centre and the River Cherwell. It developed in the nineteenth century primarily as a result of the growth of Freehold Land Societies which came into existence in the 1840s as part of a politically inspired movement to effect Parliamentary reform. Freehold Land Societies worked on the principle that members of the society bought land at

wholesale prices and then divided this into building plots that they then bought themselves at the same price. Banbury Freehold Land Society was formed in 1851.

1.10 Following the formation of the society 13 acres of land were purchased, located to the north of Middleton Road. The land was then divided into plots and distributed between the 101 shareholders. These plots were allocated by ballot with plural shareholders able to take as many consecutive lots as they held shares. Consequently Grimsbury developed with an eclectic mix of housing constructed in mostly 1, 2 and 3 house blocks.

1.11 Because the Freehold Estate in Grimsbury was established in the heyday of the Freehold Movement there are a number of key characteristics it shares with other freehold estates. These include, the dense form of development with houses of a distinctly urban character and the provision of a church and public houses.

1.12 The area is of interest because of the historic context of the site and the political process that supported its development. It is also of interest because it is representative of the spectrum of working class and artisan housing constructed in the latter half of the nineteenth century.

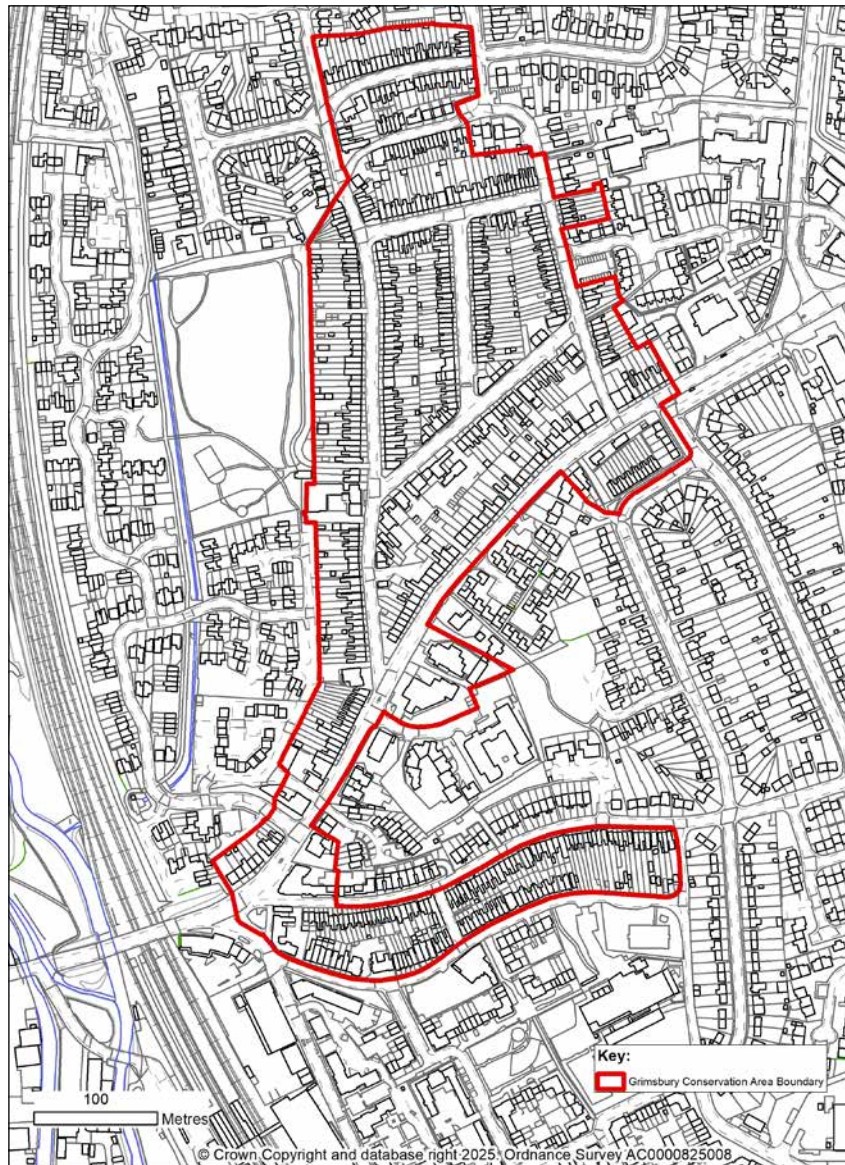
Summary of issues and opportunities

1.13 The future preservation and enhancement of the special character of the Grimsbury Conservation Area, will owe much to the positive management of the area by homeowners, landowners, Banbury Town Council, the District Council, the County Council, and service providers.

1.14 In addition to existing national statutory legislation and local planning control, the following potential opportunities for enhancement have been identified:

- Add to the Register of Local Heritage Assets, structures and areas, and establish policies for their protection;
- Support and encourage the protection of historic detail and the reinstatement of missing architectural details;
- Consider how an Article 4 Direction, to remove selected permitted development rights, could protect and enhance the character and appearance of the conservation area;
- Support and encourage the protection of important green space;
- Ensure that any new development is of high quality, sustainable and sympathetic to the Conservation Area; and
- Consider how to effectively manage the distinctive characteristics of the neighbourhood.

Figure 1. The Grimsbury Conservation Area Boundary (solid red line) is proposed to remain unchanged, see Chapter 12. Map with statutory Listed Buildings and Tree Preservation Orders



2. Planning Policy Context

2.1 The first conservation areas were designated under the Civic Amenities Act of 1967. The Planning (Listed Buildings and Conservation Areas) Act 1990 (Section 69), placed 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 also have a duty under the Act to consider boundary revisions to their Conservation Areas 'from time to time'. Since 1967, just under 10,000 Conservation Areas have been designated in England, including 60 in Cherwell District.

2.2 Protection for the built heritage is conferred under primary legislation. This document should be read in conjunction with the National Planning Policy Framework (NPPF), and the current development plan documents for the area. The up-to-date planning policy situation should be checked on Cherwell District Council and government websites.

2.3 The purpose of this Conservation Area Appraisal and Management Plan is:

- to provide a clear definition of the area's special architectural and/or historic interest;
- to identify ways in which the unique characteristics can be preserved and/or enhanced;
- to strengthen justification for designation of the Conservation Area.
- to review the boundary of the Conservation Area.
- to create a clear context for future development in accordance with conservation area policies in the Local Plan; and
- to consult with the public and raise awareness of conservation area issues.

2.4 This Appraisal and Management Plan aim to promote and support developments that help to preserve and/or enhance the character of the Grimsbury Conservation Area. It is not an attempt to stifle change. The objective is to ensure that the interests of conservation are given their full weight against the needs for change and development. This document therefore examines 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.

2.5 The significant heritage assets in Grimsbury are shown in Figure 1 and Appendix 2. These include the current designated heritage assets and the existing designated conservation area boundary.

2.6 The Council has a duty under the National Planning Policy Framework (NPPF) to identify locally significant ‘heritage assets’ which can be historic buildings, structures, objects or places that have historical importance or contribute to the built heritage, character or appearance of the area. There are buildings and structures which make a positive contribution to the Grimsbury Conservation Area, and these are identified in Appendix 3. The conservation area appraisal provides the opportunity to assess the significance of these buildings and structures and allows through a separate process for them to be considered in line with the Council’s criteria for inclusion on the districtwide ‘Register of Local Heritage Assets’.

2.7 Appendix 4 gives an overview of Article 4 Directions. This conservation area appraisal does not make any Article 4 directions, this would form part of a separate process and consultation.

Figure 2. The Grimsbury Conservation Area Boundary (solid red line) is proposed to remain unchanged, see Chapter 12. 2014-5 Aerial Photograph



3. Location

- 3.1** The area of Grimsbury lies east of the River Cherwell to the eastern side of the town of Banbury (Figure 3).
- 3.2** The area is flanked by the London to Birmingham railway to the west and the M40 motorway to the east.
- 3.3** The original historic settlement of Grimsbury (now known as 'Old Grimsbury') lies to the north-east of Banbury. The nineteenth century suburb (Conservation Area) lies to the south of this historic settlement, on the east side of the river Cherwell and the railway line. Grimsbury is accessed along, Bridge Street which turns into Middleton Road, this is a historic route into and out of Banbury to the east.
- 3.4** There are multiple routes including Public Rights Of Way that lead into and out of the area, these link Grimsbury to other areas of Banbury (Figure 4).

Figure 3. Current OS Map showing the location of Grimsbury.

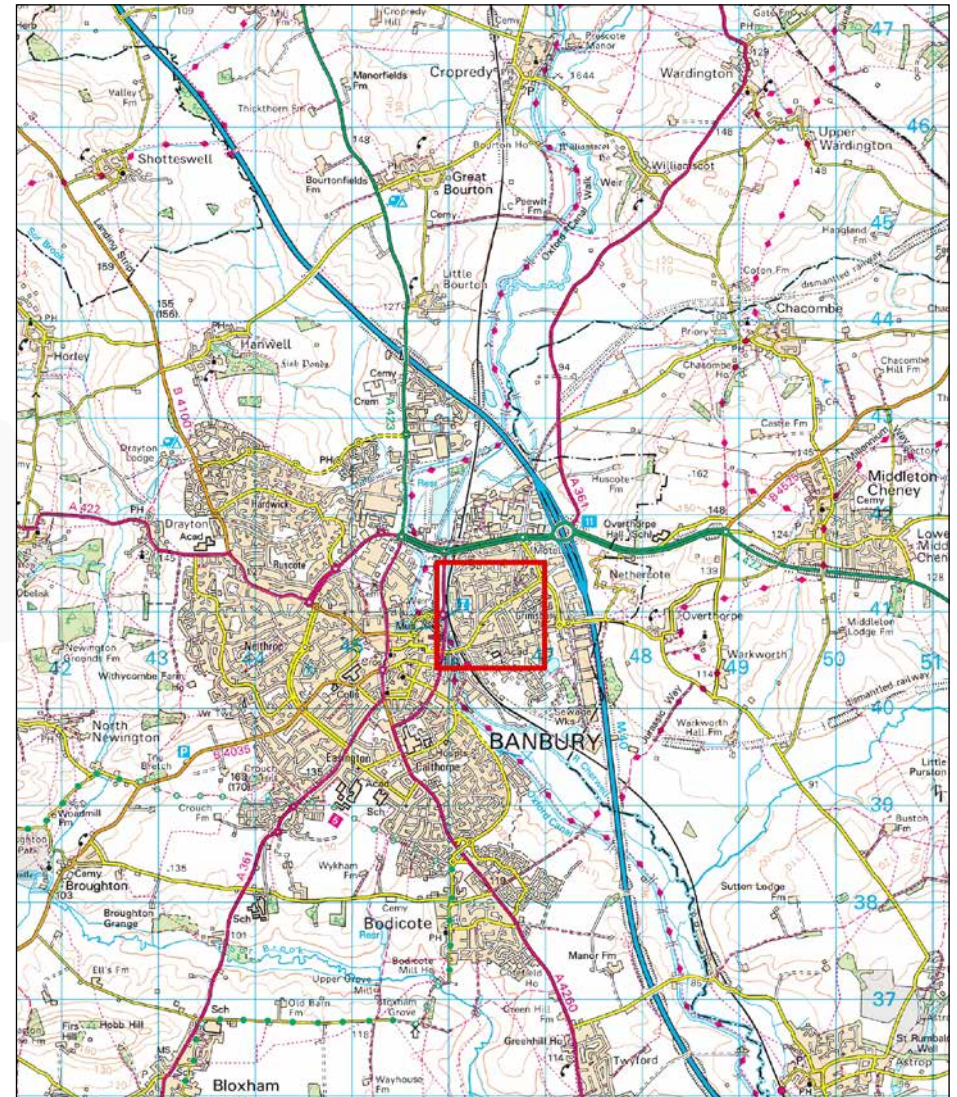
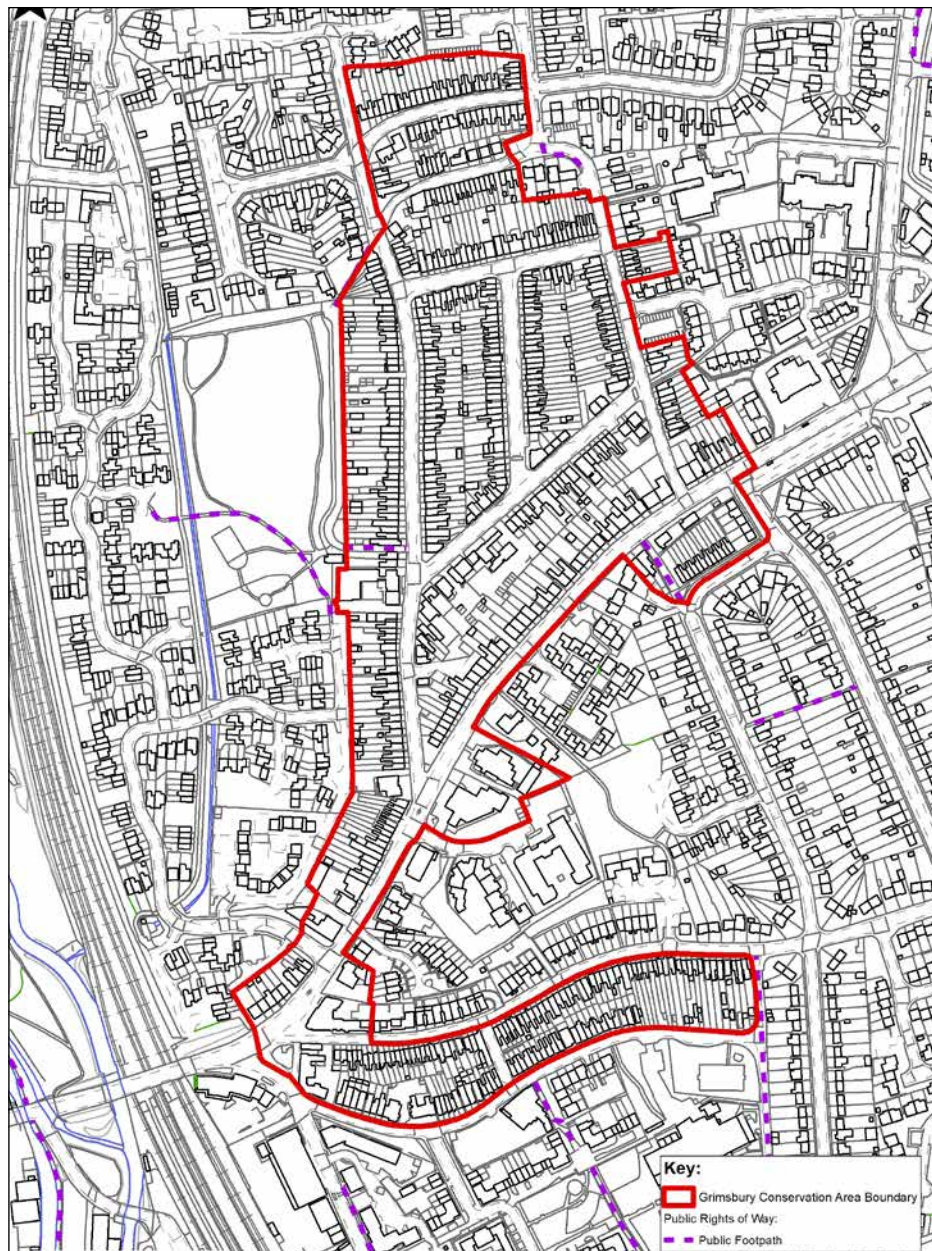


Figure 4. Map with public rights of way



4. Geology and Topography

4.1 Grimsbury is in the town of Banbury, Banbury is located in the north of the Cherwell 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. It is also located in the Northamptonshire Uplands National Character Area (Landscape Character Assessment for Cherwell District 2024).

