



Chipping Norton

Conservation Area Character Appraisal

Preservation and Enhancement

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THE PURPOSE OF THIS DOCUMENT

This document is intended to support Chipping Norton's designation as a conservation area. It is divided into two parts.

Part 1 is a conservation area character appraisal for Chipping Norton. This describes the main aspects of character or appearance which contribute to the special interest and quality of the area. It also provides an evidence base for a series of proposed amendments to the conservation area boundary (see *Appendix 1*).

Part 2 comprises a set of proposals for the preservation and enhancement of the conservation area, outlining strategies for its future maintenance and improvement, and providing development advice and guidance on conversions, extensions and the design of new buildings.

The document is intended to complement the approved policies contained in the development plan, which apply directly or indirectly to conservation areas. In conservation areas, there are controls over the demolition and minor alteration of un-Listed buildings, and on works to trees (see 2.3 below).

This document also satisfies the most recent government guidance contained for example in *Planning Policy Statement 5 (PPS5)*, which states that: *local planning authorities should ensure that they have evidence about the historic environment and heritage assets in their area and that this is publicly documented (HE2.1)*.

The Chipping Norton conservation area character appraisal and preservation and enhancement document has been subject to public consultation and Cabinet overview, and was formally adopted, together with changes to the conservation area boundary, by the Council on 18 September 2013.

CONSERVATION AREAS

Conservation areas are defined as places of special architectural or historic interest, which have a particular character or appearance worthy of preservation or enhancement. Groups of buildings, walls, trees and hedges, open spaces, views, and the historic settlement patterns all combine to create an individual sense of place. It is this character that conservation area status seeks to protect.

Section 69 of *The Planning (Listed Buildings and Conservation Areas) Act 1990* places a duty upon local planning authorities to identify areas of special architectural or historic interest, and to designate these as conservation areas. Since 1967, more than 9,000 conservation areas have been designated nationwide, including 51 in West Oxfordshire.

Chipping Norton conservation area was initially designated in 1970, making it one of the first in West Oxfordshire, and reflecting the town's considerable architectural, aesthetic and historic merit. Extensions were added in 1989, 1991 (when the contiguous area at Bliss Mill to the west was added), and finally in 1992.

The 1990 Act requires local planning authorities periodically to review the boundaries of conservation areas. Following internal review and public consultation, the Chipping Norton conservation area boundary has been amended; a process entailing both extensions and contractions to the existing boundary. These amendments are detailed in *Appendix 1*.

PART ONE:
CHIPPING NORTON CONSERVATION AREA APPRAISAL

Chipping Norton

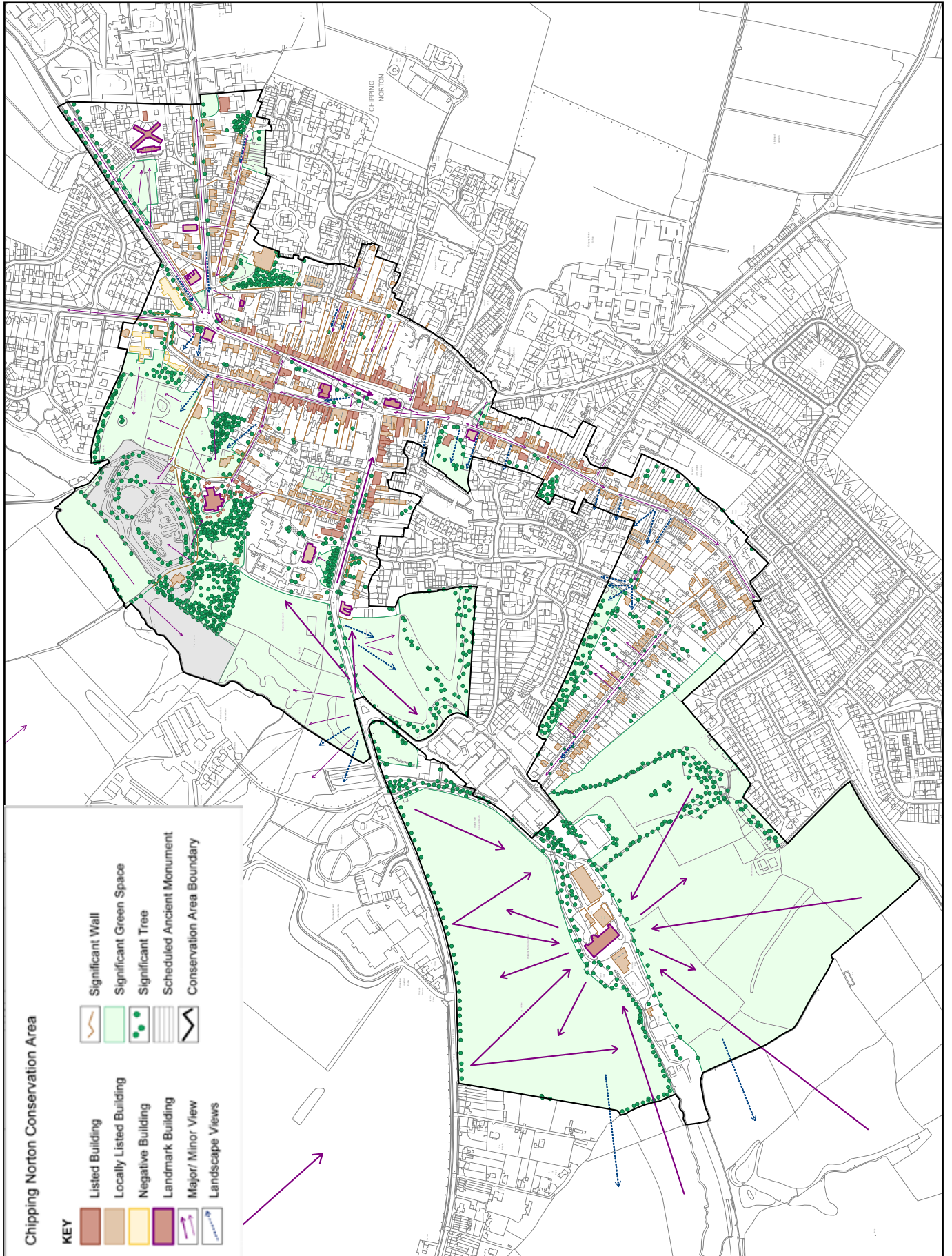


Fig. 1 Chipping Norton Conservation Area

1.1 INTRODUCTION

1.1.1 *A large, regular, well-built town; has a market on Wednesday for corn etc., and several annual fairs (...) the church contains a number of brass monuments, erected in the 14th [15th] century to the memory of divers merchants, which shews it to have been formerly a place of great trade (...) In the centre of the town, grows a fine spreading elm, with a numerous rookery in it; the birds are almost as tame as domestic fowls, a circumstance which is taken much notice of by [the] traveller for its rarity (...) There is considerable manufactory carried on here for horse-clothing, tilting, &c. by Mr Thomas Bliss and Sons. Universal British Directory, 1791*

1.1.2 Chipping Norton is the most northerly of West Oxfordshire's historic market towns, occupying a distinctive hillside setting high up in the Cotswolds. Like other market towns further south – such as Burford and Witney – Chipping Norton grew in size and prosperity as a direct result of the wool trade, with a market established here at least as far back as the 13th century (the name 'Chipping' derives from 'Cheaping', meaning a market).

1.1.3 Today, Chipping Norton is a vibrant market town supporting 6,500 residents within the town itself, and a further 7,000 in the surrounding areas. As a service centre, the town has a well developed retail area comprising shops, pubs, restaurants and businesses, together with schools, a leisure centre and theatre.

1.1.4 Chipping Norton conservation area encompasses the majority of the old town, including the Market Place and Market Street, West End, High Street and Horse Fair, and the church and castle further down the hill to the west. It also encompasses a distinct area to the west of the town, which includes Bliss Mill cupped in its valley setting below Chipping Norton Common.

1.1.5 While the historic core of Chipping Norton has remained essentially unchanged for 600+ years, the 20th and 21st centuries have seen swathes of new housing built, most conspicuously to the north of the old town. As the largest settlement in this part of the District, the town is likely to face further development pressures in the future.

1.2 LOCATION AND SETTING

1.2.1 Chipping Norton is located in the north-west of the District, 13 miles south-west of Banbury and 20 miles north-west of Oxford. It lies on two principal arterial routes: the A44, which runs north-west to south-east; and the A361, which runs north-east to south-west. The town is connected to a number of nearby settlements (including Over Norton to the north) by a network of A-roads, B-roads and lanes.

1.2.2 Chipping Norton lies within the Cotswolds AONB, in an unusually elevated valley-side setting mainly between the 183m and 213m contours. The setting is highly distinctive, with most of the town occupying the eastern slopes of a valley, but with some development spilling over the hilltop. Bliss Tweed Mill stands off to the south-west. Beautifully situated in a valley bowl, it provides the town with an unforgettable landmark structure, particularly in long views from the Churchill and Worcester Roads.

1.2.3 Open limestone wolds dominate the landscape to the south and east of Chipping Norton, while a more varied landform takes over to the north and west. Here, the topography is more complex, with a diverse pattern of sometimes intimate semi-enclosed valleys and ridges.

1.2.4 While the underlying geology of the area to the south is dominated by the great swathe of oolitic limestone that underlies much of the District, the geology to the north is more complex. Here, a series of faults in the limestone plateau has exposed the underlying clays and siltstones, which in turn have been eroded by numerous watercourses, yielding a complex network of valleys.

Chipping Norton

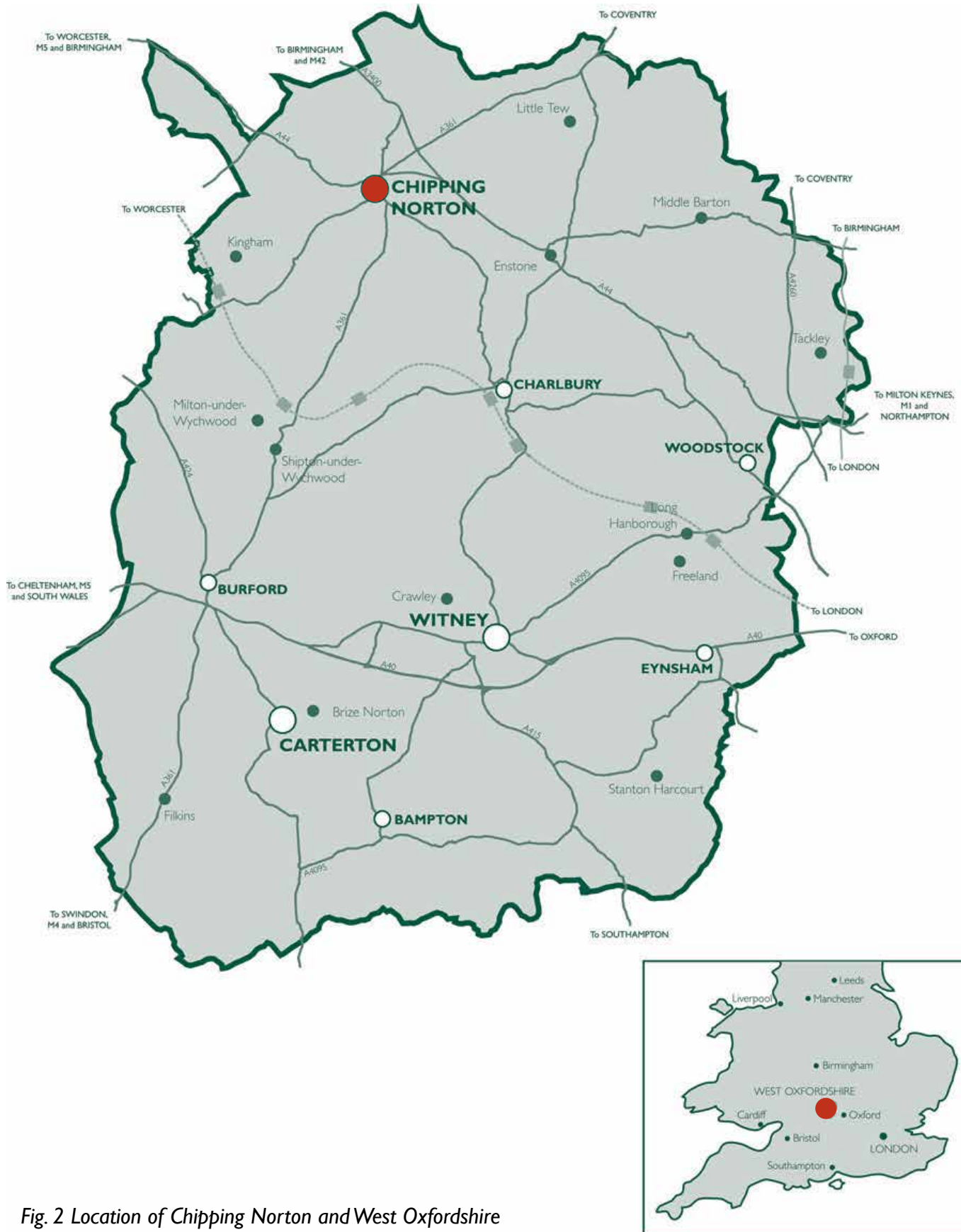
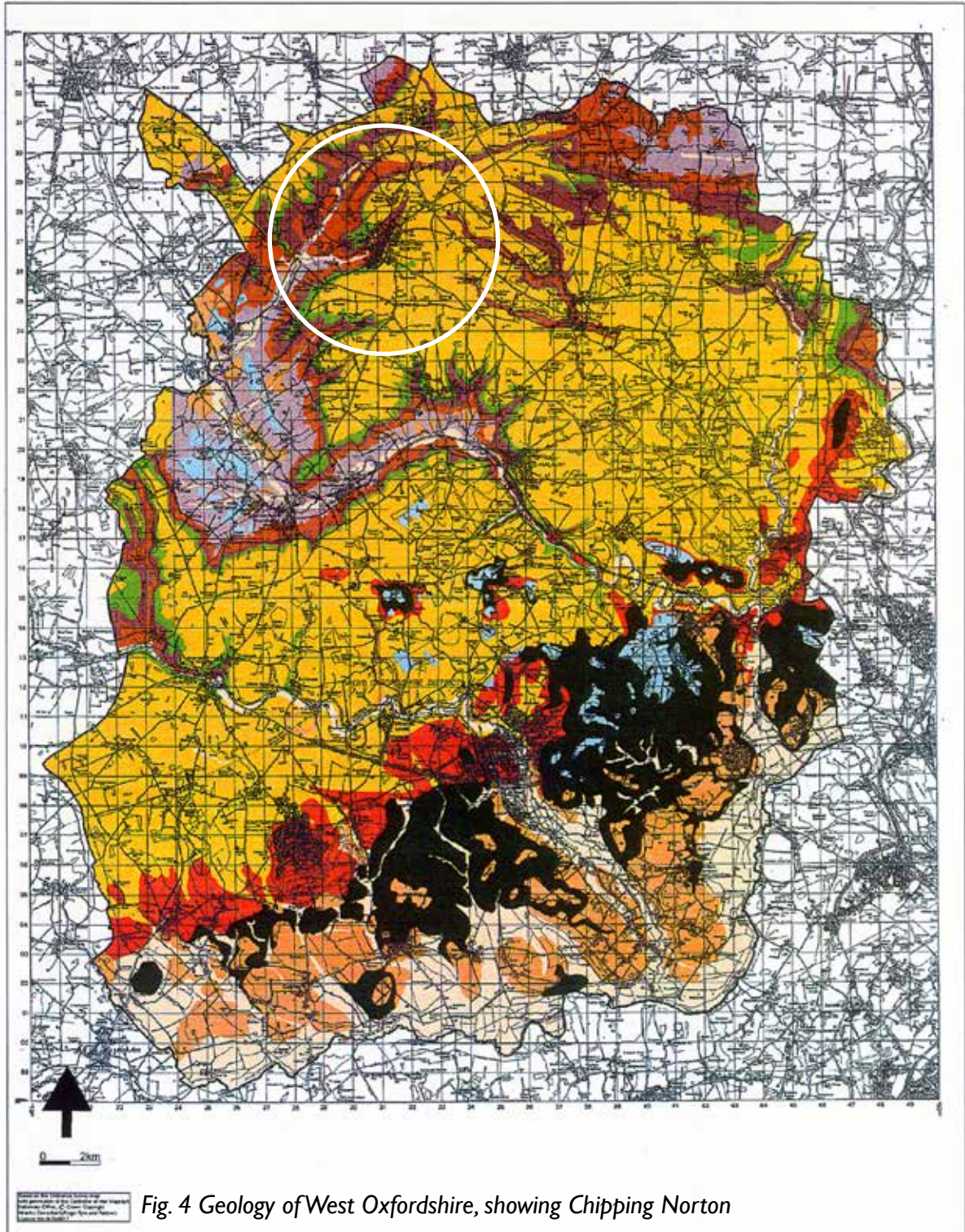












Fig. 2 Location of Chipping Norton and West Oxfordshire

Chipping Norton



KEY		Solid geology		Drift geology	
	Oxford Clay		Upper Lias		Alluvium
	Combrash		Middle Lias		River Gravels
	Great Oolite		Lower Lias		Glacial Deposit
	Inferior Oolite				

1.3 HISTORICAL DEVELOPMENT

1.3.1 Archaeological evidence for prehistoric settlement in the area is scant, and the earliest substantial remains are generally Roman artefacts dating from the 1st to the 4th century AD (particularly towards the end of this period). The remains include coins, pottery and walling, and were found over an area the extent of which suggests a settlement of some size (rather than a single villa complex for example).

