

Jones Lang LaSalle Incorporated

Heritage Assessment - Update

Banbury Magistrates Court, Warwick Rd, Banbury
OX16 2AW

Ministry of Justice



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1 Introduction

Overview

- 1.1 This Heritage Assessment has been prepared by JLL Heritage on behalf of the Ministry of Justice (MoJ). It supports a pre-application proposal that seeks to redevelop a complex known as Banbury Magistrates Court on a site at Warwick Road, Banbury, OX16 2AW.
- 1.2 The complex is identified as a non-designated heritage asset and sits within an extended context that includes a series of further designated and non-designated heritage assets. Please see the Heritage Asset Plan set out in appendix B.
- 1.3 Paragraph 189 of the National Planning Policy Framework (NPPF) 2019 sets out the information requirements for determining applications which have the potential to impact on heritage assets, stating that:

‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.’
- 1.4 This Heritage Assessment supports pre-application discussions which examine the principle of alteration or demolition and redevelopment of the complex. It provides an understanding of the significance of all heritage assets which have the potential to be impacted by this, subsequently setting out the heritage considerations for the site and informing the options for an emerging proposal.
- 1.5 Section 2 of this Heritage Assessment identifies the heritage asset(s) on site and within a 100m radius. Section 3 identifies the historic development of these heritage asset(s). Section 4 provides proportionate statements of significance for the heritage asset(s) identified. These are relative to the scale, nature and potential effect of the pre-application proposal. Section 5 sets out the opportunities and constraints associated with the redevelopment of the site.
- 1.6 This Heritage Assessment should be read in conjunction with all other pre-application documents submitted, including the relevant legislation, national and local policy and guidance for development that has the potential to impact on designated and non-designated heritage assets attached within appendix A. A Heritage Asset Plan is set out in appendix B. Historic Maps and OS Maps are included for reference within appendix C and D, Historic Drawings in appendix E. Recent Site Images are included in appendix F.

2 Heritage Assets

2.1 A heritage asset is defined by the NPPF as:

*'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in the planning decisions because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).'*¹

Heritage Assets (designated and non-designated)

2.2 A Designated Heritage Asset is identified by the NPPF as:

*'A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.'*²

2.3 Such assets are identified as having a level of special architectural and/or historic interest (national significance) to justify designation. There are then particular procedures in planning decisions (identified within appendix A – please read) to ensure that their special interest is preserved or enhanced.

2.4 The NPPF also identifies that heritage assets not only include those which are designated (often with statutory protection) but also those assets identified by the local planning authority which could include local listing or buildings of townscape merit. Any such designations, for the purposes of the NPPF, are considered to constitute non-designated heritage assets.

2.5 Such assets are identified as having a level of significance to justify designation. There are then particular procedures in planning decisions (identified within appendix A – please read) that ensure the impact of a proposed development on these non-designated heritage assets is appropriately weighed in making a planning decision.

Identification of Heritage Assets

2.6 N.B. when reading the following paragraphs please refer to appendix B which includes a map identifying the heritage assets noted.

2.7 The site comprises a complex constructed in the early-20th century as a police station. Following changes to the judicial system in the mid-20th century it was converted for use as courts (Banbury Magistrates Court as it is now known). The complex was identified as a non-designated heritage asset by Cherwell District Council as part of an on-going programme to identify Local Heritage Assets which began in 2013.

2.8 There are also four grade II statutory listed buildings (designated heritage assets) and a further eight Local Heritage Assets (non-designated heritage assets) within 100m radius of the site.

¹ NPPF (2019) Annex 2: Glossary (p.67)

² NPPF (2019) Annex 2: Glossary (p.66)

- 2.9 The site is situated within Banbury Conservation Area. The conservation area was first designated in 1969. It was subsequently extended in May 1991, October 2004 and again in September 2018. The latter followed a proposal to extend the conservation area to include the site comprising Banbury Magistrates Court in July 2017. *Banbury Conservation Area Appraisal* (September 2018) provides an assessment of the historic development, character and appearance of the conservation area, setting out its perceived special architectural and historic interest, clearly identifying Banbury Magistrates Court as contributing to this. A map of the conservation area is included in appendix B.
- 2.10 Following an inspection and further research it is evident that, save for the Banbury Conservation Area, all the surrounding heritage assets identified above (all those outside of the site boundary) would not be directly or indirectly impacted by the redevelopment of the site as it stands. This is due to the nature of the proposed scheme, as well as the intervening space and built environment. These heritage assets have been excluded from further assessment within this report. This proportionate and pragmatic approach to assessing the significance of heritage assets and any potential impact of proposed development is advocated by the NPPF.

Summary of Heritage Considerations

- 2.11 The significance of Banbury Magistrates Court (non-designated heritage asset) must be understood, both individually and in terms of its contribution to the special architectural and historic interest of the Banbury Conservation Area. This must include an understanding of legislation, policy and guidance for works which have the potential to impact on heritage assets.
- 2.12 Identification of the above will help all to understand the potential impact of any redevelopment proposals (positive or otherwise) on these two heritage assets, informing the development potential of the site and the suitability of any proposals which form the basis of pre-application discussions with Cherwell District Council.

3 History and Development

- 3.1 The following paragraphs set out the history and development of the site and surrounding area. This will inform the statement of significance prepared for each heritage asset, which will be proportionate to its importance.

History and Development of Banbury

- 3.2 The settlement of Banbury was founded by the Saxons on the bank of the River Cherwell, set at the junction of two ancient trade routes; Salt Way and Banbury Lane.
- 3.3 In the 12th century, a castle was erected at Banbury and a market place and new streets were established in the area surrounding the castle, including the principal streets of South Bar, Horsefair and North Bar.
- 3.4 The prosperity of the settlement suffered following a significant fire in 1626 and the English Civil War which broke out soon after in 1642. Many of the medieval buildings within the settlement were lost or damaged during this period. This includes the castle which was demolished in 1648 to quell its use in any further civil war efforts – its materials were reputedly reclaimed to rebuild local houses previously damaged.
- 3.5 Whilst the 17th century included significant upheaval, the settlement of Banbury and the surrounding area differed from other settlements, they were governed by a Common Council (Portmoot). This enabled customary privileges of holding markets and fairs, appointing its own Justices of the Peace and representation in Parliament.
- 3.6 In the centuries that followed, Banbury became a thriving, established market centre, trading specialist goods such as; wool, ale, cakes and cheese. The area also began to re-establish itself as the centre of the weaving industry and purpose-built weavers' cottages and small mills were subsequently constructed around the central areas of North Bar Street and Horsefair.
- 3.7 The construction of the Oxford Canal in 1778 prompted further development and throughout the 18th and 19th century residential development began to extend past the settlement boundary, breaching into the nearby hamlets of Neithrop and Calthorpe (figure 1, appendix C). The earliest record of the boundary was defined in an Ordnance Survey Map c.1800 (see figure 2, appendix C).
- 3.8 The rapidly increasing population highlighted the need for law and order. This issue was not however, limited to Banbury. During the mid-19th century a long overdue reform of local government, and the associated judicial system took place. The issues raised by the expansion of small towns into larger urban settlements / cities was first tackled by the Municipal Corporations Act of 1835 and the scale of local government subsequently grew to meet the needs of an increasingly complex, urban society. The first police station in Banbury was accordingly established on Church Lane in 1836 and a new town hall was erected in 1854.
- 3.9 The arrival of the Great Western Railway in 1850, ushered in further industry and prompted a new wave of development in the mid-late-19th century. By 1900, the centre of Banbury comprised a mixture of residential and industrial buildings (figure 1, appendix D). The expansion of the local populace naturally intensified the demand on Banbury's police force, the effectiveness of which, was already restricted to the borough boundary. At the time the borough force operated within its boundary and criminals would therefore knowingly operate just outside the borough, exploiting the areas left unsupervised by the police. These issues were partially resolved following the replacement of the borough police force with an all-encompassing county alternative in 1925. This early-mid-20th century restructure and reformation of the way in which the police operated led to the gradual rationalisation of police stations in the county.

Initial Site Development – Police Station

- 3.10 The early-mid-20th century restructure and reformation of the way in which the police operated in the county led to the emergence of a County Police Station on site in 1935, as illustrated in figure 2, appendix D.
- 3.11 Whilst the site was in use by 1935, it is clear from its depiction in 1938 (see figure 2, appendix D) that the complex was not fully realised by this point (the eastern wing remained unbuilt). Although assumed to have been completed by the late-1930s, the first aerial image of the completed complex is not available until 1947 (figure 1, appendix G) and the earliest OS map dates to 1955 (figure 3, appendix D). This shows that the final complex comprised an ‘E-shaped’ main building (complete with eastern wing) recessed within the site and a series of single storey standalone ancillary outbuildings to the rear. The main block housed a police station, police court, cells and associated accommodation (residential and operational).

Redevelopment of Site – Magistrates Court

- 3.12 The Ordnance Survey map of 1968 (figure 4, appendix D) suggests the site continued to operate as a police station into the mid-late-20th century, however, attitudes towards how closely the police should be involved in the prosecution process had already changed much earlier. The *Justices of the Peace Act* of 1949 had formally ended the official use of the terms ‘Petty Sessions Court’ and ‘Police Court’ replacing these with the term ‘Magistrates’ Courts’. This prompted an increasing number of modern magistrate courts to be constructed, or, existing combined complexes (where involving court facilities and police stations) to be redefined as distinct entities. Banbury Police Station was one of the many affected.
- 3.13 In direct reflection of this, the Ordnance Survey Map of 1977-88 (figure 5, appendix D), shows Banbury Police Station had been renamed and converted for use as a ‘Magistrates Court’. By this stage a new purpose-built police station had been constructed immediately to the west. This approach followed the ethos behind the general rationalisation of police and court services in the country following the *Justices of the Peace Act* of 1949.
- 3.14 Proposed floorplans for the magistrates court - dating to 1973 - have been sourced for the main building on site. These include two design variations (figures 2 and 3, appendix E). Although different, it is believed that each was drawn up with the intention of converting the police station to the magistrates court visible in the Ordnance Survey Map of 1977-88 (figure 5, appendix D). The proposed redevelopment facilitated the needs and requirements of the new use, including creating a new courtroom and associated court facilities. The drawings are the earliest recorded plans of the interior of the building and can be found in appendix E of this report. Figures 1 and 2, (appendix E) illustrate the proposed extensions as implemented. The designs depicted in figure 3 were not realised.

Interior

- 3.15 Following the works the complex comprised: a courtroom (No.1 and assumed to be the original Police Court); a magistrates retiring room; a public waiting area; four cells within a rear cell block; ancillary offices and WCs. A new courtroom (No.2), a witness waiting room, an additional interview room, a solicitor’s room, an enlarged magistrates’ retiring room and a clerk’s suite were positioned to the rear of the east wing. The west wing comprised; a juvenile court/waiting room and an interview room, located within what was the former police accommodation block. A staircase leading down to the small basement was situated in the centre of the building. Two additional staircases led up to the first floor, one in the south-east and the other in the north-west. There are no existing drawings of the first floor in 1973.

Exterior

- 3.16 The corresponding 1973 elevations of the building, figure 3 (appendix E) only show the unrealised extension option, not the option which was built. However, the surrounding elevations are evident in figure 3 and in the aerial images of the completed complex in 1947 and 1955 (figures 1 and 2, appendix G). The principal and western façade were unaltered at the time, however, the rear / northern façade (eastern end) and northern end of the eastern façade were heavily remodelled at ground floor level to accommodate the extension to create courtroom No.2.

Further Site Adaptation

- 3.17 The site changed very little between 1975 and 2002 – as shown by figures 4 and 5, appendix E. Internally, some minor reordering had taken place, largely limited to the insertion of partition walls to rationalise and subdivide and repurpose room volumes. An example is the juvenile court which was altered/divided to create two interview rooms. Additional partition walls designed to create revised room and circulation volumes are visible on the floorplan to the south of court No.2. The cell block to the rear had been altered and a ‘secure dock’ had been erected in the original courtroom (No.1), which led directly to the cell block.

