

**SUPPLEMENTARY INFORMATION**

**Executive**

**24 May 2010**

Agenda Item Number	Page	Title	Officer Responsible
6.	(Pages 1 - 72)	Proposed Mollington Conservation Area - Mollington Appraisal (Please note this was circulated separately to the agenda pack)	Design & Conservation Team Leader

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# Mollington Conservation Area Appraisal

May 2010

Planning, Housing and Economy

**Cherwell**  
DISTRICT COUNCIL  
NORTH OXFORDSHIRE

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# 1. Introduction



1.1 This appraisal has been undertaken in response to requests received from Mollington Parish Council to appraise the village of Mollington and to designate a Conservation Area.

1.2 Mollington is typical of the surrounding area through the use of local materials and building styles but is uniquely characterised by the topography on which it sits, shaping the form of the streets and the views towards the surrounding farmland that present themselves from the many vantage points in the village.

1.3 This appraisal assesses the special architectural and historic interest of the area and defines the Conservation Area Boundary. The appraisal is based on a standard recording format derived from advice contained in English Heritage's document 'Conservation Area Appraisals' (2006). By undertaking an appraisal and defining the Conservation Area boundary for Mollington, the special character and appearance of the area can be identified and protected by ensuring that any future development preserves or enhances that identified special character.

1.4 This appraisal has been the subject of public consultation with an exhibition and meeting held in the village hall, questionnaires distributed to every household and liaison with the Parish Council. All comments have been reported to the Council's Executive, and incorporated where appropriate.

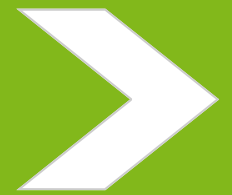
1.5 The Appraisal was approved by the Council's Executive on 24 May 2010 and the conservation area was designated with immediate effect. The appraisal, will be a material consideration in the determination of planning applications within the Conservation Area or affect its setting.



Figure 1: Aerial view of Mollington Conservation Area in its landscape context

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# 2. Policy Context



## 2.1 Policy History

### 2.1.1

The Planning (Listed Buildings and Conservation Areas) Act 1990 provides legislation for the protection of the nation's heritage of buildings and places of architectural and historic interest, the character or appearance of which it is desirable to preserve or enhance.

### 2.1.2

Conservation Areas were introduced by the Civic Amenities Act 1967. The Act required local planning authorities to identify areas, as opposed to individual buildings, of special architectural or historic interest and to designate them as conservation areas. Since 1967 some 8,000 conservation areas have been designated in England, 58 in Cherwell District.

### 2.1.3

Further information on related planning policy is found in the Appendix to this document

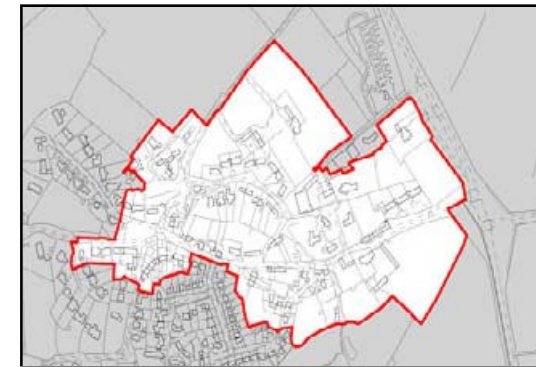
## 2.2 Development Control History

### 2.2.1

Following the break-up of the Holbech estate the 1960s saw substantial residential development in the village, more than doubling the available housing stock and the population of the village. The layout and design of this development was typical of its era, including a high proportion of bungalows.

### 2.2.2

The Adopted Cherwell Local Plan Policy H13 restricts development in Mollington to infilling and minor development. The emerging LDF Core Strategy includes Mollington as a Category B settlement, as a satellite to the Cropredy cluster, where only infilling and conversions will be allowed.



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The Main Street (looking east) in 1963 prior to the construction of Chestnut Road estate (Oxford Times).



# 3. Location and topography



3.1 Mollington is a small village approximately 4 miles (6.4 km) north of Banbury, immediately west of the A423, which follows a pre-historic ridgeway between the Cherwell Valley in the east and the Hanwell Brook Valley in the west.

3.2 The Cherwell District Landscape Appraisal (Cobham, 1995), which categorised the landscape characteristics of the District, shows Mollington situated in the area of Incised Ironstone Plateau. This area is typified by “open arable farming and large areas of rough upland pasture” where special features of the area include sunken lanes and prehistoric ridgeways. The A432 follows a pre-historic ridgeway and the sunken lanes are evident at the entrances to the village.

3.3 In its more immediate context, the village sits between areas of, “elevated open pasture with occasional remnant heath vegetation,” and a “strongly undulating complex of farmed hill and valleys”.

3.4 The village straddles Main Street, which takes a gentle course from the ridgeway to the valley floor and is part of an east west route from Middleton Cheney to Warmington.

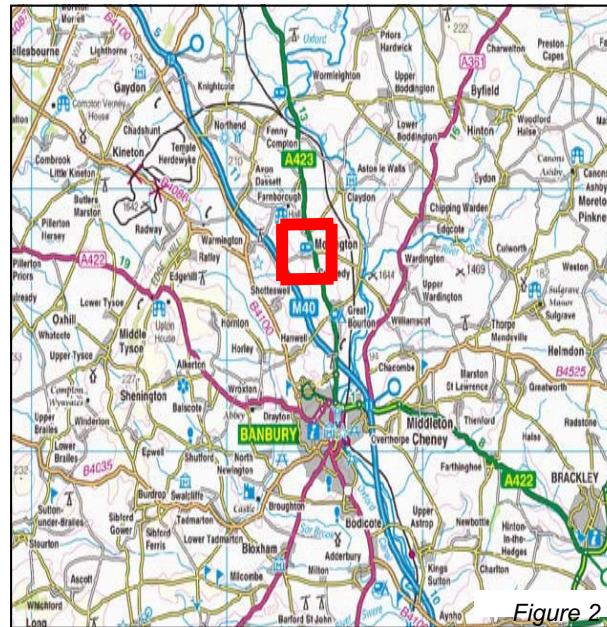


Figure 2

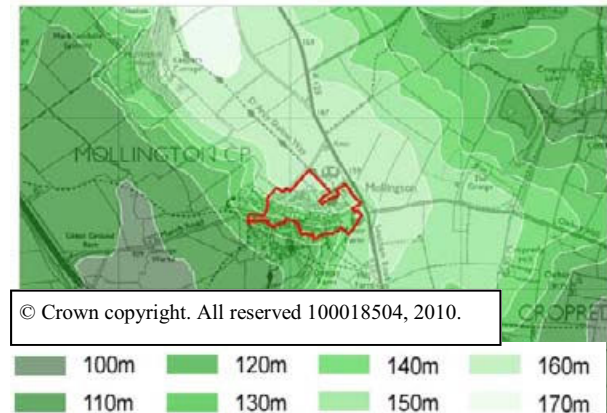


Figure 3 Topography

3.5 The village is constructed on the south west facing slope of the Hanwell Brook valley below the ridgeline and the topology of the landscape strongly influences the identity of Mollington.

3.6 The historic development pattern follows the contours of the slope so the east west rows of properties step down the slope, with Main Street following the line of the gentlest slope to connect to Southam Road from the valley floor from 160m to 110 m above sea level.

3.7 The topography helps define the character of the village as the buildings straddle the level changes with one road frontage towering over another, in some locations spectacular view across the open countryside being provided through gaps between the buildings.