1.3.2 At the time of the Domesday survey in 1086, a modest, village-like settlement existed, known then simply as 'Norton' (literally 'north town' possibly denoting its relationship to the then-more significant minster town of Charlbury to the south). While today's town is centred on the market place further up the hill to the south-east, the Norman village settlement was centred on the church and castle at the bottom of the hill to the north-west.

1.3.3 The 'Chipping' prefix – from 'Cheaping', meaning a market in Old English – is first recorded in 1224 following the first charter granting a fair in 1204, and a second fair in 1253. Fairs in those days were trade events first and foremost, rather than primarily for the provision of amusement.

1.3.4 It is thought that the development of the town as a significant local trading centre may have been set in motion by William Fitzalan, whose family held the manor here from the 12th century. If this is the case, it echoes the development of Witney to the south as a centre of trade and commerce during the 13th century by the Bishops of Winchester (and that of other nearby towns in the 12th century, including Burford, Banbury and Woodstock). Fitzalan's new market probably occupied the location of the current market place further up the hill.

1.3.5 As well as laying out the market place – and in another echo of Witney to the south – Fitzalan also appears to have granted burgage plots along both sides of the market place. These urban house plots, generally of standardised sizes, had 'tails' of open land extending to the rear. Much of this highly distinctive and fragile burgage topography survives, at least in vestigial form, particularly along the top side of the market place.

1.3.6 By the first half of the 14th century – thanks in large measure to its markets and to the resultant income and settlement they drew – Chipping Norton had become one of the most prosperous market towns in Oxfordshire.

1.3.7 The ongoing prosperity of the late-medieval town manifested itself in changes made to the church in the mid 15th century, possibly linked to the foundation of the Trinity Guild in c.1450, whose chantry was integral to the new nave. In finesse and ambition the nave is the equal of those belonging to the great Cotswold 'wool' churches at Chipping Campden and Northleach, and has been attributed (by John Harvey in *The Perpendicular Style*) to John Smyth of Canterbury, on the grounds that the nave piers at Chipping Norton are very similar to those in Canterbury Cathedral.

1.3.8 Chipping Norton was a centre of rebellion in the anti-Reformation Oxfordshire Rising of 1549, for which the vicar was hanged.

1.3.9 Aside from minor raids and skirmishes, it appears the town largely avoided major turbulence associated with the Civil War (1642-49), and likewise remained untouched by wider national or political turbulence during the 17th and 18th centuries. One notable exception is the anti-enclosure riots of 1769-70.

1.3.10 Some time between 1770 and 1780, Thomas Bliss began his clothier's trade in Chipping Norton. His fourth son, William, bought the premises for the first mill and established the company which was to become William Bliss and Son Ltd., manufacturing high quality tweed from a site in New Street. In the early 19th century, the company moved to the site of the surviving Bliss Mill to the south-west. This superb building was erected in 1872, replacing a structure destroyed by fire the year before. The mill was designed by George Woodhouse, a Lancashire architect who specialised in mill structures. The mill was finally closed in 1983, and has been converted into luxury apartments.

1.3.11 In 1796, Hitchman's Brewery was founded in West Street by James and William Hitchman. It moved to larger premises in Albion Street in 1849, and stayed in the hands of the Hitchman family until 1890, when it was sold as a limited company. The company grew through acquisitions and merger, only closing in 1931.

1.3.12 From the late medieval period up to the 19th century, the town supported a variety of wool-related enterprises and small industries typical of a Cotswold market town, including a glove-making factory, a tannery and iron foundry.

1.3.13 A union workhouse, designed to accommodate 350 people, was built in 1836 on a site between the London Road and the Banbury Road. It was designed by William Wilkinson on a 'St Andrew's Cross' layout. In 1996, the surviving parts of the building together with its adjoining chapel were converted for housing.



Bliss Mill from the north (Worcester Road)

1.3.14 Chipping Norton was served by a now-dismantled railway line, which was opened in 1855 and linked the town with nearby Kingham. A second line, linking the town with Kings Sutton, was opened in 1887. Chipping Norton station was closed in 1962, and the line subsequently taken up.

1.3.15 The town witnessed rioting in 1873 as a result of the conviction of 16 women from Ascott-Under-Wychwood – the so-called 'Ascott Martyrs' – for their part in allegedly inciting two men to leave their employment in Ramsden. The women had founded the Agricultural Workers Union.

1.3.16 Although a number of medieval structures survive in Chipping Norton, the built character of

the town is dominated by post-medieval architecture (particularly belonging to the 17th–19th centuries). The influx of outsiders attracted to the markets created a need for hotels and inns, and the frontages lining the market place retain a distinctive mix of such buildings, interspersed with residential and retail properties.

1.3.17 In 1962, the furniture manufacturer, Parker Knoll, opened a factory on the south side of the London Road on the north-eastern edge of the town. The then-revolutionary recliner chair was manufactured here. Parker Knoll closed in 2004 with the loss of 250 jobs (it was the largest employer in the town). The site was subsequently developed for housing, with 133 new houses built.

1.3.18 The 21st century has seen the town continue to grow, with further housing mainly on smaller sites. A programme of town centre improvements has taken place over the last decade.

1.3.19 The town is served by three schools, including a secondary school – Chipping Norton School – established in 1928, and now with c.1100 students.

1.4 SETTLEMENT DEVELOPMENT

1.4.1 Early settlement seems to have been established in the shadow of the castle and church, to the north-west of the current town centre, at least as early as the 11th century. The castle and church both date from the 12th century.

1.4.2 In the first half of the 13th century, there was a decisive shift in the focus of the settlement up the slope to the south-east, to the site of a newly established market (in the vicinity of the current market place). This essentially remains the core of the settlement to this day.

1.4.3 In the 13th century and subsequently, burgage plots (urban house plots, typically with a property fronting the road and a tail of land to the rear) were established along both sides of the market place. This precious and fragile medieval burgage topography remains remarkably well preserved on the eastern side of the market place, with parallel burgage plot lines extending back to what is now Albion Street, and beyond.

1.4.4 As well as medieval nucleated growth around the market place, there was evidently subsequent linear growth – both ‘spillage’ out from the market area to the north and south, and along some of the primary routes fanning out from the settlement.

1.4.5 One of these early routes (the Banbury to Worcester Road) links the town with the even earlier (Saxon) settlement and neighbouring market town of Banbury to the east, and with other markets to the west.

1.4.6 It is possible – though no documentary evidence exists for this – that New Street was developed in the later medieval period as a diversion of a major route intended to bring travellers and trade into the young town’s market area (cf. Burford and Thame).

1.4.7 In the post-medieval era (16th–19th centuries) both nucleated and linear development continued to add to the size of the settlement.

1.4.8 The establishment of Bliss Mill on a site to the south-west in the early 19th century appears to have been the catalyst for a surge in development in this part of the town. Certainly, the Leys, West Street/ West End and the Worcester Road to the north-west of Bliss Mill, are dominated by 19th-century housing. There is also a significant spur of Victorian development along Rock Hill to the south of the London Road and union workhouse.

1.4.9 The 20th century was characterised by continued residential development, often in swathes and essentially infilling the wedges formed by the main routes radiating out from the town centre.

1.4.10 The main areas of 20th-century development include: the western side of the Over Norton Road to the north of the market place; in the angle between the Over Norton and Banbury Roads; behind the Albion Street frontages to the east; behind the West Street/ West End frontages to the south-east; to either side of the Churchill Road south-west of this; and between the Leys and the Worcester Road to the north of the Leys.

1.5 BUILDING MATERIALS

1.5.1 Chipping Norton lies in the north-western corner of the District, in an area of transitional geology. While the classic grey oolitic limestone predominates, the exposed geology on the valley sides includes lias limestone ranging in colour from light brown through to ginger. Despite this (and in contrast to settlements to the east, such as Great Tew and Sandford St Martin) Chipping Norton’s buildings are characterised by the almost universal use of the local grey oolitic limestone.



Local stone walling - both dressed and mortared, and dry

1.5.2 Throughout Chipping Norton, this stone forms the primary walling material. However, the ways in which it has been deployed vary considerably depending on the date and status of the building.

1.5.3 On the humbler vernacular houses and cottages – particularly those dating from the 17th and 18th centuries – the local limestone is found in rubble or rough-dressed form, both in courses (of varying course width) or un-coursed.

1.5.4 On vernacular properties of the 19th century, the local limestone is often used in squared, dressed form (sometimes with the faces more roughly dressed) and arranged in straight, regular courses.



Local limestone slates in diminishing courses

1.5.5 On higher status houses – particularly those belonging to the 18th and 19th centuries – ashlar-cut limestone is often used, sometimes for the quoins and window surrounds only, but sometimes for the whole façade. This is most conspicuously the case along both sides of the market place in the town centre.

1.5.6 Some houses were originally covered with lime render, and examples of rendered and painted finishes can be found intermittently throughout the town. It is important to note, however, that nowhere in the conservation area is the primacy of natural stone finishes threatened by painted or rendered finishes.

1.5.7 Local limestone stone slates are the traditional roofing material for the pre-19th-century buildings of Chipping Norton. These were locally dug from the mid 13th century. Lighter and more finely dressed slates from Stonesfield were also used. Stone slates tend to be used at angles of 45° or steeper, and rarely at angles shallower than 40°. They are traditionally laid in diminishing courses, with the smallest slates at the ridge.

1.5.8 On 19th-century (and some later) buildings, Welsh or blue slate is the dominant roofing material. It is particularly in evidence, for example, along the Leys. While Welsh slate can be used at shallower pitches (down to c.25°), the local tradition, even on Victorian houses, is for roof pitches of at least 40°.



Brick and stone chimneys, and Welsh slate

1.5.9 Other roofing materials include terracotta tiles (on some 19th-century properties) and concrete plain tiles in a variety of sizes, shades and textures (the latter both as a primary material on some 20th-century buildings, and a replacement material on some earlier properties).

1.5.10 Although only one brickyard immediately local to Chipping Norton is known, in Oxfordshire as a whole there were 69 brickworks in operation by 1860. Despite this – and probably because of the ready availability of high quality building stone – there are comparatively few brick-built properties in the town. Notable exceptions include the stepped Victorian terrace towards the bottom of the Leys, near to the site of the brickworks.

1.5.11 The period chimneys of Chipping Norton are mainly of brick or stone. The stone chimneys may be constructed of rubble alone, of rubble with dressed stone quoins, or of dressed stone alone. On higher status houses, chimneys may be of ashlar-cut stone. Many stone-built properties have early and original brick chimneys (bricks being generally easier to carry up to the roof than stone). Some early chimneys have been replaced with, or restored as, rendered chimneys, often with unsatisfactory results. Victorian chimneys tend to be topped with terracotta pots.

1.5.12 In terms of building materials, the overarching objective in the second half of the 20th century and into the 21st century has been for new development to reflect local vernacular traditions. The most conspicuous legacy of this approach has been the overwhelming use of local grey limestone (rather than e.g. brick) in the construction of new housing in the town.

1.6 ARCHITECTURAL CHARACTER

1.6.1 Chipping Norton has a highly distinctive and, for the District, relatively diverse architectural character. The town centre in particular is dominated by stately and substantial buildings of conspicuously 'polite' or formal character, many dating from the 18th century. Elsewhere, the town is characterised by simple, vernacular buildings of sound, unpretentious and functional design. The vast majority of buildings, whether humble or of higher status, employ local building materials throughout.



A cross-section of period house types

1.6.2 For the formal, higher status buildings, extensive use has been made of ashlar-cut limestone to give seamless wall faces for whole façades. This material has also been used more sparingly for quoins, window and door surrounds, and chimneys. Raised parapets have been added to several frontages, sometimes at a later date, effectively increasing the surface area of, and heightening, these façades.



Traditional local timber sash and casement windows

1.6.3 Aside from a handful of notable examples (retaining e.g. their original stone mullion windows) there is relatively little to differentiate the 17th-century vernacular cottages of Chipping Norton from those belonging to the 18th century. Both tend to be constructed from rubble or rough dressed stone arranged in narrow or irregular courses, and both tend to feature simple timber casement or sash windows and solid doors beneath timber lintels. Door hoods and other such features are found only intermittently.

1.6.4 The plan forms of buildings throughout Chipping Norton tend to be essentially uncomplicated, with plans of 2- and 3-units typical. However, with extensions width-wise impossible on terraced properties, some plans have been considerably complicated by an accretion of later additions in depth.

1.6.5 Chipping Norton shows a distinctive and unusual range of building heights. While large numbers of properties in the town are of the two or two-and-a-half storeys characteristic of the District as a whole, striking numbers are of three or even three-and-a-half storeys. This is most notably the case along both sides of the market place in the town centre, down New Street (A44) and along West Street. These buildings, generally arranged in terraces, give a pronounced degree of enclosure and channelling to these parts of the town.



Traditional local gabled and hipped dormers

1.6.6 Roofs tend to be of duo-pitch gabled (rather than hipped) form, and steeply-pitched (i.e. of at least 40°) particularly on earlier properties. Roofs also tend to be simply finished, with plain verges and eaves. Some 19th-century properties, including along the Leys, have decorative barge-boards; however, this feature (together with deep overhangs) represents the exception rather than the rule.

1.6.7 The predominant window type for Chipping Norton's smaller period houses and cottages is the side-hung, single-glazed flush timber casement window, with plain or chamfered wooden lintel and plain stone sill, the window set into the wall by c.100mm. For larger houses (especially those belonging to the 18th and 19th centuries) single-glazed vertical double sliding sash windows in a range of designs are characteristic. A handful of 17th-century stone mullion windows survive, generally with hood or label moulds over (these features also exist on a number of 19th-century properties). Many early windows have 'crown' or 'cylinder' glass, whose distinctive, uneven appearance is quite unlike perfectly flat modern 'float' glass.

1.6.8 On houses with an attic storey (of which there are many in the conservation area) gabled, as opposed to hipped, dormer windows are a defining feature. These are usually packed up off one of the purlins and are proportionately smaller than the windows in

the main façade below. They are almost never aligned with the main façade. In design terms, they tend to feature simply detailed flush timber casements (the timber framing of the window defining the edges of the dormer), often of two panes per casement, with roughcast render to the cheeks and gables only.

1.6.9 Entrance doors in a variety of styles can be found, including planked and panelled types, both unglazed and sometimes part-glazed. However, on pre-19th-century properties, the traditional entrance door is typically of solid timber. Entrance doors are generally topped with a plain or chamfered wooden lintel. However, on some higher status houses, the lintel (or indeed the whole surround) may be of ashlar-cut stone.