4.2 The town of Banbury sits on the Charmouth Mudstone Formation and is situated in a basin cut by the River Cherwell where the Middle Lias clays of the Cotswolds meet the Northamptonshire plateau and alluvium. The Conservation Area lies partially within the floodplain of the River Cherwell on Oxford Clay within the Cherwell valley landscape character area (Cobham Resource Consultants, 1995).

4.3 The eastern edge of Banbury including the suburb of Grimsbury lies across the Cherwell Valley, which is dominated by fringe landscapes associated with industry and communication lines.

Figure 5. Map with topography

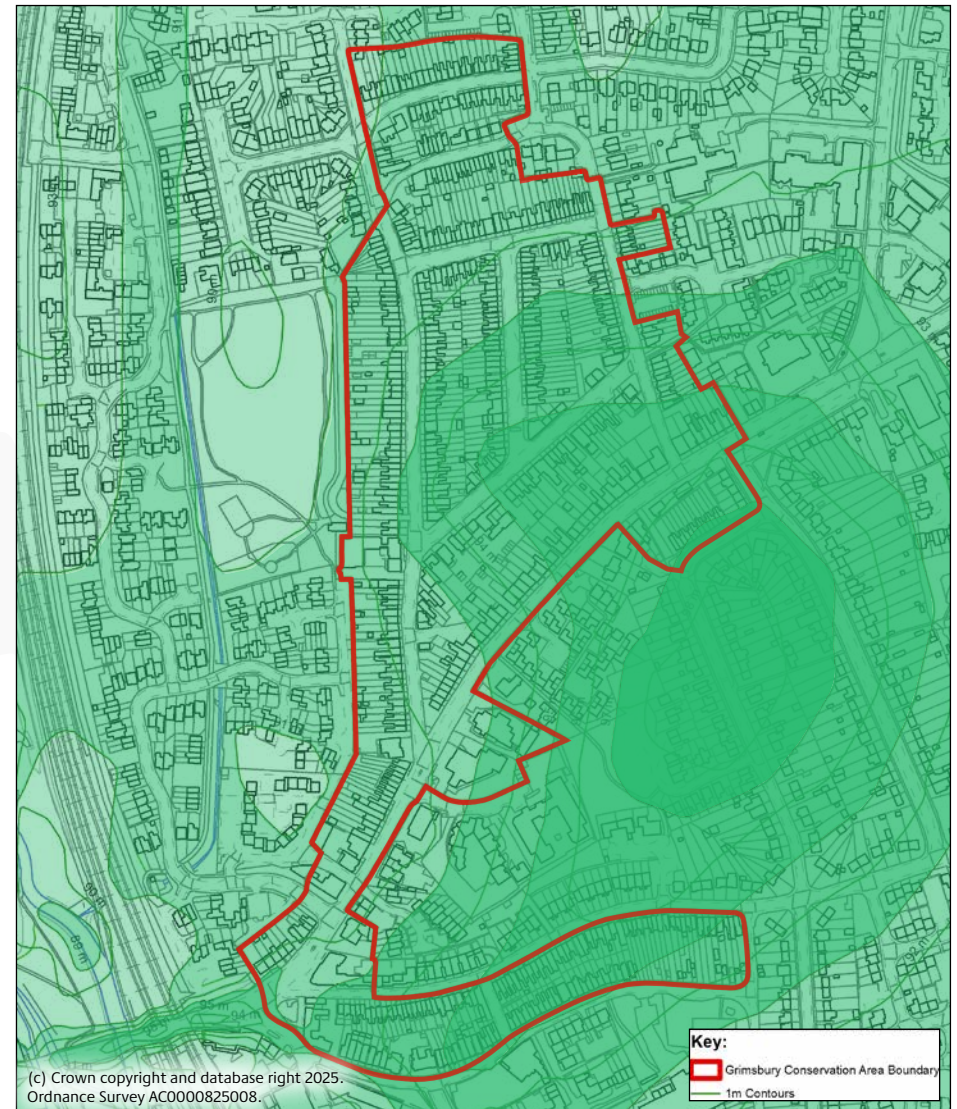
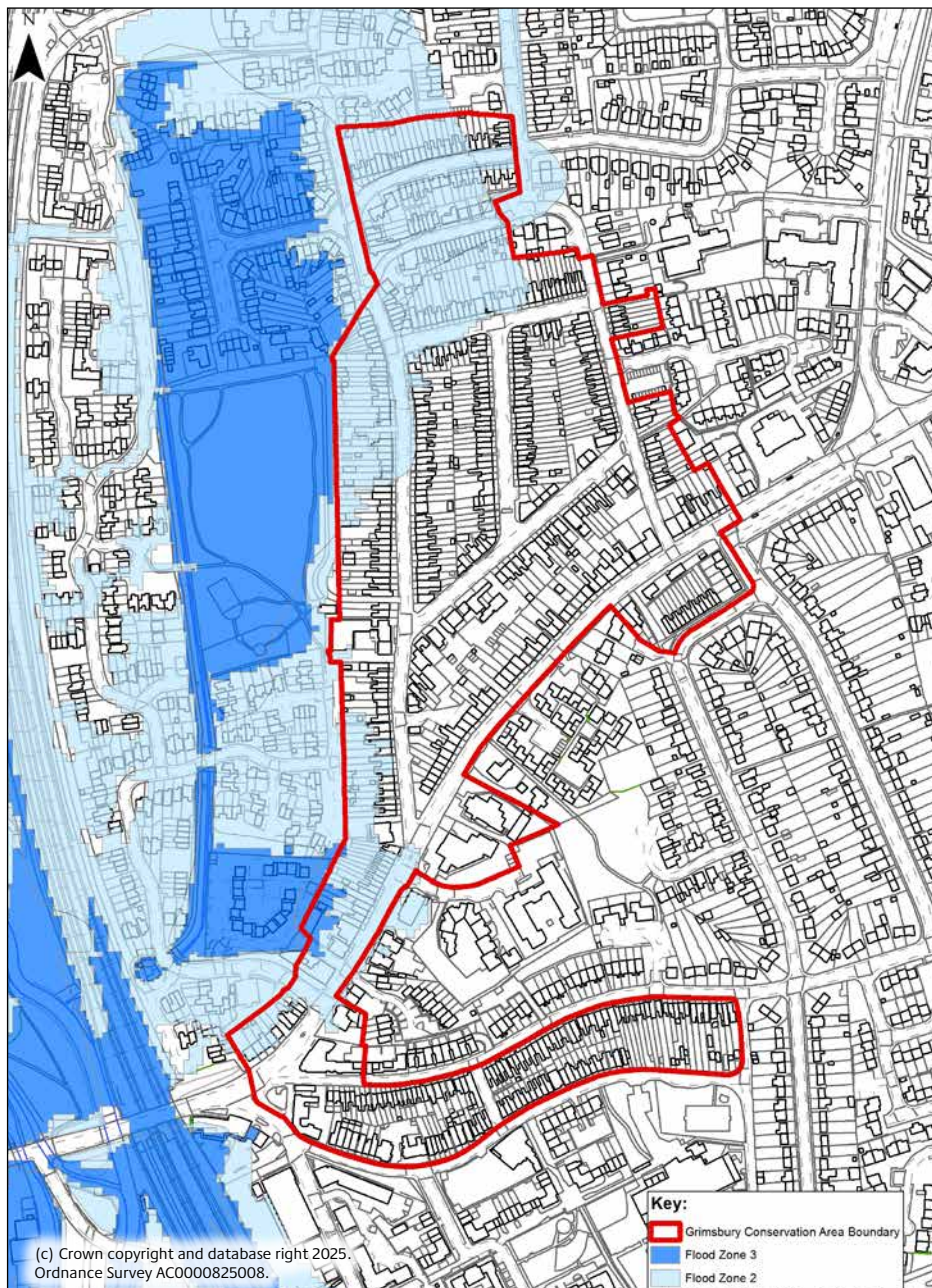


Figure 6. Map of EA Flood Zones



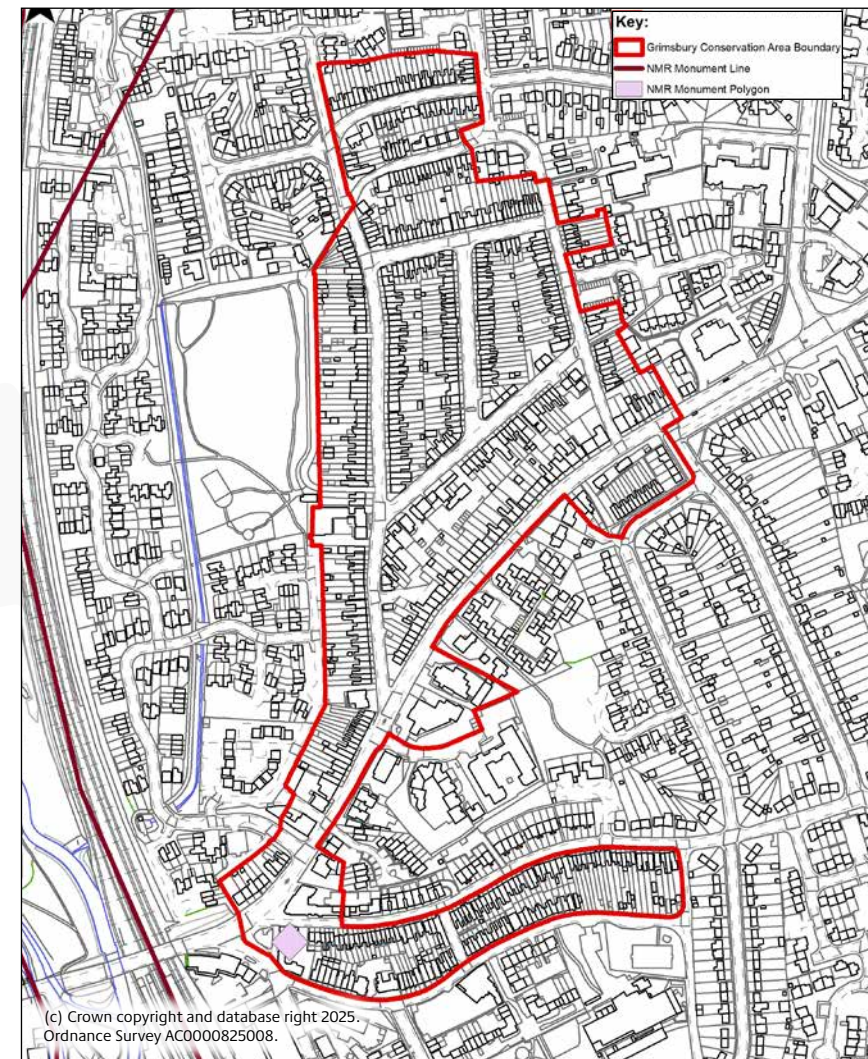
5. Archaeology

5.1 The origins of the name Grimsbury suggests that the settlement dates from the early Saxon period. However little archaeological evidence particularly early archaeology has been found within the area.

5.2 The earliest archaeological site identified is the site of the medieval hermitage, first mentioned in 1531. This is thought to be sited at the junction of Middleton Road and Causeway in front of the Elephant and Castle Public House (Figure 8).

5.3 Other archaeological sites identified, include the site of the Old Malthouse on the corner of Old Grimsbury Road and West Street. The site of the Toll House on Middleton Road and the remains of the Victorian chapel on West Street. A 17th century belt buckle, a mass of musket balls and a cannon ball were found on West street, indicating a minor civil war encampment.

Figure 7. Map showing the archaeological sites including potential medieval hermitage



6. History

6.1 The Conservation Area appraisal provides a brief overview of the history and development of Grimsbury. It is not intended to be the definitive history of the area. Further information can be gained from the 1959 Victoria County History 'A History of the County of Oxford: Volume 10' (VCH) and the Oxfordshire Local History Centre.

History and origins of Grimsbury

6.2 The origins of an historic settlement at Grimsbury are unknown. The name 'Grimsbury' is of early Saxon type, and is the corruption of the Saxon name for a defended enclosure (burh) of a person called 'Grim'. It is possible that the name was derived from a pseudonym for the pagan god 'Woden'. (In the mythology of pagan northern Europe, Woden was a multi-faceted god able to take on many forms and many names – 'Grim' / 'Grimner' (the Masked One) – being but one of his guises).

6.3 The name Grimsbury therefore suggests that the settlement dates from the early Saxon period and predates the conversion of the area to Christianity which occurred in the mid-seventh century. Consequently it is likely that the original settlement was contemporary with that of the village of Banbury (Potts, 1978).

6.4 The site of the settlement that is Old Grimsbury was originally focussed on Grimsbury Manor (Figure 9). The current Manor, built in 1836, is located on the site of the original Manor, at the northern edge of the area that now takes its name.