Alterations and Extensions – 2005

- 3.18 The *Disability Discrimination Act* of 1995 prompted the Court Service to ask the Royal Association for Disability and Rehabilitation (RADAR) to review the access to courts for disabled people. The existing estate was examined and an implementation strategy developed to meet the requirements of the Act by 2005. A number of smaller, older courts closed as a result of not being able to fund/comply with the Act of 2005. Banbury Magistrates Court was however, able to accommodate the demand.
- 3.19 The following section highlights the extent of the alterations made to Banbury Magistrates Court in the early-21st century (planning ref: 02/02128/OCC) as a result of the above. The principal alterations realised (please refer to figures 6 and 7 (appendix E) for plans and elevations) included:
- provision of a van dock and custody suite in a central extension to the rear of the main building/cell block;
 - extension and remodelling of the entire cell block;
 - demolition of the existing stair core and provision of W.C. facilities and a new relocated stair core in the east wing;
 - provision of a courtroom within a single storey western extension;
 - provision of a lift core to the rear of the west wing, offering level access to the first floor;
 - demolition of the small garage situated in the north-west of the site and remodelling of the main car park.

Interior

- 3.20 During these works the building’s existing floor plan was remodelled and partition walls were erected, predominately in the south-east corner of the main building to create a series of interview rooms and a large waiting area (figure 6, appendix E). In addition, the entrance/lobby area and access to court No.1 were also radically altered. The former cell block area was rationalised and extended to accommodate the new van dock, WCs, interview room, a kitchenette and further cells. This included removing the original rear entrance to the cell block. Ramped level access to courtroom No.2 was also formed in a small rear extension to the north east.
- 3.21 The west wing was also extended (courtroom No.3), consequently radically altering the original layout and access areas into the youth and family court. A new; Magistrates’ retiring room; lobby; waiting room; interview room; furniture store; WCs; lift motor room and a lift formed part of the extension. The interior plan demonstrates two additional points of access to the west wing were

created, one labelled the ‘youth and family court entrance’ at Front Elevation and a ‘magistrates and court staff entrance’ to the rear.

- 3.22 Changes made to the first floor were simpler and included revision of plan form to create a segregated IT room, new WCs and a series of open plan office spaces.

Exterior

- 3.23 Despite the degree of change to the building’s interior, the principal façade remained largely unaltered (figure 7, appendix E). The only evidence of change is the single storey courtroom extension to the west. This was erected in a similar style/material to compliment the original building. The northern façade had been heavily altered by the addition of a van dock, lift shaft (figure 3, appendix F) and enlarged cell block. Alterations were also made to the east façade, including the creation of two new door openings (adapted from existing windows), one to access the disabled entrance to courtroom No.2 and the other a fire exit. The new courtroom (No.3) extension involved the clearing an opening at ground floor level of the western façade, removing large sections of historic fabric and associated features (figure 4, appendix F).

Summary

- 3.24 Banbury was established as a Saxon settlement at the centre of multiple trade routes. It became an increasingly popular market town from the 12th century onwards, which was later compounded by the coming of the canal in 1778 and the railway of 1850. The rapidly increasing population highlighted the need for law and order in the locality, prompting the formation of a local police force and a police station 1836 – the later was located on Church Lane and was the first in Banbury’s history. Nearly a century later the area’s independent police force was modernised to become a regulated county offering. Prompted by this change the buildings on site were established to form a new police station in 1935.
- 3.25 It was not until changes in the judicial system prompted the police station to be redeveloped into a magistrates’ court c.1973-1975 that the current use was established. This initiated the first stage of alteration and expansion on site, principally comprising internal alteration and the creation of a new courtroom and ancillary services in an extension to the north east. The site was then radically altered, both internally and externally, following the *Disability and Rehabilitation Act* of 1995, which along with desires to improve the services and facilities on site, prompted further alteration and extension in a second early-21st century phase of development.

4 Significance of the Heritage Assets

Significance

- 4.1 The significance of a heritage asset is defined within the glossary to the NPPF as:

‘The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.’³

- 4.2 The setting of a heritage asset is defined within the glossary to the NPPF as:

‘The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.’⁴

- 4.3 The NPPF advocates a proportionate approach to the assessment of significance to ensure that sufficient information is provided relative to the importance of the asset and no more than is necessary to understand the impact of its alteration/loss as part of any proposal. This assessment follows this approach, which is detailed within appendix A for reference.
- 4.4 Historic England have also published series of guidance notes identifying best practice approaches to understanding the significance of heritage assets and the potential impact of proposals on this. This assessment follows these publications, which are detailed within appendix A for reference.
- 4.5 Legislation regarding areas of special architectural and historic interest (conservation areas) is contained within the Planning (Listed Buildings and Conservation Areas) Act 1990. This is detailed within appendix A for reference. The relevant legislation in this case extends from section 69 of the Act, which states that a Conservation Area is an “area of special architectural or historic interest, the character and the appearance of which is desirable to preserve or enhance”. Adding, it is the duty of Local Authorities to designate such areas and to use their legal powers to safeguard and enhance the special qualities of these areas within the framework of controlled and positive management of change.
- 4.6 Further to this Section 72 of the 1990 Act states that in exercising all planning functions, local planning authorities must pay special attention to the desirability of preserving or enhancing the character and appearance of Conservation Areas. Further provisions are detailed in Section 74 of the Act.

Assessment

- 4.7 The following statements of significance provide an overview of Banbury Magistrates Court and Banbury Conservation Area. These are proportionate to the importance of the assets. The statements of significance are informed by guidance set out by Historic England and by the findings outlined in section 3.

³ NPPF (2019) Annex 2: Glossary (p.71)

⁴ NPPF (2019) Annex 2: Glossary (p.71)

Significance - Banbury Magistrates Court

- 4.8 The site comprises a heavily adapted 1930s police station identified as a non-designated heritage asset by Cherwell District Council as part of an on-going programme to identify Local Heritage Assets which began in 2013. It is much altered, but remains of local architectural and historic significance.
- 4.9 The stone built two storey building (with substantial attic) was originally constructed as a country police station (with internal police court) in 1935. It was built in reaction to a rationalisation / reformation in the way in which the local town and county was policed. Two key phases of work have since seen the site adapt to serve the changing needs of new occupants. This has left a much-altered main building, comprising a series of mid-late-20th and early-21st century interventions within the original 1930s shell.
- 4.10 The first phase of work occurred in the 1970s, when the building was adapted to become a magistrates court, with an independent police station established on a separate site located immediately to the west (present today). This change in use followed fundamental changes to the judicial system in the mid-20th century.
- 4.11 The 1970s works involved internal alteration and adaptation of the police station, as well as its comprehensive extension. This was completed to accommodate the facilities demanded of its new independent use as Banbury Magistrates Court. It included alteration in plan form (rooms volumes and circulation) and the formation of a new court room and ancillary spaces within in a north-eastern extension.
- 4.12 These 1970s works diluted the original floor plan and the legibility of the former use before a second phase of comprehensive early-21st century works further compounded this. During this second phase the building was once again adapted and extended to meet the needs of court proceedings. This included enlargement and rationalisation of the cell block and the addition of four further extensions to the west and north: a western single storey extension housing a court room and ancillary spaces (visible on the principal façade); an extension comprising a new two storey lift core to the rear of the west wing; a northern loading dock attached to the rear of the cell block; and a single storey corridor extension to the rear of the east wing.
- 4.13 These two phases of work have radically remodelled the interior of the building, leaving it with a largely 1970s and early-21st century character and appearance. There remains little of any note - only the generous spatial volume and architectural features of court No.1 are of limited localised significance.
- 4.14 The exterior of the building has also heavily evolved. The comprehensive extensions to the north and west have ensured that these secondary façades are poorly preserved. The east façade, has also been subjected to ad-hoc incremental adaptation and alteration, leaving it partially complete. The limited localised significance of the building can therefore be attributed to the well-preserved architectural features and fabric of the principal façade to the south. Although the modern western court room extension is visible here, it responds appropriately to the host building. Whilst the host building is set back within the site, the massing, architectural detailing and quality of the principal façade ensure that the building retains a dominant presence within the streetscape and its architectural significance can be fully appreciated.
- 4.15 The building also retains limited localised historic significance by virtue of its original reason for construction as part of the rationalisation of the local police force into a county run alternative. However, this is limited and poorly expressed / understood in following its adaptation for court use in the 1970s.

Setting - Banbury Magistrates Court

- 4.16 The site falls within a much altered immediate and wider context. Only the 1930s residential housing to the north remains. Elsewhere a mid-late-20th century three storey police station sits immediately to the west and modern three and four storey flat blocks sit to the east and south, all of which have substantial unbroken footprints. This forms the immediate and wider setting of the magistrates court. This setting offers no contribution to the localised architectural and historic significance of the magistrates court.

Summary of Significance - Banbury Magistrates Court

- 4.17 The magistrates court comprises a much altered former county police station completed in the 1930s. Little of the original complex remains and those sections which do have been heavily altered and compromised, with only the police court (court No.1) remaining. This has created an incomplete and poorly-preserved complex which, save for its principal façade, no longer expresses the function or architectural quality of the original building. The building retains limited localised architectural and historic significance.

Significance - Banbury Conservation Area

Key Characteristics

- 4.18 Banbury is a rural market town whose central core retains its medieval street pattern intact, populated however with buildings principally from the 18th and 19th centuries. This core is immediately surrounded by suburbs which grew out of the economic resurgence of the town during the 18th and 19th centuries.
- 4.19 Oxfordshire County Council originally designated Banbury Conservation Area in 1969. The conservation area boundary has previously been reviewed and was extended in May 1991, then subsequently in October 2004. In line with statutory legislation a third review was completed in 2017. Following the review, the conservation area was extended in September 2018. This included the site of Banbury Magistrates Court.
- 4.20 The Banbury Conservation Area Appraisal (adopted September 2018) identifies areas of unified character. These are briefly described below. **Banbury Magistrates Court is included within the main route corridor.**
- 4.21 **Medieval core:** The medieval street pattern remains intact comprising Market Place, medieval streets with burgage plots and interconnecting lanes. This remains the traditional retail and commercial core of the town with some retail redevelopment and continues to host the market and street fair. The treeless environment is somewhat enlivened by street furniture and active frontages at ground floor level.
- 4.22 **Church precinct:** A place of tranquillity dominated by the centrally placed Church of St Mary and mature trees in the churchyard. Views out are limited as it is mainly enclosed by the rear elevations of surrounding buildings. It includes the Church Hall, the former vicarage and almshouses.
- 4.23 **Main route corridor:** Despite comprising a variety of building types, ages, uses and architectural styles, the homogeneity of this character area is derived from its linear space clearly defined by strong building lines. The lines of street trees and front gardens in South Bar (west) offer rare greenery in the town centre street scene. A high proportion of professional services occupy what would have been grand residential premises although now many of these premises are vacant and awaiting refurbishment. This is one of the busiest areas of the town with constant movement of vehicles and pedestrians throughout the day and evening.