1.6.10 Entrance doorways occasionally have hoods, ranging in type from flat stone hoods on modest brackets on some vernacular cottages, to elaborate open or broken pediments supported on console brackets, pilasters or free-standing stone columns on higher status houses. Fanlights over entrance doorways feature on some Georgian and Victorian properties; however, fanlights integral to the door itself have no historical basis. Internal doors in properties dating from the 18th and 19th centuries are generally of the planked, fielded or framed panel type, with four- and six-panelled designs prevalent.

1.6.11 For the most part, the residential development that has occurred in Chipping Norton since the 19th century has been relatively sympathetic to the established historic character of the settlement, with the local pale grey limestone generally preferred to brick. More recently, even when this material has not been used, the colour/ texture precedent established by the material has been largely respected, with artificial or reconstituted stone of a similar colour and texture used.

1.6.12 In terms of roofing materials, natural stone slates have to some extent given way to blue slate (in the 19th century) and artificial stone slates or concrete plain tiles (in the 20th and 21st centuries). Again, however, the precedents established by the existing historic roofing materials have largely been respected.

1.7 ARCHITECTURAL HISTORY

1.7.1 There are 126 Listed structures in Chipping Norton: one Listed at Grade-I (the church of St Mary); 11 at Grade-II*; and 114 at Grade-II (see *Appendix 2*).

1.7.2 In addition to the Listed Buildings, there are 468 Locally Listed structures in the conservation area (see *Appendix 3*).

1.7.3 The earliest structures in Chipping Norton are the 12th-century church of St Mary, and the undercroft to no. 20, High Street, dating from the 14th century.

1.7.4 The castle also dates from the 12th century (or earlier). Although nothing of the castle now survives above ground, the castle mound is clearly discernible to the north of the church, and is Scheduled as an Ancient Monument.

1.7.5 The church of St Mary is one of the finest churches in Oxfordshire. Notable features include its unusual hexagonal south porch (vaulted inside and with figurative roof bosses); its Decorated Gothic window tracery (including a spectacular south aisle east window); and its mid 15th-century nave. The latter was a rebuild of the existing nave, and represents one of the finest Perpendicular 'Wool Gothic' interiors to survive from the later Middle Ages. The space is lit by a lantern-like clerestory above, in which almost all of the walling has given way to glazing.

1.7.6 Although very little by way of secular medieval building survives in Chipping Norton, a notable exception is no. 20, High Street (currently a Post Office). The building has a 14th-century core, including a well preserved vaulted undercroft, whose chamfered ribs spring from head-corbels. Two other notable exceptions, both belonging to the 16th century, are the Guildhall and the 'Manor House'. The Guildhall was much altered between the 18th and 20th centuries, but retains both its two- and three-light stone mullion windows and part of its original roof structure. The 'Manor House' – originally the Parsonage House of the Abbey (later the Dean and Chapter) of Gloucester, rectors of the parish – has also been dated on architectural grounds to the early 16th century.

1.7.7 The built character of the conservation area is therefore largely determined by post-medieval architecture. There are c.50 surviving buildings dating from before 1700, and c.150 buildings dating from the period 1700-1840.

1.7.8 The most significant surviving 17th-century building in Chipping Norton is the short terrace of almshouses (Nos. 1-4, Church Street). A datestone records these as, 'The Work and Gift of Henry Cornish. Gent. 1640'. The main elevation is a striking composition of eight Cotswold gabled bays, each with two- and three-light stone mullion windows with drip-moulds, and each with a tall stack above.



Distinctive local 18th-century Baroque architecture

1.7.9 A number of 18th-century buildings in Chipping Norton exhibit a distinctive form of local Baroque architecture, drawing for their inspiration on the work of Thomas Archer and Francis Smith at nearby Heythrop, Gibbs at Ditchley and Vanbrugh at Blenheim (Woodstock). These include, most notably, Nos. 7, 11 and 12, High Street; the White Hart Hotel on High Street; The Fox Hotel on Market Place; and King's Head Court on New Street. All exhibit characteristic Baroque features, including giant order pilasters and pronounced window surrounds and cornices. The local significance of a number of these is recognised in their Grade-II* Listing.

1.7.10 Two of the District's most significant 19th-century buildings are located in Chipping Norton, both Listed Grade-II* and forming highly important landmark structures: the Town Hall and Bliss Mill. A third, the former Union Workhouse, is Listed Grade-II, and also forms a significant landmark structure in the north-east of the settlement.

1.7.11 The Town Hall was built in 1842 to the designs of George Repton (son of landscape designer, Humphry). A rare and highly accomplished example of a mid 19th-century civic building in Palladian revival style, it takes the form of a classical temple with a Doric portico. As well as being architecturally significant in its own right, the building occupies a position of unmatched prominence in the heart of the conservation area, forming a landmark to views not only along High Street, but also east up Worcester Road and north along West Street.



George Repton's Town Hall of 1842

1.7.12 Bliss Tweed Mill stands in open countryside to the south-west of the town. A 5-storey rectangular block with square corner stair towers, it has a dome-topped engaged tower with a tall chimney stack in the form of a Tuscan column. It was built in 1872 by George Woodhouse, a Lancashire architect specialising in mill structures, and is one of the finest of all surviving 19th-century mill buildings. It occupies an especially fine and unspoilt landscape setting, and is visible in a number of distant views (including from the

Worcester and Churchill roads). The building has been sensitively converted into luxury flats.

1.7.13 The former union workhouse stands on the wedge of land between the Banbury and London roads. It was designed by George Wilkinson and built in 1836 on a 'St Andrew's Cross' plan, with six 'spokes' coming out from a central hub (similar to his Witney workhouse). Of the six original 'spokes', the 2-storey eastern and western ranges were removed, leaving four 3-storey ranges, which have been converted into flats. A chapel (now house) designed by George Street was added in 1856-7 at the end of the eastern range. The workhouse forms a significant landmark structure in views from the Banbury Road.

1.7.14 The 19th century saw piecemeal infill and backland development in the central area, and a number of more concentrated arms of growth beyond. These include, most notably, Rock Hill north-east of the town centre; West Street to the south of the town centre; and the Leys to the south-west.

1.7.15 The 19th century also witnessed the appearance in Chipping Norton of a number of distinctive cottage developments. These take the form of courts or short terraces at right angles set behind the primary frontages (e.g. Victoria Place off Market Street and King's Head Mews off New Street); and short parallel terraces set behind the primary frontages along hill contours (e.g. Alfred and Blenheim Terraces off Churchill Road).

1.8 BOUNDARIES AND SURFACES

1.8.1 The most significant boundary feature in Chipping Norton is that formed by the buildings themselves. West Street, Rock Hill and Spring Street are defined by long unbroken terraces of housing. In the case of West Street, much of this housing directly fronts the pavement, serving to channel views along this narrow, gently winding route. The buildings form an even more pronounced boundary feature in the market place, where unbroken three-storey frontages give definition to this broad, sloping space.

1.8.2 Stone walling is not a dominant feature of the town as a whole, but where it does occur it is often a significant feature. The most notable stretches of walling include those lining Church Lane and Church Street, and around the castle mound; at the northern end of Albion Street; the north side of London Road. The walling ranges in nature from low dry stone walling with random upright coping, through to taller and more formal mortared walling, sometimes employing dressed stone and topped with flat stone coping. The various walling types, as well as being traditional local forms of enclosure and definition, also serve to bind together otherwise disparate parts of the settlement.

1.8.3 The town's burgage walling is arguably of greater historical significance; although, by its nature, it is less conspicuous in the townscape (extending back as it does from the backs of the properties lining the eastern and western sides of the market place). *NB The town's burgage walling is discussed in detail below.*

1.8.4 Chipping Norton's historic surface materials have largely been displaced by modern materials and treatments. Local historic surface materials would have included York stone paving slabs (laid in traditional bonded pattern), square granite setts (laid in grid pattern) and Staffordshire blue pavements. All of these materials can contribute much to the appearance and textural richness of the townscape, and should be considered as part of any new landscaping schemes.

1.9 TREES, OPEN SPACES AND VIEWS

TREES

1.9.1 Trees play an extremely significant role throughout the CA. Perhaps most strikingly, trees give definition to each of the main entries into the town, lining Over Norton Road, Banbury Road and London Road to the north and east; Worcester Road to the west and Churchill Road to the south. In the cases of Banbury Road and London Road, trees uniformly line the road, giving a loosely 'boulevard' character to both. Along Churchill Road, the character is less formal – as befitting the more rural feel of this route. Along Worcester Road, the trees predominantly line the southern side of the road, and may be read as giving definition to the bowl-shaped landscape setting occupied by Bliss Mill to the south.



Trees are conspicuous in all the main entries into the town

1.9.2 Many of the trees lining the various main routes into the town were planted towards the end of the 19th century, apparently as a coordinated act of civic pride, and in period of considerable growth for the town. The species in these locations include Horse Chestnut, Sycamore, Lime and London Plane.

1.9.3 Large numbers of trees – this time in groups or blocks – are also a striking feature of the area around the church (including immediately to the west of the church, and around the castle mound immediately to the north of the church). The density of trees immediately to the west of the church gives to parts of this area the quality of a small wood or copse.

1.9.4 Trees also play an important role in two key areas of open space: the area around Bliss Mill, and Chipping Norton Regulated Pastures to the north-east of this. In both, trees exist in lines or loose and narrow swathes. Around the southern and western edges of the Regulated Pastures and the area to the east of Bliss Mill, they do much to give a pronounced rural character to both spaces. Trees loosely encircle Bliss Mill and its associated buildings at the core of this landscape setting.

1.9.5 The apron of open space immediately before Penhurst School on the north side of Worcester Road is characterised by a notable collection of late 19th-century specimen trees, including Wellingtonia and Yew.

1.9.6 Other significant tree groups include those at the northern end of Albion Street; the northern end of Spring Street; between Church Lane and Church Street; at two points on the western side of West Street, and along the northern side of the Leys.

OPEN SPACES

1.9.7 The most significant area of open space in the CA – indeed, one of the most important areas of open space in the District – is the bowl-shaped valley landscape setting of Bliss Mill to the south-west of the town. The landscape setting is a beautiful and unspoilt one in its own right, but is made unforgettable for the centrepiece landmark structure of Bliss Mill itself. The buildings and the landscape setting are visible in a number of long views, including from the Churchill and Worcester Roads, as well as from the town itself. The exceptional quality of the landscape and mill buildings makes this area especially vulnerable to damaging change – both within the landscape setting itself, and within wider areas adjoining this sensitive context.



Bliss Mill as seen from New Street

1.9.8 To the north-east of this is Chipping Norton Regulated Pastures: an area of open land which has retained – to an exceptional degree, given its proximity to the town – a pronounced and unimproved rural character. As well as being a fine space in its own right, this represents a key element of the wider landscape context of Bliss Mill, forming a highly significant

foreground component in views south-west from the town to the mill and landscape beyond.

1.9.9 Other significant areas of open space include the Recreation Ground on the northern side of Worcester Road (which forms a pronounced green edge to the western side of the town, and part of the setting of the church and castle mound to the north); the castle mound itself (a Scheduled Ancient Monument), together with the areas of open land immediately to the east and west of this.

1.9.10 Other areas of open space – smaller but nonetheless locally important – include the sloping area on the south side of Banbury Road, which is fundamental to the setting of Cotshill Gardens; and the strip of land running along the north-eastern side of the Leys.

VIEWS

1.9.11 Chipping Norton's highly distinctive elevated landscape setting means that, along with significant views within the CA, there are important long views both into and out of the CA.

1.9.12 Significant views within the CA include a number of views contained or defined by the buildings: channelled views down Banbury Road, London Road, Market Street and Rock Hill; longer, narrow, funnelled views along the winding West Street–Churchill Road; and wider but still strongly contained views within the market place.

1.9.13 A number of key landmark structures form focal points for views within the CA. The most significant of these are the Town Hall, Bliss Mill and to a lesser extent the church of St Mary.

1.9.14 Within the town itself, the fine and architecturally significant Town Hall occupies a setting of unrivalled prominence at the southern end of the market place, effectively terminating views southwards down Horse Fair and High Street, eastwards along New Street, and northwards along West Street.

1.9.15 Bliss Mill is the focal point for a series of longer views: west and south-west from the town, and in even longer views from the Worcester and Churchill Roads, which head off in a westerly and south-westerly direction respectively. From these roads, after the mill building itself has disappeared from view, its towering chimney still remains visible in the landscape.

1.9.16 The church of St Mary, while occupying a comparatively discreet setting below the town, remains the most architecturally and historically significant building in the CA, and is prominent in a series of views – some glimpsed – from within the town.

1.9.17 Other landmark structures of note include the main 19th-century blocks in Cotshill Gardens, the Oddfellows Hall on London Road and Penhurst School on New Street.

1.9.18 Chipping Norton's elevated valley-side setting means that within the town a number of significant distant views are possible out over the top of the town – most notably to the landscape to the west and north-west. Such views are most marked from Banbury Road and London Road, Rock Hill, Albion Street and West Street. Additionally, there are significant distant views south-west along the valley occupied by Bliss Mill.

1.10 CHIPPING NORTON CONSERVATION AREA

The following is a street-by-street analysis of Chipping Norton conservation area, describing the key features that contribute to the character and interest of each of its constituent parts.

- 1.10.1 Banbury Road
- 1.10.2 London Road
- 1.10.3 Rock Hill
- 1.10.4 Albion Street
- 1.10.5 Market Place and High Street
- 1.10.6 Market Street and Spring Lane
- 1.10.7 Church Street and Church Lane
- 1.10.8 New Street
- 1.10.9 West Street and Churchill Road
- 1.10.10 The Leys
- 1.10.11 Bliss Mill

1.10.1 BANBURY ROAD

- Long, wide, straight arterial road entering Chipping Norton downhill from north-east;
- Road defined by flanking trees and hedges (plus paving and verges), rather than by buildings, with south side of road in particular characterised by mature trees;



View west down Banbury Road, over roof-tops to the landscape beyond



Landmark structures of Cotshill Gardens

- Low, C20 single-storey (bungalow) housing, set well back from north side of road (aligned with, and addressing, Marlborough Road to north, rather than Banbury Road);
- Intermittent mainly C19 housing (including union workhouse – now flats) on south side, set well back from (and generally not fronting) the road;
- Building heights of 2, 2½ and 3 storeys on south side of road; distinctive large, tall volumes around Cotshell Gardens; generally distinctive late C19 architectural character (e.g. Victorian pyramidal roofed house);
- Large C20 block at south-western end of Banbury Road (north side) currently having a neutral or negative impact on CA, and representing clear opportunity for enhancement;
- Significant sloping open space on south side (Cotshell Gardens) with views up and across to Listed union workhouse, which forms important landmark group;
- Long, loosely-channelled views up and down Banbury Road: views uphill terminated by mature trees at top of hill; views downhill terminated by 3-storey C19 house (onetime public house) at junction at bottom of hill;
- Significant long views to south-west, across rooftops to distant landscape beyond – also across bungalow roofs to west.

1.10.2 LONDON ROAD

- Long, wide, straight arterial road entering Chipping Norton downhill from east (gradient increasing to west);
- Road defined by strong walling line (traditional dry stone) on north side; housing (particularly at west end); mature trees (covered by group TPO); and by paving and verges (particularly at east end);
- Mix of C19 and C20 detached and terraced housing, of 2, 2½ and 3 storeys;
- Significant landmark structures include C19 police station (north side), early C20 Oddfellows Hall (north side) and C19 Catholic church (south side, lying beyond significant area of open space);
- Several substantial Victorian villas at west end of road (north side);
- Long, channelled views up and down London Road: views uphill terminated by mature trees at top of hill; views downhill by a 3-storey C19 house (onetime public house) at junction at bottom of hill;
- Significant long views to west, across rooftops to distant landscape beyond (particularly from further downhill).