Figure 8. 1825 map of Northamptonshire



6.5 During the seventeenth century the road now known as Middleton Road was a turnpike road from Banbury into Northamptonshire. Therefore from this time but possibly earlier it is likely that there was development on the eastern side of the Banbury bridge.

6.6 During the eighteenth century the meadows on the Northamptonshire side of the Cherwell (in the area where the suburb of Grimsbury is now located) were used for horse racing. The first recorded horse race took place in 1729. These were popular occasions attended by both the rich and poor classes alike and a temporary wooden bridge was erected over the Cherwell to provide access to the course from the town centre (Herbert, 1971). After the

1846 meeting the race course was taken over by the Great Western Railway as building land. Race meetings continued occasionally on other courses but they never became significant social occasions (Trinder, 2005).

6.7 After the purchase of land to the north of Middleton Road by the Freehold Land Society in 1851, thirteen acres of land was developed for housing. At around this time more housing was constructed for railway workers to the south of Middleton road. Following this the area continued to expand, radiating from this original development of the Freehold Land Society land.

Political History and Freehold Agitation

A very brief synopsis of the political background of Banbury town is given here to explain the reasons for the success of the Freehold Movement in the nineteenth century:

6.8 The political representation of the area seems at all times, to have been contested; either by gentry, or during the latter half of the nineteenth century, by businessmen. The fact that Banbury was a 'Pocket Borough' (i.e. a borough where one family owned the constituency and the MP was nominated by the owner) seems to have meant that feelings would run high.

6.9 In January 1554 Banbury was granted a royal charter that established the town as a borough to be governed by the aldermen of the town. This granted the borough corporate status and the privilege to elect a member of parliament; which by the eighteenth century was one of the most important functions of the corporation.

6.10 From 1554 to 1882 Banbury was one of only 5 boroughs represented by a single member of parliament, whom from the outset was elected from the local gentry. The seventeenth century saw a continuous struggle between the borough's Whigs and Tories, political machinations which continued throughout the eighteenth

century. It was the election of 10 December 1832 that marked the end of the influence of local aristocratic families in Banbury politics and from then until the town lost its separate representation, the leading families of Banbury itself were dominant. However, that said, the town's politics were far from peaceful.

6.11 Within the area there was strong local support for the Reform Act of 1832. This Act was aimed at the removal of corrupt seats (the so-called 'Rotten' and 'Pocket Boroughs') and to provide the new and growing industrial towns, such as Manchester, Birmingham, Bradford and Leeds, with representation within the House of Commons. The success of the Reform Movement altered the structure of Banbury society. The elected Reformers had different interests to the hereditary gentry and by the mid-1830s these new representatives had altered opportunities within the town by providing leadership in areas of education, as well as providing for charitable and recreational opportunities.

6.12 The Reform Act of 1867 granted the vote to every male adult householder living in a borough constituency, as well as male lodgers paying £10 or more per annum for unfurnished rooms. This resulted in an increase in the Banbury vote and gave rise to a keen struggle for the new working-class vote. This was followed by the Redistribution Act of 1885 which saw Banbury become part of the constituency of North Oxfordshire. In 1889 the Borough was extended to include Neithrop and Grimsbury, thus rationalising political and ecclesiastical administrative boundaries, since Grimsbury had been included in the ancient parish of Banbury from its outset, even though located within the boundaries of Northamptonshire.

6.13 The national political reforms of the late nineteenth century helped galvanise the Freehold Land Movement, the central tenor of which was the extension of freehold ownership to the artisan and working-class man (Chase, 1991). The right to vote was restricted to those men who owned or rented property above a certain value.

This restriction debarred the majority of the adult male population from voting. The Freehold Land Movement saw land ownership as a political tool to increase the number of voters and to effect change.

6.14 In the late 1840's and early 1850's a series of freehold land societies were formed. The first was started in Birmingham in 1847 by James Taylor (Junior) (1814-1887), a zealous nonconformist preacher, who had emerged as a national Temperance leader in 1840 and who wanted to be part of any 'new crusade in the cause of working-class self-help'. By the end of 1847 Taylor had assisted in the formation of six independent freehold land societies – Dudley, Stourbridge, Coventry, Worcester, Wolverhampton and Stafford. With Birmingham they comprised 2108 members with 2837 shares. By December 1852 there were 130 societies with 85,000 members with 120,000 shares, 310 estates and 19,500 allotted freeholds.

6.15 According to *The Freeholder*, the movement's monthly newspaper published from January 1850 (later as The Freehold Land Times) it is clear that Taylor was touring the country, possibly focusing on counties where the balance of political parties was so nearly equal, that the addition of a few hundred voters would turn the scale for the Liberal cause, this despite Taylor's declarations to the contrary.

The Banbury Freehold Land Society

6.16 On 6th February 1851 a public meeting of some 300 people was held at Crouch Street British School to hear James Taylor. The aim of the meeting was to launch the formation of the Banbury Freehold Land Society with the further aim of purchasing land at favourable wholesale prices and to sub-divide it into lots which would be available to members through a ballot. Lots could be grouped in order to provide sufficient land for house construction. A further declared aim was to dedicate the organisation to improve the moral, social and political condition of the working classes.

6.17 The scheme was advertised in a box advertisement in the Banbury Guardian of 10th April 1851. The advertisement (Figure 10) reveals the name of key officials, many of whom were prominent people in town affairs. Such men as Timothy Rhodes Cobb (banker), John Gazey (spirit merchant), Bernhard Samuelson (industrialist) and William Potts (newspaper editor). The president was the local MP Henry William Tancred. James Cadbury, a Quaker and Temperance leader was a Trustee. On 27th March 1851 the 'Banbury Freehold Land Society' was enrolled as 'The Banbury Co-operative Benefit Building Society.'

Figure 9. Banbury Guardian 10th April 1851.

BANBURY FREEHOLD LAND SOCIETY.
(Enrolled 27th March, 1851, by the name of "The Banbury Co-operative Benefit Building Society.")

President.
 HENRY WILLIAM TANCRED, ESQ., M.P.

Trustees.
 TIMOTHY RHODES COBB | RICHARD GOFFE | BERNHARD SAMUELSON
 ROBERT FIELD | JOHN GAZEY | JAMES SIBLEY WHITTEM.

Trustees.
 JAMES CADBURY | JOHN FISHER | RICHARD GRIMBLEY | WM. STEVENS | THOMAS WELLS.

Solicitor.
 RICHARD HENRY ROLLS.

Sub-Treasurer.
 JOSEPH LUMBERT.

Secretary.
 D. P. FELLATT.

Revisers.
 JAMES ALLGOOD | JOSEPH OSBORNE | ARTHUR BRISLEY RYE
 HENRY ROBERT BRAYNE | WILLIAM POTTS

THE OBJECTS OF THIS SOCIETY ARE TO IMPROVE THE SOCIAL, PROMOTE THE MORAL, AND RAISE THE POLITICAL CONDITION OF ITS MEMBERS.
 The leading feature of this and similar Societies is to form a common fund, by the union of the contributions of the Members, for the purchasing of Freehold Land, and retaining it to the Members in small Allotments at the wholesale price.
 The great difference between the wholesale and retail price of Land is almost incredible. Land selling at from 3s. 4d. to 3s. 6d. per yard retail, has been purchased by the Birmingham and Midland Counties' Society at 1s. 1d. wholesale; and the allotments are expected shortly to be worth double the retail price.
 It is this great difference between the wholesale and retail price which enables this Society to give to its Members advantages in the purchase of Land, not attainable by Societies simply formed for Building purposes.
 As a safe and profitable pecuniary Investment the Freehold Land Society stands pre-eminent.
 In addition to the advantageous Investment for Money, afforded by the Society, Forty Shilling Freeholds will be acquired for its Members, by its operations, in Oxfordshire, Northamptonshire, and Warwickshire.
 The Town of Banbury possesses ample means for availing itself of the advantages which this and similar Associations afford. 250 Shares have already been taken, and there is no reason for doubting that this number will soon be largely increased.
 Land Societies in other Towns of equal size, which already comprise a numerous proprietary, and have made eligible purchases, spring from smaller beginnings.

Entrance Fee—One Shilling per Share.
Payments—Two Shillings per Share per Fortnight, till Three Months after Allotment; and from that time Three Shillings per Share per Fortnight; with an additional Sixpence per Share any Subscription Night during the Quarter.
 Subscriptions received Fortnightly, on Monday Evenings, at the Society's Room, Mechanics' Institute, Banbury.
 Shares can be taken, and any further information obtained, by application to the Secretary.
 Country Members can send Post-Office Orders.

6.18 The advertisement details the practical development of the process, membership through a one shilling share, emphasising the advantages of wholesale group purchase of land and re-sale at wholesale rather than retail prices. It also notes that the Society

was to operate in Oxfordshire, Northamptonshire and Warwickshire. Subscribers were invited to register at the Society's room in the Mechanics Institute on Church Passage.

6.19 The formation of the Society was not without reaction, as at that time no activity in Banbury was without its sectarian implications. Polarisation of local society in the 1850s was exemplified by the activities of the two principal banks and whilst Cobbs Bank supported the Freehold Land Society, opposition was mounted in the form of the Banbury Permanent Benefit Society supported by Gilletts Bank with a Conservative board of directors (Trinder, 2005).

The Development of the Freehold Land Society Estate in Grimsbury

6.20 In 1851 thirteen acres of land, north of Middleton Road, 300 yards east of Banbury Bridge, was purchased by Timothy Rhodes Cobb from William Sloan Stanley of Southampton for the sum of £3825 (Oxfordshire Local History Centre) and sold on to the Society at the same price. A second meeting of the Society was held later in April 1851, this time in the Town Hall then at the western end of Market Place, when members were told about the allocation of lots.

6.21 The site, known as South Grimsbury, Freetown or even as 'the Diggings', was divided into 151 allotments. The cost to the allottees varied according to proximity to the turnpike road. The cheapest lots (1-13) were each 1s 8d (now 9p), whereas those close to the road ranged from 3s 6d to 3s 10d (approximately 15p – 18p). The plots were divided between the 101 shareholders, who were bound to observe covenants about building lines and the value of houses to be constructed. Plots were allocated by ballot with plural shareholders taking as many consecutive lots as they held shares.

6.22 The subscribers included many of Banbury's Liberal elite, known locally for welfare concerns and included such as Ebenezer Wall (rope maker), Richard Grimly (retailer), William Potts (editor of the Banbury Guardian) and James Cadbury, but few working men. Thus the area became one of small-scale speculative building rather than owner occupation.

6.23 By 1855 some fifty houses had been built or were under construction. There was also an infrastructure of five roads which had become public ways under the control of the Board of Health. Buildings were constructed in singletons, pairs, threes or short terraces. Bernhard Samuelson had subscribed for six shares and drew Nos.41-46, the first two of which became the Prince of Wales public house. In Centre Street, plot 37, allocated to William Cubitt, was developed by the builder William Wilkins who erected two houses there in 1861. Plots 66 and 67 won in the ballot by T.H. Wyatt, brewer, and Thomas Dumbleton, saddler, were the site of three dwellings constructed by the builders Thomas and Stephen Orchard in 1858. While the quality of buildings was higher than elsewhere in Banbury the pattern of ownership was no different from other private estates (Trinder, 2005).

6.24 The estate grew slowly. Some plots, in particular on the east side of Centre Street, were not developed until the beginning of the twentieth century and some plots were used as gardens and thus the area gained the name 'The Diggings'.

6.25 The houses along Middleton Road formed the façade of the estate and became a 'middle-class suburb'. James Cadbury owned five plots on Middleton Road and was keen to create an attractive approach to Banbury from the east (Potts, 1942). In fact many owners purchased the equivalent plots in South Street and thus obtained long gardens with rear access to their premises. By 1861 there were 22 houses on Middleton Road, the inhabitants included professional men and white-collar workers. Only one William Baker, draper, was a working shopkeeper.

6.26 This middle-class bias continued and ten years on the ratio of professional to working-class families on Middleton Road remained the same. Other streets within the freehold estate were, for the most part, inhabited by working-class families and artisans.

The land outside of the Freehold Land Society Estate

6.27 It is unsurprising that the success of the Freehold Land Society scheme gave rise to the development of adjacent land. In the early 1870s the east side of East Street and the west side of West Street, not previously part of the original development, became available. These areas were filled with terraces of up to twelve houses, in contrast to the original estate's small groupings. Other building followed.

6.28 Plots on the turnpike road to the east of East Street were sold for building in the early 1870s and by 1871 most of the land between the bridge and the estate had been filled with houses. In 1873 the land to the north of the estate was laid out by Robert Gibbs, after whom the road is now named. Land to the south-west, along the ancient causeway to Warkworth, had been previously developed in the 1850s and 1860s with working-class housing.

6.29 Regents Place was developed by William Wilkins between the years of 1852 and 1871. Duke Street, located at the edge of Wilkins' brick pit, was developed around 1870 (now demolished). South of the Causeway, a new road, later called Merton Street, was developed by various speculators between the years of 1873 and 1882. It is interesting to compare the cramped development of the housing on the Causeway and Merton Street (the 'Railway Terraces') built by the GWR, which were constructed for the company workers to rent, with the contemporary, but more generous, development of the freehold land estate with its 'build-to-own' ethos. Development in the area continued into the twentieth century, Avenue Road constructed in 1911 being a case in point.

6.30 In the late 1920s the economy of Banbury was revolutionised by the arrival of new industries and in particular by the relocation of the livestock market to Grimsbury. A site selected due to its proximity to the railway station.

Religion

6.31 The Church of England Parish church of St Leonard was not built until 1890. This was a chapel of ease to Christ Church in Banbury until 1931, and therefore it is assumed that Christchurch served the congregation of Grimsbury until this time.

6.32 Because of the links between the Freehold Land Society and the temperance societies it is not surprising to find that the Wesleyan Society expanded more successfully here than elsewhere in Banbury and was strongly represented in the 19th century suburb of Grimsbury. In 1883 there were 180 members at Grimsbury. There had been services held in the hamlet of old Grimsbury since 1812 and a chapel was opened in North street after the development of the Freehold Land Society land in 1858, this had a capacity of 200. This building was expanded in 1868, and a new chapel built on West Street in 1871 which was also further expanded in 1876. At this time it was anticipated that Grimsbury Wesleyan Society would become the centre of a separate circuit.