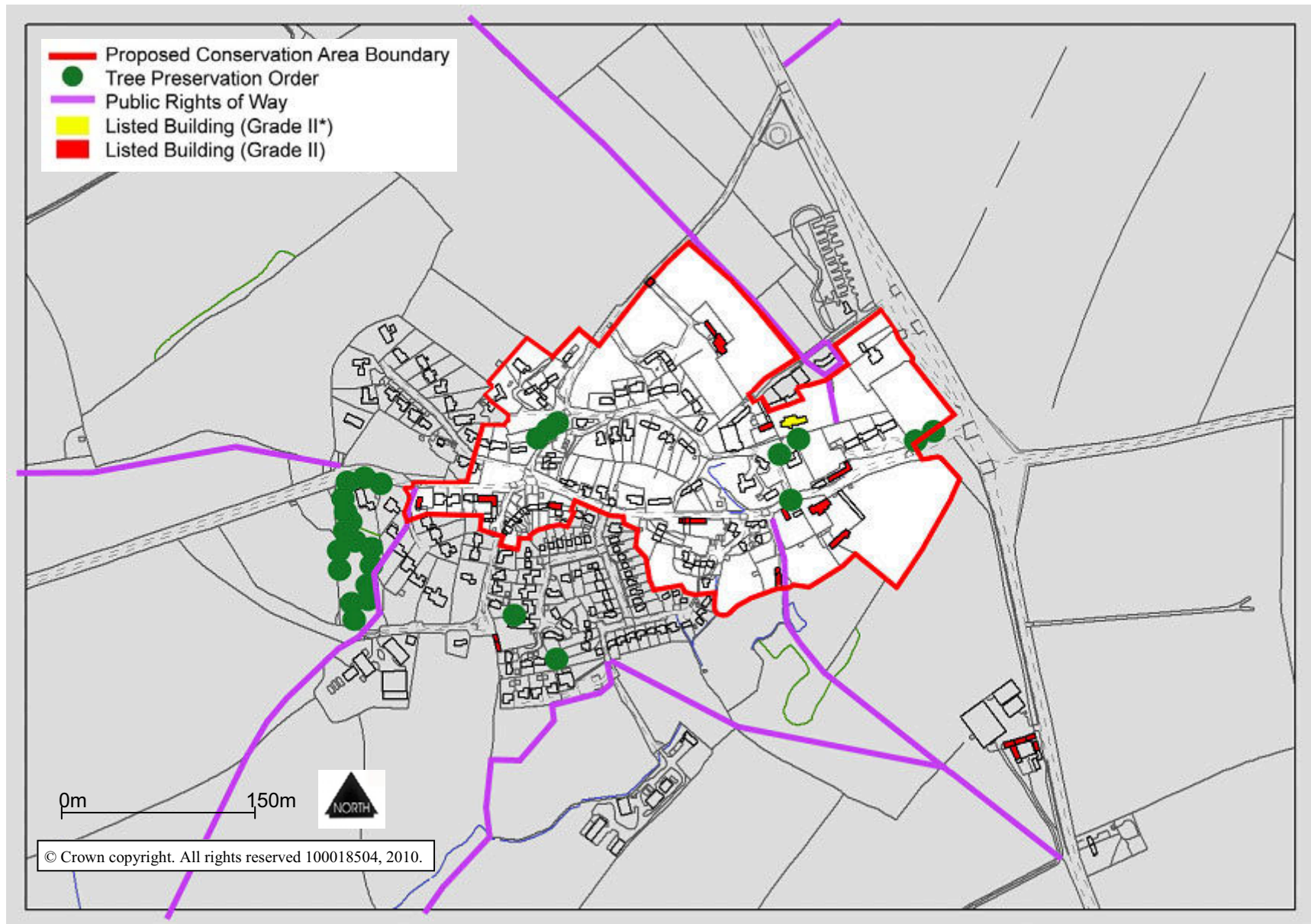


Figure 4: Designations



# 4. Geology



4.1 The area surrounding Mollington is geologically complex, consisting of marlstones and heavy clays. The stratification of Northampton Sand Formation and Dynham Formation has created a ridgeway that the A423 follows with the Charmouth Mudstone occupying the valley floor.

4.2 Many of these sediments are heavy with iron and therefore classified as ironstones. Copper and lead bearing rocks are also found in the locality. The use of these local materials has given a strong character to the area, the red of the ironstones giving the village a characteristic tawny appearance. The ironstones also give a rich colour to the soils.

4.3 A number of springs and cisterns arise within the settlement, believed to be connected by culverts. There are several pumps and wells which provided the water source for many households well into the 20th century. The number of such wells is a remarkable feature of the village.

4.4 The springs are indicated on the older Ordnance Survey maps as 'FW' (forced water) where water was repelled by metal based ores. This enabled the villagers to mull these down to a fine powder for paint pigment (iron red, copper green, lead blue).

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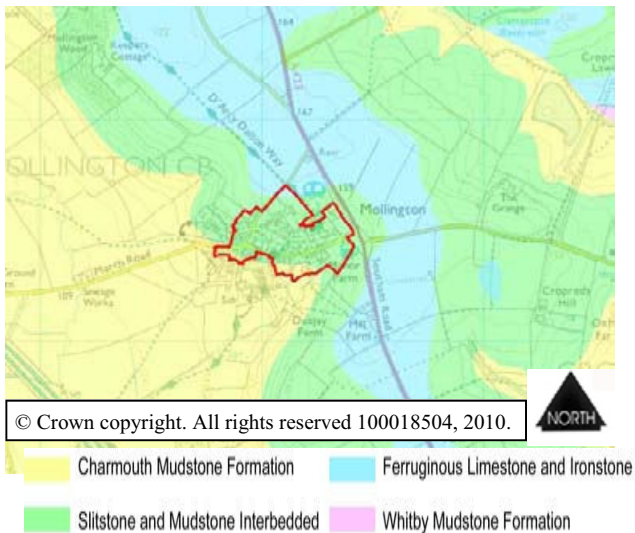


Figure 5 Geology



Figure 6 Location of known springs, pumps and wells

# 5. Historic Development and Archaeology



## 5.1.1 History

There are two conjectures to explain the existence of the name Mollington; a derivation of the Saxon place name (the Domesday Book records the settlement is as Mollitone or Mol(l)'s Farm -'tun' being an Anglo-Saxon word meaning homestead or settlement), or from the ancient process of mulling metal oxides to form pigments, hence Mullington. It is the only settlement in the parish of Cropredy which is mentioned, reliably, before 1086.

The chapelry has had a complicated history in terms of affiliation and ownership. In 1066 Mollington was divided between three tenants in three counties; Oxfordshire where 1 hide was held by an un-named tenant ('hide' being an Old English word, a standard area for assessment for tax, notionally the area of land to support a household), Northamptonshire where 4 hides were held by a free woman Gytha (who may have been Countess Gytha, Edward the Confessors niece) and Warwickshire where 5 hides were held freely by the mother of prominent Leofwine of Newnham Paddox. By 1086 the three holdings had passed to Norman overlordship .

## 5.1.2

In 1442 the village was split between Oxfordshire and Warwickshire, with a detached segment of Warwickshire taking in about half of the houses on the eastern side of the village. In 1895 the county boundary was redrawn to put the whole village in Oxfordshire.

## 5.1.3

In 1662, after the village had passed through a line of different ownerships, it was conveyed to Ambrose Holbech and his son. The Holbech family held Mollington until 1950 and were key to the village's development through this time.

## 5.1.4

Mollington was the last area of Cropredy Parish to be Inclosed in 1796 at a cost of £1708. The Holbech family paid £1583 for the land and gained 842a of the total acreage of 1125a. This only had a slight effect on the village as the family already owned much of the land but being a closed village it also kept the village to a small size. In 1950 the Holbech estate was broken up and sold mostly to the existing tenants.

## 5.1.5

The village has always been heavily reliant on agriculture. The tax assessment of 1344 and later suggested that Mollington was richer and more populous than the other hamlets in the area, with the exception of Wardington and Cropredy. Families were not outstandingly prosperous and farm houses were considered modest for the area though it is also thought that families perhaps had more wealth than their houses displayed.

## 5.1.6

Crops were mixed and wide ranging, complemented perhaps by butter and cheese making and weaving. The agricultural

depression after 1871, however, had a severe impact on the village and by 1914 the farming had become mainly stock raising and dairy farming.

## 5.1.7

Transportation of crops was an important factor. The cooperage located on the south side of Whiteway made barrels for the transportation of fruit and other crops by road or canal from 1750s onwards.

## 5.1.8

Education within the village was initially provided via a private school set up around 1808. There was also a Sunday school to teach 30 to 40 children to read. Throughout the 19th century day school provision was supported by the Holbech family and Vicar of Cropredy. In 1851 there was a resident schoolmistress living within the village. A national school was built in 1872.

## 5.1.9

The village was of a moderate size in the Middle Ages. The population of the village was stated as 7 men over 18 years of age in 1642. In 1730 42 dwellings were recorded which increased to 70 by 1814. Throughout the 18th and 19th century liability for poor law relief within the parish was in part restricted by the custom of fining any individual who provided accommodation for a newcomer. In the first official census of 1801 322 people were recorded in the village. This then peaked to 385 in 1841 and then went in decline to 176 in 1911. In 2001 the census showed the population at 469 inhabitants.



5.1.10

Since the break-up of the Holbech estate there has been more building at the west end of Mollington and along the lane leading to Lower Farm. A private housing estate of 42 houses was built in 1965. The new estate changed the general appearance of the village as until this time the village had consisted of traditionally built dwellings. In the last decade development has been limited to conversions and limited infill development.