- 4.24 Large villas in grounds: Now public or quasi-public open spaces, these were originally private gardens to large domestic properties. Although no longer in single occupancy residential use, the villas still have a visual relationship with their former grounds. The grounds are green spaces with mature trees and other recent structures and are at least partly enclosed by historic stone and brick walls.
- 4.25 19th & early-20th century workers housing: Characteristically laid out in streets following a gridiron pattern, these areas consist of lengthy terraces of narrow frontage deep-plan houses. The properties are mainly two storeys, occasional three, with vertical sliding sash windows, often with ground floor bays. Homogeneity of building materials – locally-produced Banbury red brick with some brick detailing and Welsh slate roofs is a key characteristic. However the visual aesthetic of these suburbs now suffers from the encroachment of recent interventions – in particular uPVC windows of poor design and digital technology (satellite dishes often erected on the front of properties without the necessary consents). Usually with very small enclosed front gardens and long rear gardens. There are long vistas along streets enclosed by strong continuous building lines, now dominated by parked cars due to lack of garages. Planned town extensions, such as Newland, are particularly interesting as the area contained buildings constructed contemporaneously for the social, educational and religious wellbeing of the residents as well as factories (now demolished), making them identifiable urban neighbourhoods.
- 4.26 19th century middle class housing: Properties within these areas are distinguishable from working class housing not only by their scale (3 and 3-and-a-half storeys as opposed to 2, often with basements) but by the level, variety and quality of architectural detailing. The areas include some examples of elevations alluding to classical styles. Constructed as detached, semi-detached or in short terraces, the dwellings usually benefited from mews access to the rear. Such housing was built away from the factories in the Banbury bowl, on higher ground to south of town and on radial routes to the west. Wider curtilages allow for greater impact of vegetation in the street scene. These areas can also include earlier houses or farmhouses submerged as the town grew. There is now some evidence of recent infilling in the larger plots.
- 4.27 Late-19th century and early-20th century villas: Predominantly detached residential villas set in reasonably spacious grounds, most now in institutional use, largely associated with the Horton Hospital. Substantial mature tree planting and other vegetation makes a significant contribution to the character. Car parking and the addition of minor buildings associated with the institutional uses can erode established character.

Issues and Opportunities

- 4.28 The Banbury Conservation Area Appraisal (2018) also identifies issues and opportunities as a whole for the area. These are briefly described below.
- The commercial heart of Banbury lacks a visual aesthetic. It is proposed to introduce an Article 4 Direction covering commercial signage to promote a great coherence to the character and appearance of the many streetscapes thereby enhancing the appearance of the town;
 - Promote economic regeneration through a series of heritage-lead schemes.
 - Management and regeneration of degraded areas.
 - Locally significant buildings, structures and areas have been identified and added to the district-wide register of non-designated heritage assets. Identification will assist in the protection of these locally significant assets.
 - Dwellings that make an important contribution to the character and appearance of the various character areas are put forward for inclusion under an Article 4 Direction. This will encourage protection of historic character of these areas which together contribute to the overall significance of the conservation area;
 - Ensure the retention of historic and culturally significant buildings, such as coaching inns, chapels and theatre buildings.
 - Encourage the protection of historic detail and the reinstatement of missing architectural details;

- Promote the use of upper floor accommodation through schemes that are sensitive to the historic fabric;
- Ensure that all new development is sustainable, high quality, and responds to its historic environment;
- Promote the sympathetic management of the public realm.

Further Detail - Main route corridor

- 4.29 The Banbury Conservation Area Appraisal (2018) identifies the key attributes of the main route corridor in further detail, as described below.

Land use

- 4.30 The west side of South Bar Street has imposing, high-status buildings, which are now mostly occupied by financial and professional services although in the last couple of years a number of the buildings have been converted to residential apartments. On the east side of South Bar Street smaller scale properties are in use as a variety of commercial premises. The church of St. John the Evangelist still retains its religious function, whilst other chapels have been converted to commercial premises.
- 4.31 The land use on the east side of Horse Fair and North Bar Street once commercial and professional services (with religious uses) is also migrating towards residential with conversion to apartments. The west side of Horsefair consists predominantly of hotels and restaurants.
- 4.32 At the northern end of North Bar Street on the west side is the site of the former Barns and Austin Brewery latterly Dunnel and Co. The brewery buildings were demolished some several decades ago but since the last conservation area appraisal (2004) the site has undergoing redevelopment for residential apartments.
- 4.33 The urban character of the area becomes fragmented going north into Southam Road and, therefore, only a primary school, a public house, Banbury Magistrates' Court and the 19th century town houses are included within the conservation area.
- 4.34 Banbury Court House was originally built as the town's police station in the years after World War II. There is no history associated with the site which was previously open land.
- 4.35 The character area also contains large areas of car parking either side of the main traffic route.

Street pattern

- 4.36 The streets within this character area form a continuous linear route from north through the heart of the historic town passing by the Cross. The Cross is significant focal point at the junction connecting the north-south link, South Bar Street and Horse Fair, as well as the east-west link, High Street and West Bar Street. The volume of traffic flow across this junction is heavy, particularly during peak hours.
- 4.37 South Bar Street is the widest street along the corridor accommodating tree planting and 90 degree parking on both sides as well as, on the west side, sizeable front gardens that, remarkably, have been spared being transformed into car parking for the offices that now occupy the buildings. South Bar Street exhibits a strong continuous building line and the burgage plots reflect the historic importance of the street. In terms of the topography, the land falls 7m from the junction of Oxford Road and Bloxham Road to the Cross. Horse Fair lies between the Cross at the southern end and St Mary's Church at the north. From the Cross the land rises to St Mary's Church, which then sits on a local horizon and this, together with the projecting building line created by Church House effectively terminates this sub space.

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

Building age, type and style

- 4.39 The buildings of the main route corridor were built at a number of different periods.
- 4.40 The earliest buildings date from the 17th century and are constructed from local ironstone in the vernacular style of the period. Surviving examples are located on Horse Fair.
- 4.41 The western side of South Bar Street (known as The Green) and North Bar Street were developed in the 18th century with high- status housing for the merchant classes. In the 1830s Horse Fair and the Green (south end of South Bar Street) were preferred residential areas. The properties in these areas were constructed in ironstone ashlar with appropriate Classical detailing such as pilasters, porches and window detailing round vertical sliding sash windows.
- 4.42 The east side of South Bar Street does not share the grandeur of the west side. This area was also developed in the 18th century, but as densely packed small-scale stone-built cottages. The Swan Inn, No. 3 South Bar Street dates from this period of construction.
- 4.43 The southern end of South Bar Street became available when the Calthorpe Manor land was sold for development. Thus, the brick-built commercial and other building, for example Austin House, No. 24 South Bar Street built in 1834 as a Baptist Chapel dates from this period.
- 4.44 The 19th century also saw the construction of a number of grand public buildings. These include:
- The Church of St John the Evangelist and associated buildings, constructed from 1838 onwards in limestone ashlar in Gothic revival style;
 - The former United Reform church in Greek revival style, (now part of a children's nursery adjacent); and
 - The former offices of the Poor Law Guardians built in 1902 in Jacobean style (now a children's nursery).
- 4.45 The 20th century is represented by one public building:
- Banbury Court House is one on its own in terms of buildings within the town. It was built as a new County Police Station in 1935, following the Borough losing control of its police force to the County in 1925. The building is constructed in stone thereby following the 19th century architectural tradition that equates stone with civic pride; the architectural style is paired-down, and the building appears severe but not to the point of brutality.

Scale and massing

- 4.46 Buildings on the west side of South Bar Street were built as high-status residence with a certain uniformity of style. Most of them are three storeys. In contrast, buildings on the east side are much smaller. Although the majority is three storeys there are a few two-storey buildings near to the Cross. The scale of St. John's Church ensures its prominence compared to the surrounding buildings. These differences in building height and roof line contrast with the uniform building line and roofline on the west side of the street.
- 4.47 Buildings along Horse Fair and North Bar Street generally are three storeys. The exceptions are St Mary's Church and St Mary's C of E Primary School on Southam Road that is only one storey.

Construction and materials

- 4.48 The surviving buildings date from the 17th to the 19th centuries; they display a range of characteristic features, variations in style, building height and construction materials. Ironstone, brick, stucco and limestone ashlar are all found.
- 4.49 17th century buildings are constructed from ironstone. An example is Woolpack Mews on Horse Fair (former public house), an ironstone building with leaded casements and slate roof. No. 47 North Bar Street is an example of a fine 17th century house, remodeled in the 18th century. It is constructed from regularly coursed ironstone with a steeply pitched roof, now of slate.
- 4.50 There are a number of fine 18th century buildings located on the west side of South Bar Street (The Green). These are Georgian buildings built in Classical style. No. 40 and No. 55 South Bar Street are particularly worthy of note.
- 4.51 All these buildings have been converted to office premises.
- 4.52 The east side was developed at a later date with brick-built commercial premises and dwellings.

Trees, hedges, verges, open spaces

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

Carriageways, pavements, footpaths

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

Threats

- High traffic flows, queuing vehicles and associated highway signage as well as extensive car parking are all visually intrusive.
- There is a variety of street furniture in the area, mostly in traditional cast iron range. It is also painted in a variety of colours and shades of green. It is important that the maintenance of street furniture in various ownerships is coordinated.
- A number of properties on the west side of North Bar Street have been vacant for some time, in addition to those to be rebuilt as part of the apartment scheme at the Warwick Road junction.
- The public conveniences, coach drop off and taxi bays occupy a very prominent position adjacent to the Cross and this is a gross under- exploitation of the potential of this area. It would benefit from a major overhaul.
- North Bar is the poor relation in this linear family of streets and, despite the construction of a fairly massive block of apartments at the Warwick Road junction, lacks landmark buildings of any note.

Key views

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

Features of special interest

- Whateley Hall Hotel (formerly The Three Tuns), Horse Fair – ironstone (1677)
- Friends' Meeting House, Horse Fair – ironstone (1751)

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

5 Summary

- 5.1 The Ministry of Justice (MoJ) has been undertaking a nationwide review of its portfolio and has indicated that several of its sites are to be vacated as part of this court reform and consolidation. This provides an opportunity to take a strategic view of the wider heritage significance of court buildings across the portfolio, identifying those which have the potential to be of a higher level national architectural and/or historic significance (special interest) when compared to a building of limited localised significance such as Banbury Magistrates Court.
- 5.2 The following section sets out the opportunities and constraints associated with the redevelopment of the Banbury Magistrates Court site based on its significance and that of Banbury Conservation Area (as set out in section 4 of this report). These opportunities and constraints also consider the redevelopment of the site based on the heritage specific legislative and planning policy context set out in Appendix A.
- 5.3 The opportunities for change are:
- i) Banbury Conservation Area Appraisal (September 2018 – page 5) states that there is an opportunity to promote economic regeneration through a series of heritage-lead schemes within the conservation area. The vacation of the site provides an opportunity for redevelopment, steered by a design rationale that seeks to acknowledge the limited localised significance of the site, whilst also responding to the opportunity to enhance and make best use of an underutilised building and site within Banbury Conservation Area;
 - ii) The interior of the building has been heavily adapted and save for the former police court is not of significance. The existing floor plan and circulation within the interior of the building should be adapted to accommodate any potential new use. There are no statutory controls preventing alteration of this nature;
 - iii) The hardstanding to the west of the main building (including the footprint of the western extension), represents an opportunity to site new mass. Development in this area should seek to respond to the established scale / character / materiality / proportions / form of the main building, remaining subservient to this. Development should be of a high quality and step back from the main building's frontage where in close proximity. These design parameters should enable any proposal to take on a secondary role relative to the main building, preserving the prominence of the main building's existing principal façade within the street scene and therefore it's positive role within the Banbury Conservation Area;
 - iv) The proportionate statement of significance set out in section 4 identifies that the series of later extensions to the main building are not of significance. Instead they detract from the significance of the building. This is due to their location, age and the lower quality design and materials used. On balance their removal would offer an opportunity to rationalise and strip the main building back to its original form and, most notably, re-establishing the symmetry and architectural balance of the building's principal façade. If new structures are appropriately designed and sited there is an opportunity to re-provide a comparable mass to that lost during demolition. This should be in the form a series of high quality extensions to the rear façade of the main building that remain largely invisible from the street scene. This rationalisation and re-provision would better respond to the architectural significance of the main building and enhance its role within the conservation area. The proposed structures would realise the development opportunity of the underutilised site within the conservation area, providing an overall enhancement opportunity; and,
 - v) The substantial attic space should be converted for use. This large space is unused at present and represents a simple opportunity to accommodate habitable space without adding further mass. Appropriately scaled dormer windows, lighting these attic spaces, should reflect the established fenestration / rhythm of the principal façade beneath and conservation skylights

should be incorporated where necessary. The substantial existing roofscape can accommodate these structures - if detailed as above - whilst preserving the architectural significance of the principal façade. Indeed, Banbury Conservation Area Appraisal (September 2018 – page 5) states that there is an opportunity to promote the use of upper floor accommodation through schemes that are sensitive to the historic fabric.