London road, looking south-west

1.10.3 ROCK HILL

- Straight, narrow street climbing fairly steeply from west to east;
- Street given strong definition by short cottage terraces (of 5-10 properties), many directly fronting road with no pavement (some walling also directly fronts road);
- Smaller number of terraces and semi-detached properties variously set back from road – distinctively so in case of Summertown Place, with small gardens in front;
- Terraced cottages of consistent humble vernacular character, mainly belonging to C19 with some C20 infill;
- Characteristic building height of 2 storeys, but some properties of 2½ storeys (nos. 32-46) and 3 storeys (nos. 55-61) at top of hill;
- ‘Gateway’ to street at bottom of hill marked by flanking detached Victorian villas;
- Various cut-throughs to London Road to north, including to west of no. 8 with view terminated by Oddfellows Hall;
- Long, strongly channelled views up and down street (terminated by house and tree group at top of hill);
- Significant long views to west, across rooftops to distant landscape beyond, from upper half of street.



Rock Hill, looking west

1.10.4 ALBION STREET

- Long, gently curving street, roughly following hill contour and running parallel to, but east of, Horse Fair and High Street to west;
- Loosely defined, with disjointed, low-key built character (in contrast to High Street);
- Some buildings orientated with flanking walls parallel with road; others, gable-end on to road, thus respecting enduring burgage topography to west (see below);



Burgage plot lines visible from Albion Street

- Albion Place (and, to lesser extent, car park) represents notable continuation of established burgage pattern to east of Albion Street, with pronounced extension of existing building line (and building orientation) established to west of Albion Street;
- Built character mainly residential, but interspersed with handful of business premises, and with residual historic character of workshop-type premises (some on burgage plots behind High Street frontages to west; some along roadside on east side of street);
- Mix of C19 and C20 vernacular housing, mainly terraced and semi-detached cottages;
- Characteristic building height of 2 storeys (again in contrast to High Street) but notable 3-storey exceptions include distinctive, relatively unspoilt Conygree Terrace on raised site on east side (complete with original outhouses), and nos. 19-21, also on east side;
- North end of street characterised by tree groups and raised area of open space associated with Rockhill house on east side, and significant Listed 3-storey landmark structure (Hillside) on west side;
- Significant views to west, both down sloping burgage plots to backs of High Street and Horse Fair frontages, and across rooftops to distant landscape beyond.

BURGAGE PLOTS

When Chipping Norton was laid out in the 13th century – just like Witney to the south – the early town incorporated a series of burgage plots to either side of a market place. Burgage plots are rectangular urban plots of regular size and shape, aligned in parallel ranks, with a narrow street frontage typically occupied by a dwelling, and with an area of open land trailing back to the rear. Burgage plots typically had a ‘back lane’ to allow rear access, and Albion Street has clearly developed from such a lane.

In the centre of Chipping Norton – just as with Church Green in Witney – the medieval burgage pattern remains remarkably well preserved, and represents one of the most important surviving aspects of the town’s historic settlement pattern. The burgage plots to the east of High Street and Horse Fair, although features essentially relating to these frontages, are best seen and appreciated in views west from the elevated vantage point of Albion Street. From here, a series of long, narrow and unbroken plots, defined by straight, unbroken stretches of walling, remains

clearly legible. The plots extend from the backs of the properties fronting High Street and Horse Fair (which in themselves are highly distinctive, having a rougher, hotchpotch vernacular character in striking contrast to the refined, polite and regular character of the street frontages beyond).



Burgage plot lines clearly visible extending back from the Market Place frontages, particularly on the eastern side

The historic burgage pattern is also a strong feature on the other side of the market area, to the rear of the Market Street frontages. However, while the sloping topography allows a clear appreciation of the burgage pattern on the east side of the market area from Albion Street, the pattern on the west side, while clearly discernible in aerial views and maps, is effectively masked behind the Market Street frontages, and is less conspicuous. Also, while Albion Street represents the development of a typical burgage 'back lane', no equivalent lane survives to the rear of the Market Street burgage plots.

In conservation terms, Chipping Norton's historic burgage pattern brings with it certain challenges, for while the visible pattern is medieval, the fabric is largely post-medieval (and not protected either by being Listed or Scheduled as an Ancient Monument). This pattern nonetheless represents a tangible and strongly delineated record on the ground of Chipping Norton's early form. Burgage plots such as these are highly vulnerable to changes which, even if small and

seemingly innocuous in isolation, are likely to result in the gradual erosion of this fragile pattern over time.

Any erosion of the legibility of Chipping Norton's historic burgage pattern is likely to cause harm to the established historic character of the conservation area, and should be avoided. Specifically, the lateral subdivision of the long plots should be avoided, as should making openings in the unbroken walling lines that define the plots. Changes that might lead to the plots becoming more pronounced longitudinally, or might enhance their definition (through repairs to their walls, or the closing-up of later openings) represent potential enhancements to the conservation area (White Hart Mews is a recent successful example of this).

1.10.5 MARKET PLACE AND HIGH STREET

- Market Place/ High Street represents core of C13 planned town; a distinctive and highly attractive, slightly tapering rectangular market square lined with, and containing, fine buildings whose frontages date mainly from C18 and C19. The most historically and architecturally important part of the town and CA;
- Alignment of market square along hill contours means space slopes down east to west, with building line on east side noticeably higher than on west side, modifying degree of enclosure and allowing for long views to west;



High Street frontages on east side of Market Place

- Sense of enclosure/ overall integrity of market square compromised to extent by space being bisected diagonally by road through, and by partial opening-up/ demolition of historic frontages in south-west corner;
- From Town Hall to Goddard's Lane to north in particular, highly distinctive architectural character, unlike that of any other settlement in West Oxfordshire: east side with long, straight, tall (3-3½ storey) continuous frontage almost uniformly of high quality, gentrified C18 and C19 frontages (often with earlier fabric behind), shop fronts to ground floor and residential above; mainly ashlar and with variety of high status architectural features (raised window and door surrounds, parapets etc.) and most Listed (some at Grade-II*);



Formal built character on western side of Market Place

- West side (Market Street) similar terrace of frontages, including along West Street as far as junction with Cattle Market, but broken by New Street and compromised by adjacent losses at southern end (area now occupied by supermarket);
- Numerous significant Listed and un-Listed buildings; most notable – as much for landmark status as for architectural quality – is Grade-II* Listed C19 Town Hall, terminating views south along High Street, north along West Street and east up New Street;
- Other landmark buildings include nos. 1 & 2 Middle Row, and Guildhall to north;
- Although Town Hall plays key role as visual stop to south, lateral frontage beyond (south side of Cattle

Market), incorporating no. 1 Market Place in local Baroque style, also significant;

- Character switches beyond Goddard's Lane from square with island block to pair of streets heading at slight angle away from each other (Spring Street and Horse Fair);
- Route narrows briefly between High Street and Horse Fair; between no. 1, Goddard's Lane (Blue Boar) and no. 29 High Street, giving distinctive narrow channel of humbler 2- and 3-storey properties (east side, shops with residential over; west side, long, low range projecting back from Blue Boar public house);
- Street widens again after significant stepping back of frontages on east side, to give looser, less formal streetscape;
- Built character here more varied: mix of building heights (2-3 storeys), mix of forms (terraced, detached and semi-detached), and dates (C17-C20); mainly vernacular but with some higher status features (e.g. raised window surrounds on no. 11 on east side, and ashlar etc. on nos. 8 and 10 on west side);
- Significant landmark structures include no. 9 east side (tall, rendered, C19), no. 8 (The Holt) west side (expensively detailed, C19) and no. 16 west side (onetime public house);
- North end of Horse Fair opens out to large junction, with routes entering from north, north-east and east;
- Area has open, spacious character, with police station forming landmark structure to views uphill from end of Horse Fair, and with significant tree groups on Banbury and Over Norton Roads

1.10.6 MARKET STREET AND SPRING STREET

- Narrow, straight, mainly residential street aligned with, and forming continuation of, West Street, with slight fall from south to north;
- Strong definition given by unbroken terraced housing along much of length;
- South end of street essentially part of Market Place (see above);
- Buildings on east side of street on contour further up slope, giving distinctive stepped streetscape;
- Buildings on east side between no. 1 Middle Row and Chequers Inn (at top of Church Street) essentially belong to island blocks cut through by lateral streets, with distinctive larger volumes (of 2½ or 3 storeys);
- Buildings on west side and on east side beyond



Market Street/ Spring Street looking north

Chequers Inn of fairly uniform vernacular character; of 2 or 2½ storeys (mainly 2 storeys at north end), and dating from C17-C19;

- North end of street flanked by buildings associated with Chipping Norton Memorial Hospital: mostly C20 and of limited merit (and representing significant potential for enhancement), with notable exception of attractive original C19 entrance block with north-facing elevation and C19 block on opposite side of street;
- Significant/ landmark buildings include no. 1 Middle Row, Chipping Norton theatre (with shaped gable) and Listed Chequers Inn, both on east side;
- Significant views include channelled views up and down street, and longer views from the tops of Church Street and Church Lane to the north-west;
- Significant established tree group at north end of street.

I.10.7 CHURCH STREET AND CHURCH LANE

- Steeply sloping, lane-like streets aligned parallel to one another and dropping north-west from Market Street;
- Church Street gently curving, with outside of curve on south side given definition by mix of buildings set close to road;
- North side loosely defined, with mix of mainly detached properties set well back from road (including



Seventeenth-century almshouses on Church Street

large C19 vicarage standing in extensive grounds) – but with strong walling line (dry stone) and trees towards bottom of hill;

- Mix of mainly C19 and C20 houses, some detached and some in short terraces, of 2, 2½ and 3 storeys;
- Significant, attractive C17 Listed (Grade-II*) Cotswold vernacular almshouses on north side;
- Important Grade-I Listed medieval church at bottom of hill in sloping churchyard, surrounded by established trees;
- Contained views up and down hill, and distant views from top of hill across to landscape to north-west;
- Church Lane has unkempt, rural lane character, sloping steeply from Market Street into open countryside;
- Lane given definition by strong walling lines along entire length;
- ‘Gateway’ C19 buildings at top of street, and substantial and highly distinctive C19 detached house (the Elm) on south side, standing in extensive grounds;
- Bottom end of lane terminated by small C19 house with castle mound (Scheduled Ancient Monument) beyond; the lane petering out to track/ footpath, skirting castle mound to south;
- Significant near and distant views across open countryside to north and west; and views of church to south-west.



Church Lane looking west



New Street, north side

1.10.8 NEW STREET

- Main, arterial road (A44) entering Chipping Norton from west, entering town uphill on straight axis;
- Lower part of road (around Penhurst School) loosely defined: wide road and pavements/ key open space on north side, housing set well back from road;
- Entry into town strongly characterised by trees: some lining road, some back from road in gardens/ open space on north side;
- Mix of C18 and C19 detached and semi-detached properties on south side at bottom of hill, set well back from road;
- North side of road here dominated by significant, large C19 landmark building (Penhurst School) set back from road within large, open green space with impressive mature trees (some Yews and C19 specimen trees, including Wellingtonia etc.);
- Historically significant early track/ lane (*Lover's Lane* or *Love Lane*), now public footpath, running between New Street and church of St Mary to north along eastern edge of Recreation Ground, has unspoilt rural character (once linked Common with cattle pound);
- South side of road has significant, prominent gateway structure in no. 72: attractive, un-Listed C17/ C18 house overlooking open landscape to south-west;
- Street becomes more defined towards top of hill, flanked by regular building lines but still wide (not strongly contained);
- Trees also feature here, but more formally arranged, lining road;
- North side of upper part of street (Diston's Place to Market Place) characterised by housing of fairly uniform type and appearance: C18/ C19, vernacular, of 2½ or 3 storeys, mostly terraced (except detached church and no. 41, and semi-detached nos. 47 & 49), with supermarket and associated car park at top of street;
- South side of upper part of street, below car park entrance, with greater scale and massing; more formal, higher status character, with nos. 28-32 relating to C18/ C19 built character of High Street, and gentrified housing stepping down hill;
- South side of upper part of street, above car park entrance, also distinctive: C17-C19, mostly Listed, shop/ residential mix, continuous stepped terrace, almost all with 3-storey canted bay windows;
- Significant buildings in upper part of street include Listed C18/ C19 Baptist Church and C17 houses on north side, and Listed onetime school (built on site of original manor house) and King's Head Court (Grade-II*) on south side;
- Significant spur of C19 development (Diston's Lane) at 90° to street on north side, accessed through carriage entrance and forming intimate, mainly C19 streetscape of semi-detached and terraced houses; also, lesser spur in form of King's Head Mews at 90° to street on north side, accessed via carriage entrance through King's Head Court;

- Significant views: tree-lined up street to Town Hall in Market Place, and down street to open land to west; across open area to Penhurst School; from bottom of street across landscape to west and south-west;
- Recreation ground and Chipping Norton Regulated Pastures represent significant areas of open space; latter in particular a strikingly attractive and unspoilt area of rural, common land (Chipping Norton Regulated Pastures) – with fine views along valley to Bliss Mill and beyond.

1.10.9 WEST STREET/ CHURCHILL ROAD

- Distinctive, meandering arterial road, mainly residential but with shops at north end, following hill contour on southerly course from market area, before curving round to west;
- Character varies along length, in three distinct phases;
- Between Market Place and junction with Burford Road, street forms continuation of Market Street to north, and is wider than to south;
- Built character here initially that of High Street: 3 storeys, C18/ C19, formal (landmark buildings include un-Listed church and telephone exchange – former post office – building between nos. 13 & 15, west side);
- Significant open space in form of small, triangular area on east side (giving views to old telephone exchange) and large garden setting of ‘Manor House’ (now identified as former Parsonage House of Rectors, Dean and Chapter of Gloucestershire), on west side;



West Street looking north-east

- Between junction with Burford Road and junction with Leys to south, street has distinctive narrow trailing form, given strong definition by long terraces with narrow pavements;
- Properties here of between 2 and 3 storeys, mainly C18 and C19, with some C17 properties (including College Place) and some C20 infill;
- Character of street changes opposite Leys, with substantial terraced housing on east side set back from road behind front gardens of varying depth (housing here aligned along contours rather than respecting course of road);
- Terraces on east side here are late Victorian, of 3 or even 3½ storeys;
- West side of road here ill-defined, with parking spaces etc., and with distant views to west;
- Long, contained views channelled along narrow streets by terraced housing, and distant views over landscape to north-west between houses and opposite nos. 12-32 (east side). Views north terminated by Listed Town Hall.

1.10.10 THE LEYS

- Straight, broad, sloping residential street running downhill from south-east to north-west;
- Street given definition by straightness and steep slope more than by buildings, which are mostly detached or semi-detached and set back from road behind generous



Set-back three-storey terraces on Churchill Road



The Leys, north side looking west

pavements and narrow front gardens or parking areas (edges further softened by street trees);

- Built character dominated by C19 housing, mostly in form of detached or semi-detached houses but with some terraces, with some C20 infill;
- Predominant building height of 2 storeys, but with some 2½ storey structures (most notably, nos. 15-27, north side);
- Longer terrace (nos. 53-67, north side) with markedly stepped roofline, striking for being red brick (material encountered only rarely in Chipping Norton);
- Striking, loosely-channelled views up and down street, and 'glimpsed' lateral views between housing to trees and open space beyond on north side;
- Significant longer-distance views across to opposite side of valley to north-west;
- To south-east of junction with Cross Leys, street changes direction slightly and narrows as it climbs uphill to junction with Churchill Road;
- Here, Leys becomes more strongly defined by housing and walls, with almost no paving;
- Between line of Cross Leys and Churchill Road to south-east, housing either aligned with Churchill Road (thus lying along, rather than across, hill contours) or set at 90° to this;
- Former Pest House (now house) established as place of isolation at some time during first half of C18 in pastures (*leys*) outside the built-up areas of town;
- Area evidently developed prior to Leys-proper further

to north-west (probably in C18 and first half of C19);

- Highly distinctive spurs of C19 development here, in form of short cul-de-sacs (such as Alexandra Square to west), C19 terraces (such as Blenheim and Alfred Terraces to east) – both of which lie along hill contours – and other C19 terraces (such as Paradise Terrace to west) which lie at 90° to these;
- Significant long views of landscape to north-west from top of street; and of street from Worcester Road to north-west.