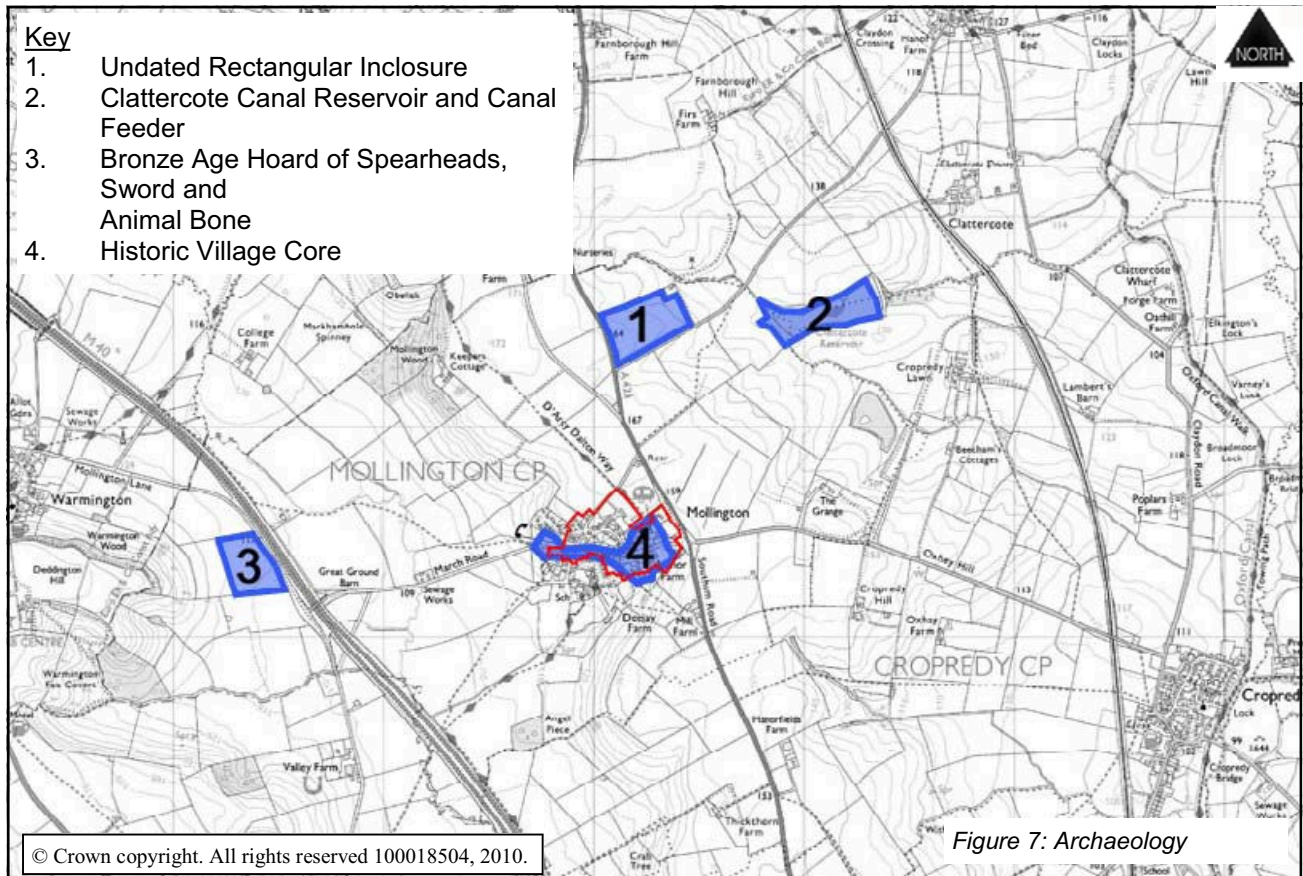
5.2.1 Archaeology

The archaeological record for Mollington parish can only be described as sparse. There are three recorded archaeological findspots/ sites lists for the area and none are designated and all are located outside of the Conservation Area boundary.



5.2.2

The head of a seventh century Celtic cross can be found standing against the south wall of the church chancel.



5.2.3

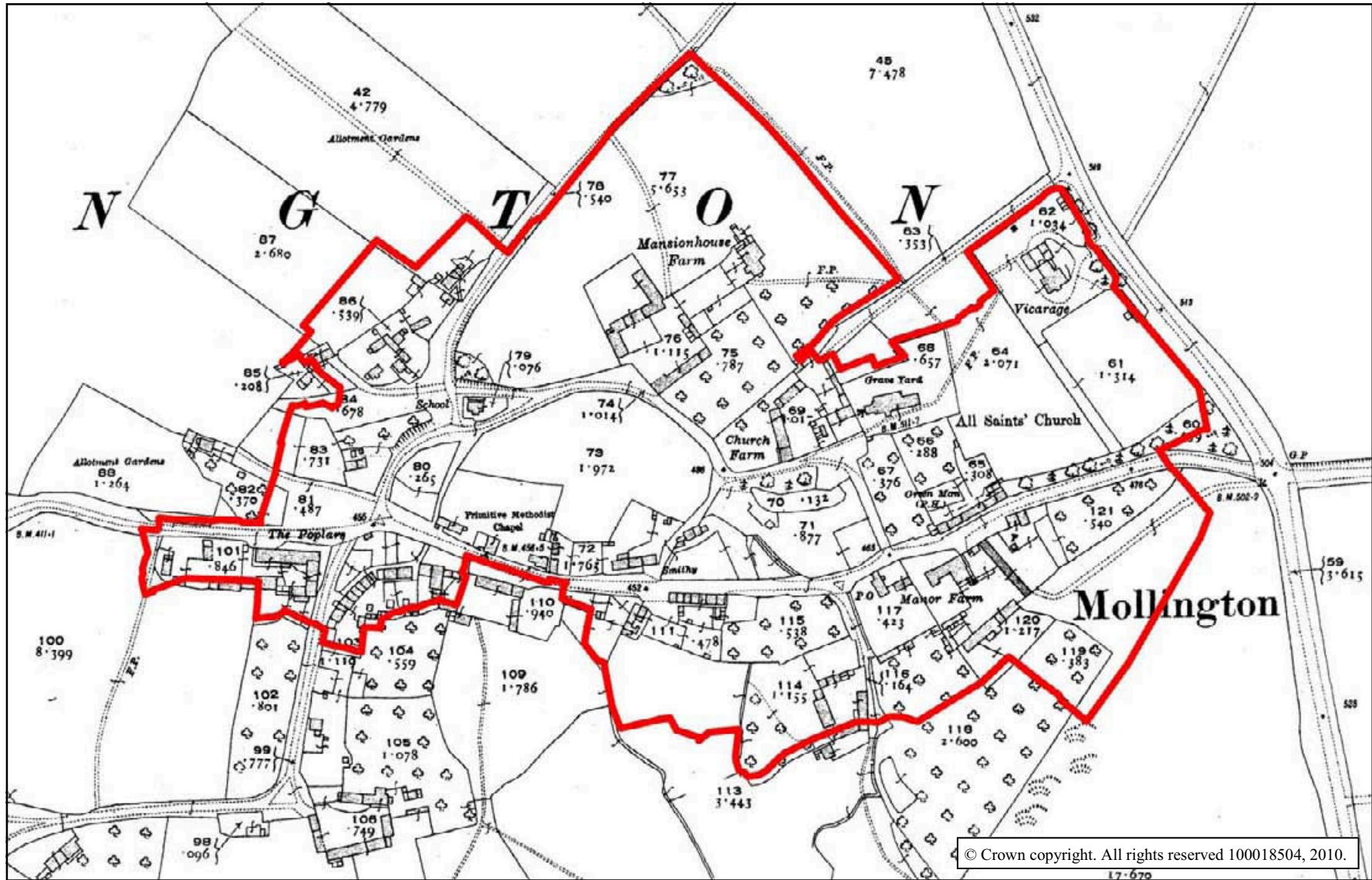
The ruins of The Bull PH, one of two public houses recorded in 1752, are to be found at the very end of Lower Farm Lane.

5.2.4

There is a findspot of Bronze Age spearheads, sword and animal bone (ref. 4481) to the west of the M40 and an undated rectangular Inclosure found to the north of the village. The Clattercote Canal Reservoir and Canal feeder to the north east of the village is being considered at the moment but is not designated.