5.4 The constraints to redevelopment are:

- vi) The location of the site within the Banbury Conservation Area will require any design to reflect this context and the role of the main building within the conservation area. This is to ensure that the character, appearance and special interest is preserved or enhanced by site redevelopment;
- vii) The dwarf boundary wall at the front of the site should be retained. This is of limited architectural significance, contributing to the overall street scene and composite architectural significance of the principal façade, enhancing the main building's role within the conservation area;
- viii) The external character of the existing building will, inevitably, require careful consideration before conversion and adaptation to residential use is completed, especially given the lack of windows at attic level and the intended extensions. If poorly detailed, the formation of new mass and openings could cause harm to the element (principal façade) which arguably holds the most significance.

5.5 The site represents an opportunity to accommodate both internal and external adaptation where appropriately scaled and detailed. Redevelopment proposals could make best use of the currently underutilised site and building whilst preserving and enhancing its limited localised significance and the special architectural and historic interest of the Banbury Conservation Area. Ultimately this will secure the building's long-term use, by virtue preserving its significance and helping realise the objectives of The MoJ's court consolidation programme.

Appendix A: Legislation, Planning Policy and Guidance

Overview

The current policy regime identifies, through the National Planning Policy Framework (NPPF), that applications should consider the potential impact of development on Heritage Assets. This term includes both designated heritage assets, which possess a statutory designation (for example listed buildings, conservation areas, and registered parks and gardens), as well as undesignated heritage assets.

Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990.

Legislation regarding buildings and areas of special architectural and historic interest is contained within the Planning (Listed Buildings and Conservation Areas) Act 1990.

The relevant legislation in this case extends from Section 16 of the 1990 Act which states that in considering applications for listed building consent, the local planning authority shall have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 further states that special regard must be given by the authority in the exercise of planning functions to the desirability of preserving or enhancing Listed Buildings and their setting.

According to Section 69 of the Act a Conservation Area (CA) is an “area of special architectural or historic interest the character and the appearance of which is desirable to preserve or enhance”. It is the duty of Local Authorities to designate such areas and to use their legal powers to safeguard and enhance the special qualities of these areas within the framework of controlled and positive management of change.

Section 69 further states that it shall be the duty of a local planning authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as conservation areas; and, if they so determine, they shall designate those parts accordingly. Adding, The Secretary of State may from time to time determine that any part of a local planning authority’s area which is not for the time being designated as a conservation area is an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance; and, if he so determines, he may designate that part as a conservation area.

Further to this Section 72 of the 1990 Act states that in exercising all planning functions, local planning authorities must have special regard to the desirability of preserving or enhancing the character and appearance of Conservation Areas. Further provisions are detailed in Section 74 of the Act.

National Policy

National Planning Policy Framework (NPPF), (February 2019)

The National Planning Policy Framework (NPPF) was published on 24 July 2018 and revised on 19 February 2019. It sets out the Government's planning policies for England and how these are expected to be applied. It has purposefully been created to provide a framework within which local people and Local Planning Authorities (LPAs) can produce their own distinctive Local and Neighbourhood Plans which reflect the needs and priorities of their communities.

When determining planning applications, the NPPF directs LPAs to apply the approach of presumption in favour of sustainable development; the 'golden thread' which is expected to run through the plan-making and decision-taking activities. It should be noted however, that this is expected to apply except where this conflicts with other policies combined within the NPPF, inclusive of those covering the protection of designated heritage assets, as set out in paragraph 2 of the NPPF.

Within section 12 of the NPPF, 'Achieving well-designed places', Paragraphs 124 to 132, reinforce the importance of good design in achieving sustainable development by ensuring the creation of inclusive and high-quality places. This section of the NPPF affirms, in paragraph 124, the need for new design to function well and add to the quality of the area in which it is built; establish a strong sense of place; and respond to local character and history, reflecting the built identity of the surrounding area.

Section 16, 'Conserving and Enhancing the Historic Environment', Paragraphs 184-202, relate to developments that have an effect upon the historic environment. These paragraphs provide the guidance to which local authorities need to refer when setting out a strategy for the conservation and enjoyment of the historic environment in their Local Plans. This should be a positive strategy for the conservation and enjoyment of the historic environment and should include heritage assets which are most at risk through neglect, decay or other threats. It is also noted that heritage assets should be conserved in a manner appropriate to their significance. The NPPF further provides definitions of terms which relate to the historic environment in order to clarify the policy guidance given. For the purposes of this report, the following are important to note:

- **Heritage asset:** This is 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions'. These include designated heritage assets and assets identified by the local planning authority.
- **Significance:** The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- **Setting of a heritage asset:** The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

The NPPF advises local authorities to take into account the following points when drawing up strategies for the conservation and enjoyment of the historic environment. These considerations should be taken into account when determining planning applications:

- The desirability of sustaining and enhancing the significance of heritage assets and preserving them in a viable use consistent with their conservation;
- The wider social, cultural, economic and environmental benefits that the conservation of the historic environment can bring;
- The desirability of new development in making a positive contribution to local character and distinctiveness;
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 186 of the NPPF states that when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

In order to determine applications for development, Paragraph 189 of the NPPF states that LPAs should require applicants to describe the significance of the heritage assets affected and the contribution made by their setting. Adding that the level of detail provided should be proportionate to the significance of the asset and sufficient to understand the impact of the proposal on this significance.

According to Paragraph 190, LPAs should also identify and assess the significance of a heritage asset that may be affected by a proposal and should take this assessment into account when considering the impact upon the heritage asset.

Paragraph 191 adds that where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision.

Paragraphs 193 to 198 consider the impact of a proposed development upon the significance of a heritage asset. Paragraph 193 emphasises that when a new development is proposed, great weight should be given to the asset's conservation and that the more important the asset, the greater this weight should be. It is noted within this paragraph that significance can be harmed or lost through the alteration or destruction of the heritage asset or by development within its setting.

Paragraph 196 advises that where a development will cause less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Paragraph 197 notes that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. Adding, that in weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Paragraph 198 stipulates that local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

In addition, Paragraph 200 notes that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Adding, proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

Paragraph 201 importantly clarifies that not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Adding, loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

The NPPF therefore continues the philosophy of that upheld in PPS5 in moving away from narrow or prescriptive attitudes towards development within the historic environment, towards intelligent, imaginative and sustainable approaches to managing change. English Heritage (now Historic England) defined this new approach, now reflected in the NPPF, as 'constructive conservation'. This is defined as 'a positive and collaborative approach to conservation that focuses on actively managing change...the aim is to recognise and reinforce the historic significance of places, while accommodating the changes necessary to ensure their continued use and enjoyment.' (Constructive Conservation in Practice, English Heritage, 2009).

National Guidance

National Planning Practice Guidance, (NPPG), (2014)

Planning Practice Guidance (NPPG) was introduced by the Government as a web based resource on 6 March 2014 and is updated regularly, with the most recent update on 29 November 2016. The NPPG is intended to provide more detailed guidance and information with regard to the implementation of national policy set out in the NPPF.

It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle. It also states, conservation is an active process of maintenance and managing change, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation.

Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance, and make the interpretation publicly available.

Key elements of the guidance relate to assessing harm. It states, an important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Adding, it is the degree of harm, rather than the scale of development that is to be assessed. The level of 'substantial harm' is stated to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF.

Importantly, it is stated harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced, and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

Finally, section two of the NPPG makes clear that the delivery of development within the setting of heritage assets has the potential to make a positive contribution to, or better reveal, the significance of that asset.

Historic England Guidance

Overview

On the 25th March 2015 Historic England (formerly English Heritage) withdrew the PPS5 Practice Guide. This document has been replaced with three Good Practice Advice in Planning Notes (GPAs), 'GPA1: Local Plan Making' (Published 25th March 2015), 'GPA2: Managing significance in Decision-Taking in the historic Environment' (Published 27th March 2015) and 'GPA3: The Setting of Heritage Assets (December 2017). A further document entitled 'GPA4: Enabling Development' is yet to be adopted.

The GPAs provide supporting guidance relating to good conservation practice. The documents particularly focus on the how good practice can be achieved through the principles included within national policy and guidance. As such, the GPAs provide information on good practice to assist LPAs, planning and other consultants, owners, applicants and other interested parties when implementing policy found within the NPPF and PPG relating to the historic environment.

In addition to these documents Historic England has published three core Advice Notes (HEAs) which provide detailed and practical advice on how national policy and guidance is implemented. These documents include; 'HEA1: Understanding Place: Conservation Area Designation, Appraisal and Management' (25th February 2016), 'HEA2: Making Changes to Heritage Assets' (25th February 2016) and 'HEA3: The Historic Environment and Site Allocations in Local Plans' (30th October 2015). In addition to these 'HEA4: Tall Buildings' (10th December 2005), 'Managing Local Authority Heritage (2nd June 2003)' and 'HEA7: Local Heritage Listing' (May, 2016) provide further information and guidance in respect of managing the historic environment.

Historic England Good Practice Advice Note 1 (GPA1): The Historic Environment in Local Plans (March, 2015)

This document stresses the importance of formulating Local Plans that are based on up-to-date and relevant evidence in relation to the economic, social and environmental characteristics and prospects of an area, including the historic environment, as set out by the NPPF. The document provides advice on how information in respect of the local historic environment can be gathered, emphasising the importance of not only setting out known sites, but in understanding their value (i.e. significance). This evidence should be used to define a positive strategy for the historic environment and the formulation of a plan for the maintenance and use of heritage assets and for the delivery of development, including within their setting, that will afford appropriate protection for the asset(s) and make a positive contribution to local character and distinctiveness.

Furthermore, the Local Plan can assist in ensuring that site allocations avoid harming the significance of heritage assets and their settings, whilst providing the opportunity to 'inform the nature of allocations so development responds and reflects local character'.

Further information is given relating to cumulative impact, 106 agreements, stating 'to support the delivery of the Plan's heritage strategy it may be considered appropriate to include reference to the role of Section 106 agreements in relation to heritage assets, particularly those at risk.' It also advises on how the heritage policies within Local Plans should identify areas that are appropriate for development as well as defining specific Development Management Policies for the historic environment.

Historic England Good Practice Advice Note 2 (GPA2): Managing Significance in Decision-Taking in the Historic Environment (March, 2015)

This document provides advice on the numerous ways in which decision-taking in the historic environment can be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to its significance. In line with the NPPF and PPG, this document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged, stating that 'development proposals that affect the historic environment are much more likely to gain the necessary permissions and create successful places if they are designed with the knowledge and understanding of the significance of the heritage assets they may affect.'

The advice suggests a structured staged approach to the assembly and analysis of relevant information, this is as follows:

1. Understand the significance of the affected assets;
2. Understand the impact of the proposal on that significance;

3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

The advice reiterates that heritage assets may be affected by direct physical change or by change in their setting. Assessment of the nature, extent and importance of the significance of a heritage asset and the contribution of its setting at an early stage can assist the planning process resulting in informed decision-taking.

This document sets out the recommended steps for assessing significance and the impact of development proposals upon a heritage asset, including examining the asset and its setting and analysing local policies and information sources. In assessing the impact of a development proposal on the significance of a heritage asset the document emphasises that the cumulative impact of incremental small-scale changes may have as great an effect on the significance of a heritage asset as a larger scale change.

Crucially, the nature and importance of the significance that is affected will dictate the proportionate response to assessing that change, its justification, mitigation and any recording which may be necessary. This document also provides guidance in respect of neglect and unauthorised works.

Historic England Good Practice Advice Note (GPA3): The Setting of Heritage Assets (December 2017)

This is used to understand the surroundings of a heritage asset which may contribute to its significance. It aids practitioners with the implementation of national policies and guidance relating to the historic environment found within the NPPF and PPG, once again advocating a stepped approach to assessment.

It amalgamates 'Seeing the History in the View' (2011) and 'Setting of Heritage Assets' (2015) forming one succinct document which focuses on the management of change within the setting of heritage assets.