1.10.11 BLISS MILL

- Extremely fine Grade-II* Listed C19 tweed mill (now converted to flats) forming memorable landmark building in highly attractive and unspoilt rural valley landscape setting;
- Main mill building accompanied by several other locally Listed C19 structures, including some original cottages;
- Mill and landscape setting intimately linked (setting is key aspect of mill's character and history, with 'parkland setting' identified in List entry);
- Mill – and particularly chimney – visible in significant long views, including from edge of town to east, Worcester Road to north and Churchill Road to south; also, significant views out from mill buildings over surrounding landscape.

PART TWO:

PROPOSALS FOR THE PRESERVATION AND ENHANCEMENT OF CHIPPING NORTON CONSERVATION AREA

2.1 NATIONAL POLICY & GUIDANCE

2.1.1 Central government policy on conservation areas is primarily contained in: *The Planning (Listed Buildings and Conservation Areas) Act 1990*; the *National Planning Policy Framework (NPPF)*, and *Planning Policy Guidance 15 (PPG15) – Planning Policy Guidance: Planning and the Historic Environment*. These cover the designation of conservation areas and the responsibilities that arise from designation.

2.1.2 Local planning authorities have a duty under section 71 of the 1990 Act, to designate as conservation areas any areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance; and to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.

2.1.3 Part 12 of the NPPF asserts that a positive strategy for the conservation and enhancement of the historic environment should be set out in the Local Plan, and includes specific guidance on conservation areas.

2.1.4 PPG15 develops the policies, aims and aspirations of the 1990 Act, urging local authorities: to maintain and strengthen their commitment to stewardship of the historic environment, and to reflect this in their policies and their allocation of resources.

2.1.5 The above themes are further developed by guidance from English Heritage contained in: *English Heritage – Understanding Place: Conservation Area Designation, Appraisal and Management (2011)*.

2.2 THE LOCAL PLAN

2.2.1 The primary source of reference for development policies relevant to Chipping Norton is the *West Oxfordshire Local Plan 2011* (adopted 2006). Copies of the Local Plan can be inspected at: www.westoxon.gov.uk, or by visiting the Council's offices at: Elmfield, New Yatt Road, Witney, OX28 1PB. In due course the Local Plan 2011 will be superseded by a new Local Plan.

2.2.2 The current Local Plan contains three policies directly relevant to conservation areas: Policies BE5, BE5A and BE6 (see *Appendix 5*). With any proposed development within a conservation area, care will have to be taken to ensure that no harm is caused to the character or appearance of the area.

2.2.3 As well as specific policies for development in conservation areas, the Local Plan also contains other development criteria relevant to Chipping Norton (including policies relating to Listed Buildings, un-Listed vernacular buildings, advertisements and signage).

2.2.4 In relation to housing provision, Chipping Norton is classed as a Group C settlement (a Service Centre) and is covered by policy H7, which states that new dwellings may be permitted in the following circumstances:

- a) infilling;
- b) rounding off within the existing built-up area;
- c) the conversion of appropriate existing buildings; and
- d) on sites specifically allocated for residential development in this plan.

2.3 PLANNING IMPLICATIONS OF CONSERVATION AREA STATUS

2.3.1 Conservation area status brings with it certain restrictions to the Permitted Development rights (PD rights) enjoyed by homeowners and businesses – i.e. the rights to carry out development without Planning Permission. The following are examples of forms of development that *may* require Planning Permission within a conservation area, but that *may not* require it outside a conservation area:

- Extensions to the side of a property;
- Two-storey extensions to the rear of a property;
- External cladding of a property (including stone, artificial stone, pebble dash, render, timber, plastic or tiles);
- Alterations to roofs for the enlargement of a property;
- Some new windows (including dormers and roof lights);
- Satellite dishes, antennae, chimneys and other elements added to, and protruding from walls or roof slopes fronting the highway or forming the main or side elevation of a property;
- The erection of some structures within the curtilage of a property (including garages, sheds, outbuildings etc.)

(NB this is not a definitive list, and for the avoidance of doubt you should contact the Planning Department).

2.3.2 For the demolition of structures with volumes exceeding 115 cubic metres, an application for Conservation Area Consent will usually need to be made (in addition to any other consents required for subsequent development). Where the proposed demolition is the necessary prelude to new development, Conservation Area Consent will not generally be granted in the absence of details of that development, in order that the relative merits of what exists on the site and what is proposed for the site may be set against one another.

2.3.3 Works to trees are restricted within conservation areas. Owners of trees in conservation areas must give the Council six weeks notice of their intention to carry out works (i.e. lopping, topping or

fellings) to a tree or trees prior to carrying out any works. This applies to trees with trunks greater than 75mm in diameter, but does not include fruit trees or saplings.

2.3.4 In planning terms, the overarching aspiration within conservation areas is not to stop development, but sympathetically to manage change in an area recognised as being special and worthy of protection. An accumulation of poorly judged additions or losses of traditional features, each apparently minor in its own right, can cause significant harm to the character of the conservation area as a whole.

2.4 LISTED BUILDINGS

2.4.1 Chipping Norton is rich in statutorily Listed buildings. There are 126 in the town, including one building Listed at Grade-I, 11 Listed at Grade-II* and 114 Listed at Grade-II (see Appendix 2). Both individually and collectively, these structures contribute enormously to the appearance, interest and history of the town.

2.4.2 Buildings are placed on the Statutory List because of their architectural or historic interest, or a combination of both. In this way they are deemed to be of special merit and worthy of protection. Both the established character and the actual fabric of the structure are protected by the fact of Listing.

2.4.3 With all Listed Buildings, the whole of the Listed Building – inside and out, and including poor quality/ later additions – is covered by the Listing.

2.4.4 Any material alteration to a Listed Building will require Listed Building Consent (in addition to any other permissions required, such as Advertisement Consent or Planning Permission). However, strictly like-for-like repairs (in terms of both materials and design) do not generally require Listed Building Consent.

2.4.5 In addition to works to a Listed Building, alterations to structures deemed to be within the curtilage of a Listed Building may also require Listed Building Consent (e.g. a boundary wall attached to a Listed Building or an agricultural outbuilding associated with a Listed farmhouse). *NB The criteria for curtilage Listing are not straightforward, and for the avoidance of doubt, please contact the Planning Department.*

2.4.6 For any application involving a Listed Building to be successful, the proposals should entail no harm to the character, fabric or setting of the Listed Building in question. If harm is likely to result, it is unlikely that the proposal will receive support. It is also necessary to demonstrate an understanding of the significance of the Listed Building, and to explain in light of this understanding the impact of any changes upon its character or fabric, and in what ways the architectural or historic significance has been taken into account and acted upon in the application. Such information should be commensurate with the level of significance (i.e. the grade of Listing) and should be presented in the form of a Design and Access Statement.

2.4.7 Unauthorised work to a Listed Building constitutes a criminal offence. The Local Authority and the Secretary of State have a range of powers at their disposal to ensure that Listed Buildings are protected and kept in good repair.

2.5 LOCALLY LISTED BUILDINGS

2.5.1 Besides statutorily Listed Buildings, Chipping Norton is also rich in Locally Listed Buildings, with 468 in the conservation area. A list of the Locally Listed Buildings in Chipping Norton is contained in *Appendix 3*.

2.5.2 Both individually and collectively, Locally Listed Buildings form highly significant components of the built environment, positively contributing to the appearance, character and fabric of the conservation area. Many of these buildings are good examples of local vernacular architecture: period buildings of sound, unpretentious design constructed from local materials. A number of these buildings play a particularly significant role within the conservation area, for example due to their landmark status or their architectural quality: these are highlighted in bold, and their local significance outlined in *Appendix 3*.

2.5.3 Local Listing is not a statutory designation, but seeks to recognise buildings which nonetheless make a significant contribution to the character of the conservation area, or that have some architectural or historic merit.

2.5.4 Local Listing is supported by guidance contained in PPS5 – which offers planning protection

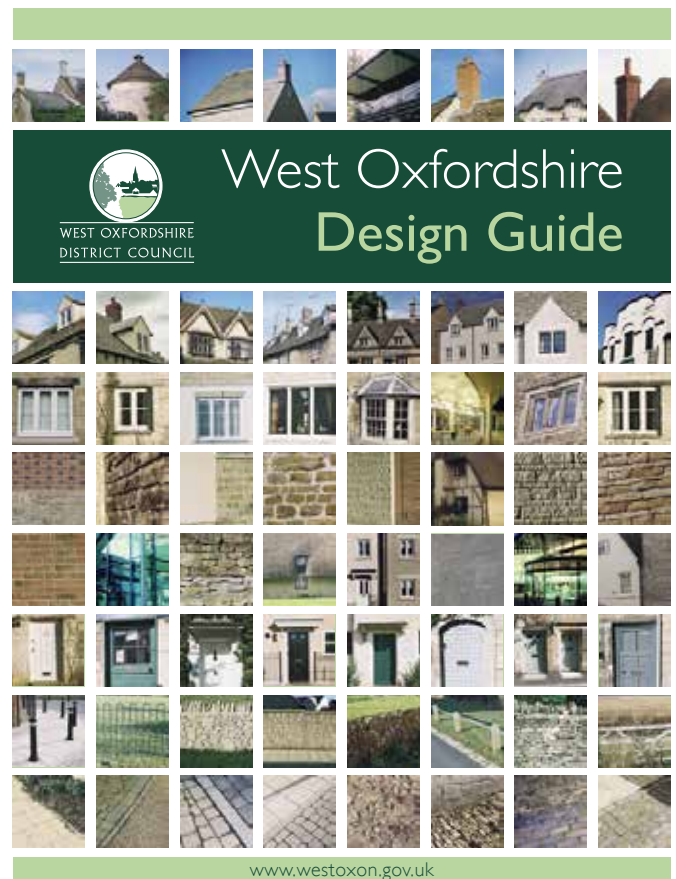
for heritage assets, whether designated or not – and additional guidance published by English Heritage (*Good Practice Guide for Local Listing: Identifying and Managing Significant Local Heritage Assets*).

2.6 THE WEST OXFORDSHIRE DESIGN GUIDE

2.6.1 The *Design Guide* provides additional guidance on: local characteristics; new development; sustainable building design; Conservation Areas and Listed Buildings; alterations, extensions, conversions and repairs to traditional buildings; the District landscape context; and a range of other design related issues. Detailed design advice, with lists of practitioners, is contained in the appendices, and includes material on: stonework, thatching, paintwork, joinery and barn conversions.

2.6.2 The *Design Guide* has Supplementary Planning Document (SPD) status, and as such is a material consideration in Planning Applications.

2.6.3 The *Design Guide* is available online at: [www.westoxon.gov.uk/planning/Design Guide.cfm](http://www.westoxon.gov.uk/planning/Design%20Guide.cfm). Copies can also be purchased from Planning Services.



2.7 PRESERVATION AND ENHANCEMENT OF THE CONSERVATION AREA

2.7.1 Within Chipping Norton conservation area the existing buildings, land uses, historic settlement patterns and open spaces should remain largely undisturbed. Where development is allowed, the following guidance is offered in order to preserve and enhance the appearance and character of the conservation area.

2.7.2 Any new buildings, and extensions to existing buildings, must be well designed in themselves, and must be sympathetic to the established character of the area. They should respect the form, scale and materials of the adjoining and surrounding buildings.

2.7.3 Special care must be taken to ensure that views into and out of Chipping Norton, as well as views within Chipping Norton, are not harmed. New development must incorporate existing features of historic, visual or natural importance, such as trees, hedgerows, ponds, stone walls, paths and tracks.

2.7.4 Materials for new building works should be sympathetic to those prevailing in the area. In prominent or sensitive sites natural stone will usually be the most appropriate material. The conversion of redundant historic buildings should respect the original character of the building and its setting, and any historical features of interest should be retained.

2.7.5 Large extensions or an accumulation of extensions can easily obscure the simple form of traditional buildings, and should be avoided. Important groups of buildings often have a special value and historic character which can be harmed by new development (however well designed). It should be recognised that in these instances extensions may not be acceptable.

2.7.6 Trees and tall hedgerows which make a contribution to the conservation area should not normally be removed unless dead, dying or dangerous. Anyone wishing to prune or remove a tree must first notify the Planning Department.

2.8 REPAIRS TO TRADITIONAL BUILDINGS

2.8.1 The repair of traditional windows and doors is often a better and cheaper alternative to wholesale replacement. Draughty and ill-fitting windows and doors often only need stripping of old paint layers. For reducing noise and draughts, secondary glazing and draught proofing are very effective alternatives to sealed unit double glazing.

2.8.2 Traditional window designs are fundamental to the character of local buildings. When replacement windows are installed these should match the original designs. Modern top hung night vents and large sheets of fixed glazing are rarely appropriate. Timber windows and doors are generally appropriate.

2.8.3 Modern substitutes such as uPVC and aluminium do not look the same, and generally have poor environmental consequences. Modern Georgian style doors with integral fanlights have no historical basis and should be avoided.

2.8.4 Paint is the traditional finish for external joinery. European hardwoods such as oak and elm were usually left unfinished to weather naturally. Timber stains and varnishes are modern introductions, and need to be chosen with care to avoid inappropriate colours.

2.8.5 The re-pointing of stone walling and brickwork should always be undertaken with great care, as the visual character of a building or boundary wall can be harmed by ill-advised work. Hard cement-rich mortars and raised ribbon pointing should be avoided. Bagged mortar joints are the traditional finish in the District.

2.8.6 Roughcast render on stone buildings is a traditional finish, and should be retained where existing. Removal of stucco or render finishes can expose poor quality porous stone to unacceptable weathering. External finishes of this kind were often an essential part of the original architectural concept, and they should be retained or restored wherever possible.

2.8.7 Stone or brick walling should not be painted as this can lead to damage of the walling materials, as well as resulting in dramatic visual alteration.

2.9 ALTERATIONS AND EXTENSIONS

2.9.1 Traditional but often un-Listed buildings are vital components of the character of the conservation area. Seemingly small but inappropriate alterations to these buildings can easily damage the appearance of the wider area. Buildings may need altering or enlarging from time to time to meet the evolving needs of successive owners. However, many existing buildings in Chipping Norton have a scale and character worthy of retention. Whilst the Council recognises that many buildings have the potential to provide additional space, this should not entail damage to the special character of the conservation area.

2.9.2 Apart from general Planning and Highway considerations, it is expected that in all cases the basic size of the existing property will be respected and that alterations and extensions will take into account the scale and character of the original form. Within the conservation area, extensions will not be allowed to fill private gardens or create sub-standard living conditions. Similarly, extensions which lead to a loss of daylight to neighbouring dwellings or create problems of loss of privacy will not be supported.

2.9.3 In terms of design there are two broad approaches to extending Listed or period properties, both of which have the potential to be successful: traditional or modern. Fundamental to the success of either is the need for the design to be wholeheartedly one thing or the other, rather than an unresolved mixture of both approaches.

2.9.4 In the case of a traditional extension, the building is enlarged using the same language of design and the same materials. Thus, a vernacular stone house might be enlarged through the addition of a gabled extension to the rear, of traditional form, and with detailing and materials to match those of the host structure. In its favour, this approach can serve the continuity of local building traditions.

2.9.5 In the case of a modern extension, the building is enlarged using a different language of design and different materials. Thus, a vernacular stone house might be enlarged through the addition of a modern extension to the rear, of untraditional form and materials (for example, flat-roofed and of glass and

timber). In its favour, this approach makes the new chapter in the story of the building clearly legible, by conspicuously differentiating new from old.

2.10 HIGHWAYS AND PUBLIC SPACES

2.10.1 The County Highway Authority, District Council and Environmental Services, Statutory Undertakers and Chipping Norton Town Council will be encouraged to exercise particular care to ensure that where work does take place within the Highway or public spaces, that the design of materials and details positively preserves and enhances the visual character of the conservation area.

2.10.2 All proposals for new or replacement poles, masts, streetlights, overhead cables, utility boxes, traffic signage and traffic calming measures should be subject to consultation with the Town Council and Local Planning Authority. The use of standard fittings or components is unlikely to preserve or enhance the character of the conservation area.