Education

6.33 The school originally Christchurch school was constructed by the diocese of Oxford in 1860-1861, presumably to serve the population of the rapidly growing area of Grimsbury. The school moved to a new site in the 20th Century.

Commercial/Industry

6.34 Throughout the Middle Ages until the mid-eighteenth century the area that comprises Grimsbury together with Nethercote was the centre of Banbury's cheese making trade, however this appears to have ceased by the 19th century as there is no mention of such a trade (Pugh, 1972).

6.35 After the development of the Freehold Land Society land, the area became predominantly residential in terms of the built form and therefore it is assumed the inhabitants were on the whole employed elsewhere in Banbury. However much of the housing can be described as artisan housing therefore suggesting a number of individual skilled tradespeople were located here. A saddler and a brewer are reported. Furthermore on Middleton Road the inhabitants included professional men and white-collar workers. The terraces to the south on causeway and Merton Street, also housed Great Western Railway workers.

Transport

6.36 During the seventeenth century the turnpike road from Banbury into Northamptonshire ran through the area, this therefore remained a primary route into and out of Banbury.

6.37 The Great Western Railway was also developed on land within the Grimsbury area and the railway station was and still is located on the edge of Grimsbury. This railway provided transport links from London to Birmingham.

7. Historic Maps and Photographs

Figure 10. 1875 - 1887 Map scale 1:2500

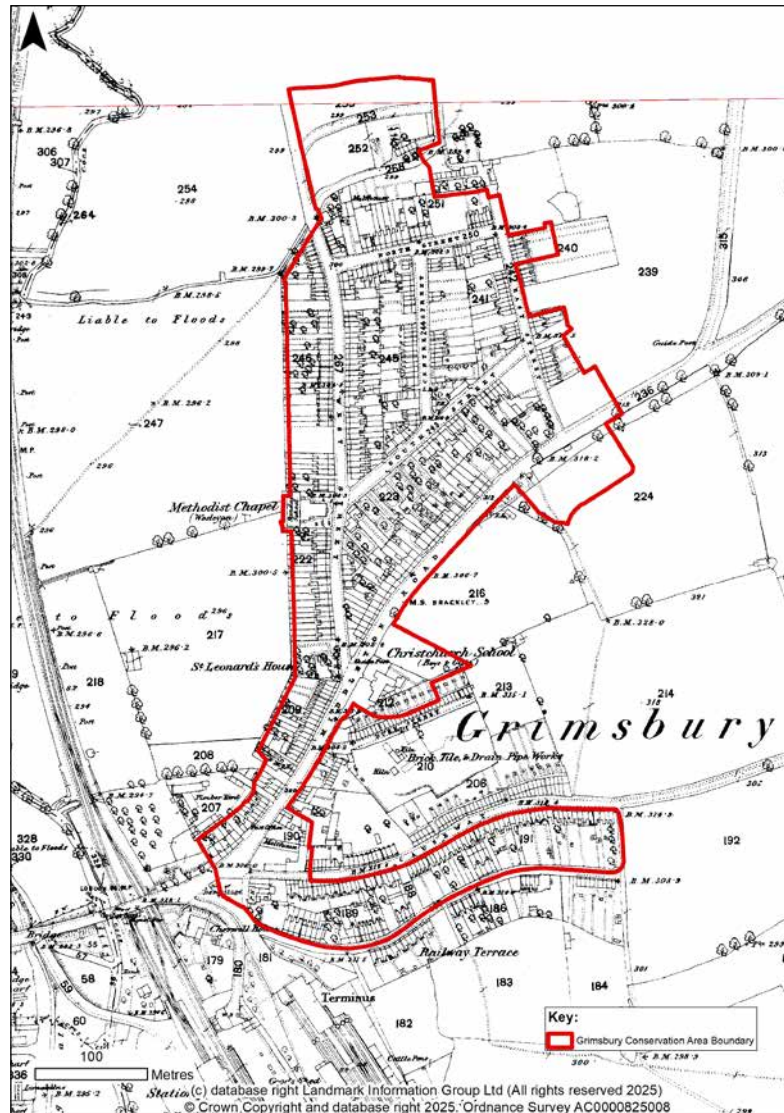


Figure 11. 1899 - 1905 Map scale 1:2500

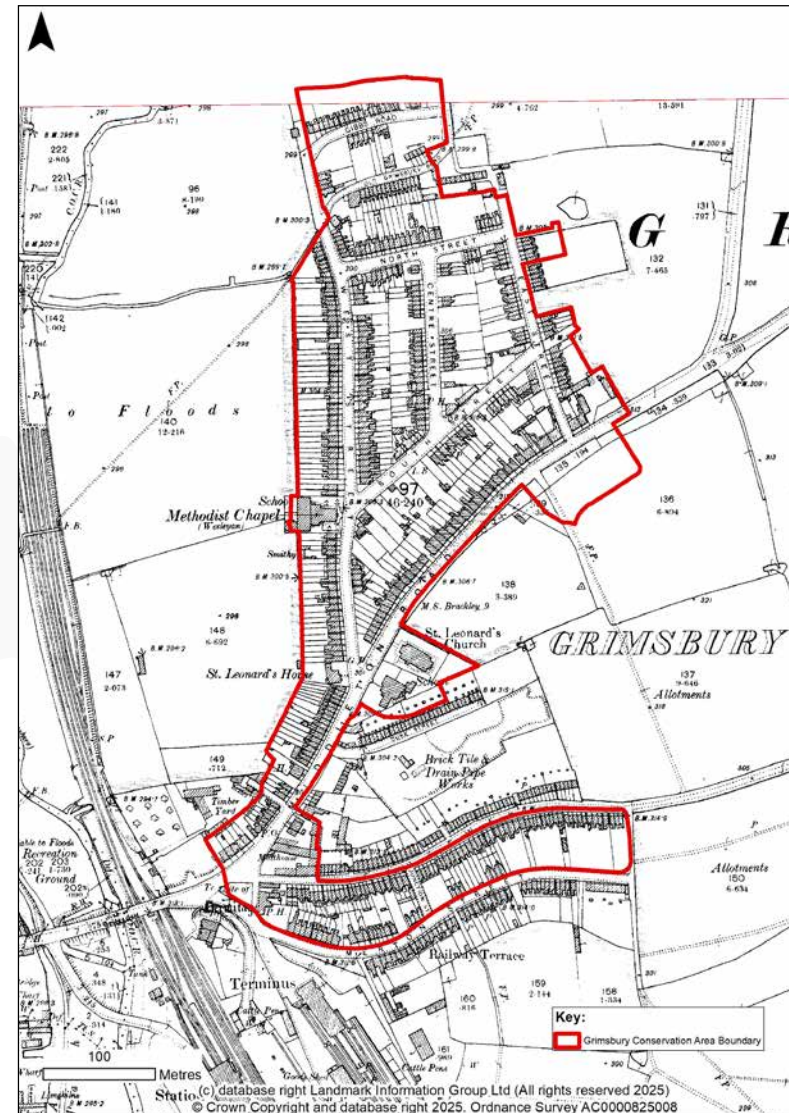
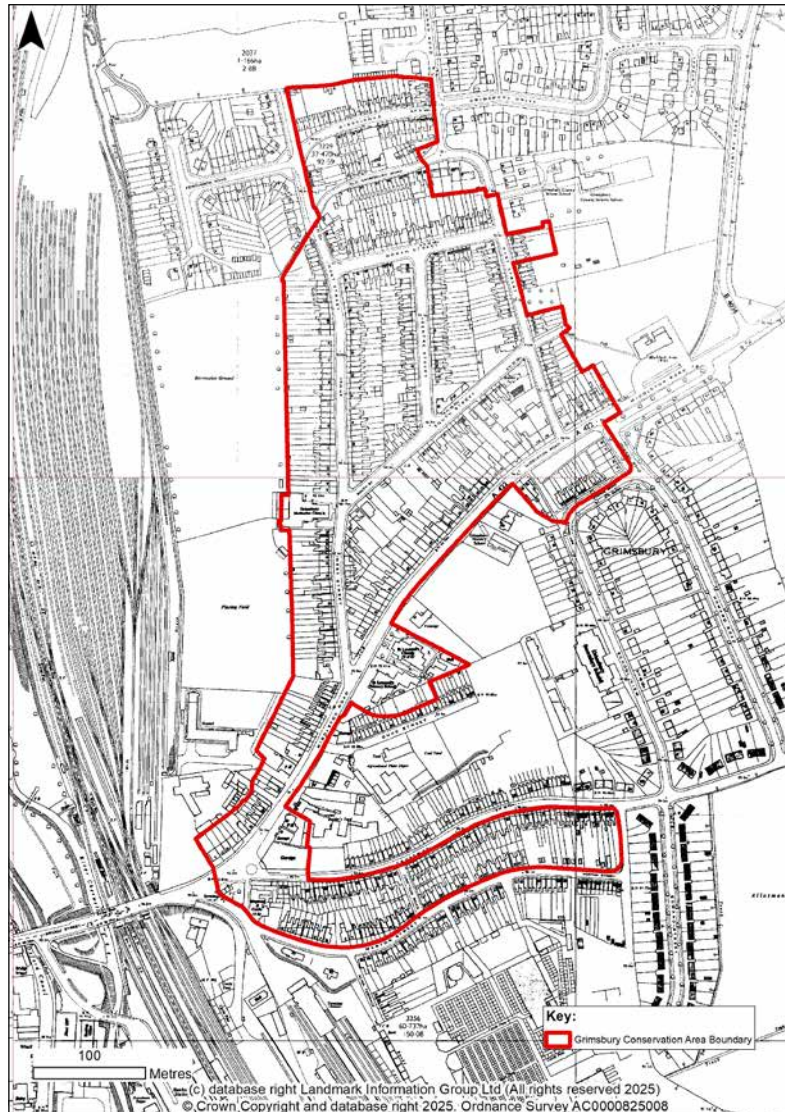


Figure 12. 1957 - 1976 Map scale 1:2500



The Prince of Wales Public House



The Prince of Wales Public House

Looking North on West Street



Looking north on corner of
West Street and South Street



Middleton Road



Looking North on West Street



Looking north on corner of
West Street and South Street



Middleton Road

Looking East on Middleton Road



19 and 21 Middleton Road



Looking East on Middleton Road



19 and 21 Middleton Road

8. Architectural History

General summary

8.1 The importance of the Grimsbury Conservation Area lies in its social history and historic context and how this influenced the architecture of the area. The development of the South Grimsbury area by the Banbury Freehold Society was revolutionary not so much because of the standard nineteenth century dwellings that were built, but because the scheme was based on the innovative principles of working-class self-help.

8.2 The Freehold Estate in Grimsbury was established in the heyday of the Freehold Movement. It shares, in common with other freehold estates, the dense allocation of lots, provision of a church and public houses (surprising given the strong temperance leanings of the founding fathers). Villa 'gentrification' is marginal, and the houses are distinctly urban in character, features which seem to characterise the early days of freehold estate development (Goodey, unpublished document).

Houses and residential buildings

8.3 A large part of the conservation area is centred on the freehold land, these were the first streets to be constructed and they consist of rows of terraced housing, that were developed in the mid 19th century, often in one, two or three unit blocks. The plot sizes were generous, and this influenced the resulting architecture. There is a mix of dwelling types including three storey town houses and more modest terraced properties. These sit alongside each other and have resulted in varied streetscapes. However a characteristic of all the properties is the use of simple decorative features.



West side of West Street

8.4 The dwellings on Middleton Road are a little later, built around the 1860's. This was a main road into Banbury and as a result these buildings formed the façade of the estate. These larger more ornately designed properties housed the middle classes as opposed to the working class terraced streets beyond and contribute to the eclectic mix that can be seen across the whole Freehold Land Estate.

8.5 There are some buildings on South Street that date to the mid to late 20th Century and this is as a result of the way parts of Middleton Road developed. Along Middleton Road some developers/builders acquired the equivalent plots to the rear, in order to create larger gardens and to allow access from the rear. As a result it is likely that in

some cases these plots did not become available for development until much later when owners decided to sell off their gardens. Some of the plots on Centre Street developed in a very similar way.

8.6 Centre Street mostly contains the mid to late 19th century properties similar to those found elsewhere in Grimsbury, however some plots on the east side were bought as gardens to the rear of East Street. Consequently building on these plots took place later and a number of early 20th century properties can be found on this east side of Centre Street.

8.7 From the 1870's land outside of the Freehold Land Society land started to be developed. The east side of East Street and the west side of West Street in particular contain terraces constructed from the 1870's, these tend to be blocks of longer terraces when compared to the earlier terraces found elsewhere.

8.8 The land to the north of the Freehold Land was also a little later and was laid out in 1873 by Robert Gibbs, Gibbs Road takes its name from him. The properties to the north of Old Grimsbury Road however appear to date from the end of the 19th Century or early 20th Century.

8.9 The land to the south west along The Causeway was developed in the 1850's and 1860's, with Merton Street further south being constructed between 1873 and 1882. Here the terraces are less decorated and are more humble working-class dwellings. These streets are thought to have been constructed on the most part for railway workers.

8.10 Avenue Road is an example of how the area continued to grow into the 20th century. Developed in 1911 the road contains red brick terraces, these are either two storey with bay windows to the front or two and a half storeys with large gabled dormers. These are typical of early 20th century domestic architecture.



East side of West Street



Avenue Road

Public houses / inns

8.11 There are Four public houses within the conservation area, of these only one is still trading as a public house, this is The Bell on Middleton Road. The Bell dates to 1837 and therefore predates the Freehold Land Society. As this was a main route into Banbury it is likely that in the early days this served those using the route. The Bell is still operating as a public house.

8.12 The Elephant and Castle is a Grade II listed Building; the main part of the building was originally a house dating to the late 17th or early 18th century which was converted to a public house in the mid-19th century. The original building was likely to have been a simple range of single room depth which faced on to the road. In the late 18th Century a two-storey range was added to the rear. A further extension to the rear was added in the second half of the 19th century. In the early 20th century a flat roof extension was added to the right side, and this was subsequently added to later in the 20th century. The building has been redeveloped in the last 5 years and is now residential apartments.

8.13 The Prince of Wales public house was on the corner of centre street and south street. The building is now flats, the use as a public house ceased around 1998. The building retains its character and appearance of a pub and architecturally it is what would be expected for a community facility of this type serving the occupants of the surrounding streets. It is likely that this building was constructed around the same time as Centre Street and South Street, it appears on the OS map of 1882.