The guidance is largely a continuation of the philosophy and approach of the previous documents, albeit now with a greater emphasis on the contribution that views to and from heritage assets make to their significance. It reaffirms that setting should be understood as the way in which an asset is experienced.

The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.

While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, setting, and thus the way in which an asset is experienced, can also be affected by other environmental factors including noise, vibration and odour, while setting may also incorporate perceptual and associational attributes pertaining to the asset's surroundings.

This document provides guidance on practical and proportionate decision making with regards to the management of proposed development and the setting of heritage assets. It identifies that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, as well as further weighing up the potential public benefits associated with the proposals. It clarifies that changes within the setting of a heritage asset may have positive or neutral effects.

It highlights that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting and that different heritage assets may have different abilities to accommodate change within their settings without harming the significance of the asset and therefore setting should be assessed on a case-by-case basis. Although not prescriptive in setting out how this assessment should be carried out, noting that any approach should be demonstrably compliant with legislation, national policies and objectives, Historic England recommend using a '5-step process' in order to assess the potential impact of a proposed development on the setting and significance of a heritage asset, with this 5-step process similar to that utilised in earlier guidance:

Step 1: Identify which heritage assets and their settings are affected

Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it

Step 4: Explore ways to maximise enhancement and avoid or minimise harm

Step 5: Make and document the decision and monitor outcomes

Historic England Advice Note 1 (HEA1): Conservation Areas (February 2016)

This document forms revised guidance which sets out the ways to manage change in order to ensure that historic areas are conserved. In particular information is provided relating to conservation area designation, appraisal and management. Whilst this document emphasises that 'activities to conserve or invest need to be proportionate to the significance of the heritage assets affected,' it reiterates that the work carried out needs to provide sufficient information in order to understand the issues outlined in Paragraph 43 of the NPPF, relating to the assessment of any heritage assets that may be affected by proposals.

There are different types of special architectural and historic interest which contribute to the significance and character of a conservation area, leading to its designation. These include:

Areas with a high number of nationally designated heritage assets and a variety of architectural styles and historic associations;

Those linked to a particular industry or individual with a particular local interest;

Where an earlier, historically significant, layout is visible in the modern street pattern;

Where a particular style of architecture or traditional building materials predominate; and

Areas designated because of the quality of the public realm or a spatial element, such as a design form or settlement pattern, green spaces which are an essential component of a wider historic area, and historic parks and gardens and other designed landscapes, including those included on the Historic England Register of parks and gardens of special historic interest.

Change is inevitable, however, this document provides guidance in respect of managing change in a way that conserves and enhances areas, through identifying potential within a conservation area. This can be achieved through historic characterisation studies, production of neighbourhood plans, confirmation of special interest and setting out of recommendations. Paragraph 186 of the NPPF states that ‘when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest,’ this document reiterates that this needs to be considered throughout this process.

Section 71 of the Planning (Listed Buildings and Conservations Area) Act 1990 places on LPAs the duty to produce proposals for the preservation and enhancement of conservation areas. This document provides guidance for the production of management plans, which can ‘channel development pressure to conserve the special quality of the conservation area’. These plans may provide policies on the protection of views, criteria for demolition, alterations and extensions, urban design strategy and development opportunities. Furthermore, it includes information relating to Article 4 Directions, which give the LPA the power to limit permitted development rights where it is deemed necessary to protect local amenity or the well-being of an area.

Historic England Advice Note 2 (HEA2): Making Changes to Heritage Assets (February 2016)

The purpose of this document is to provide information in respect of the repair, restoration and alterations to heritage assets. It promotes guidance for both LPAs, consultants, owners, applicants and other interested parties in order to promote well-informed and collaborative conservation.

The best way to conserve a building is to keep it in use, or to find an appropriate new use. This document states that ‘an unreasonable, inflexible approach will prevent action that could give a building new life...A reasonable proportionate approach to owners’ needs is therefore essential’. Whilst this is the case, the limits imposed by the significance of individual elements are an important consideration, especially when considering an asset’s compatibility with Building Regulations and the Equality Act. As such, it is good practice for LPAs to consider imaginative ways of avoiding such conflict.

This document provides information relating to proposed change to a heritage asset, which are characterised as:

Repair;

Restoration;

Addition and alteration, either singly or in combination; and

Works for research alone.

Historic England Advice Note 3 (HEA3): The Historic Environment and Site Allocations in Local Plans (October, 2015)

This document provides information for those involved in the site allocation process, particularly when implementing historic environment legislation, relevant policy within the NPPF and related guidance found within the Planning Practice Guidance (PPG).

The inclusion of sites within a Local Plan can provide the opportunity to ensure that new development will avoid harming the significance of both designated and non-designated heritage assets, including effects on their setting. Furthermore, this document highlights the ways in which the process of site allocation may present opportunities to better reveal the historic environment. It sets out a five-step methodology which can assist in appropriate site selection:

Step 1: Identify which heritage assets are affected by the potential site allocation;

Step 2: Understand what contribution the site (in its current form) makes to the significance of heritage asset(s);

Step 3: Identify what impacts the allocation might have on that significance;

Step 4: Consider maximising enhancements and avoiding harm; and

Step 5: Determine whether the proposed site allocation is appropriate in light of the NPPF's tests of soundness.

Conservation Principles, Policies and Guidance (English Heritage, 2008)

Conservation Principles outlines English Heritage's approach to the sustainable management of the historic environment. While primarily intended to ensure consistency in English Heritage's own advice and guidance through the planning process, the document is commended to local authorities to ensure that all decisions about change affecting the historic environment are informed and sustainable.

This document was published in line with the philosophy of PPS5 and is currently in the process of being updated. Nevertheless, it remains relevant to the current policy regime in that emphasis is placed upon the importance of understanding significance as a means to properly assess the effects of change to heritage assets. The guidance describes a range of heritage values which enable the significance of assets to be established systematically, with the four main 'heritage values' being: evidential, historical, aesthetic and communal. The Principles emphasise that 'considered change offers the potential to enhance and add value to places...it is the means by which each generation aspires to enrich the historic environment' (paragraph 25).

Historic England Advice Note 7 (HEA7): Local Heritage Listing (May, 2016)

This advice note has been prepared as part of the renewed suite of documents from Historic England and therefore supersedes an earlier 2012 publication. It observes that Local lists play a role in identifying a sense of local character and distinctiveness in the historic environment, as part of the wider range of designation.

Historic England notes that they enable the significance of any building or site on the list (in its own right and as a contributor to the local planning authority's wider strategic planning objectives), to be better taken into account in planning applications affecting the building or site or its setting.

The advice supports local authorities and communities to introduce a local list in their area or make changes to an existing list, through the preparation of selection criteria, thereby encouraging a more consistent approach to the identification and management of local heritage assets across England.

Essentially, a local list can identify the breadth of the historic environment of a local area by encompassing the full range of heritage assets that make up the historic environment and ensure the proper validation and recording of local heritage assets. If done accurately and with sufficient detail local lists also provide a consistent and accountable way of identifying local heritage assets, to the benefit of owners and developers who need to understand local development opportunities and constraints.

The purpose of this Historic England Advice note is to provide information on local heritage listing to assist community groups, owners, applicants, local authorities, planning and other consultants, and other interested parties in implementing historic environment legislation, the policy in the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guidance (PPG). In addition to these documents, this advice should be read in conjunction with the relevant Good Practice Advice and Historic England advice notes. Alternative approaches may be equally acceptable, provided they are demonstrably compliant with legislation and national policy objectives.

The advice in this document, in accordance with the NPPF, emphasises that work in designating and taking decisions related to local heritage lists should be no more than is necessary, and that activities to conserve or invest need to be proportionate to the significance of the heritage assets affected and the impact on the significance of those heritage assets. Nevertheless, this work needs to provide enough information to understand the issues (NPPF, paragraph 192).

Creating a local heritage list is a way for local councils and communities to identify historic buildings, archaeological sites and designed landscapes which within their area. Local heritage lists sit within a continuum of measures for identifying and protecting buildings and areas of heritage or townscape interest, which includes World Heritage Sites at the international level, national designations such as listed buildings, scheduled monuments and historic parks and gardens (see the National Heritage List for England), and conservation areas, as well as buildings and sites which have been identified locally as having some heritage interest meriting consideration in planning decisions.

Inclusion on a local list delivers a way of identifying local heritage assets to the benefit of strategic planning for the area and to the benefit of owners and developers wishing to fully understand local development opportunities and constraints. Local lists thus complement national designations in building a sense of place and history for localities and communities. Local heritage listing is intended to highlight heritage assets which are of local heritage interest in order to ensure that they are given proportionate consideration when change is being proposed and that their qualities are taken into account when changes affecting the historic environment are proposed.

This document draws on good practice across the country in developing a new local heritage list, or making improvements to an existing one. Importantly, this advice should be seen as a starting point. In order to remain flexible enough to respond to local needs, decisions on the ways in which assets are identified, and the system adopted for managing the local heritage list, are matters for local planning authorities and their communities. This advice does, however, set out methods for setting up and managing a local list to provide ideas on how this might be done.

Local Policy

Adopted Cherwell Local Plan 2011-2031: incorporating re-adopted Policy Bicester 13: (July 2015 - Policy Bicester 13 adopted 2016).

The Local Plan for the Cherwell District was adopted in 2015, with the clear purpose of supporting the local economy and community. The Court Order and addendum to the Inspector's Report were considered by the Council on 19 December 2016. The amendment to Policy Bicester 13 has been incorporated into the republished version of the Local Plan. The adopted plan also includes: saved policies from the Adopted Cherwell Local Plan 1996; 'Made' Neighbourhood Plans in Cherwell District and Oxfordshire County Council's Minerals and Waste Local Plan 1996. The following policies are relevant for this report.

Policy ESD 11: Conservation Target Areas: states that where development is proposed within or adjacent to a Conservation Target Area biodiversity surveys and a report will be required to identify constraints and opportunities for biodiversity enhancement. Development which would prevent the aims of a Conservation Target Area being achieved will not be permitted. Where there is potential for development, the design and layout of the development, planning conditions or obligations will be used to secure biodiversity enhancement to help achieve the aims of the Conservation Target Area.

Policy ESD 13: Local Landscape Protection and Enhancement: states that development will be expected to respect and enhance local landscape character, securing appropriate mitigation where damage to local landscape character cannot be avoided. Proposals will not be permitted if they would:

- Be inconsistent with local character
- Harm the setting of settlements, buildings, structures or other landmark features, or
- Harm the historic value of the landscape

Policy ESD 15: The Character of the Built and Historic Environment, states that successful design is founded upon an understanding and respect for an area's unique built, natural and cultural context. New development will be expected to complement and enhance the character of its context through sensitive siting, layout and high quality design. All new development will be required to meet high design standards. Where development is in the vicinity of any of the District's distinctive natural or historic assets, delivering high quality design that complements the asset will be essential.

New development proposals should:

- Contribute positively to an area's character and identity by creating or reinforcing local distinctiveness and respecting local topography and landscape features, including skylines, valley floors, significant trees, historic boundaries, landmarks, features or views, in particular within designated landscapes, within the Cherwell Valley and within conservation areas and their setting.
- Conserve, sustain and enhance designated and non-designated 'heritage assets' (as defined in the NPPF) including buildings, features, archaeology, conservation areas and their settings, and ensure new development is sensitively sited and integrated in accordance with advice in the NPPF and NPPG. Proposals for development that affect non-designated heritage assets will be considered taking account of the scale of any harm or loss and the significance of the heritage asset as set out in the NPPF and NPPG. Regeneration proposals that make sensitive use of heritage assets, particularly where these bring redundant or under used buildings or areas, especially any on English Heritage's At Risk Register, into appropriate use will be encouraged.

- Include information on heritage assets sufficient to assess the potential impact of the proposal on their significance. Where archaeological potential is identified this should include an appropriate desk based assessment and, where necessary, a field evaluation.
- Respect the traditional pattern of routes, spaces, blocks, plots, enclosures and the form, scale and massing of buildings. Development should be designed to integrate with existing streets and public spaces, and buildings configured to create clearly defined active public frontages.