2.10.3 All new work should be fitted sensitively into the existing context. Physical measures should involve minimal visual interference with the established townscape. The installation of any new or replacement overhead cables will not be supported.

NB For further guidance on streets and street clutter, see 'Streets for All', published by English Heritage.

2.11 LANDSCAPE, TREES, OPEN SPACES AND VIEWS

2.11.1 For any new building, or extension to an existing building, the existing landscape, vegetation and wildlife context must be carefully considered. Established plant and animal communities must be conserved during and after construction, and provision must be made for such assets into the future. Biodiversity enhancements may be possible through the creation or restoration of habitats, which support rare or protected species. Planting schemes should reflect not only the broad landscape character, but also the specific local context as described in the West Oxfordshire Landscape Assessment (see *Appendix 4*) and elsewhere (including the *West Oxfordshire Design Guide*).

2.11.2 Trees play an important role throughout the conservation area: lining the entries into the town; around the church and castle mound (and to the north and west of this) where dense groupings of mature trees are fundamental to the setting of the Grade-I Listed parish church; in New Street, in the area of open land in front of Penhurst School on the north side of the road (including C19 specimen trees); and lining the road at the top of the hill to the east; formally along the Banbury and London roads; lining and criss-crossing the bowl-shaped valley setting of Bliss Mill

2.11.3 As well as being important natural components in their own right, trees and hedgerows form vital habitats for wildlife, and can provide important corridors between isolated habitats. Some hedgerows and trees are protected by law, so if your application involves the removal of a part or the whole of a hedge or tree, you should first contact the District Landscape and Forestry Officer. If the application involves planting, careful attention should be paid to the species used.

2.11.4 The key tree species for the wider Wolds landscape occupied by Chipping Norton include Beech, Ash, Field Maple and Hawthorn. Other significant species include Oak and Sycamore. Within the town itself, Lime, Sycamore, Horse Chestnut and London Plane are prevalent. The area of open space in front Penhurst School on New Street contains numerous Yew trees and three mature Wellingtonias.

2.11.5 Isolated trees and groups of trees can positively contribute to the appearance and character of the conservation area. Where this is the case, the loss of such trees should be avoided.

2.11.6 Areas of open space, too, contribute much to the appearance and character of the conservation area. The integrity of these areas should be preserved and, where possible, enhanced.

2.11.7 Views within, into or from the conservation area are worthy of protection, and should be considered as part of any development proposals in and around the conservation area.

NB The wider landscape setting of Chipping Norton is analysed in detail in the West Oxfordshire Landscape Assessment, 1996, and is included in Appendix 4.

2.12 BUILDING MATERIALS

2.12.1 WALLS

TRADITIONAL:

- Predominantly local grey oolitic limestone, typically used in rubble or rough dressed form, in variety of course heights, or un-coursed, with lime mortar;
- Unusually widespread use of ashlar-cut limestone, most notably in and around Market Place, where this is employed for many C18 and C19 frontages; also used for details (such as quoins, door or window surrounds) on buildings otherwise constructed of coursed and dressed – or even rubble – stone;
- Occasional red brick as secondary material (mainly for chimneys) and only rarely for complete buildings (such as Victorian terrace on the Leys);
- Painted and rendered finishes rare.

POTENTIAL ALTERNATIVE:

- Artificial or reconstituted stone of a sympathetic colour and texture may be appropriate for some new buildings, but rarely for extensions to traditional buildings and almost never for extensions to Listed Buildings.

2.12.2 ROOFS

TRADITIONAL:

- Predominantly, local grey oolitic limestone or Stonesfield slates, employed at angles of 45° or steeper (and rarely shallower than 40°). These are still available from reclamation yards, though are costly;
- Welsh or blue slate, particularly on 19th-century buildings. True Welsh slate is available from reclamation yards, and newly quarried from a handful of still operational Welsh mines. Other blue slates, of variable colour and texture, are imported from Spain and China.

POTENTIAL ALTERNATIVES:

- Newly-dug stone slates. There are a number of quarries in the Cotswolds producing new natural stone slates. These differ in colour and texture from local stone slates, but may be a preferable to artificial stone slates – especially on Listed Buildings. Additionally, their

use sees the continuation of traditional sources of local vernacular materials;

- Artificial stone slates of a sympathetic colour and texture. These may occasionally be acceptable as an alternative to natural stone slates on extensions or new buildings, but are unlikely to be acceptable on a Listed Buildings as a replacement for existing natural stone slates;
- Concrete plain tiles of a sympathetic colour and texture;
- Artificial blue slate (there are a range of products, including interlocking tiles, some of which can be used on shallower roof pitches).

2.12.3 BUILT FORM

- Relatively simple two- and three-unit plan forms;
- Unusual variety of residential building heights, ranging from 1½ storeys to 3 storeys (with attic storeys lit by dormers): for example, predominantly 2 storeys along Spring Street, but 3 or 3½ storeys at west end of Churchill Road. Any new development must respond sympathetically to particular context; to scale and height of adjoining buildings;
- Steeply-pitched roofs (generally of 45° or steeper);
- Gabled bays, generally to the rear.

2.12.4 WINDOWS

TRADITIONAL

- Simply detailed side-hung, single-glazed, flush timber casement or sash windows, inset into outer wall face by at least 75mm;
- Plain or chamfered wooden lintels and plain stone sills;
- Gabled dormer windows, usually packed up off purlin, and always smaller than windows in façade below; with simple flush timber casements whose frames define edges of dormer; and with roughcast render to cheeks and gables only.

POTENTIAL ALTERNATIVES:

- Simply detailed side-hung, double-glazed, flush timber casement or sash windows, inset into outer wall face by at least 75mm;
- Traditionally proportioned and simply detailed lead-clad dormers may make an appropriate alternative in some new build contexts.

NB For aesthetic reasons (internal reflections, thicker glazing, and thicker, deeper or attached glazing bars) the conspicuous modernity of double-glazed units can harm the appearance of traditional buildings. Well detailed timber double-glazed flush casement windows (with slim glazing) can sometimes be appropriate for extensions to traditional buildings – and even extensions to Listed Buildings in some cases. uPVC and aluminium windows – mainly for their appearance, but also their poor environmental credentials – are generally not desirable additions to traditional buildings, and are almost never acceptable for Listed Buildings.

2.12.5 DOORS

- Solid planked or panelled timber doors with a plain or chamfered wooden lintel for entrances; solid planked, four- or six-panelled timber doors inside.

2.12.6 OTHER DETAILS

- Simply finished verges and eaves, with plain verges devoid of barge boards or deep overhangs;
- Ridge chimney stacks in natural stone (coursed rubble or ashlar) or brick;
- Black painted metal rainwater goods.

2.12.7 BOUNDARY TREATMENTS

- Predominantly, local grey oolitic limestone, typically used in rough dressed form in narrow courses, for boundary walls;
- Low boundary walls generally laid dry (un-mortared), and topped with random upright stones or curved mortar coping;
- Taller boundary walls generally laid dry or mortared, and topped with random upright stones, curved mortar or flat stone or concrete coping;
- Occasional reconstituted stone or red brick for boundary walls in limited circumstances only, such as to the rear of properties;
- Traditional metal railings (including the replacement of lost metal railings) in appropriate circumstances.

NB The burgage walling found to either side of the Market Place forms a precious but highly vulnerable aspect of the town's historic character and fabric. The mostly unbroken lines of this walling should remain largely undisturbed. Losses to this walling over time are likely to cause irreversible harm to the historic topography of the old town.

2.12.8 SURFACE TREATMENTS

- Granite setts, York stone paving and Staffordshire blue pavements are among a number of traditional surface treatments that survive. These should be retained where existing or considered as part of new landscaping schemes;
- Blue concrete pavements (akin to Staffordshire pavements) for pedestrianised road surfaces; granite or concrete block pavements (in place of traditional stone setts) for traffic calming strips or vehicle crossovers; imitation stone flagstones of suitable colour and texture instead of plain concrete slabs.

2.13 THREATS TO THE CHARACTER OR APPEARANCE OF CHIPPING NORTON CONSERVATION AREA

2.13.1 SURFACES AND STREET FURNITURE

- Potential harm: Poorly chosen or generic surface materials, street furniture and signage represent a potential threat to the visual quality and character of the main retail streets, especially in High Street and the Market Place. The use of standard surfaces for paving and roads, standard street fittings chosen with little regard to local context, and poor quality signage, does nothing to enhance local character, and cumulatively results in visually cluttered streets.
- Recommended mitigation: That great care is taken by the County Highway Authority, the District Council and Environmental Services, Statutory Undertakers and Chipping Norton Town Council when deciding upon and implementing such works within the conservation area; that surface materials and street furniture are chosen with due regard to local traditions and archetypes; and that efforts are made to conceal or make less obtrusive necessary services and service fittings.

2.13.2 LOSS OF TRADITIONAL WALLS, INCLUDING BURGAGE WALLS

- Potential harm: Traditional stone walls are the key boundary feature of the conservation area, binding together the buildings and defining gardens and curtilages. The deterioration or loss of such walling

over time is likely to result in harm to the character and appearance of the conservation area. Trailing back from the frontages along both sides of the Market Place are parallel walls which follow the outlines of the medieval burgage plots. It is unclear how much, if any, of this walling is medieval; however, damage to this historic settlement pattern through the loss of this walling is likely to result in irreversible harm to the conservation area.

- Recommended mitigation: That great care is taken by the owners of relevant homes and businesses, the County Highways Authority, District Council, Statutory Undertakers and Chipping Norton Town Council when deciding on or implementing works in these parts of the conservation area, in order to ensure that the historic burgage patterns are not eroded by losses to this walling.

2.13.3 MAINTENANCE OF LISTED AND LOCALLY LISTED BUILDINGS

- Potential harm: Inadequate maintenance of period buildings not only threatens lasting harm to the buildings themselves, but also to the conservation area more widely. A small number of period buildings in the conservation area have been poorly maintained and are in a condition that is giving rise to concern. A number of good quality un-Listed period buildings have been unsympathetically altered over time, including most conspicuously through the use of uPVC or aluminium windows and doors.
- Recommended mitigation: As a first step – and in order to avoid the need to take enforcement action – letters should be sent out to the owners of any Listed Buildings that, through their condition, are giving cause for concern, explaining what their responsibilities are. The condition of such buildings should be monitored over time. The question of what to do in respect of un-Listed structures of merit is more difficult, but should include making information about local vernacular characteristics – traditional windows and features for example – as widely available as possible.

2.13.4 NEGATIVE BUILDINGS

- Potential harm: There are a number of poor quality, redundant C20 buildings, mainly associated with

Chipping Norton Memorial Hospital and located to either side of the Over Norton Road and in Spring Street. These buildings, both because of their lack of architectural merit and their poor condition are having a detrimental impact on the conservation area.

- Recommended mitigation: Should an opportunity arise, any one of these potential sites would represent a clear opportunity for enhancement within the conservation area.

APPENDIX I

PROPOSED CHANGES TO CHIPPING NORTON CONSERVATION AREA BOUNDARY

The Planning (Listed Buildings and Conservation Areas) Act 1990 makes it a duty of Local Planning Authorities not only to designate conservation areas, but also periodically to review the boundaries of existing CAs. Legitimate amendments to CA boundaries include both extensions and contractions: the former in order to include areas whose architectural or historic significance has gone previously unrecognised; and the latter in order to remove from the CA areas that do not, or no longer, merit inclusion.

Following internal review, it is proposed to make two significant contractions to the boundary, and two significant extensions. The contractions would entail the removal from the CA of two areas dominated by 20th-century housing: one in the north of the settlement, along the western side of the Over Norton Road; and another on the east side of the settlement, to the east of Albion Street. Neither can claim to be of special architectural or historic significance, nor can either claim to be fundamental to the setting of areas of architectural or historic significance.

The extensions would entail the inclusion of the Recreation Ground and parts of Chipping Norton Regulated Pastures to either side of the Worcester Road; and of the Leys (an addition that would join together the two previously detached portions of the CA). Chipping Norton Regulated Pastures is historically significant in its own right, but is also fundamental to the landscape setting of Bliss Mill to the south-west. The Recreation Ground and the adjoining slope to the west meanwhile, form a continuation of this green edge north to the wooded area to the west of the church of St Mary, and again plays an important role in the setting of the town.

The Leys (including the extension south-westwards of West Street) is highly distinctive, being straight and steeply sloping, and dominated by locally characteristic late 19th-century housing (much of it Locally Listed). The street is clearly visible from the opposite side of the valley, and forms a striking aspect of the town's

Victorian growth. Further up the slope to the south-east, but this time orientated along the contours, are a number of distinctive short terraces, also belonging to the 19th century.

In addition to the above, there are a number of smaller adjustments to the CA boundary, the majority of which are intended as clarifications of the existing boundary, in order to ensure that they follow more closely actual lines on the ground (at present, the boundary occasionally fails to follow such lines – a situation that can lead to confusion when it comes to ascertaining what does and does not lie within the CA).

APPENDIX 2

CHIPPING NORTON – LISTED BUILDINGS

Buildings at Grade-I

3/1 Church of St Mary

Buildings at Grade-II*

3/6 CHURCH STREET (north side) Nos 1-4 (consecutive, Almshouses)
 3/16 HIGH STREET No 7
 3/20 HIGH STREET No 15
 3/21 HIGH STREET White Hart Hotel
 3/24 HIGH STREET No 20
 3/37 MARKET PLACE No 15
 3/38 MARKET PLACE No 16
 3/39 MARKET PLACE No 20
 3/42 MARKET PLACE Town Hall
 3/68 NEW STREET (south side) King's Head Court (formerly listed as King's Head Yard Nos 1 and 2)
 4/90 Bliss Tweed Mill

Buildings at Grade-II

3/101 MARKET SQUARE K6 Telephone Kiosk
 3/2 Graves and Wheeler tombs to SW of St Mary's Church
 3/3 Kerby family tombs to NE of St Mary's Church
 3/96 Row of 3 Bale tombs about 12 yards SE of S porch of St Mary's Church
 3/97 Richard Philips memorials about 10 yards south of south porch of St Mary's Church

