



## HERITAGE STATEMENT

for premises known as

20 Market Street  
Chipping Norton  
Oxfordshire  
OX7 5NA

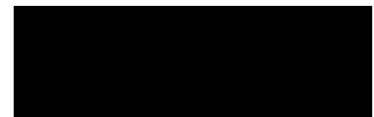


### Contents

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## 1.0 Introduction

This Heritage Statement has been prepared by CS2 Ltd on behalf of Lewis Silver of CHP Management Limited. The statement is submitted in support of the planning application for the remedial repair works to a retaining garden wall to the rear of 20 Market Street, Chipping Norton, Oxfordshire. OX7 5NA.

## 2.0 Site and Surroundings

The application site is in a commercial shopping area in the heart of Chipping Norton and is located opposite Market Place, which is on the opposite side of the A44 London Road that runs through the centre of Chipping Norton. The A44 west takes you to Moreton-in-Marsh train station, but the closest station is Kingham, both stations being on the Cotswolds Line and serviced by the Great Western Railway.



Retail properties surround the front of the site on Market Street, with residential properties to the rear boundary with addresses off Finsbury Place. The premises fronting Market Place are listed but the land to the rear that is the basis of this application is unused and inaccessible as it is covered by grass, weeds, brambles, and semi-mature hedge shrubs.



View of the failing retaining wall from the front of the residential flats. Note required security fencing in place and the obvious fracture lines in the retaining wall.

### **3.0 The Listing as stated on the Historic England website.**

The Listing is as follows:

CHIPPING NORTON MARKET PLACE SP 3027-3127 3/39 No 20 (Sketchley) 3.3.69 GV II Shop. Early C19 of coursed rubblestone, rusticated stone quoins and blocked dressings to openings with a gabled slate roof and end brick stacks. Platband below second floor window. Three-storeys, one-window range. Large pane sashes to upper floors, C20 shop front to ground floor.

Listing National Grid Re: SP3131827155

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number:  
**251650**

#### **4.0 The Proposed Development**

No part of the works affects the listed building which is minimum 40m away from where the work is to be carried out and there are no proposed works to be carried out on the building.

The proposal is for essential repairs to a 4m high retaining wall that is failing due to the root structure of self-seeding saplings and causing a risk to life. The retaining wall is coursed rubble stone bedded in lime mortar, which is to be removed and the rubblestone and copings stored for reuse. The immature tree/shrubs in the rear garden area to 20 Market Street are to be removed and the ground locally behind the wall within the curtilage of 20 Market Street is to be raked out to a 20-degree slope, before the wall and capping stone are reconstructed using saved stone and hydrated lime mortar, to return the wall to its original state.

#### **5.0 Summary and Conclusions**

The Original Building with the Listing will be unaffected by the proposals.