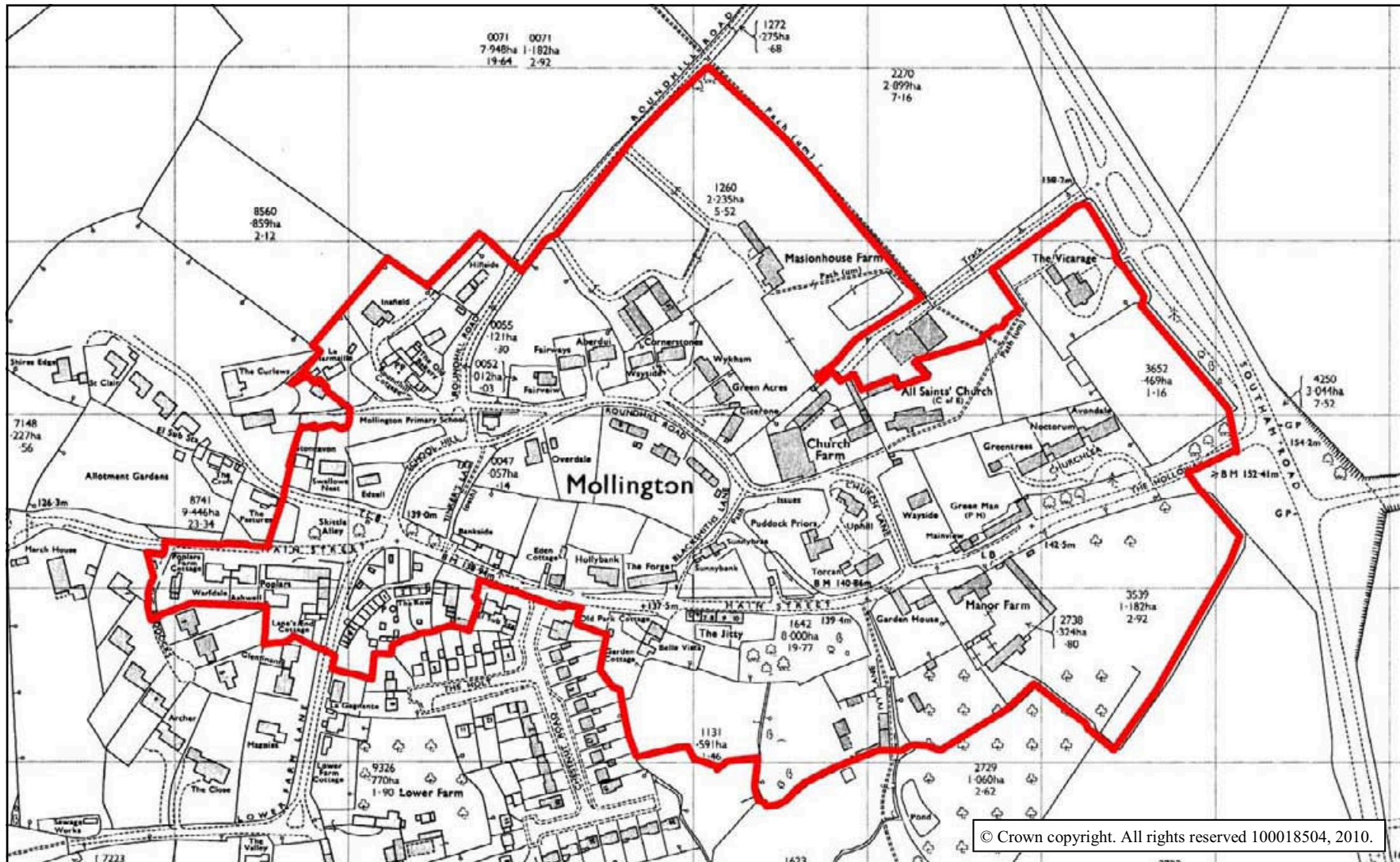




1923

Little changes in the following 36 years as the land was still in the ownership of the Hollbeck estate. The farm groups are still identifiable and the pre-17th century clusters of buildings remain, as do the orchards and footpath links to the countryside

1976



In the 1960s the village experienced significant residential development. A housing estate was begun south of Main Street on land previously part of Chestnuts Farm and bungalows were built at Whiteway, Church Lane and The Paddocks, substantially extending the village and involving further loss of orchards. New large scale farm buildings are beginning to be introduced and all farms but Chestnut Farm are still operating. Since 1976 there has been further infilling west of Old Farm and east of Lower Farm. Most farms have ceased operating, with farm buildings converted to residential use; Lower Farm and Church Farm are still operational but not from the listed farmhouses.





The relationship and setting of the Parish Church and Church Farm remains largely intact, with some changes of detail at Church Farm and conversion of the farm buildings following splitting up of the farm



Mansion House Farm house remains remarkably unchanged, with the exception of alterations to its curtilage and enclosures following the splitting up of the grounds.



The conversion of the former Church of England National School into a dwelling has entailed splitting the fine trefoil gable windows and the insertion of a dormer window to accommodate an upper floor. The railings have been retained and the former use is still discernable, although the loss of the school bell is regrettable.





The Manor House ( and indeed the railings in front of the Green Man PH visible in the old photograph) remains very much today as it was with the removal of greenery from the building.



The prominent evergreen tree has been lost from the front of Poplars Farm, but other significant vegetation has replaced it. The house itself has changed little.



The Green Man PH has lost its thatched roof and a building on the south side of Holloway was demolished in the mid 20th century, presumably to widen the highway, but otherwise little has changed. The upstairs of the building has served as both the Oxfordshire Courthouse for the Inclosures Act and as the village hall meeting room.





The demolition of the building opposite The Green Man PH, presumably to widen the highway, has been followed by measures, such as false “gateways”, to artificially visually constrict the highway in an attempt to reduce vehicle speeds at the entrance to the village.



Mollington House, the former vicarage, retains its isolated position on the edge of the village, with little physical alteration but the enclosure of the gabled porch.



This view of The Jetty, Butlers Cottage and number 5 Main Street reveals little change. Although The Jetty has been extended into the former number 7, there is no change to the street elevation.

# 7. Architectural History



## Architecture of the Ironstone Wolds

### 7.1

The location of Mollington within the Ironstone Wolds dictates the types of building materials that have been utilised historically in construction: ironstone, thatch and stone slate. Mollington has fine examples of both polite and vernacular Ironstone properties, mainly dating from the 17th century onwards and the historic dwellings scattered throughout the settlement of Mollington reflect the moderate prosperity of the village.

### 7.2

The major factors which helped extend the regional architectural character of the 17th century through into the beginnings of the 19th century locally were physical, social and economic. The ready availability of a plentiful supply of local building stone ensured its continued use throughout the period. Farms were tenant farms and the class of yeoman and husbandman farmers who dominated village society were a conservative class (an observation that was also noted at the time). This has resulted in a distinctive and identifiable category of historic buildings: the yeoman farmhouses of the ironstone wolds.

### 7.3

The coming of the Banbury Canal in the latter part of the 18th century ushered in cosmopolitan architecture and introduced materials foreign to the region, e.g. Welsh roofing slates. The use of these materials, however, did not necessarily spread to the countryside until the latter part of the 19th century. The use of traditional materials in such backwaters as Mollington helps to perpetuate the traditional and regional style through into minor domestic architecture.

### 7.4

The homogeneity in the use of ironstone in historic properties is visually striking. This stone, although considered 'soft' as a building material, can be carefully cut, squared and coursed, as illustrated at The Garden House. In more humble properties it is used as rubble roughly brought to courses, for example at Kayleh Cottage.

### 7.5

The majority of the buildings can be described as 'vernacular', having no or limited architectural detailing, the smaller farmhouses perhaps having stone mullioned casements and kneelers but not constructed from dressed stone, examples are Kayleh Cottage and Poplars Farmhouse.

The manor houses within Mollington are 'polite', demonstrating social standing with the use of greater architectural sophistication, thereby indicating social superiority over the neighbouring farmhouses. The Garden House is one such example which Wood-Jones (1963) describes as '*one of the most interesting examples of a two-unit house with lateral fireplaces, of architectural distinction unusual in a building of this size*'.