B.262: states that the following features contribute to the distinctive character, appearance and high-quality environment of Cherwell District:

- over 2,200 listed buildings and many others of local architectural and historical interest
- currently 60 conservation areas
- three urban centres: Banbury, Bicester and Kidlington – with quite distinct characters, retaining their medieval street patterns

Adopted Local Plan 1996 (November 1996)

‘Saved’ policies of the Adopted Cherwell Local Plan 1996 remain part of the statutory Development Plan to which regard must be given in the determination of planning applications. The following policies have been referenced in the Adopted Cherwell Local Plan 2011-2031 as being retained.

H21: Conversion of Buildings within Settlements, states that:

- Within settlements the conversion of suitable buildings to dwellings will be favourably considered unless conversion to a residential use would be detrimental to the special character and interest of a building of architectural and historic significance. In all instances proposals will be subject to the other policies in this plan.

C23: Retention of features contributing to character or appearance of a conservation area states that:

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

Local Guidance

Banbury Conservation Area Appraisal (adopted September 2018)

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

Scale

- Restoration and re-development must respect traditional plot widths and avoid repetitive and unrelieved facades which typify so many modern designs. Banbury has variations of plot size, but

there is a consistency in the scale and mass of traditional buildings and this should be respected in any prospective development associated with the Historic Town.

Proportion

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

Building Line

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

Materials

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

Roofs

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

External Walls

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

Rainwater goods

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

Windows

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

Shop Fronts

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

Appendix B: Heritage Asset Plan

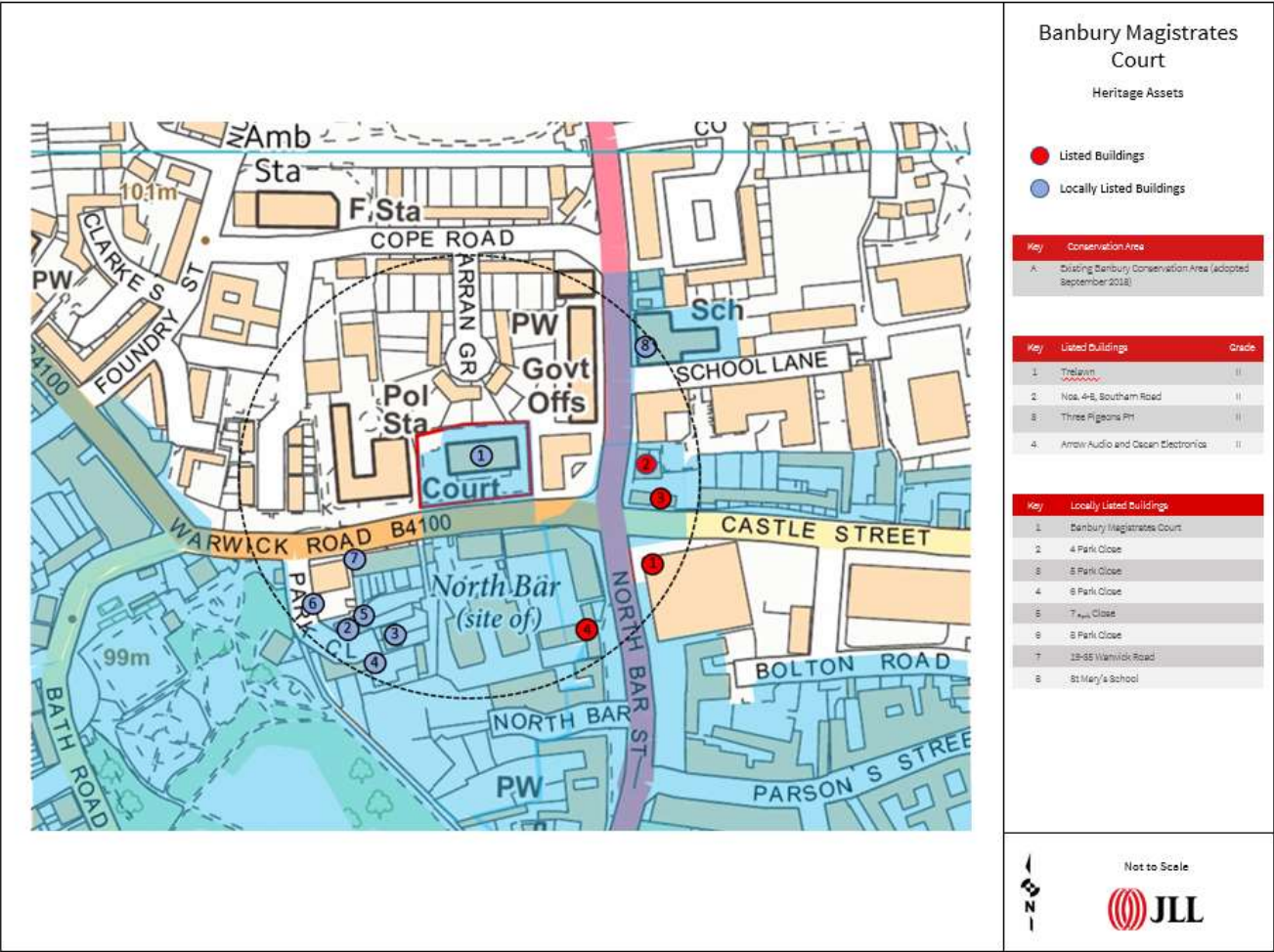


Figure B1: Map of Banbury Conservation Area surrounding site. Source: JLL March 2019.

Appendix C: Historic Maps

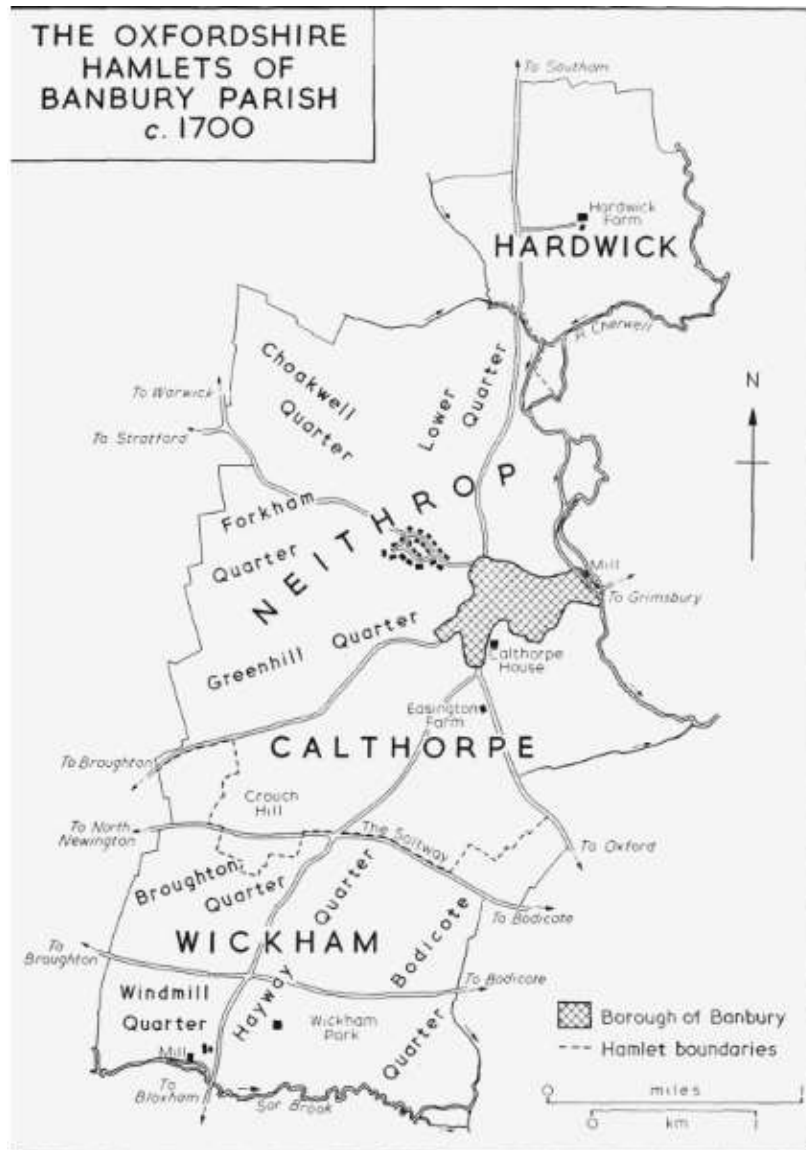


Figure C1: Map extract compiled the tithe maps of Banbury and Wickham (1688). Depicting the distinct field systems, Neithrop bounds Banbury to the north and Calthorpe to the south.
Source: British History Online.



Figure C2: Extract of OS Map c.1800. Defines the boundary of the Banbury borough. Banbury Castle still evident to the north-east, next to the River Cherwell. The Neithrop Hamlet is visible on the map to the north-west. Visible development around the parish core area and around the Horsebar. **Source:** M.D. Lobel, ed., 'Historic Towns' 1969.

Appendix D: Historic Ordnance Survey Maps



Figure D1: Extract of Ordnance Survey Map 1900. Future site area indicated in red dotted line. The map illustrates the surrounding area is lightly developed, with residential housing scattered around the main routes. The site however, remains unoccupied. Source: Promap.



Figure D2: Extract of Ordnance Survey Map 1938. Site indicated by red dotted line. The map is the first indication of buildings being under construction on site. **Source:** National Library of Scotland.

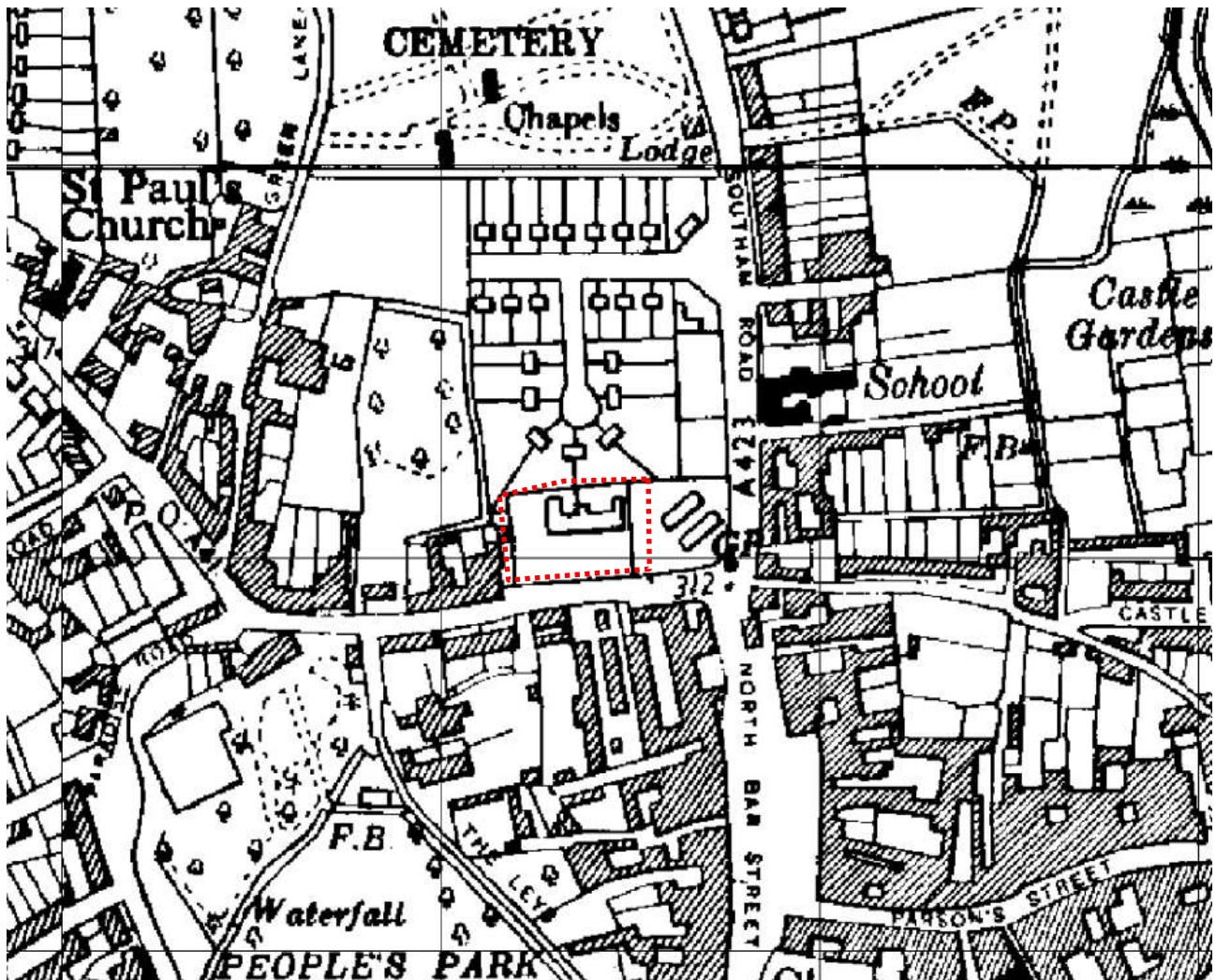


Figure D3: Extract of Ordnance Survey Map 1955. Site indicated within red dotted line. The map illustrates the site as complete, another wing to the east had been constructed. Source: National Library of Scotland.