Chipping Norton

- | | | | |
|-------|---|-------|---|
| 3/98 | William Brown tomb about 13 yards SE of south porch of St Mary's Church | 3/8 | CHURCH STREET (south side) No 6 |
| 3/99 | Chest tomb about 7 yards SE of south porch of St Mary's Church | - | CHURCH STREET (south side) No 7 |
| 3/100 | Chest tomb about 7 yards east of south porch of St Mary's Church | 3/10 | DISTONS LANE (east side) No 45 |
| 3/101 | 2 Gibbs memorials about 25 yards south of south porch of St Mary's Church | 3/10A | DISTONS LANE (east side) No 47 |
| 3/102 | George Wells memorial about 27 yards SE of south porch of St Mary's Church | 3/11 | GODDARDS LANE (north side) Blue Boar |
| 3/103 | Joseph Gibbs memorial about 28 yards SE of south porch of St Mary's Church | 3/73 | GODDARDS LANE No 9, The Chequers Public House |
| 3/104 | William Beck memorial about 33 yards SE of south porch of St Mary's Church | 3/12 | HIGH STREET No 1 |
| 3/105 | 2 Gibbs memorials about 30 yards SE of south porch of St Mary's Church | 3/13 | HIGH STREET No 2 |
| 3/106 | Pagett memorial about 35 yards SE of south porch of St Mary's Church | 3/14 | HIGH STREET No 5 |
| 3/107 | Chest tomb about 10 yards east of SE end of south aisle of St Mary's Church | 3/15 | HIGH STREET No 6 |
| 3/108 | Colbourn memorial about 7 yards east of east end of St Mary's Church | 3/17 | HIGH STREET No 8 |
| 3/109 | Chest tomb about 7 yards east of east end of St Mary's Church | 3/18 | HIGH STREET No 9 |
| 3/110 | Chest tomb about 2 yards east of east of east end of St Mary's Church | 3/19 | HIGH STREET Nos 11 and 12 |
| 3/111 | Pair of bale tombs about 5 yards north east of NE corner of north aisle of St Mary | 3/22 | HIGH STREET No 17 |
| 3/112 | William Guy ledger about 7 yards north-east of NE corner of north aisle of St Mary's Church | 3/23 | HIGH STREET No 19 |
| 3/113 | John Guy memorial about 12 yards NE of NE corner of north aisle of St Mary's Church | 3/25 | HIGH STREET Nos 21 and 21A |
| 3/114 | Group of 3 memorials about 6 yards north of NE corner of N aisle of St Mary's Church | 3/26 | HIGH STREET No 22 |
| 3/115 | 2 chest tombs immediately north of Dawkins Mausoleum at St Mary's Church | 3/27 | HIGH STREET Nos 24 and 25 |
| 3/116 | Thomas Bradley memorial about 10 yards west of St Mary's Church | 3/28 | HIGH STREET No 26 |
| 3/117 | Chest tomb immediately south of Thomas Bradley memorial | 3/29 | HIGH STREET No 28 |
| 3/118 | Pair of Rawlings family memorials about 12 yards SW of West Tower of St Mary's Church | 3/30 | HIGH STREET No 29 |
| 3/119 | Chest tomb about 5 yards west of SW corner of St Mary's Church | 3/31 | HORSE FAIR (east side) La Madonette Restaurant |
| 3/5 | ALBION STREET (west side) Hillside | 3/32 | HORSE FAIR (east side) Key Antiques |
| 2/95 | CHARLBURY HOUSE Oldner House | 3/33 | LONDON ROAD (south side) Holy Trinity RC Church |
| 3/4 | CHURCH STREET Parish Rooms | 3/34 | MARKET PLACE No 1 |
| 3/7 | CHURCH STREET (north side) Gateway and walls to Almshouses | 3/35 | MARKET PLACE The Fox Hotel |
| | | 3/36 | MARKET PLACE No 5 |
| | | 3/40 | MARKET PLACE No 21 |
| | | 3/41 | MARKET PLACE No 22 |
| | | 3/43 | MARKET PLACE Stone Pillar and base of Wayside Cross |
| | | 3/59 | MARKET PLACE Ivy House (formerly listed under Middle Row) |
| | | 3/44 | MARKET PLACE No 1 |
| | | 3/45 | MARKET PLACE No 2 |
| | | 3/46 | MARKET PLACE No 3 |
| | | 3/47 | MARKET PLACE No 4 and 5 |
| | | 3/48 | MARKET PLACE No 6 |
| | | 3/49 | MARKET PLACE No 7 |
| | | 3/50 | MARKET PLACE No 8 |
| | | 3/51 | MARKET PLACE No 9 |
| | | 3/52 | MARKET PLACE No 10 |
| | | 3/53 | MARKET PLACE No 11 |
| | | 3/54 | MARKET PLACE No 12 |
| | | 3/55 | MIDDLE ROW (east side) The Bunch of Grapes Public House |

- 3/56 MIDDLE ROW (east side) No 2
- 3/57 MIDDLE ROW (east side) Nos 10 and 10A
- 3/58 MIDDLE ROW (east side) Guildhall
- 3/60 NEW STREET (north side) No 63
- 3/61 NEW STREET (north side) No 65
- 3/62 NEW STREET (north side) No 67
- 3/63 NEW STREET (north side) Baptist Church
- 3/63A NEW STREET (north side) Jabez Kimber Memorial about 12 yards NW of Baptist Church
- 3/63B NEW STREET (north side) Joseph Hansom Memorial about 11 yards NW of Baptist Church
- 3/64 NEW STREET (south side) No 4 (former George Inn)
- 3/131 NEW STREET No 8
- 3/132 NEW STREET No 10
- 3/133 NEW STREET No 12 and access to 14A (David Geddes)
- 3/134 NEW STREET No 14
- 3/65 NEW STREET (south side) No 16
- 3/66 NEW STREET (south side) Nos 18 and 20
- 3/67 NEW STREET (south side) Chipping Norton Recording Studios (formerly British Schools)
- 3/69 NEW STREET (south side) No 34
- 3/70 NEW STREET (south side) No 36 (Northville)
- 3/71 NEW STREET (south side) No 38
- 3/35 WEST STREET (east side) The Fox Hotel
- 4/74 WEST STREET (east side) No 2
- 4/75 WEST STREET (east side) No 4
- 4/76 WEST STREET (east side) Nos 12 and 14
- 4/77 WEST STREET (east side) No 16
- 4/78 WEST STREET (east side) The Kings Arms Hotel
- 4/79 WEST STREET (east side) Nos 36 and 38
- 4/80 WEST STREET (east side) No 44
- 4/81 WEST STREET (east side) The Bell Public House (formerly listed as No 56 Bell Inn)
- 4/82 WEST STREET (east side) College Place (formerly listed as Nos 1, 2, 3 and 4)
- 3/83 WEST STREET (west side) No 1
- 4/84 WEST STREET (west side) No 9
- 4/85 WEST STREET (west side) The Manor House
- 4/86 WEST STREET (west side) No 21
- 4/87 WEST STREET (west side) No 23
- 4/88 WEST STREET (west side) Rowell's House
- 4/89 WEST STREET (west side) No 43
- 3/91 LONDON ROAD Cotshill Hospital
- 3/92 LONDON ROAD Chapel at Cotshill Hospital
- 3/93 CHAPEL ROAD Gate Piers

APPENDIX 3:

CHIPPING NORTON – LOCALLY LISTED BUILDINGS

Although all of the buildings listed below are locally significant, the buildings highlighted in bold are considered to be of particular local importance because of their prominence as landmark structures or their architectural or historic significance. These buildings are described and their role within the conservation area outlined.

ALBION PLACE (north side) no. 1
 ALBION PLACE (north side) no. 2
 ALBION PLACE (north side) no. 5

ALBION STREET (east side) 1-7 Conygree Terrace

Terrace of 7 houses. Late C19 (datestone for 1876). Roughly coursed, dressed limestone with stone coped verges and Welsh slate roof. 3 storeys. Paired outhouses gable end on to road. Prominent and fairly well preserved late C19 terrace retaining distinctive outhouses on a raised site; a significant and locally characteristic Victorian terrace.

ALBION STREET (west side) nos. 16-18
 ALBION STREET (east side) nos. 17-21
 ALBION STREET (east side) The Barn
 ALBION STREET (east side) The Haven
 ALBION STREET (west side) nos. 22-28
 ALBION STREET (east side) no. 23
 ALBION STREET (east side) no. 25
 ALBION STREET (west side) range opposite no. 25

ALEXANDRA SQUARE (north side) no. 1
 ALEXANDRA SQUARE (north side) no. 2
 ALEXANDRA SQUARE (north side) no. 3
 ALEXANDRA SQUARE (north side) no. 4
 ALEXANDRA SQUARE (north side) no. 5
 ALEXANDRA SQUARE (north side) no. 6
 ALEXANDRA SQUARE (north side) no. 9
 ALEXANDRA SQUARE (north side) no. 10
 ALEXANDRA SQUARE (north side) no. 11
 ALEXANDRA SQUARE (north side) no. 12

BANBURY ROAD (south side) Waverley

BANBURY ROAD (south side) Fenton

Detached house. Late C19. Roughly coursed, dressed limestone with ashlar quoins, door, window surrounds (with raised keystones) and storey band, with pyramidal Welsh slate roof and central stone stack. 3 storeys. Retains original C19 timber sash windows. Prominent and well detailed late C19 house of unusual form and proportions, forming a significant presence on the Banbury Road, conspicuous in views up and down road.

BANBURY ROAD CROSSING (west side)

Chipping Norton Police Station

Police Station. Late C19. Coursed and dressed limestone with ashlar window and door surrounds, pointed arch drip moulds over first floor windows and string course, stone coped verges and Welsh slate roof with stone ridge stacks. 2 storeys with complex cross-gabled plan form. Retains original C19 timber sash windows. Highly prominent landmark building located in wedge between London and Banbury Roads, generally conspicuous at key intersection, terminating views north-east along Horse Fair/ A44.

BANBURY ROAD CROSSING (east side) Beechwood

BANBURY ROAD CROSSING (east side) no. 2

BANBURY ROAD CROSSING (east side) no. 3

CHURCH LANE (south side) no. 4

CHURCH LANE (north side) no. 5

CHURCH LANE (south side) The Elm

Detached house. C19. Uncoursed limestone rubble with ashlar quoins, door and window surrounds, stone faced dormers with stone coped verges flush with façade, decorative timber barge boards. Welsh slate roofs with tall stone stacks. 2½ storeys with complex plan form. Retains original C19 timber sash windows. Large, distinctive, well detailed and characterful C19 house in a memorable, rural trackside setting.

CHURCH LANE (west end) no. 6

CHURCH STREET (north side) The Vicarage

Detached house. C19. Roughly coursed and dressed limestone with ashlar quoins, window and door surrounds, string course continuous with pointed arch drip moulds over first floor windows. Hipped, half-hipped and gabled terracotta tiled roofs with large stone stacks. 2 storeys with complex plan form. Retains

some original windows. A large and well detailed C19 mansion close to the church.

CHURCH STREET (south side) no. 9

CHURCH STREET (north side) house opposite no. 9

CHURCH STREET (south side) nos. 12-13

CHURCH STREET (south side) no. 14 (The Cottage)

CHURCHILL ROAD (north side) no. 2

CHURCHILL ROAD (north side) nos. 4-6

CHURCHILL ROAD (north side) nos. 10-12

CHURCHILL ROAD (north side) nos. 14-20

CHURCHILL ROAD (north side) nos. 22-24

CHURCHILL ROAD (north side) no. 28

CHURCHILL ROAD (north side) nos. 30-32

CROSS LEYS (west end) no. 8

DISTON'S LANE (east side) nos. 1-7

DISTON'S LANE (west side) nos. 2-8

DISTON'S LANE (east side) nos. 9-11

DISTON'S LANE (east side) nos. 13-19

DISTON'S LANE (west side) nos. 14-18

DISTON'S LANE (west side) nos. 20-20a

DISTON'S LANE (west side) nos. 24-28a

DISTON'S LANE (east side) nos. 25-31

DISTON'S LANE (west side) nos. 30-32

DISTON'S LANE (east side) nos. 33-39

DISTON'S LANE (west side) no. 34

GODDARDS LANE (north side) nos. 2-3

GODDARDS LANE (north side) nos. 5-7

THE GREEN (south side) no. 23

HIGH STREET (east side) Withers Court (Co-op)

Shop front/ entranceway. Late C19 (datestone for 1890). Ashlar-cut stone. Ornate stone façade, part-classical, with relief-carved friezes and blank gable, Ionic pilasters to first floor, raised entablatures, balustraded parapet, consoles, ball finials etc., mullioned and transomed first floor windows with shallow projecting central oriel. 2 storeys. Opposite Grade-II* Listed Town Hall. A prominent, highly decorative façade, and a notable C19 addition to the town's most visually sensitive street elevation.

HIGH STREET (east side) no. 10

HIGH STREET (east side) nos. 12-14
HIGH STREET (east side) no. 18
HIGH STREET (east side) nos. 23-24
HIGH STREET (east side) no. 27
HIGH STREET (east side) nos. 30-31

HORSE FAIR (west side) nos. 1a-4
HORSE FAIR (east side) nos. 3-5
HORSE FAIR (west side) no. 6

HORSE FAIR (west side) nos. 8-12

House (No. 8). Late C19. Coursed and dressed limestone with ashlar quoins, door and window surrounds, projecting moulded flat hoods, sills, and string courses. Gabled stone faced half-dormers with stone coped and kneelered verges flush with façade, two-storey canted bay window with shaped parapet. Welsh slate roof with moulded stone ridge end stacks. 2½ storeys. Retains original sash windows. An attractive and expensively detailed late C19 town house prominent in views along Horse Fair/ A44.

HORSE FAIR (east side) nos. 9
HORSE FAIR (east side) nos. 13-35
HORSE FAIR (west side) no. 18 (onetime public house)

KING'S HEAD MEWS (south side of New Street) nos. 2-10

THE LEYS (east side) no. 1
THE LEYS (east side) no. 3
THE LEYS (west side) nos. 8-10
THE LEYS (east side) nos. 9-11
THE LEYS (west side) nos. 14-16
THE LEYS (east side) no. 15
THE LEYS (east side) nos. 17-23
THE LEYS (west side) no. 18
THE LEYS (west side) no. 24
THE LEYS (east side) nos. 25-27
THE LEYS (west side) nos. 30-36
THE LEYS (east side) no. 35
THE LEYS (east side) nos. 37-39
THE LEYS (east side) no. 41
THE LEYS (east side) no. 45
THE LEYS (west side) no. 48
THE LEYS (east side) nos. 53-67
THE LEYS (west side) no. 54
THE LEYS (west side) nos. 56-58
THE LEYS (west side) nos. 60-62

THE LEYS (west side) no. 64
THE LEYS (west side) nos. 68-70
THE LEYS (west side) no. 72
THE LEYS (west side) no. 74
THE LEYS (east side) no. 75
THE LEYS (east side) no. 81

LONDON ROAD (north side) no. 1 (incorporating no. 3 Banbury Road Crossing)

Detached house. Late C19 (datestone for 1879). Coursed and dressed limestone with ashlar quoins (raised), door and window surrounds. Shallow hipped Welsh slate roof with overhanging eaves and stone end stacks. 2 storeys. Retains original sash windows. Substantial late C19 villa conspicuous in views up and down London Road.

LONDON ROAD (south side) no. 2

LONDON ROAD (north side) nos. 3 & 5

Detached house. Late C19. Roughly coursed and dressed limestone with ashlar quoins, door, window surrounds (with raised keystones) and storey band, with pyramidal Welsh slate roof and central stone stack. 3 storeys. Prominent, well detailed late C19 house of unusual form and proportions (similar to Fenton on Banbury Road), forming a significant presence on, and conspicuous in views up and down, London Road.

LONDON ROAD (south side) nos. 4-6a

LONDON ROAD (north side) Oddfellows Hall

Civic hall (now business premises). Early C20. Coursed, dressed limestone with ashlar window and door surrounds and banding, buttressed flanking walls, and projecting front gable with segmental arched hood and relief carving of 'ODDFELLOWS HALL' with coat of arms above. Welsh slate roof with stone coped gables and small cross gable with stone stack. 2½ storeys. Large, well detailed early C20 civic building prominent in views up and down London Road, and from cross road from Rock Hill.

LONDON ROAD (north side) no. 7
LONDON ROAD (south side) nos. 8-10
LONDON ROAD (south side) Limes and Alcester
LONDON ROAD (south side) nos. 11-14
LONDON ROAD (south side) nos. 17-19

LONDON ROAD (south side) nos. 20-21

LONDON ROAD (south side) no. 22

LONDON ROAD (south side) no. 23

LONDON ROAD (south side) no. 24

Old town nursery. Late C19. Coursed and dressed limestone with ashlar door and window surrounds, mullioned and transomed windows, and round window in end gable. Cross gabled terracotta tiled roof with stone coped verges, pinnacles and ball finials etc. Full height hall space. Retains original leaded, windows with some coloured glass. Well preserved and detailed late C19 civic building in prominent roadside setting at top of London Road.

MARKET PLACE (west side) nos. 1-3

MARKET PLACE (west side) nos. 7-10

MARKET PLACE (west side) no. 18

Bank. C20. Limestone ashlar with blind arcaded ground floor, mullioned and transomed windows, raised and moulded string courses, moulded hoods and sills, giant order Corinthian pilasters to first and second floors, decorative friezes, balustraded parapet. Hipped Welsh slate roof with tall stone stacks. 3 storeys, 5 bay elevation with outer bays breaking forward. Large and imposing C20 bank, prominently sited in market place and consciously echoing local C18 Baroque architecture.

MIDDLE ROW (east side) nos. 16-18

MIDDLE ROW (east side) nos. 21-23

NEW STREET (south side) Hawkyard House

House. C17-C19. Roughly coursed limestone rubble. Hipped limestone slate roof. 2 storeys. Characterful old house, prominently sited and forming a 'gateway' structure of sorts at bottom of New Street. Also forms element in context of unspoilt area of landscape to south and west.