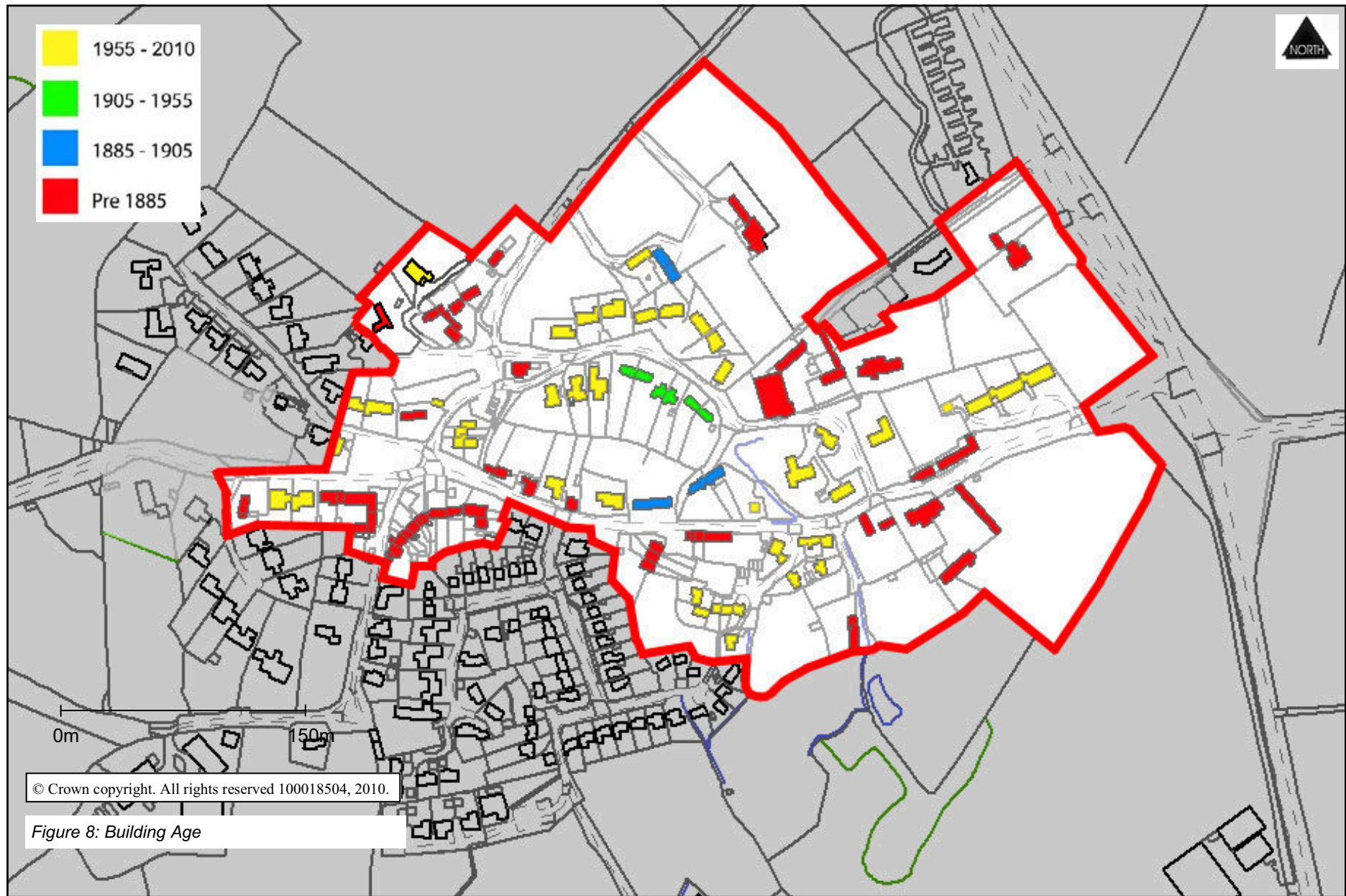
### 7.6

Virtually all properties are two storey, although there is a remarkable variation on scale, ranging from the former farmhouses, to small workers' cottages, such as The Row at the junction of Main Street and Lower Farm Lane.

### 7.7

19th century development is limited, but is most demonstrably represented by the Primitive Methodist Chapel on Main Street constructed in 1845 and the Vicarage constructed between 1852 and 1854 on land donated by the Holbech family.

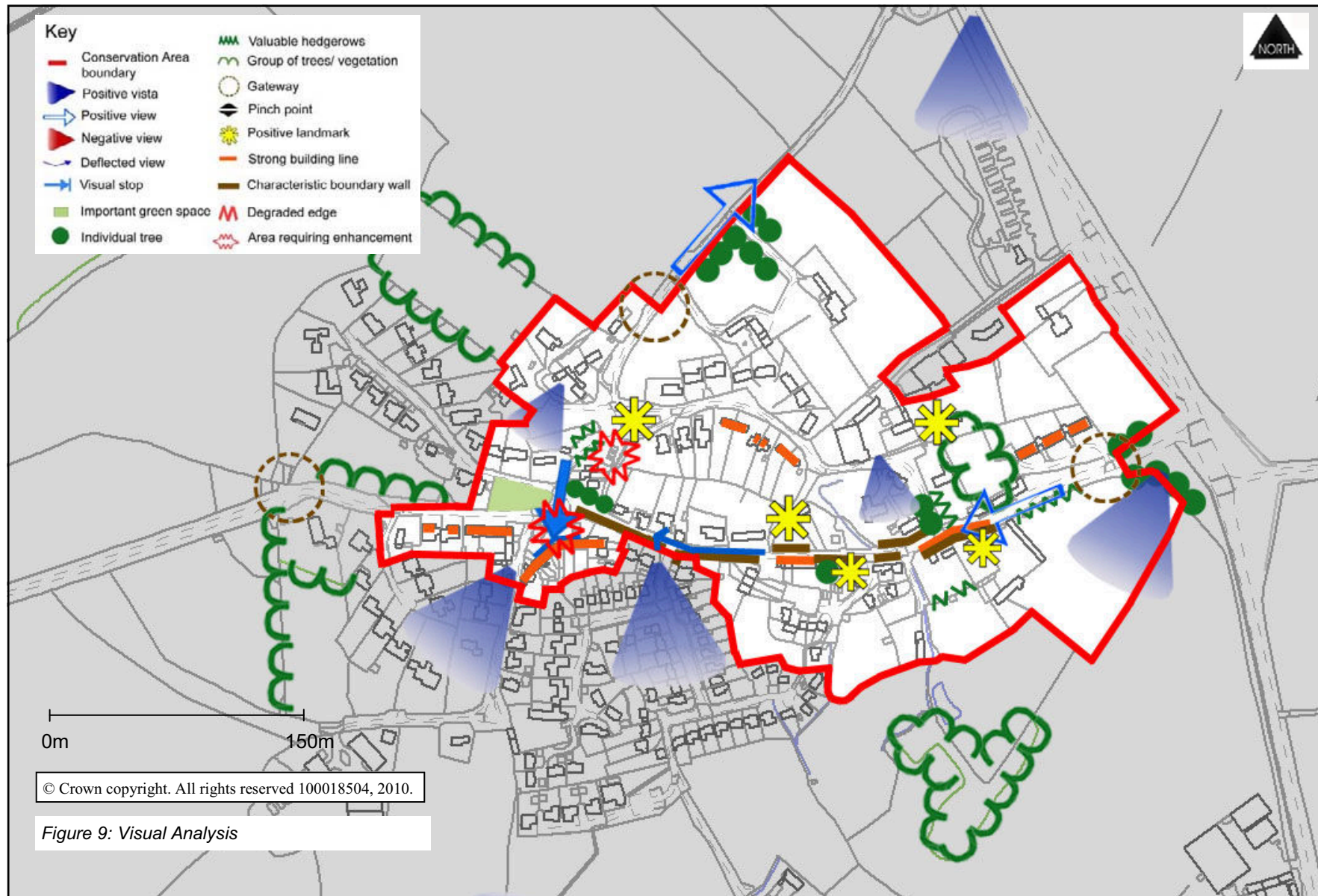




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Figure 8: Building Age

# 8. Character Analysis





## 8. Established Character

Mollington was a small village composed of a number of dispersed clusters of buildings based upon the parish church, several farms and Main Street until only 50 years ago. In the 1960s the village saw very significant growth, extending down the valley side, across it and infilling. In the main, the growth took the form of detached dwellings, with a high proportion of bungalows, and this type of development is not ordinarily the material of conservation areas. The pre-twentieth century buildings now comprise a very small proportion of the village.

### 8.1 Land use

#### 8.1.1

Always an agriculturally based settlement, of the original 7 farms (Lower Farm, the Chestnuts, the Poplars, Manor Farm, Mansion House Farm, Church Farm and Old Farm) 6 of which are no longer working farms; only Lower Farm (and Deejay Farm and Mill Farm to the south of the village) are working. Historically the village contained an array of associated local traders including farm workers, a weaver, a salter, a woolcomber, a blacksmith and a miller. The village smithy, on the north side of Main Road, went out of use in the 1930s and the wind mill and corn mill are no longer in evidence.

Like many other villages, despite a substantial influx of new housing in the 1960s, Mollington has lost many of its traditional services and facilities, including the Primitive Methodist Chapel, The Bull Public House, Primary School and Post Office.

The Primary School relocated to new premises off Chestnut Road following the 1960s influx of residents but this too has now closed and been replaced by detached houses.