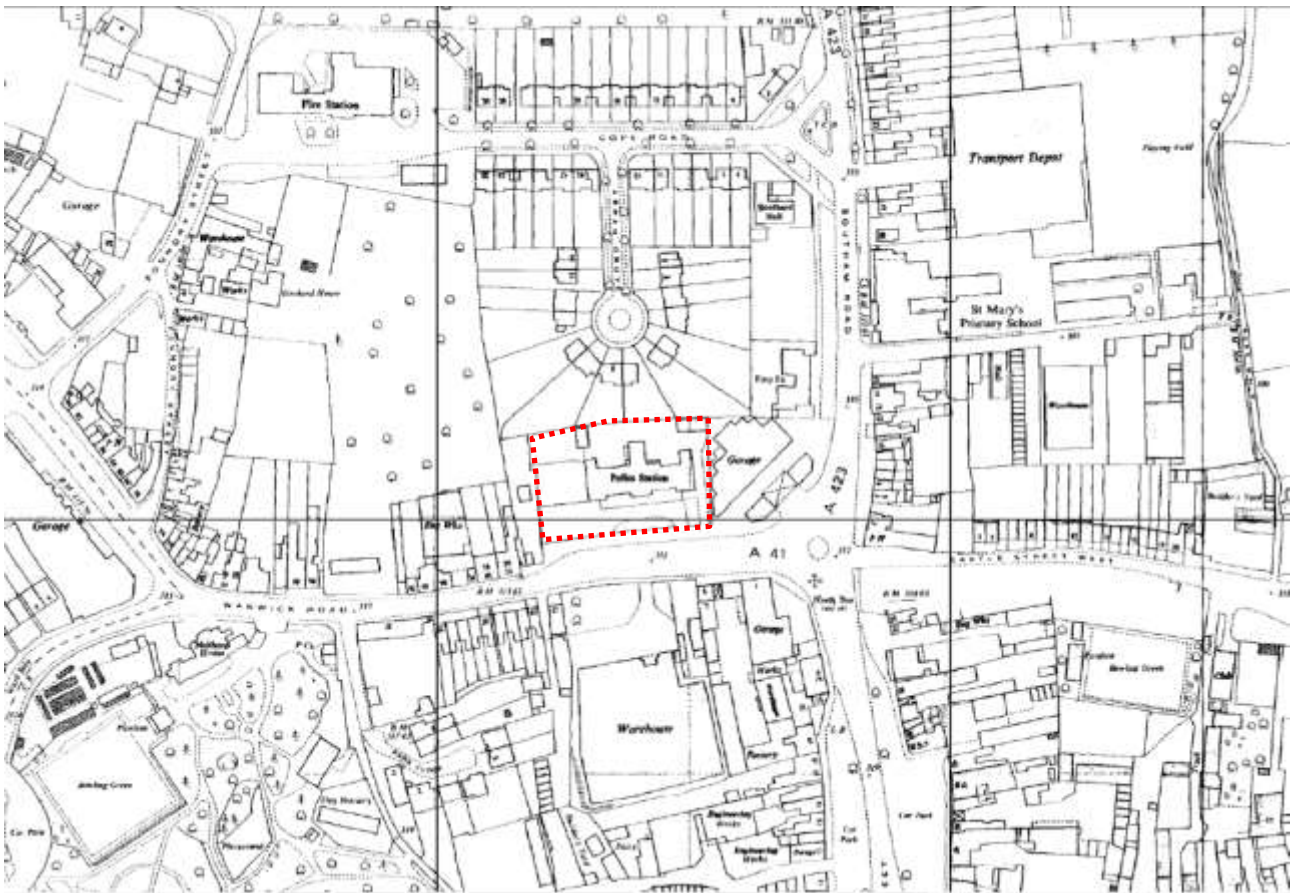


Figure D4: Extract of Ordnance Survey Map 1968. Site indicated within dotted red line. The building is clearly referenced to as a 'police station'. Two buildings in the northern section of the site had been erected (garage/motorcycle shed). **Source:** Promap.

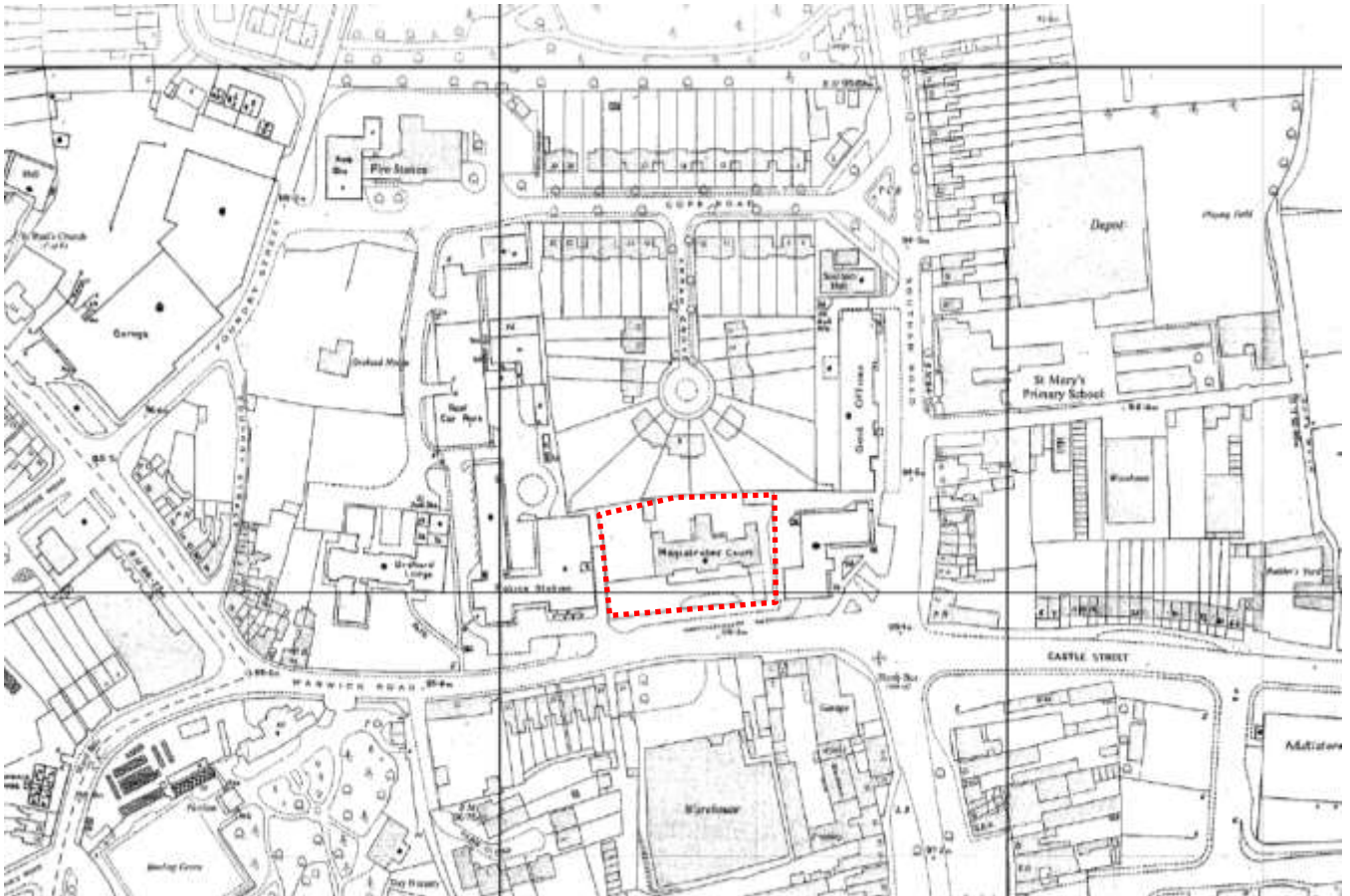


Figure D5: Extract of Ordnance Survey Map 1977-88. Site indicated in red dotted line. The site is referenced to as a 'Magistrates Court', a new independent police station was erected west of the site. **Source:** Promap.

Appendix E: Historic Drawings

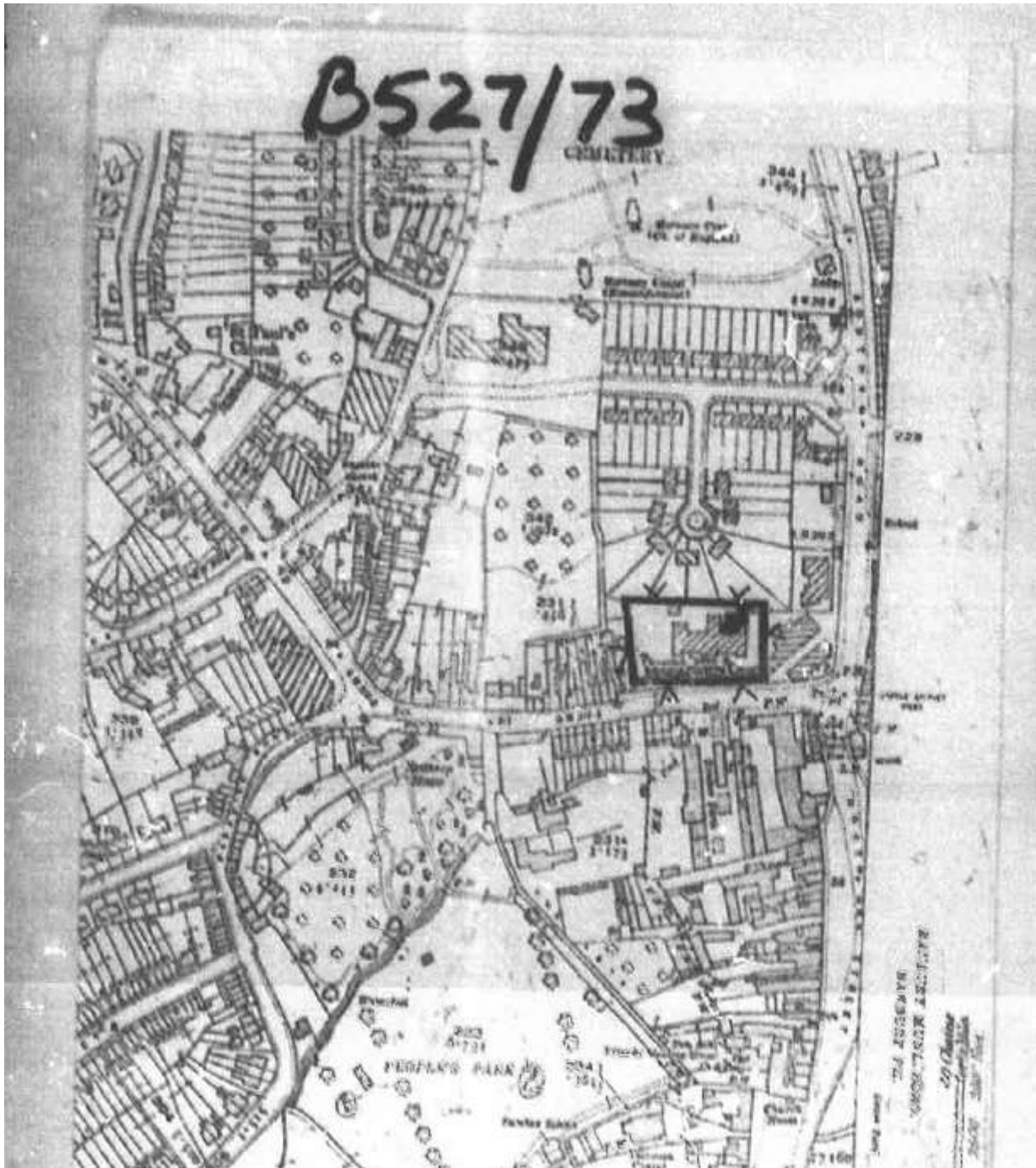


Figure E1: Extract from planning proposal to extend the site and create a new courtroom/accommodation. Extension is highlighted in black on drawing. **Source:** Cherwell District Council Planning Archive.