8.14 The Cricketers Arms or the Cricketers was located on Middleton Road. Similarly to The Prince of Wales the building is now flats, converted around 2011. The building appears to be mid 19th century in date. The building is red brick with a rendered and painted front elevation.



The Bell Public House



The Elephant and Castle Public House

Church and Chapels

8.15 The Church of St Leonard the Church of England Parish Church on Middleton Road was built in 1890 and was the work of a local architect called Walter Mills. The building is a gothic revival building with North and South aisles joined to the nave by four bay arcades. The building was a chapel of ease to Christ Church on Broad Street until 1921.

8.16 A Wesleyan Chapel opened in North Street in 1858 and this was expanded in 1868. This chapel closed and a new chapel opened on West Street in 1871. This was a neoclassical brick and stone building. No evidence of either building remains although the modern Methodist Church built in the second half of the 20th century sits on the West Street site.



The Church of St Leonard

School

8.17 The Victorian school building, which was formerly St Leonards Primary School (now moved to a new site) can be dated to 1860 to 1861 and was the work of G. E. Street. The building is constructed of coursed squared Limestone with a steeply pitched Slate roof with stone copings and ornamental ridge tiles. The building is a long rectangular range with projecting wings. The main range has pointed arch doorways and the wings have pointed arched 3 light windows with lancets. The building is a grade II listed Building and now houses a gym/fitness centre.



St Leonards Primary School Building

Other notable buildings

8.18 These buildings consist of Late-19th-century shop and attached offices. The construction is of Liassic brick with imported polychromatic brick dressings. They are thought to be the surviving western end of a row of gothic artisan housing, which would have had a shop at either end. The former offices were for the sawmill to North.



19 & 21 Middleton Road

8.19 This building is the former vicarage to St Leonard's Church. It is late 19th century in date and is mainly constructed of red brick. It is Italianate style and has a 20th century rendered extension to the side.



St Leonards House, Middleton Road/West Street

8.20 This building sits at the end of South Street on the corner with East Street. These streets are made up of the terraced houses found throughout the area however this building is a larger, higher status dwelling that sits at a focal point. This perhaps indicates that the owner had greater wealth or were of a higher standing than their neighbours.



7 South Street

9. Character and Appearance

Settlement pattern

9.1 The Grimsbury Conservation area comprises the Freehold Estate development to the north of Middleton Road, including the corridors of land to the west of West Street and the east of East Street, the land to the north of North Street developed in the 1870s and the area associated with the old causeway to the south.

9.2 This area of Grimsbury was set out principally as a residential suburb with non-residential buildings such as the church, the school, shops and public houses strategically located at junctions or in prominent positions along the main thoroughfare.

9.3 It is interesting to compare Grimsbury with the Newland area of Banbury which was also created as a planned self-contained community. The two suburbs have comparable densities of terraced housing with limited numbers of middle-class properties, however different factors fuelled their development and the resultant areas have different layouts and form.

Settlement Pattern

9.4 The Causeway and Middleton Road were both established highways connecting neighbouring settlements to the east and north east to the town of Banbury.

9.5 The streets within the freehold estate are laid out in a planned grid. The layout of these streets; West Street, North Street, East Street, South Street and Centre Street, is such as to maximise the number of potential building plots within the freehold land. The development of the west side of West Street, the land to the north of North Street and the east side of East Street was facilitated by the development of

the freehold land although to a certain extent independent from it. The laying-out of Merton Street parallels Causeway and similarly was facilitated by the development along the Causeway but not part of the Freehold Land Society Estate.

Land use

9.6 The historic character of this residential suburb is defined by its mix of mid to late 19th century urban housing. Within the area there were and remain a number of shops, public houses, a church, a Methodist Chapel and a former primary school (now fitness centre). Such local facilities appear common to the early freehold land schemes throughout the Midlands.

Building age, type, scale and massing

9.7 The area is dominated by terraced housing built principally for the working classes from about 1850 to early 1900s. The development of the housing outside the freehold land estate was to a greater extent undertaken as a speculative venture, whilst the layout within the freehold land estate was planned.

9.8 The various architectural styles of the day such as Gothic, Italianate, Classic Revival, are all represented within the area. Within the freehold land estate, the choice of architectural style seems to have been one of personal preference so that different architectural styles mingle as neighbours. This eclectic mix of architectural style is also prevalent across the wider area and is also seen in the middle-class housing along Middleton Road.

9.9 Outside the freehold land estate, especially along Causeway and Merton Street the range of architectural styles and decoration are much less flamboyant and seem restricted to a limited amount of polychrome brick banding.

9.10 Within the freehold estate land the allocation of consecutive plots to individual share-owners has given rise to consecutive small-scale housing development; houses appearing as singletons, pairs or short terraces of three or four dwellings.

9.11 The number of floors is similarly inconsistent and varies from one group of houses to its neighbours, so there are two-storey, two and a half and three storey dwellings all located within close proximity. All have small front gardens.

9.12 Plot sizes appear to have been generous as measured by comparison with the housing of Causeway which was developed around the same time. The most generous plots reserved for the envisaged higher-class housing on Middleton Road. Here the properties have wider frontages and more elaborate detailing, and some retain rear access via South Street.

9.13 Outside the freehold estate land speculative housing development has given rise to longer terraces of housing. As a result of this the west side of West Street, for instance, has a more coherent and unified appearance. The land between Causeway and Merton Street is intensively developed with humble, relatively undecorated terraced housing commensurate with working-class housing provision of the 1850s and 1860s. The impression is that of a cramped linear arrangement of houses lining the street. Again, the speculative background of the development had given rise to terraces of varying lengths.

Construction and materials

9.14 The houses, for the most part, have been constructed as narrow-frontage deep-plan terraces of varying length, built of the locally produced Liassic brick (19th century maps of Grimsbury show the brick works located on the south side of Middleton Road) enlivened by simple decorative features, although there are some later yellow-brick properties (Gibbs Road and east end of Middleton Road). The terraces mostly have Welsh slate roofs with brick chimneys with pots.

9.15 All properties would have originally been built with vertically sliding sash windows and panelled doors. A large number of the dwellings have a ground floor bay window. Some properties have dormer windows.

9.16 Much of the original detailing, such as the nineteenth century doors, windows and any stained glass in front doors has been lost and replaced with modern mass-produced furniture. A number of porch and roof additions have also appeared in recent years. However, enough historic features and overall character remain to give the impression of the homogeneity of appearance that at one time existed. A small number of buildings still retain detailing of quality, such as the front door surround on St Leonard's House.

Means of enclosure

9.17 No architectural evidence of former land use exists and no boundaries predating the mid 19th century development are evident. The existence of front walls enhances the very strong building line created by the terraced housing. Building lines are generally strong and continuous throughout the area except Moorfield Court at the south-east end of West Street, the garages on the east side of East Street and the east end of Merton Road. There are a range of front boundary treatments; frequently the original walls and railings no longer survive, and this has given rise to individualism in the choice of front boundary treatment resulting in a reduction in uniformity.

Trees, hedges and green space

9.18 The area is intensively developed and there are no defined public spaces except the streets themselves. The only open space is land to the west of West Street, the residual part of 'The Moors', purchased by the Borough in the early 1930s as a recreation ground for the people of Grimsbury (Potts, 1942; Trinder, 2005).

9.19 This intensive development of terraced streets has resulted in very few street trees, those that do exist have been planted more recently and in many cases are used as a barrier to through traffic. The majority of greenery comes from shrubs and hedges and sometimes trees planted in individual front gardens.

9.20 There are five TPO trees within the conservation area, three of these are to the front of St Leonards Church on Middleton Road, one is located in the garden of 75 Middleton Road and the other appears to be to the rear of 29 and 31 West Street located on the boundary between the two properties.

Carriageways, pavements, footpaths

9.21 The urban nature of the area means that carriageways and pavements are almost entirely of tarmacadam with concrete kerbs. There are some small areas of modern small square block paving, mainly at crossing points and are used as traffic calming measures.

9.22 Because of the nature of the densely developed terraced streets car parking along both sides of the road is a feature of most of the streets apart from Middleton Road, which as a main route has double yellow lines.

Key Views and setting of conservation area

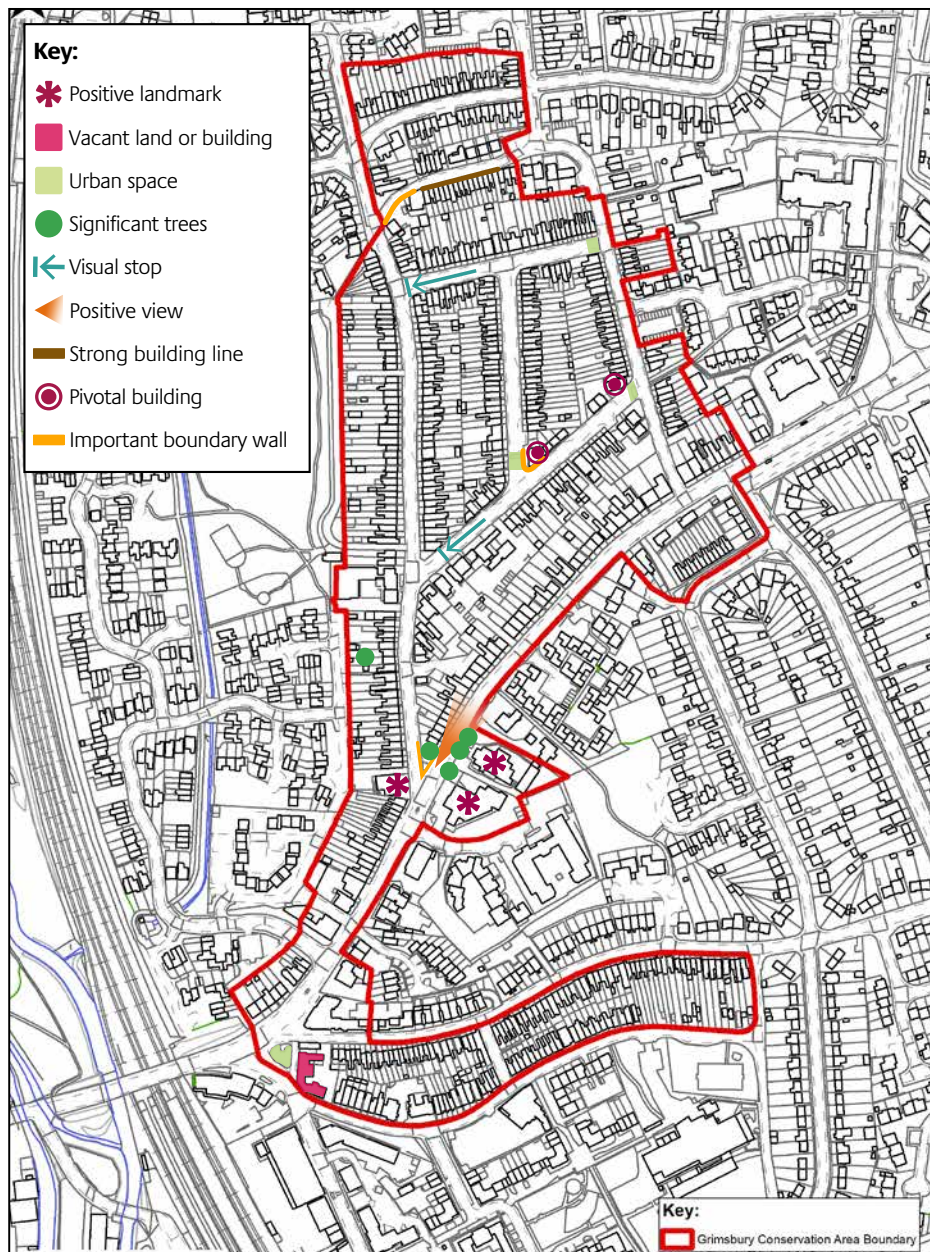
9.23 Due to the level topography and the density of development there are no panoramic views into or out of the area. In fact, Grimsbury is a remarkably inward-looking area with buildings enclosing all views out.

Features of special interest

9.24 The features of special interest within the Grimsbury Conservation Area include both designated and non-designated heritage assets that are unusual or make a substantial contribution to the conservation area. The designated assets include the listed buildings of The Elephant and Castle public house and the former St Leonards Primary School. A full list of the listed buildings and structures is provided in Appendix 2.

9.25 The non-designated assets of special interest include The Bell Inn, St Leonards Church and St Leonards House. A Full list of the non-designated assets (Local Heritage Assets) can be found in Appendix 4.

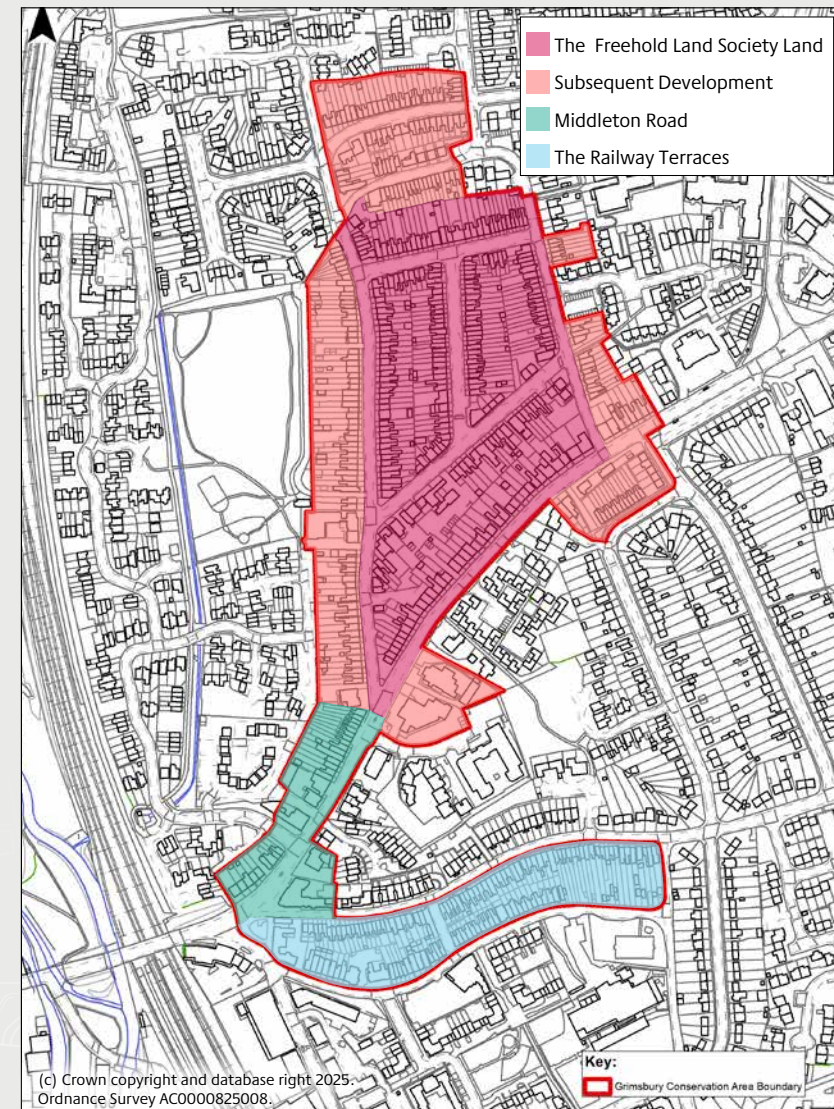
Figure 13. Visual Analysis



10. Character Areas

10.1 Grimsbury Conservation Area is divided into four broad character areas – the Freehold Land Society land, which is the original land sold by the society. Subsequent development which includes the land adjacent to the Freehold Land Society land. Middleton Road and the railway terraces which is the southern part of the Conservation Area.