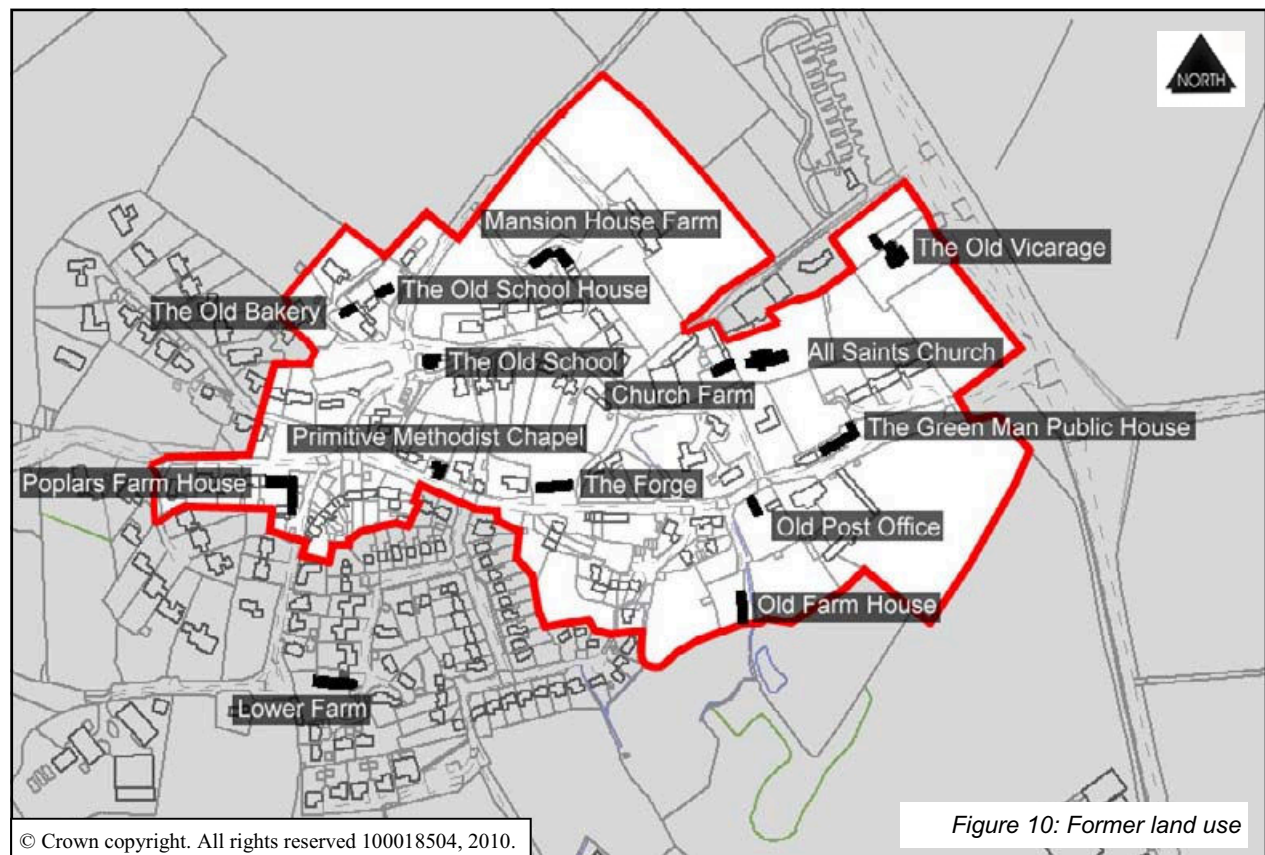


Figure 10: Former land use

### 8.1.2

Today, Mollington is essentially a residential village with All Saints Parish Church, the Green Man public house and remaining outlying farms, with a few small businesses operating from domestic properties, for example at 1-2 The Row. Many of the former land uses can today only be hinted at by the street and property names. School Hill leads to the former primary school and Blacksmith's Lane reflects the route that would have been taken by the blacksmith from his forge up to Mansion House Farm and Church Farm. The Malthouse, The Forge, The Old School, The Old School House, The Primitive Methodist Chapel, Old Post Office, Old Bakery, Old Reading Room have all been converted to residential use and barns at Church Farm and Mansion House Farm have been converted to residential use, as have all the former farm houses themselves, whilst retaining much of their former character.



*Mansion House Barn*

## 8.2 Street pattern

### 8.2.1

The street pattern is derived from and reflects the topography. After initially dropping down steeply from the A423 that runs along the north south ridge through the aptly named Holloway, the also aptly named Main Street follows the 137m contour line in a gentle curve along the south facing valley side, before dropping down again beyond the village towards the Hanwell Brook Valley floor. It follows the spring line at the junction of the Ironstone with the mudstone sand and a number of springs arise in the vicinity. Historically this enabled most properties forming the historic core of the settlement to enjoy a sheltered and southerly aspect on the valley side with a secure water source. The street pattern remains loose and informal, despite a substantial amount of late C20th infill development between the older properties.



*Enclosure at the eastern end of main Street*

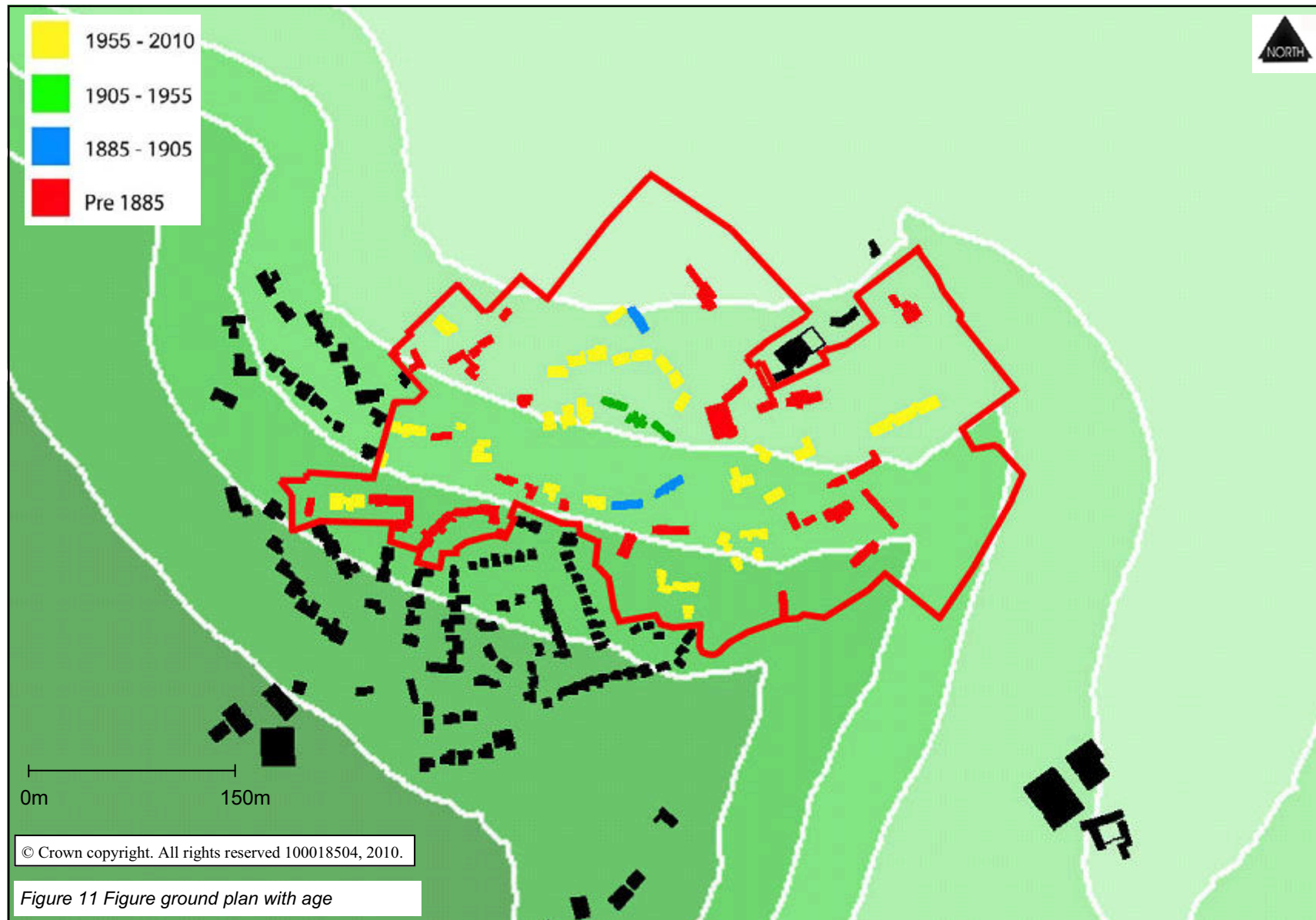
### 8.2.2

Other secondary paths and lanes linked the village with the Parish Church and outlying farms. Of these, only Church Lane, running in a loop at a much higher level north of Main Street, and Roundhill Road, which links back to A423, have developed into adopted through highways. A unique characteristic of the village is the number of remaining informal paths, some still only grassed, not surfaced, and these are particularly charming in their informality. Examples include Tinker's Lane and Blacksmith's Lane, which run between Main Street and Church Lane across the contours, and Lower Farm Lane and Ivy Lane, which run south into the Hanwell Brook Valley.



*Blacksmiths Lane*







8.2.3

Later development dating from the mid C20th is served by standard cul de sac estate layouts which either, as with the Chestnut Road development and The Paddocks, run against the landform down the valley side, or, as with Whiteway for example, exploit the landform by gaining high vantage points to maximise views down the Hanwell Brook Valley. The more recent development at Orchard Piece displays an attempt to recreate an informal street pattern with more sympathetic highway standards and complex building layout.



*Buildings set back at western end of Main Street*

8.2.4

The figure ground plan indicates that the traditional relationship of buildings to Main Street is on the road edge at the eastern end of the village as far as The Jetty, creating an enclosed feel contained by building frontages, gables and visually powerful walls such as those to The Garden House and the Manor House. From The Forge westwards the historic properties are set back from the highway, for example Poplars Farmhouse and The Chestnuts, with the terrace of The Row in particular effectively leading the eye round into Lower Farm Lane. Later infill properties on Main Street also tend to be set back, and this is even more noticeable along Church Lane, where the 1960s bungalows on the north side create their own subspace, independent of the main route, and at Church Lea, where three properties have their own access drive parallel to The Holloway.



*Enclosed feel contained by built form at eastern end*



*The Row leads the eye down Lower Farm Lane*



*Church Lane bungalows create their own subspace*

8.2.5

Modern housing tends to be set within its own plot rather than relate to the street frontage, and this is particularly evident at The Paddocks and Whiteway. Some infill properties do not relate to the street pattern at all, but create their own inward looking sub space, such as the group Uphill, Paddocks Priors and Torcan, off Church Lane, which sit behind walls and dense vegetation and so make virtually no contribution to the streetscape of Main Street.