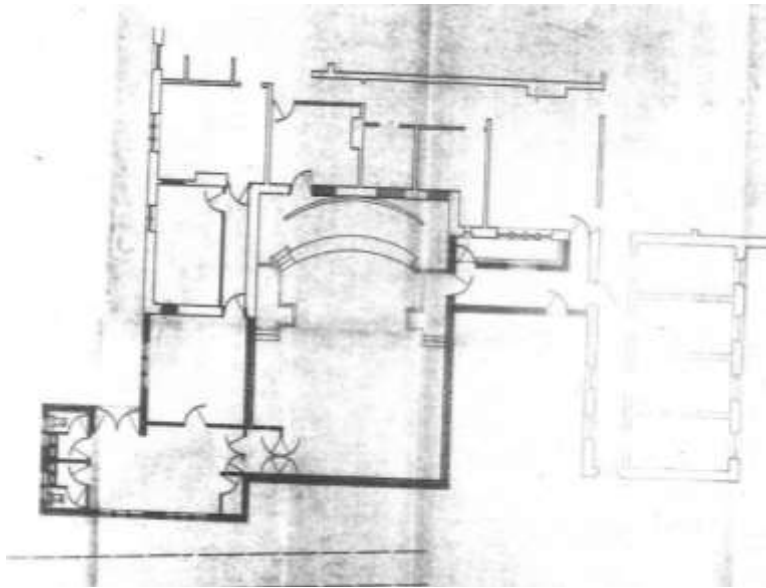


Figure E2: Extract from planning proposal to extend the site and create a new courtroom/accommodation. Image illustrates the proposed courtroom extension to the rear/east wing. This scheme was realised. **Source:** Cherwell District Council Planning

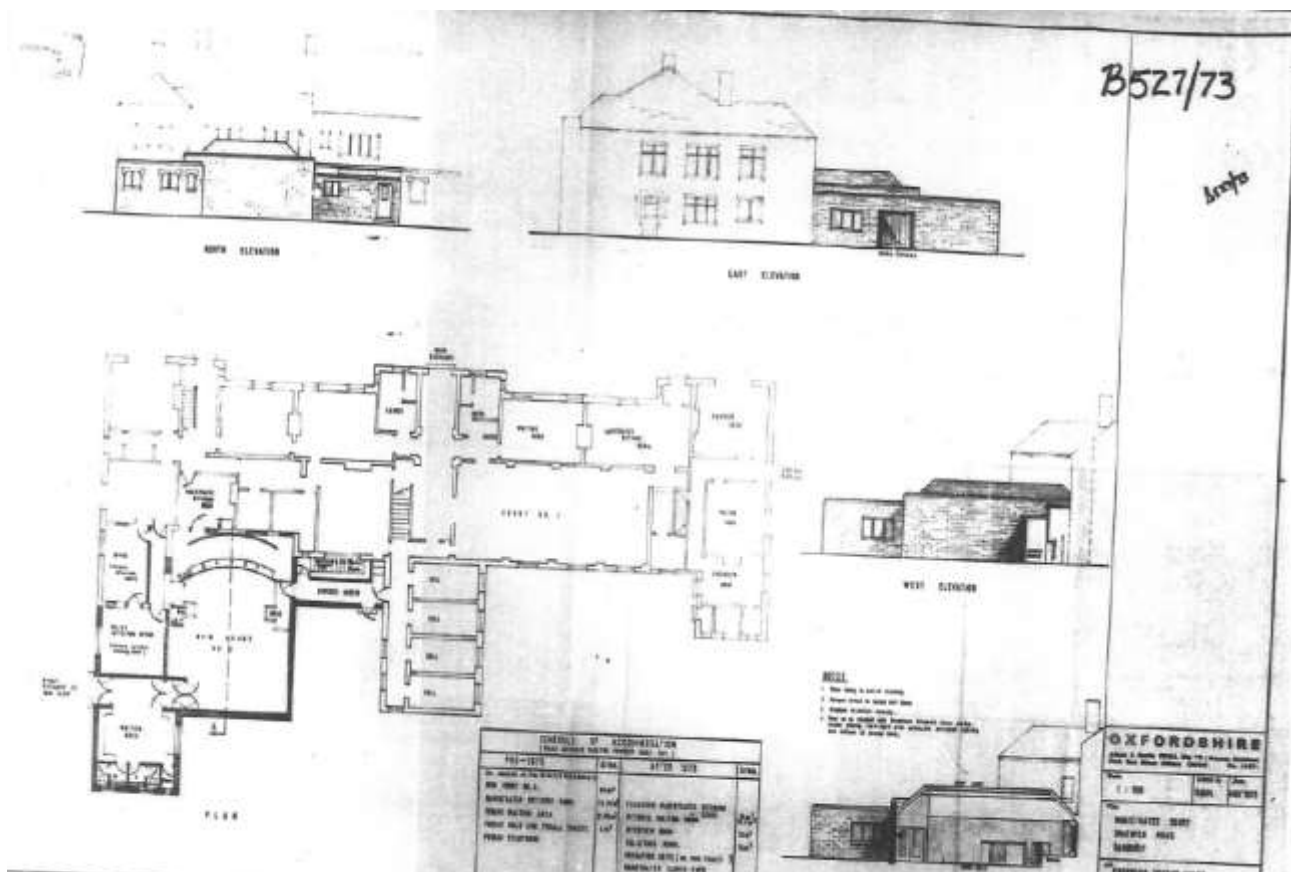


Figure E3: Extract from planning proposal to extend the site and create a new courtroom/accommodation. Image illustrates the proposed courtroom extension to the rear/east wing. This scheme was not realised. **Source:** Cherwell District Council Planning Archive.



Figure E4: Plan of existing site in 2002. Illustrates the interior of the Magistrates Court. **Source:** Cherwell District Council Planning Website (ref: 02/02128/OCC).



Figure E5: Elevations of existing site in 2002. Illustrates the exterior of the Magistrates Court. **Source:** Cherwell District Council Planning Website (ref: 02/02128/OCC).

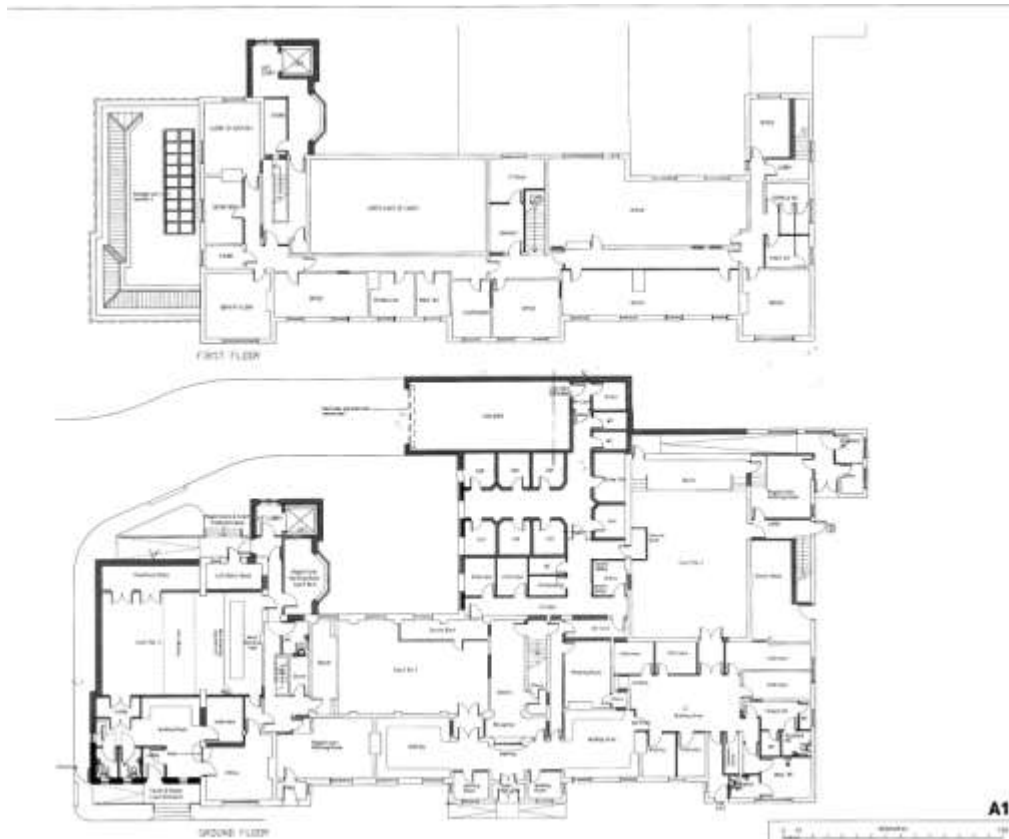


Figure E6: Proposed (and approved) plans to redevelop the Magistrates Court in 2005. Illustrates the interior of the Magistrates Court. **Source:** Cherwell District Council Planning Website (ref: 02/02128/OCC).



Figure E7: Proposed (and approved) elevations to redevelop the Magistrates Court in 2005. Illustrates the interior of the Magistrates Court. **Source:** Cherwell District Council Planning Website (ref: 02/02128/OCC).

Appendix F: Existing Site Photos



Figure F1: Front Elevation of Banbury Magistrates Court.
Source: Site Visit, 30th November 2018.



Figure F2: Cast Iron pipes with hopper detail. 1935 construction date illustrated on hopper. **Source:** Site Visit, 30th November 2018.



Figure F3: East Elevation of Banbury Magistrates Court. The rear extension is not original. Windows/doors have undergone numerous alterations, although detailing/changes have been sympathetic to the original design. **Source:** Site Visit, 30th November 2018.



Figure F4: West Elevation of Banbury Magistrates Court. No.3 courtroom extension (c.2005). **Source:** Site Visit, 30th November 2018.



Figure F5: Cell window, rear/west elevation. Exterior retained but false windows infilled behind. **Source:** Site Visit, 30th November 2018.



Figure F6: Aerial Image of Banbury Magistrates Court. **Source:** Google Images 2018.

Appendix G: Historic Site Photos



Figure G1: Aerial Image of Banbury Magistrates Court. EAW006313 ENGLAND (1947). Banbury Cross, Horse Fair and the town, Banbury, 1947. **Source:** <https://britainfromabove.org.uk/en/image/EAW006313>



Figure G2: Aerial Image of Banbury Magistrates Court. EAW029565 ENGLAND (1950). The town, Banbury, from the west, 1950. **Source:** <https://britainfromabove.org.uk/en/image/EAW029565>

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