Figure 14 Character Areas



The Freehold Land Society Land

10.2 This is the thirteen acres of land to the north of Middleton Road that formed the original Freehold Land Society Estate in 1851. This area was divided up into 151 allotments. The character here is terraced houses built in the 1850's and 60s predominantly arranged around 5 streets, there is an eclectic mix of architectural styles with different properties sitting alongside each other and reflecting individual tastes. Boundary treatments are mainly walls or railings with some hedges and the occasional street tree. This area has the character of a 'working class' Victorian suburb with community facilities and some higher status workers housing mixed in.

Subsequent Development

10.3 Here the terracing continues but it is slightly later in date than the properties within the original Freehold Land Society Estate. This character area includes the land that was developed off the back of the success of the Freehold Land society and therefore dates from the 1870's onwards. This includes land to the east of East Street, west of West Street and the land to the north Gibbs Road and Old Grimsbury Road. These terraces are longer and more uniform than those within the Freehold Land Society estate, however the overall character of the streets is very similar. As a consequence it is difficult to distinguish between one character area to another. This character area includes Avenue Road which was constructed in 1911, here the properties are smaller and divided into two longer rows of terraces.

Middleton Road

10.4 Some of Middleton Road character area formed part of the Freehold Land Society Estate, and was built as a façade to the development, as an entry into Banbury. As a result the buildings along Middleton Road are grander in scale and detailing. They include the gothic, Italianate and classic revival styles found elsewhere in the Conservation Area, but these are larger properties built by and for the more affluent Middle Classes. Middleton Road is a wide road and feels more spacious as per its use as a main road into and out of Banbury. There are large parts of modern development to the southside that are outside the Conservation Area.

The Railway Terraces

10.5 This character area is to the south of the conservation area and dog legs to the east from the main part of the Conservation area. This area includes Causeway and Merton Street. This area was developed in the 1870's and 80's, here the housing is more uniform and appears cramped compared to elsewhere. The streets also lack the mix of architectural detailing found elsewhere, this is probably a result of the properties being constructed by Great Western Railway (GWR) for the railway workers and therefore built to a standard design. Here the streets feel smaller and the houses generally sit closer to the back of the footpath which gives a sense of enclosure. The two roads converge to a point at the west end of the terraces leading to the railway station.

11. Materials and Details

Roofs



Windows



Details



Boundary



Pavement



DRAFT

12. Conservation Area Boundary

12.1 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 defines a conservation area as “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. Different planning controls apply within Conservation Areas and therefore it is important that only areas which are demonstrably of special architectural or historic interest be included.

12.2 Grimsbury Conservation Area was first designated in 2007 when the first appraisal was written. The original boundary was drawn to include the Freehold Land Society and immediately adjacent land and includes the buildings of architectural or historical interest that were known at the time. This is the first review of Grimsbury Conservation Area boundary and it has been guided by ‘conservation Area Appraisal, Designation, and Management: Historic England Advice Note 1.’(2019)

12.3 Consideration of whether the boundaries of an existing conservation area should be re-drawn is an important aspect of the appraisal and review process. An explanation of why the boundary is drawn where it is, and what is included and what is excluded, is helpful.

12.4 As spaces contribute to enclosure, as well as framing views of assets and defining settings, a unified approach is desirable to their management in almost all situations the conservation area boundary runs around rather than through a space or plot. It is generally defined by physical features such as walls and fences and other land boundaries for ease of identification.

12.5 Any proposals for inclusion or exclusion made during the public consultation phase will be carefully considered and alterations to the boundary may be made.

Proposed alterations to boundary

12.6 A review of the boundary has now taken place; this was based on analysis of current and historical maps, supplemented by investigation on the ground from the public realm.

12.7 The detailed study of the Grimsbury area and archival material for this second conservation area appraisal has also identified some additional buildings and features with historical interest but these do not affect the boundary.

The 2007 Conservation Area Boundary has been reviewed and no changes are proposed. The Description will follow the 2007 Conservation Area Boundary and can be described as follows:

Boundary description

12.8 The conservation area principally covers the area to the north of Middleton Road and east of the Oxford Railway that was purchased by T.R. Cobb in 1852 and transferred to the Banbury Freehold Society, plus adjacent land that was developed around the same time.

12.9 In addition to the land north of Middleton Road, the boundary encompasses the sites of the School and Church of St Leonard and the ‘Railway’ terraced housing located between Causeway and Merton Street.

Western boundary

12.10 From the junction of Bridge Street and Middleton Road the boundary heads north to include the dwelling and garden of No. 9 Middleton Road and adjacent properties. The boundary then runs along the rear boundary of properties in Middleton Road and West Street.

At No 139 West Street the boundary follows the eastern side of the footpath, including the eastern boundary fence. The boundary then continues north along and including the east kerb of West Street as far as the rear boundary of No. 1 Gibbs Road.

Northern boundary

12.11 The conservation area boundary then follows the rear garden boundary of Nos. 1 to 21 Gibbs Road and the garden boundary of No. 7 Manor Road.

Eastern boundary

12.12 At No. 7 Manor Road the conservation area boundary runs south along the west kerb of Manor Road. At No. 21a Gibbs Road the boundary tracks west then south along the west boundary of 38 Old Grimsbury Road (which is itself excluded from the conservation area). The conservation area boundary then runs east again along the rear garden boundaries of Nos. 15 to 32 North Street.

12.13 At East Street the conservation area boundary run south along the eastern kerb but deviating to include Nos. 45 to 50 East Street and Nos. 64 to 76 East Street and along the household boundary of No 167 Middleton Road.

Southern boundary

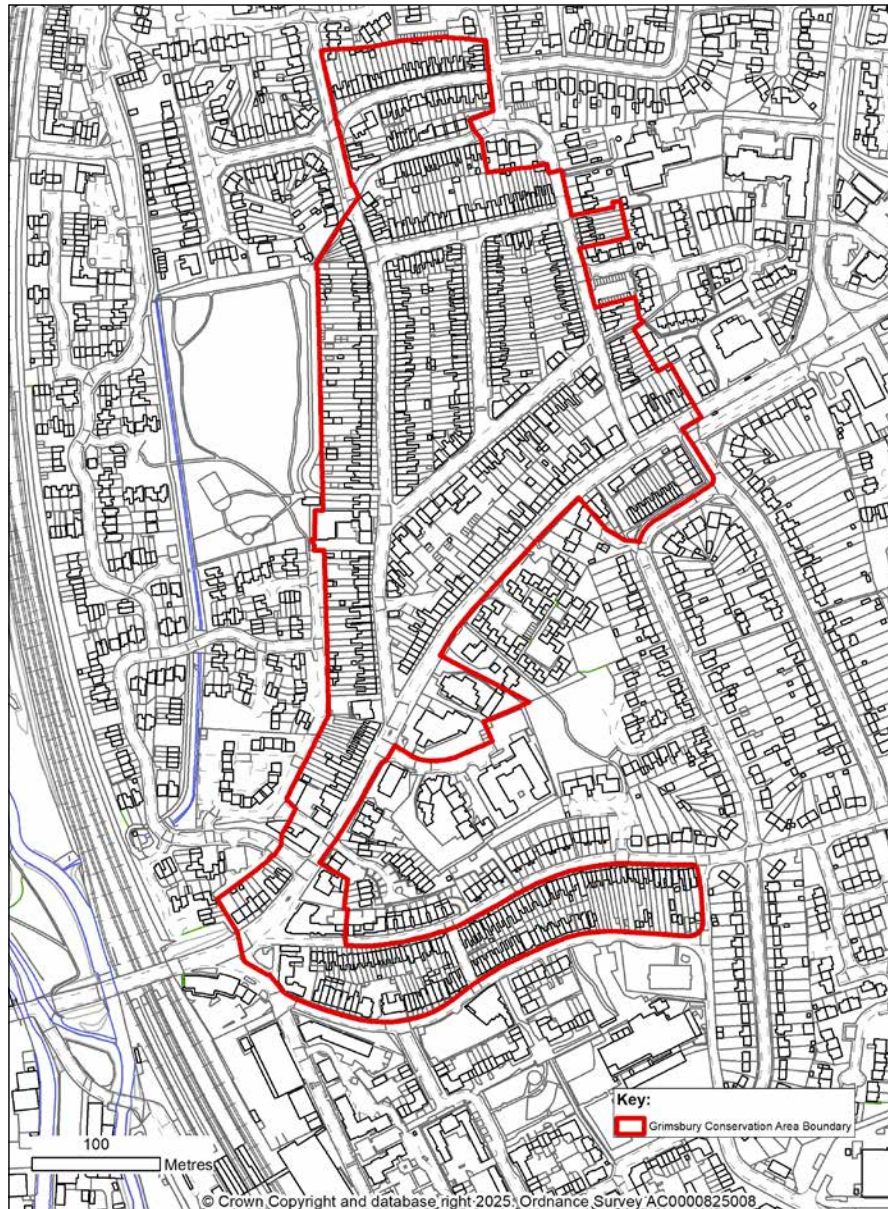
12.14 At No. 167 Middleton Road the boundary runs east for 16 meters and then crosses Middleton Road to follow the west kerb of Howard Road as far as No 51. At this point the boundary then turns west to follow the northern kerb of Avenue Road. Then at the junction between Avenue Road and School View the boundary heads north-west following the household boundary of No 80 Middleton Road.

12.15 At Middleton Road the boundary runs west along the southern kerb of the road, deviating to include the church and former school

buildings of St Leonard. At No. 12 Middleton Road the boundary turns west following the rear boundary of the plot to include this premises and the adjacent Bridge Motors site within the conservation area.

12.16 At Causeway the boundary runs east along the southern kerb to include the terraced housing situated between Causeway and Merton Street. At the back of Edwards Street the boundary turns south and then runs west along the northern kerb of Merton Street. At the Elephant and Castle the boundary runs north to include the Hornton stone wall on the west side of the island located in front of the public house to join up with the boundary at No 9 Middleton Road.

**Figure 15. The Grimsbury Conservation Area Boundary
(solid red line, to remain unchanged)**



13. Effects of Conservation Area Designation

13.1 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 Council's Development Management Team at an early stage.

13.2 Historic England's Advice Note 1 (Second Edition, 2019) on 'Conservation Area Designation, Appraisal and Management' states that 'The contribution that historic areas make to our quality of life is widely recognised...They are a link to the past that can give us a sense of continuity and stability and they have the reassurance of the familiar which can provide a point of reference in a rapidly changing world. The way building traditions and settlement patterns are superimposed and survive over time will be unique to each area. This local distinctiveness can provide a catalyst for regeneration and inspire well designed new development which brings economic and social benefits valued by both local planning authorities and local communities.' It goes on to say that conservation areas can be at risk through 'pressure for inappropriate new development, vacancy, decay or damage.'

13.3 Conservation area appraisals are written to set out ways to manage change in a way that conserves or enhances historic areas which meet the high standards set by conservation area designation.

The main effects of designation are as follows:

13.4 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 a conservation area, in sufficient detail to enable a thorough assessment.

13.5 Local and National planning policies aim to ensure that special attention is given to the preservation or enhancement of designated conservation areas. Proposals for new development will only be acceptable if they assist in the achievement of that objective.

Control over demolition of buildings

13.6 Planning permission is required from Cherwell District Council, as the Local Planning Authority, for the demolition or substantial demolition of unlisted buildings in a conservation area that has a volume of more than 115 cubic metres. Where a building is of demonstrable architectural or historic interest, consent for demolition will only be given as a last resort.

Control over trees

13.7 The Council must be notified of any intention to carry out works to fell, lop or top any tree with a trunk/stem diameter greater than 75mm, when measured at 1.5m above ground level 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 a conservation area.

Protection of important open spaces and views

13.8 Grimsbury is very inward looking in terms of views and the open spaces there are, are the places where part of the street has been colonised with street furniture to stop through traffic or in one case to protect archaeology. These street spaces within the conservation area although functional are integral to the character and layout of the area and their retention ensures the street pattern is preserved.

Control over the demolition of enclosures

13.9 Permission is also required to demolish a significant proportion of 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 ensures that walls not relating to listed buildings that add to the character and appearance of the street scene are protected from removal.

Powers to seek repair of unlisted historic buildings

13.10 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.

Reduced permitted development rights

13.11 Permitted development rights allow certain building works and changes of use to be carried out without having to make a planning application. Permitted development rights are subject to conditions and limitations which are set out in the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2023 (as amended).

13.12 Permitted development rights are more restrictive inside conservation areas than they are in areas outside. In respect of works to residential properties, the following additional restrictions apply to properties within a conservation area:

- A two storey rear extension of any dimension;
- A single storey side extension of any dimension;
- Cladding any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;
- Any additions (e.g. dormer windows) to the roof of a dwellinghouse;
- Any part of an outbuilding, enclosure, pool or container situated between a wall forming the side elevation of the house and the boundary;
- A flue, chimney, soil or vent pipe on a wall or roof slope that fronts a highway and forms the principal or side elevation of the house;
- A satellite dish on any chimney, wall or roof slope that faces onto a highway or on a building which exceeds 15 metres in height.
- The addition of extra stories to a building.