*The village green with discontinuous enclosure*

8.2.6

The Village Green is not so much the focus of the village, as at nearby Shenington for example, as a steeply sloping area of land just off the centre of the village which has not been built upon for practical or other reasons.

Although the Poplars Farm terrace has a strong building line, it sits well below The Green in terms of levels. Along the northern edge, modern or substantially rebuilt properties are set well back within their plots, whilst the most prominent buildings in the west are neutral or negative in their contribution. As a result, the space is not contained by any significant frontages and this reduces the visual significance of The Green in the village.

8.2.7

Historic farms such as Manor Farm and Mansion House Farm still sit within their own grounds. All Saints Church is located on the highest land within the village and close to several of the historic village farms, but is set well back off the main street with only a localised impact from within the village, although presents a strong image from the A432.



*Although All Saints Church sits on the highest land in the village it is relatively tucked away*

8.2.8

There are very strong gateways to the village from both east and west. In the east the steep slope, significant enclosing vegetation, the terrace incorporating The Green Man PH being at the back of the carriageway, together with the bend in the road focussing on Manor House Farm, all contribute to a visually tight entrance.



*Eastern village entrance showing dominance of walls*

At the western entrance to the village, the rise up from the Cherwell Valley floor initially provides views of the Whiteway suburban character rising up the hillside and on the horizon. However, this becomes contained by overhanging hedgerow trees, the steep rise of the hillside occupied by the allotments forces an abrupt change in direction of the road and the hedgebank only gives way to reveal views of development at Kayleh Cottage, just before the vista opens up at The Green. Development beyond either of these visual gateways would compromise the strong traditional relationship of the village with the topography.



### 8.3 Scale and massing

#### 8.3.1

Most older properties have two internal floors of accommodation, but there is nevertheless a range in scale from vernacular cottages, where the upper floor is almost entirely within the roof space (e.g. The Jetty and Kayleh Cottage), to grander properties where the steep pitch and higher ceiling heights create greater presence (e.g. Mollington House and Manor House) and also some use of the roof space.



*Mansion House Farm is the grandest domestic property in the village*

Mansion House, itself a former manor house, is the grandest domestic property in the village with full use of the roofspace.



*The diminutive Butler's Cottage is incorporated into the terrace of The Jetty*

The Row is composed of small early labourers' cottages but the smallest property is probably Butler's Cottage, 3 Main Street.



*Single storey barn conversion at Church Farm*

The ridge line of most properties follows the road alignment, which assists in creating a coherent street. Exceptions include the former Chapel and this is prominent due to its raised position and its height, which its gable onto the road emphasises. Homes constructed since the mid twentieth century are predominantly one and two storey detached dwellings.



*The chapel is prominent in the streetscape, emphasised by its materials, gable and projection*

#### 8.3.2

Twentieth century development varies in the success of its integration. Along the centre of Main Street there are a couple of properties which are unduly prominent due to the rising land and frontage treatment, rather than their actual scale; other bungalows further east, which are not characteristic of the local building traditions, are largely obscured by vegetation. The bungalows on Church Lane combine to create a strong feature in the streetscape despite their single storey status.

The introduction of 2 1/2 storey development with modern ceiling heights would be at odds with this pattern of generally low eaves height, as is witnessed by the recent construction of Church Farm Cottage on Church Lane, which, although of carefully considered massing, is not of cottage scale and occupies a prominent position.



*Church Farm Cottage is not of cottage proportions*

### 8.3.3

The topography also assists in altering the apparent height of buildings such that those on the south side of Main Street and Church Lane can sink into the falling ground (eg Poplars Farmhouse), whereas those on the north side can be elevated due to the rising ground (e.g. east of The Chapel).



*Poplars Farm is a large historic building but sits low in the ground south of The Green*



*Looking up at properties on the North side of Main Street*

Some prominently located properties have a visual impact beyond their positive contribution, (e.g. west of The Chapel). Buildings sitting on the skyline north of The Green are prominent also because of their position. Many of the recent properties have been designed and placed on the plot to maximise views south westerly views down the Hanwell Brook Valley, notably at The Paddocks and 8 –15 Whiteway, and this creates a less coherent streetscape. Some modern properties utilise the slope, becoming split level, and some are built into the slope so that one enters the plot at roof level (e.g. 12-15 Whiteways, which creates a weak streetscape) and some rise out of the ground virtually on stilts (such as Paddock Priors), which can look visually discordant when viewed from below.

### 8.3.4

Most older properties are narrow depth with a wide frontage and this contributes to their mass and compensates for their vernacular scale (e.g. The Chestnuts and Poplars Farmhouse). Others of narrower width form terraces, which enhances their visual impact (e.g. The Row and The Jetty). Accretions and rear wings are usually single storey and often in differing materials denoting their later date of construction e.g. brick and Welsh slate onto ironstone and thatch.



Some grander properties have a deeper plan form with subsidiary wings (e.g. The Garden House, Mansion House Farm and Manor Farmhouse), which cannot always be appreciated due to their more secluded locations. Mansion House Farm has a particularly striking cat-slide roof on its rear north west elevation (originally the farm dairy), creating an almost entirely single aspect property. By contrast recent properties have deeper and also more complex floor plans, incorporating double garages, and roof forms incorporating gables at front and back, which is not a traditional form.



*The later extension at Mansion House Farm has a Welsh slate roof*

## 8.4 Building Age Type and Style

### 8.4.1

Mollington was a closed village – owned by the Holbech family from 1662 until 1950, when the estate was broken up. The village was enclosed in 1796 when what little land the Holbechs did not own finally went to them. The village was hence closed for near-on 300 years and this results in effectively only two periods of development, which is quite remarkable:

- pre seventeenth century: including the Parish Church, which has origins in the fourteenth century, but the farm houses and virtually all the vernacular cottages, predominantly along Main Street plus a cluster west of Roundhill Road, date from the seventeenth century
- late twentieth century: when a significant amount of private residential development was constructed and occupied in particular by management and staff from the expanding General Foods factory in Banbury.
- The very few nineteenth century buildings tended to be functional, such as the National School and the Methodist Chapel. Thus the form of the village was established by the mid seventeenth century and did not alter or expand greatly until three hundred years later when the new housing infilled the dispersed settlement pattern and extended the village, particularly to the south.

### 8.4.2

The agricultural origins influence the building types in the village, which include relatively imposing farm houses, their barns and other outbuildings, vernacular farm workers cottages and the buildings such as places of worship and education that served the needs of the villagers. The use, or former use in the case of later conversions to residential, is still largely discernable. Most historic buildings are unassuming local vernacular, with the exception of the Manor House and the farmhouses of the more wealthy. There are examples of the very distinctive, although somewhat altered, early twentieth century Banbury Rural District Council housing on the south side of Church Lane, typical of similar housing seen elsewhere in the area.



*The distinctive former Banbury Rural District Council housing*

The substantial mid twentieth century infill residential development has been generally detached one and two storey estate development, which is not locally distinctive, with the exception of the later development at Orchard Piece, which attempts to integrate rather better.

## 8.5 Materials

### 8.5.1

The predominant building material of the historic part of the village, and exclusively in the eastern part, is the locally hewn ironstone. This is employed in both grander buildings, such as All Saints Church and Manor Farmhouse where squared coursed ironstone and ashlar gable parapets can be seen, and in vernacular properties, where the stone is of varied dimensions brought to courses and occasionally as random rubble.

At The Row the coursing partially follows the gradient of the land, rather than the floor or roof line, which creates a delightful “higgledy piggledy” character. Where ironstone is used in the construction of later properties, there is a tendency for blocks to be deeper than laid traditionally and for mortar joints to be more prominent, but there are some excellent examples of crisply cut ironstone laid with fine mortar joints in recent properties as well. There are thankfully few examples of the use of hard cementations mortar in the village, which causes the softer ironstone to erode.



*Coursed ironstone*



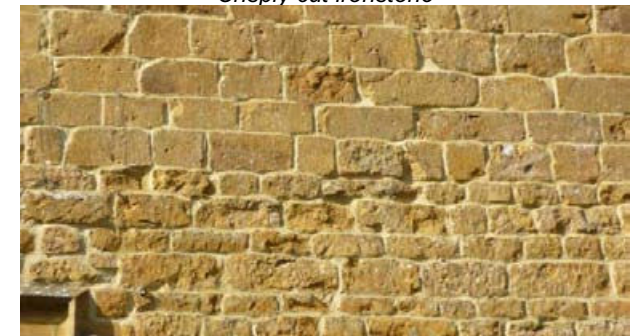
*Random rubble*



*Stone follows gradient at The Row*



*Crisply cut ironstone*



*Change in coursing revealing later increase in height*



8.5.2

Ironstone is also used for the construction of boundary walls and, where these are tall and prominent in the streetscape such as the buttressed and strongly capped wall at Garden House, they make a very positive contribution to the character. In the main, however, boundary walls tend to be of random rubble and, where these perform a retaining function or fight with vegetation for dominance, their condition has deteriorated.