NEW STREET (north side) John Corey House

House. c.1820. Limestone ashlar. Concrete plain tile roof with stone coped verges and parapet. Ashlar ridge end stacks. 3 storeys with symmetrical 3-storey range. Retains original timber sash windows. Fine, understated Georgian style house, part of a distinctive Victorian group including Penhurst Lodge and Penhurst School.

NEW STREET (north side) Penhurst Lodge

Lodge cottage. Late C19. Coursed, dressed limestone with ashlar. Hipped Welsh slate roofs with hipped dormers. Tall end stack with Elizabethan style chimneys. 1½ storeys. Peculiar but engaging late C19 lodge cottage, forming a small 'gateway' building of sorts at the bottom of New Street, and part of distinctive Victorian group including John Corey House and Penhurst School.

NEW STREET (north side) Penhurst School

House. Late C19/ c.1900. Roughly coursed and dressed limestone, with ashlar ground floor, quoins, window surrounds and first floor balustrades etc. Symmetrical elevation with pair of two-storey canted bays. Hipped Welsh slate roof with deep cornice, hipped ashlar dormers and stone and ashlar stacks. 2½ storeys. A substantial and imposing house, part of a distinctive Victorian group including Penhurst Lodge and John Corey House.

NEW STREET (south side) no. 2

NEW STREET (south side) no. 6

NEW STREET (north side) nos. 35-39

NEW STREET (north side) no. 41

NEW STREET (south side) nos. 40-44

Houses, part of terrace. Late C19 (datestone for 1879). Coursed, dressed limestone with ashlar quoins, door and window surrounds, and flat drip-moulds. Central gabled bay (breaking slightly forward) with overhanging eaves and bold, openwork decorative barge-boards; gabled hoods to front doors with similar barge-boards. Welsh slate roof with decorative ridge and stone and brick stacks. Attractive and distinctive trio of Victorian houses, prominent in views up and down street, and part of fine, mostly Listed terrace.

NEW STREET (north side) nos. 47-49

NEW STREET (north side) nos. 53-61

NEW STREET (south side) nos. 54-58

NEW STREET (south side) nos. 62-70

NEW STREET (north side, to west of church) The Mount

Detached house. 1869 by Mr Henry Field Wilkins (twice mayor). Coursed, dressed limestone with ashlar quoins, door and window surrounds. Complex plan form with cross-gables. Welsh slate roof with large

stone stacks. Boldly assymmetric elevations, including SW with large 2-storey canted bay with faceted conical roof. Variety of original 6- and 8-pane timber sash windows. An impressive and imposing Victorian house in a notable landscape setting among trees in its own grounds, apparently on the former motte of the castle.

NEW STREET (north side, to west of church) Mount Lodge

OVER NORTON ROAD (west side) Hospital (main C19 block)

Hospital. Late C19. Coursed and dressed limestone with ashlar quoins, mullioned and transomed windows and window surrounds, string courses, moulded and shaped parapets, gabled and kneelered entrance porch with inscription and drip-mould over door. Symmetrical elevation with pair of two-storey canted bays. Welsh slate roof with stone coped verges. 2 storeys. Substantial and well detailed C19 municipal building.

OVER NORTON ROAD (west side) Hospital (block on opposite side of Spring Street)

Hospital. C19. Coursed and dressed limestone with ashlar quoins, mullioned and transomed windows and window surrounds, and balustrade. Complex plan-form with two gabled and kneelered bays (with ball finials) breaking to west (left-hand one with two-storey canted bay windows with shaped parapet). Concrete/reconstituted stone slate gabled and hipped roofs with tall moulded stone and ashlar stacks. An imposing and substantial late C19 structure, prominent both from Over Norton Road and in long views from west.

PARADISE TERRACE nos. 1-5
PARADISE TERRACE nos. 6-9

ROCK HILL (south side) no. 1
ROCK HILL (south side) no. 2
ROCK HILL (south side) no. 3
ROCK HILL (south side) no. 4
ROCK HILL (south side) no. 7
ROCK HILL (south side) no. 9
ROCK HILL (south side) no. 10 (Summertown Place)
ROCK HILL (north side) nos. 11-19
ROCK HILL (south side) nos. 12-22
ROCK HILL (south side) nos. 24-26
ROCK HILL (north side) nos. 27-35
ROCK HILL (south side) nos. 28-30

ROCK HILL (south side) nos. 32-46
ROCK HILL (north side) nos. 37-41
ROCK HILL (north side) nos. 43-53
ROCK HILL (north side) nos. 55-61
ROCK HILL (north side) nos. 63-67
ROCK HILL (south side) Rockhill House)

SPRING STREET (west side) nos. 1-53

SPRING STREET (east side) nos. 4-18 (incl. Chipping Norton Theatre)

Theatre. Early C20 with possible earlier origins. Art Deco style main façade of simplified giant order blind arcade with boldly projecting Art Deco parapet, rendered and painted. 2 storeys. Tucked away, but a highly distinctive and locally significant landmark building.

SPRING STREET (east side) nos. 28-48
SPRING STREET (west side) nos. 57-67

SUMMERTON PLACE (north side) no 10

WEST END (west side) nos. 1-3
WEST END (east side) nos. 2-6
WEST END (west side) nos. 7-11
WEST END (west side) nos. 2 and 4 Belmont Cottages
WEST END (east side) Westleigh and Hazeldene
WEST END (west side) nos. 1-4 Spring Place

WEST END (east side) nos. 14-24

Terrace of houses. C19 (datestone for 1868). Coursed and dressed limestone with ashlar quoins, door and window surrounds. Substantial, classical porticos with Ionic columns. Welsh slate roof with stone coped verges and stone ridge stacks. 3 storeys. Retains some original timber sash windows. Substantial and imposing Victorian terrace, made to feel more imposing still by setting on hill contour, overlooking landscape to west.

WEST END (west side) nos. 1-7 Alfred Terraces
WEST END (west side) nos. 8-13 Alfred Terraces
WEST END (west side) nos. 21-39
WEST END (east side) nos. 26-28
WEST END (east side) nos. 30-32

WEST END (east side) nos. 34-42

Terrace of houses. C19. Mainly red brick but with quoins and storey bands in buff and blue brick. Windows with ashlar/ concrete sills on simple consoles. Concrete plain tile roof with stone coped verges and brick ridge stacks.

3½ storeys. Retains some original timber sash windows. A substantial and imposing Victorian terrace, made to feel more imposing still by its setting along hill contour, overlooking landscape to west.

WEST END (west side) nos. 1-5 Blenheim Terrace

WEST STREET (west side) Methodist Church

Church. C19 (raised keystone for 1868). Coursed, dressed limestone with ashlar quoins, window and door surrounds and moulded cornice. Substantial ashlar portico on Ionic columns. Kneelered gable with moulded verges flanked by unusual ashlar 'shoulders' with blind round-headed openings. Double height space within. Retains original round-headed windows with coloured glass. A prominent and well detailed Victorian Methodist church.

WEST STREET (east side) nos. 2, 3, 4 & 5, Hitchmans Mews

WEST STREET (east side) no. 4a

WEST STREET (east side) nos. 6-10

WEST STREET (west side) no. 11

WEST STREET (west side) Vintage Sports Car Club

Municipal building. C20. Limestone ashlar. Symmetrical façade with central doorway with stylised Gibbs surround and pediment. Hipped Welsh slate roof with large ashlar ridge stacks. Recent but well proportioned Georgian style public building in prominent setting.

WEST STREET (west side) nos. 15-19

WEST STREET (west side) no. 25

WEST STREET (west side) nos. 27-31

WEST STREET (east side) nos. 30-34

WEST STREET (west side) nos. 35-35a

WEST STREET (west side) no. 39

WEST STREET (east side) no. 40

WEST STREET (west side) nos. 45-47a

WEST STREET (east side) nos. 46-52

WEST STREET (east side) nos. 58-64

WEST STREET (east side) nos. 68-72

WEST STREET (east side) no. 74

WHITEHORSE LANE (west side) no. 2

WHITEHORSE LANE (west side) no. 4

WHITEHORSE LANE (west side) no. 5

APPENDIX 4:

LANDSCAPE CONTEXT OF CHIPPING NORTON CONSERVATION AREA

(from the West Oxfordshire Landscape Assessment, 1996):

A: WEST OF CHIPPING NORTON

Landscape characteristics

- semi-enclosed valleys and ridges;
- steep valley sides, 10%-6% north facing;
- important contribution to the setting of the town;
- small scale pasture, strong landscape structure and strong landscape edge;
- attractive mosaic of small-scale irregular shaped fields with thick hedgerows;
- mix of uses in valley bottom set within a mature landscape structure;
- back gardens, small fields and vegetation within the urban envelope blur the edge between the urban area and open land.

Visual characteristics

- moderate to high intervisibility within the valley, good views in all directions;
- attractive silhouette of the town seen from the north;
- Bliss Mill a major landmark and 'eyecatcher';
- Soft urban edge;
- very few intrusive buildings or structures.

Key sensitivities and considerations

- skyline very sensitive to change;
- landscape pattern of valley very distinctive and vulnerable to change;
- Valley side landscape integral to the quality of the views, any changes are likely to be highly visible.

B: NORTH WEST OF CHIPPING NORTON

Landscape characteristics

- semi-enclosed valleys and ridges;
- steep valley sides, 10%-6% north facing;
- important contribution to the setting of the town and a strong landscape edge;

- mixture of well wooded small scale pasture in the valley and larger scale more open arable farmland higher up on the northern slopes;
- parkland characteristics next to A44;
- strong landscape structure, slightly weaker in open areas;
- recreational uses in valley bottom;
- well-vegetated urban edge.

Visual characteristics

- avenue trees on both sides of A44 important feature on the approach into town from the north west;
- moderate intervisibility within the valley, high intervisibility on more open farmland higher up valley sides;
- good elevated views;
- attractive silhouette of the town seen from the north west;
- very few intrusive buildings or structures.

Key sensitivities and considerations

- woodland very important component of setting of the town;
- skyline very sensitive to change;
- landscape pattern of valley very distinctive and vulnerable to change;
- valley side landscape integral to the quality of the views, any changes are likely to be highly visible.

C: NORTH OF CHIPPING NORTON

Landscape characteristics

- semi-enclosed limestone wolds farmland and parkland landscapes;
- steep sided valley with formal parkland on the northern slope and medium scale arable fields on southern slope;
- very strong landscape structure with mature woodland blocks and avenues;
- important to the setting of Chipping Norton and Over Norton;
- largely flat, medium scale farmland with a strong structure of woodland blocks, shelterbelts and hedgerows;
- valley-sides with stronger hedgerow structure, more trees and a mixture of pasture and arable farmland;

- south-facing sloping valley sides up to 8%;
- enclosed valley floor, predominantly pasture, low-lying, riparian character, wet and prone to flooding;
- willow-lined ditches and groups of mature trees;
- Soft urban edge.

Visual characteristics

- low intervisibility, views down into the valley floor;
- valley sides form skyline from valley floor;
- views largely unspoilt by urban influence;
- built form on valley sides mostly screened by mature vegetation except for new housing.

Key sensitivities and considerations

- valley sides and valley floor are an important natural component of the valley landscape;
- unspoilt landscapes particularly vulnerable to change;
- special attention should be given to maintaining strong landscape edges.

D: NORTH EAST OF CHIPPING NORTON

Landscape characteristics

- semi-enclosed limestone wolds farmland;
- largely flat, medium scale farmland with a strong structure of woodland blocks, shelterbelts and hedgerows;
- predominantly arable;
- smaller scale fields nearer to the town;
- helps form an attractive approach into the town on London Road, important to the setting of Chipping Norton;
- urban edge in the process of change i.e. new development on the old hospital site and employment site north of Rockhill Farm.

Visual characteristics

- low to moderate intervisibility;
- degree of enclosure provided by good woodland blocks and shelterbelts;
- changes to the urban edge only visible locally;
- avenue landscape very important to the quality of the approach and the setting of the town and visible from the north.

Key sensitivities and considerations

- parcel of land important to the setting of the town;
- landscape very sensitive to change, particularly along the ridgeline occupied by the A44;
- low intervisibility particularly in the smaller scale landscapes means that visible change is limited;
- need to maintain strong landscape structure;
- need to maintain the quality of the approach into the town.

E: EAST OF CHIPPING NORTON

Landscape characteristics

- open limestone wolds farmland;
- large-scale, rolling farmland mostly in arable cultivation;
- open, elevated hilltop character;
- weak hedgerow structure, few trees, fences replace hedgerows;
- rural edge slightly scruffy; pockets of derelict farmland, allotments etc.;
- intrusive buildings and structures on the urban edge.

Visual characteristics

- generally high intervisibility due to open character and topography although intervening higher ground shields urban edge;
- boundary of the urban edge straggly and indistinct due to peripheral uses such as playing fields, allotments etc.;
- softened by mature vegetation in places;
- prominent and intrusive buildings and structures such as water tower and industrial sheds;
- views out from the urban edge largely unspoilt.

Key sensitivities and considerations

- need to strengthen landscape structure of rural fringe and form a more distinct boundary;
- urban edge prominent in places and sensitive to change;
- need to improve urban silhouette – opportunity to consider more positive landmarks;
- need to improve the quality of the approach into the town on the B4026.

F: SOUTH OF CHIPPING NORTON

Landscape characteristics

- open limestone wolds farmland;
- large-scale, rolling farmland mostly in arable cultivation;
- open, elevated hilltop character;
- weak hedgerow structure, few trees, fences replace hedgerows;
- boundary between urban edge and open land very distinct;
- sports grounds, associated buildings and floodlighting on the urban edge and in open countryside.

Visual characteristics

- high intervisibility across open land;
- harsh urban edge of Chipping Norton forms the skyline to the north;
- views out from the urban edge largely unspoilt, sports ground at Greystones is partially screened by mature trees;
- rural character is adversely affected by floodlighting at night;
- degree of enclosure provided by good woodland blocks and shelterbelts;
- changes to urban edge only visible locally;
- avenues landscape very important to the quality of the approach and the setting of the town;
- the higher ground occupied by the B4450 is visible from the north and sensitive to change.

Key sensitivities and considerations

- encourage more effective planting around existing sports grounds;
- need to strengthen landscape structure in open areas;
- need to strengthen landscape structure at the urban edge;
- urban edge very visible and sensitive to change;
- need to improve the quality of the approach into the town on the A361.

APPENDIX 5:

LOCAL PLAN POLICIES DIRECTLY RELEVANT TO CONSERVATION AREAS

Policy BE5 – Conservation Areas – The special architectural, historic and environmental character or appearance of Conservation Areas will be preserved or enhanced. Every effort will be made to ensure that this character or appearance is not eroded by unsympathetic development proposals either within or affecting the setting of the designated area.

Policy BE5A – Designation and Review of Conservation Areas – When considering areas for designation as a Conservation Area, and when reviewing existing areas, a detailed assessment of the elements that contribute to, and detract from, the area will need to be undertaken which fully demonstrates that the area has a special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

Policy BE6 – Demolition in Conservation Areas – Applications for the demolition of unlisted buildings in a Conservation Area will only be permitted if:

- i) the structure to be demolished makes no positive contribution to, or has an adverse impact upon, the character or appearance of the area, or
- ii) the demolition forms part of redevelopment proposals that will positively enhance and improve the character and setting of the Conservation Area.

NB: THE LOCAL PLAN POLICIES LISTED ABOVE ARE TAKEN FROM THE STILL CURRENT WODC LOCAL PLAN 2011. IN DUE COURSE THE 2011 PLAN WILL BE SUPERCEDED BY A NEW LOCAL PLAN, AT WHICH POINT THE POLICY CRITERIA DETAILED BELOW WILL BE UPDATED. IT IS NOT ANTICIPATED THAT ANY FUNDAMENTAL CHANGES TO THE POLICY CONTEXT REGARDING CONSERVATION AREAS WILL RESULT.

Chipping Norton