13.13 It is worth noting that the permitted development rights legislation is subject to frequent amendment. Further up to date information can be found on the Planning Portal



www.planningportal.gov.uk/permission
or www.cherwell.gov.uk

14. Management Plan

14.1 The 1990 Planning (Listed Buildings and Conservation Areas) Act places a duty on local planning authorities to formulate and publish proposals for the preservation and enhancement of its conservation areas. In line with Historic England guidance, Conservation Area Management Proposals are published as part of the process of area designation or review. The Conservation Area appraisal document is designed to inform planning decisions, and other actions that the Council and/ or property owners within the designated area take. The role of the Management Proposals is to identify actions that could contribute to the enhancement of the special character and appearance of the area by the Council, owners and other stakeholders alike.

14.2 The main threat to the character and appearance of any Conservation Area is the cumulative impact of numerous alterations, some quite small in themselves, to the traditional but unlisted buildings within the area. These changes include such works as the replacement of traditional window casements, usually with uPVC double-glazing, replacement of original doors, additions such as non-traditional porches and erection of satellite dishes on the front elevations of properties. Such alterations to unlisted residential properties are for the most part permitted development and therefore do not require planning permission. Unauthorised alterations and additions may also be a cause for concern and are often detrimental to the appearance of a property. The loss of stone walls can also have a significant impact. Both unsympathetic permitted development and unauthorised development cumulatively result in the erosion of the historic character and appearance of the conservation area.

14.3 The aim of management proposals is not to prevent changes but to ensure that any such changes are both sympathetic to the individual property, sympathetic to the streetscape and overall enhance the character and appearance of the conservation area to ultimately enable Grimsbury to be removed from the Heritage at Risk register.

14.4 The principal policies covering alterations and development of the historic built environment are given in Appendix 1

Preservation and Protection

General proposals for preservation and protection

Listed buildings	<p>There are two statutory Listed Buildings within the Conservation Area. These are The Elephant and Castle Public House and St Leonards School building. The council is committed to fulfil its duty to protect these nationally important buildings of Special architectural or historic interest. Material change to Listed Buildings is controlled through the Listed Building Consent regime. Consideration will be given to putting additional buildings and structures forward for inclusion on the national register of buildings of special architectural interest if information about their potential suitability becomes available.</p>
Local heritage assets	<p>A number of buildings have been identified through the appraisal process as potentially having local architectural or historic interest. Such buildings and structures could be considered for inclusion as part of the Local Heritage Assets designation process (see Appendix 3).</p> <p>Buildings and structures that are included on this list will require careful appraisal and justification when changes are under consideration and will receive careful consideration when major changes are proposed as their loss or alteration may be detrimental to the character of the area.</p>
Article 4 directions	<p>The Council may use Article 4 directions to protect surviving historic and interesting features that can make a contribution to the character of the conservation area.</p> <p>For example Article 4 directions can restrict;</p> <ul style="list-style-type: none">• the replacement of doors and windows• the removal of boundary walls less than 1m in height,• the addition of a porch and• external painting of a building. <p>(more information on Article 4 Directions can be found in Appendix 4)</p>
Boundary treatments	<p>The brick boundary walls and railings that can be seen surrounding properties particularly to the front make a valuable contribution to the character of the area. These traditional boundary treatments should be retained and preserved. A strong building line exists within the streets in the conservation area, and this will be maintained.</p>

Retention of historic features and building maintenance and materials	<p>Traditional architectural details and local materials are important and should be retained, repaired or reinstated where lost. It is important that traditional techniques and materials (including the use of lime mortar and the like for like repair of buildings) are used to retain the special historic character and appearance of the area.</p> <p>The buildings are largely red brick with Welsh slate roofs many with decorative window and door headers. Decorative string courses and dentil courses are also found on a number of buildings and these details must be retained.</p> <p>Windows and doors have extensively been replaced with uPVC which is detrimental to the character of the conservation area. Unsympathetic alteration of minor features cumulatively has a significant adverse impact on the character of the conservation area. Therefore owners are encouraged to consider specialist advice before considering external work and to employ specialist craftspeople.</p>
New development	<p>Generally the Council will support the construction of new buildings on infill plots and extensions to existing buildings which are sympathetic to the intrinsic character of the area in terms of scale, design, proportions and materials. It is important that the strong building line is retained and any development that protrudes forward of this building line should be refused.</p> <p>This is the case for infill development and extensions and additions to existing properties. In particular porches and canopies to the front elevation are inappropriate.</p> <p>The council will exercise a presumption against artificial cladding material, including render, on the front elevations of buildings.</p> <p>The harmonisation of appearance within the individual terraces or pairs of properties will be actively promoted, i.e. groups of houses built by one builder should have identical, traditional windows casements as they would have done when first built.</p>
Change of use	<p>Historic commercial buildings such as shops and public houses have importance within the conservation area because of the planned form of development and the social history of Grimsbury. Therefore further change of use of these buildings to residential use will be discouraged unless there is strong justification.</p> <p>The potential impacts as a result of a change of use to the external appearance of a building or through the requirement for additional storage and amenity space will be carefully considered and controlled through the planning process.</p>

Demolition	Demolition of historic buildings and structures in the conservation area will only be permitted in exceptional circumstances. This includes the demolition of boundary walls/Fences/Railings to the front of properties.
External advertising	The Council will control external advertising particularly along Middleton Road to ensure that the regulations on the display of signs are followed, and to ensure the special historic character of the conservation area is preserved.
Enforcement	<p>Where there is clear evidence of a breach of planning law, the Council will enforce national and local policy. Where necessary this will be carried out in a fair, clear and consistent manner and information and advice will be available before any formal action is taken to provide opportunities to resolve problems.</p> <p>Applicants are advised that when considering works to any listed or historic building in the conservation area to contact the conservation team first.</p>
Satellite dishes, aerials and solar PV	Satellite dishes, aerials and solar panels on the front elevations detract from the character of the buildings and the street scene. The installation of new equipment to the front elevation will be resisted and where possible will only be approved to the rear of the property or in a discrete location. Obsolete equipment should be removed once no longer in use.
Heritage at risk	The Council will continue to maintain a list of heritage at risk within Cherwell District. When valuable buildings in poor condition or at risk of being harmed or lost are identified the Council will wherever possible ensure that these buildings are secured.

Enhancement

General Proposals for Enhancement

Character of roads and pavements

The roads and pavements within the Grimsbury area need to comply with highway standards, but it is important to ensure that road markings and highways signage does not dominate.

Where any historic paving and kerbs remain this should be retained, and any new material should be consistent with the existing.

The council will liaise with Oxfordshire County Council to explore:

- The replacement/resurfacing of footways that are in poor condition or broken.
- The presumption that new road markings are kept to a minimum and to promote the long-term aspiration to replace existing standard yellow lines with narrower gauge lines in a paler yellow.
- The possibility of introducing more sympathetic and appropriate traffic calming measures.

Public realm

Grimsbury has little by the way of green spaces, however there are a few street spaces which have been furnished with street furniture and trees. The Council will support the use of a coordinated range of street furniture and the introduction of street trees where appropriate.

The Council will promote design solutions that enables wheeled refuse bins to be discretely screened within front gardens and therefore removed from the public realm.

The Council will look for opportunities and promote solutions for the installation of EV charging points in discrete locations.

Redevelopment

Sites that are of neutral or negative townscape value will be considered for sympathetic redevelopment with potential for enhancement of the conservation area. Where existing buildings or structures are derelict or redundant, where appropriate restoration and redevelopment of the existing building will be encouraged.

Monitoring change	The appearance of conservation areas, the physical fabric and the public realm is subject to change over time as a result of permitted alterations and approved schemes and sometimes unauthorised alterations. This change will be monitored, and the effects reviewed, and policies modified accordingly with the aim of maintaining a sustainable equilibrium.
Car parking	<p>Parking of vehicles at the side of the road impacts on the visual appearance and character of the area. The Council will support the Highway Authority in the use of appropriate management tools to reduce the impact of parked cars.</p> <p>Although acknowledged that off street parking can be desirable to residents the introduction of hard standing to the front of properties will not be permitted.</p>
Shop fronts	<p>The Council will promote the retention of traditional shop frontages and support the improvement of inappropriate shop frontages.</p> <p>New signage to be introduced should be traditional in design and materials and should not be internally illuminated.</p>
Guidance notes	The benefit of guidance on the alteration of properties within a conservation area is acknowledged. The Council will strive to produce a set of guidance notes that address the modern challenges faced.
Street frontages	<p>The Council will support the removal of inappropriate porches, satellite dishes and external cladding on the front elevation of buildings and encourage the replacement of uPVC windows and doors with traditional timber external joinery.</p> <p>The reinstatement of front boundary walls and railing will also be supported.</p>

Climate change

Historic buildings can play a key role in lowering carbon emissions through their retention, use and appropriate adaption.

It is acknowledged that there is increasing pressure to accommodate alternative technologies into the historic environment and the conservation area designation should not be a barrier to this. The sympathetic location of solar panels, wind turbines, EV charging points etc to inconspicuous roof slopes and building elevations where they will not have a detrimental impact on the character and appearance of the conservation area will be encouraged.

Historic England have produced extensive guidance on approaches to improving the energy efficiency of historic buildings, whilst conserving their significance and how to manage climate change challenges within the historic environment. This includes a Climate Change Strategy, improving climate resilience through adaption and advice note 18: Adapting Historic Buildings for Energy and Carbon Efficiency.

For more information on these plus other guidance on climate change and resilience, please visit Historic England website. <https://historicengland.org.uk/advice/climate-change/>

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15. Design and Repair Guidance

15.1 High quality design and informed decision making are at the heart of ensuring the character and appearance of the conservation area is preserved or enhanced.

The following issues are of particular relevance.

Scale and settlement pattern

15.2 The scale, massing, proportions and height of new buildings should reflect those of the existing built environment of the immediate context or of the wider conservation area context. Layouts, boundary treatments and landscaping schemes will also be expected to make clear visual reference to those traditionally found within in the area.

15.3 The conversion of historic buildings to alternative uses where possible should be achieved with minimal intervention and without the destruction of original character. Features pertinent to the building's original function should be retained.

Proportion

15.4 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 very important. Traditional proportions should be emulated in new development. It is of particular importance that traditional proportions are respected when designing an extension to an existing building. In most instances these will need to be subservient to the existing properties.

Roofs

15.5 There is limited variation in roof types within the Grimsbury area, most roofs are natural slate. It is very important that the original pitch of roofs is maintained. Traditional eaves, verge and ridge details should be retained. Chimneys are a very important feature of the roof-scape, these are nearly always constructed in brick, and should be retained even if no longer required for fireplaces.

15.6 Where historic roofing materials are to be replaced the new materials should match the original in colour, size, texture and provenance. Where ventilation is required (where roofs have been insulated for example), this should be achieved by inconspicuous means (e.g. under eaves ventilation) and visible roof vents will be discouraged.

External walls

15.7 Any alteration or repair to external walls must respect the existing building materials and match them in texture, quality and colour. Grimsbury is mostly brick buildings and it is important to reflect the specific circumstances of the individual location. However there are some examples of render. Every effort should be made to retain existing brickwork and ordinarily render or cladding should not be introduced on buildings that are not already treated in this way. Opportunities to enhance the existing situation may arise with the removal of existing 20th century cladding.

15.8 Repointing should be carried out with a lime mortar to match the existing in colour, type and texture. Hard, modern Portland cement mortars are inappropriate as they prevent the evaporation of moisture through the joints. The type of pointing in stone or brickwork

is integral to the appearance of the wall or structure. It is therefore of great importance that only appropriate pointing is used in the repointing of stone or brickwork. Repointing work should be discrete to the point of being inseparable from the original. 'Ribbon' pointing and similar is considered an inappropriate style of pointing in the area.

Windows



Window detail

15.9 The majority of historic windows in Grimsbury would have been vertical sliding sashes or timber casements. Historic windows should be retained wherever possible with specialised repair where required. Where replacement is necessary it should match the original in every detail.

15.10 The style, design and construction of windows can have a significant impact on the character of the property and any replacement windows should be appropriate to the host building (casement or sash windows depending on building type). Windows should be correctly proportioned, well related to each other and neighbouring buildings and should respect any existing openings.

15.11 Where more recent replacements have occurred it may not be appropriate to replace on a like for like basis, but to ensure a more appropriate form of window is utilised. 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 and history of a building.

15.12 Cumulatively inappropriate replacement windows is extremely damaging to the character and appearance of a building and conservation area. Replacement of timber or metal windows with uPVC alternative, no matter what the pattern or design, is inappropriate.

Doors

15.13 Historic external doors in Grimsbury would have been timber panelled doors. Old timber doors should be repaired rather than replaced wherever possible. The thermal performance of existing doors can be improved by the use of draught-stripping and curtains. uPVC doors are not appropriate for the conservation area. Where the replacement of an existing door is necessary, appropriate traditional designs of sheeted or panelled timber doors should be used.

Lintels/window and door headers

15.14 The retention of historic lintels/window and door headers is supported. In Grimsbury these vary in detail and material. Some are brick, some are stone, and some are rendered. Removing this detail or replacing these with a different material cumulatively has a detrimental impact on the street scene. Any repairs or replacement should be of a material to suit the building and specific locality.

Porches and canopies

15.15 Porches and canopies that protrude from the front elevation of the properties are not an historic feature of the terraced streets of the Grimsbury Conservation Area. Therefore the removal of these modern additions is supported. Where historic examples exist these should be repaired on a like for like basis. In the rare circumstances that a new porch or canopy to the front elevation is considered appropriate the design should be traditional and influenced by existing historic examples within the street scene.

Boundaries

15.16 Brick boundary walls and historic railings make an important contribution to the character of the Grimsbury Conservation Area. These should be retained in situ where possible. Repairs or replacement should be carried out on a like for like basis using identical materials and techniques. The copings of walls should also be replicated with an appropriate technique.



Rainwater goods, soil and vent pipes, flues, EV chargers.

15.17 Traditional rainwater goods (including downpipes, hoppers, gutters, bracket fixings and gullies), tend to be painted cast iron. Where original cast iron rainwater goods remain, they should be repaired where possible and if beyond repair, replaced like for like.

15.18 UPVC rainwater goods are not appropriate for listed buildings or buildings in a conservation area as they are not authentic and do not enhance a buildings character. Black UPVC can discolour exposed to ultraviolet light, the detailing is thin, and the brackets often require fascia boards which are not traditional, replacement in original materials is encouraged.

15.19 Soil vent pipes should be kept off principal elevations, they can be sited internally if this will not damage any historic fabric. Pipes can then be reduced to a much smaller diameter at roof level. If internal siting would cause damage to historic fabric, then they should be located in a discreet location on a rear elevation. UPVC soil pipes are not appropriate for listed buildings or buildings within a conservation area.

15.20 Flues should run up within existing chimneys, where they exist. The detail of termination may need planning permission and should be simple. Flues should not be located on the highway or principal elevations.

15.21 Where possible satellite dishes, EV chargers etc should be located in gardens or outbuildings rather than placed on historic buildings. This equipment should not be located on an elevation or roof fronting a highway, public footpath or public open space, or anywhere on a principal elevation.

Street signage

15.22 There is an abundance of signage which detracts from the character of the conservation area. Any new signs should be carefully considered in terms of design, colour, size, siting, as there is potential for these to have a harmful effect on the street scene. Where possible the amount of signage should be rationalised, and non-historic signage should be removed when no longer needed.

Utilities, services, bin and bicycle storage

15.23 The presence of overhead cables detracts from the setting of the conservation area. Proposals to bury cables subject to any archaeological investigation would be encouraged. The co-ordination of work by the utility companies should be 'joined up' as part of a strategic management plan. This would avoid unsightly patched roads and pavements etc.

15.24 The provision of bin and bicycle storage should be provided in a manner that is appropriate for the area and where possible located discretely to reduce clutter and encroachment into the public highway.

Shop fronts and commercial signage

15.25 Modern shopfronts and signage can alter the appearance of a building in such a way that it becomes detrimental to the appearance of the area. The retention of traditional shop fronts is actively promoted, and commercial signage should be of traditional materials. Internal illumination of signage is not usually permitted, and more traditional external illumination is supported.

Micro-energy generation, solar PV panels

15.26 Whilst the use of micro-energy systems and solar PV is generally encouraged, special care will be necessary to find suitable sites for their use within a conservation area. Preference will be given to equipment located away from principal elevations or those facing public highways or public rights of way. Equipment fixed to main or visible elevations or roof-planes will damage the character and appearance of the conservation area.

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17. Acknowledgments

This document has been produced as part of Cherwell District Council's ongoing programme of conservation area appraisals.

Images used produced by Cherwell District Council or sourced from Oxfordshire Local History Centre unless otherwise accredited.

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18. Contact details

Please submit any comments before:

30 January 2026

All comments will be reported to the Lead Member for Planning, and the Appraisal may be amended in accordance with comments received.

Written comments should be sent to:

Design & Conservation Team
Cherwell District Council
39 Castle Quay
Banbury
OX16 5FD

Email comments should be sent to:
conservation@cherwell-dc.gov.uk

Appendix 1: Policies

A1.1 Grimsbury Conservation Area Appraisal should be used in conjunction with a number of national and local planning policy documents which have a set of policies pertaining to the historic built environment. The main policies are listed below, but there will be others of more general relevance elsewhere within the documents.

A1.2 Up to date versions of the documents should be accessed via Cherwell District Council (www.cherwell.gov.uk) and government websites (www.legislation.gov.uk and www.gov.uk).

Main Legislation	National Policy Guidance	Local Policies
Town and Country Planning Act 1990	NPPF (National Planning Policy Framework)	Adopted Cherwell Local Plan 1996
Planning (Listed Buildings and Conservation Areas) Act 1990	NPPG (National Planning Policy Guidance)	Cherwell Local Plan 2006-2031: Part 1

National Planning Policy Framework

Section 16. Conserving and enhancing the historic environment, Paragraphs 202 to 214

Key local policies of relevance to heritage and conservation include¹:

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

ESD13: Local landscape protection and enhancement.

ESD15: The character of the built environment.

Cherwell Local Plan 1996 - 'Saved Policies'

H19 Conversion of buildings in the countryside

H21 Conversion of buildings in settlements

C18 Development of proposals affecting a listed buildings

C21 Proposals for re-use of a listed building

C23 Retention of features contributing to the character or appearance of a conservation area

C25 Development affecting the site or setting of a scheduled ancient monument

C28 Layout, design and external appearance of new development

C30 Design of new residential development

C33 Protection of important gaps of undeveloped land

C38 Satellite dishes in a conservation area or on a listed building

To examine the Local Plan, see

<https://www.cherwell.gov.uk/homepage/27/local-plans>

¹ This list was correct at the time of drafting this conservation area appraisal and is intended as a reference to relevant local policies, it does not represent an exhaustive list.

Appendix 2: List of Designated Heritage Assets

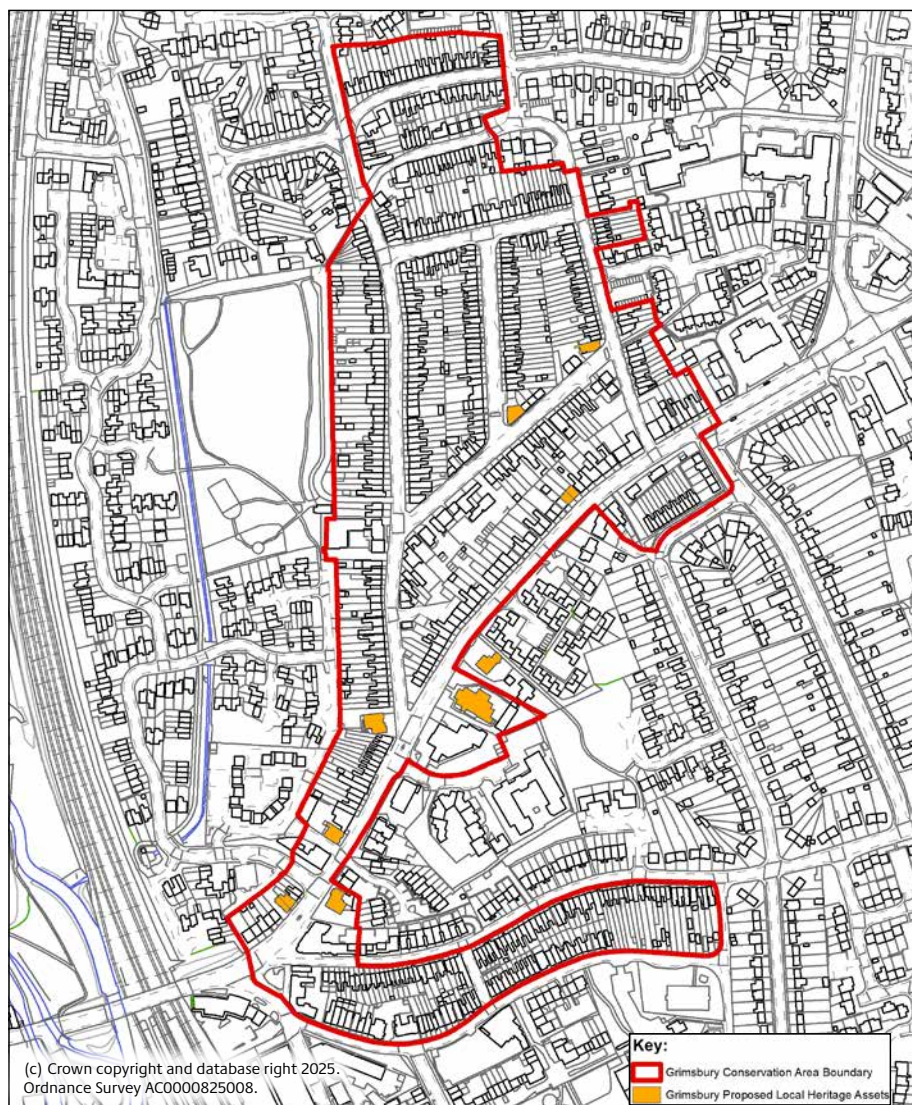
Designated assets in Grimsbury Conservation Area

Designated asset	Address of designated asset	Type of designated asset	Grade
Former St Leonards Primary School	St Leonards Old School, Middleton Road, Banbury.	Listed	II
Elephant and Castle Hotel	Elephant and Castle, 6 Middleton Road, Banbury.	Listed	II

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Appendix 3: Local Heritage Assets

Figure 16 – Local Heritage Assets



A3.1 Local Heritage Assets are unlisted buildings and features that make a positive contribution, the NPPF refer to them as ‘non-designated heritage assets’.

A3.2 The National Planning Policy Framework refers to Heritage Assets as ‘A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).’

A3.3 A number of ‘non-designated heritage assets’ (unlisted buildings) within the area make a significant positive contribution to the character and appearance of the conservation area, this includes buildings beyond the conservation area boundary.

A3.4 Significance can be harmed or lost through alteration of a 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.

A3.5 The following buildings and structures are considered regionally or locally significant either for their architectural detail or for their part of the social history of Grimsbury (see figure 23). The Grimsbury conservation area appraisal provides the opportunity to assess the significance of these buildings and structures and they have been put forward for consideration for inclusion to the districtwide register of non-designated heritage assets which forms part of a separate process.



St Leonards Church, Middleton Road, Banbury

This building is the Parish church of St Leonard. The building was designed by W. E. Mills (a local architect) in 1890. It is in the Gothic Revival in style. A fire in 1931 destroyed the south side and a new vestry was built. Of group value with Grade II Listed former St Luke's School (1861 by G.E. Street) to west.



46 Middleton Road, Banbury

The building sits just outside the Conservation Area, the property is the vicarage for St Leonards Church which is adjacent. The building is a 20th century house with a 1936 date on rainwater hopper. The construction is brick (now painted). There is a carved panel of St Leonard in the centre of the front elevation.



19 & 21 Middleton Road, Banbury

The building is now a local shop and business premises. Its origins are as a late-19th-century shop and attached offices, the offices were for a sawmill and timber yard located to the north. The construction is Liassic brick with imported polychromatic brick dressings. It is the surviving western end of row of artisan housing, which formerly had a shop at either end.



Bell Inn, 12 Middleton Road, Banbury

The building is externally a very well-preserved mid-19th-century artisan-district public house. It is in a prominent position on Middleton Road. The building can be dated to 1837 and after refurbishment in recent years still operates as a public house.



41 Middleton Road, Banbury

The building was a former public house, known as The Cricketers Public house and is now converted to flats. The front elevation is rendered and painted, with red brick to the side and rear. The building probably dates from the mid-19th century.



St Leonards House, Middleton Road/ 1 West Street, Banbury

The property is believed to be the former vicarage to St Leonard's Church. It is constructed of red brick in an Italianate style. 46 Middleton Road probably replaced this building as the rectory. The building can be dated to the second half of the 19th Century with a 20th century rendered extension.



135 & 137 Middleton Road, Banbury

Tair of semi-detached houses. Notable in the street scene on Middleton Road. The building is four storey vernacular revival gothic c.1890 and is constructed of Yellow brick.



The Beeches, South Street, Banbury

This building was formerly the prince of Wales public house now converted to flats. The building retains its character and appearance of a pub and architecturally it is what would be expected for a mid-19th century public house.



7 South Street, Banbury

7 South Street is a prominent building on the corner of South Street and East Street. The building is a larger more ornate building than the surrounding terrace properties. Although was likely built around the same time. The architecturally higher status of this building suggests it was a more highly paid worker or wealthier speculative builder who constructed it.

Appendix 4: Article 4 Directions

This conservation area appraisal does not make any Article 4 Directions but consults on the appropriateness of Article 4's to manage the protection of the significance of the conservation area. Any proposals for an Article 4 Direction would be subject to separate consultation.

What is an Article 4 Direction?

A4.1 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.

A4.2 The effect of these Article 4 Directions is that planning permission is required for developments that would otherwise not require an application.

A4.3 The Planning Portal (http://www.planningportal.gov.uk/permission/responsibilities/planning_permission/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.

How will an Article 4 Direction affect Grimsbury?

A4.4 An Article 4 Direction could help to protect the special character and historical interest of the Grimsbury Conservation Area.

A4.5 Article 4 Directions cover changes to the front and/or principle elevations fronting a highway, (including an unadopted street or private way, public right of way, waterway or open space). For Grimsbury this may include:


- The enlargement, improvement or other alteration to a dwelling house – i.e. changes to windows, doors, door surrounds and window headers and mouldings.
- The removal, alteration or rebuilding of chimney stacks.
- Changes to roofing materials and the insertion of rooflights, erection or alteration of fascia boards.
- Erection or alteration of porches to the front elevation.
- Provision of hard standing.
- The painting of previously unpainted stone or brickwork of a dwelling house or a building or enclosure within the curtilage (the addition of render or stone is already controlled under conservation area legislation).
- installation of renewable technology including solar panels.
- installation and replacement of satellite dishes and other antennae/aerials.
- Erection or demolition of a gate, fence, wall or other means of enclosure within the front garden (or side boundary facing the road).

Appendix 5: Public Consultation

A5.1 Cherwell District Council considers public consultation an important part of conservation area designation and review.

A5.2 An exhibition and public meeting are to be held on 9th December 2025 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 are welcome, as are suggestions for inclusion or exclusion of areas and/or buildings within the designation.

A5.3 The draft document may be viewed on-line from Cherwell District Council's website  <https://www.cherwell.gov.uk/directory/34/conservation-area-appraisals> or may be inspected in hard copy at the libraries within Banbury or at Cherwell District Council Offices in Castle Quay.

Members of the public who do not have internet access may also request a paper copy of the document either at the public meeting or by writing to the address given in Section 18.

If you need this document in a different language, please contact conservation@cherwell-dc.gov.uk

A5.4 Comments on the draft document are welcome, as are suggestions for inclusion or exclusion of areas and/or buildings within the designation.

A5.5 Residents and members of the public are asked to complete a questionnaire and comment on the draft Grimsbury Conservation Area Appraisal. They are also encouraged 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.

A5.6 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, and this is taken into consideration as part of the planning process.

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How to contact us

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