*Wall of Garden House*



*Typical ironstone boundary wall*



*Condition of walls can be affected by vegetation*

8.5.3

However, most twentieth century properties are constructed in a variety of brick colours and the contrast with the traditional material is marked. A few modern bungalows are of imported stone and this is generally not a successful reflection of the local materials, particularly where this is laid in irregular courses with jumpers or, worse, in a style reminiscent of crazy paving. On Main Street, Bankside has been rendered and painted white, neither treatment being in harmony with the local materials or colour palette, and this obscures historic details and makes the property particularly prominent in the street scene. La Mamaille has also been rendered and this disguises what appears to be an unusual old brick building.



*Banbury red brick*



*Proud pointing with cementaceous mortar can accelerate the erosion of the soft stone*



8.5.4

The traditional roofing material of the area was long straw thatch with flush ridge and there are still several surviving examples of thatch on properties on Main Street (e.g. Kayleh Cottage and The Jetty), albeit that these have now had a block cut ridge added in recent re-thatching.



*Kayleh Cottage thatch*

Other properties where the steep roof pitch and in some cases the existence of gable parapet on one or both gables suggests that they were formerly roofed in thatch include Poplars Farmhouse, Lower Farmhouse, The Old Farmhouse and photographs reveal that The Green Man and La Marmaille were also once thatched.



*The Green man was once thatched*

There are no examples of stone slate roofs, although it is possible that Mansion House Farm and The Manor House did originally have stone slate roofs. Some artificial stone slate roofs, such as at Church Farm, have weathered down reasonably well to resemble natural stone slates, albeit of smaller scale. The proximity of the Oxford Canal at nearby Cropredy ensured that Welsh slate made an introduction from the late eighteenth century and this is now the predominant material on older properties.



*Welsh slate is now the predominant roofing material on older properties*

But plain clay tiles and plain concrete tiles are also in evidence, the latter most particularly on modern development, with a few examples of a non locally distinctive bold roll interlocking tiles e.g. The Chestnuts, prior to listing.

8.5.5

Gables are traditionally plain, with mortared verges and no hips; eaves are open with plain or no gutter boards. Grander properties, such as Mansion Farm House and Manor Farm House, have parapet eaves.



*The Row has plain gables stepping down the slope with*





*Prominent gable of Sunningdale on Blacksmiths Lane*

Modern infill, with the exception of the more recent Orchard Piece development, has not tended to respect this tradition and their barge boards and box fascias tend to look clumsy by comparison.

Older properties have multiple chimney stacks, invariably on the ridge, at the gable and of stone or, often on smaller properties, rebuilt in red Banbury brick. Some of these are very substantial structures and add significant interest to the skyline. Where the modern development has chimneys, these are often rather dumpy in proportion and not always located on the ridge, which can have a disconcerting effect.

#### 8.5.6

Roof pitches in older properties are steep, around or exceeding 50 degrees, and this reflects the former use of thatch. Modern properties differ in that dwellings, particularly the bungalows, dating from the 1960s have shallow pitched roofs and often flat roofed garages or porches, whereas more recent development has attempted to reflect traditional roof forms with rather higher pitches of around 40 degrees. Where this is over a deep span, care needs to be taken to ensure that the overall bulk does not become out of proportion with the scale of the building.

#### 8.5.7

On the traditional buildings, with the exception of Kayleh Cottage, which has delightful “eyebrow dormers,” the rooflines are simple and uncluttered without gables, dormer windows and so on, and this tends to reinforce the strong building line along the street.



*Modern dormer windows*



*Eyebrow dormer on Kayleh Cottage*

Older properties that have been altered have had dormer windows inserted and occasionally these can be rather heavy or clumsy in design. Modern properties often display complex roof plans in an attempt to break up the expanse or the span of the roof and also to rely on semi-dormer windows in bungalows and where eaves have been deliberately dropped, but this is not a detail traditionally found in the village and its introduction is not generally successful.

## 8.6 Windows and doors

### 8.6.1

The vernacular buildings generally have two or three-light casements under timber lintols, sometimes including some metal windows with two, three or four panes (eg The Old Farmhouse and The Jetty, which has two leaded casements remaining). There is a high number of stone mullions housing timber or metal casements (eg Poplars Farmhouse and The Chestnuts, which has three light mullioned windows with hood moulds) and The Garden House, which has two six-light windows with stone mullions and transom, (features not normally associated with houses humbler than manor houses).

Windows generally are of small dimensions and the first floor windows sit directly under the eaves at a low level within the room. The eyebrow dormers at Poplars Cottage under thatch are the only example remaining.



*Three light casement with lead lights*



*Stone mullioned windows at The Chestnuts*



*and a modern version*

### 8.6.2

There are no examples of sash windows in the village, which is very unusual. This is due to most early buildings predating the Georgian period and also indicative of the lack of investment in refurbishing the building stock by the Holbech family during that period.



*Rounded headed windows at Primitive Methodist chapel*

### 8.6.3

The Primitive Methodist Chapel has large vertical windows with half round brick heads and this treatment further serves to single out the former use of the building. The Old School has similarly distinctive fenestration of Gothic revival stepped trefoil-headed lancets with stone mullions, which have been successfully retained in the residential conversion, albeit split.



*Gothic revival windows at The Old School partially surviving conversion*



8.6.4

There has been a good deal of re-fenestration of older properties, which has generally retained the window openings if not the style or materials. Timber casements are not always balanced, false “leaded lights” are occasionally added and the ubiquitous uPVC double glazing makes a common appearance.

Some properties have dark stained or painted frames and this is appropriate on barn conversions but not a traditional approach on domestic properties. Floor to eaves height openings have been retained in some barn conversions and where these are simple, such as at the barn south of Mansion House Farm, these are successful.



*Former barn door opening retained*

8.6.5

Modern properties display fenestration of their period, and a high proportion have been also refitted with uPVC double glazing; those dating from the 1960s sometimes have extensive picture windows of generous dimensions, whereas detailing in more recent properties attempts to replicate the traditional casements under timber lintels. Some modern bungalows have dormer windows and roof lights and other houses have semi dormers as result of reducing external eaves height whilst achieving modern ceiling height requirements and neither is a locally distinctive feature.



8.6.6

Unless windows are set in stone surrounds, lintels are traditionally expressed timber, usually stained dark but sometimes painted and cills are traditionally of mortar or, occasionally, tile.

8.6.7

Other than at Mollington House, which has an enclosed porch, there is not a tradition of porches on front elevations, but a few properties have flat canopied porches, for example Kayleh Cottage. Some lean-to porches have been added, such as at Old Farm House, and some open gabled porches have been added, including at Ambleside on The Row and The Forge, which has a very generous glazed porch that is dominant in the streetscape.



*Prominent porch at The Forge*

8.6.8

Traditional vernacular plank doors are generally still in evidence in older properties, for example Lower Farm, and some have new plank doors with small windows inserted, but many have been replaced with modern timber or UPVC doors. Larger historic properties have panelled timber doors (e.g. The Chestnuts, which also has a stone surround with hood moulds).



*Traditional plain plank door with timber plain canopy*

**8.7 Carriageways, footpaths, driveways, verges**

8.7.1

The adopted through routes in the village have, in the main, an informal rural ambience with verges, some soft edges and virtually no footways. Main Street has some areas of granite or concrete kerbs but generally hedgebanks and soft verges remain here and along Roundhill Road and Church Lane. North of the Green around the junction of Roundhill Road and School Hill, this is particularly attractive with informal dimensions, meandering road alignment, short visibility splays where pedestrians share the space can help to slow vehicle speeds.



*Soft edges and meandering alignment retain the rural ambience*

8.7.2

However, the soft edges are prone to erosion by vehicles and, throughout the village, several methods have been employed to prevent vehicles over-riding the grass.



*Soft edges are prone to erosion*

These range from dwarf timber bollards near The Old School, which are appropriate, small stone boulders at Poplars Farm House, which are not recommended, to concrete sustainable drainage kerbing and reflective bollards at Church Farm Cottage, which are not sympathetic to the rural character



*Subtle but effective protection of The Green*





*Occasional use of granite kerbing is unobtrusive*

In other places the steep embankments and hedgebanks are held together by vegetation, which creates enclosure along incised lanes, particularly at the entrances to the village, but, where the vegetation is removed, the reinforcement effect of the roots is lost and erosion can occur. Naturalised banks are more in keeping with the rural ambiance than over domesticisation with ornamental species.



*Embankments create enclosure at the entrance to the village*

8.7.3

The junction with Chestnut Road illustrates how easily this rural character can be destroyed by the adherence to over-engineered highway design standards. Here the Main Street frontage is blown open and Chestnut Road itself, with its straight alignment, footways on both sides and open plan front gardens with driveways, has a suburban character not reflective of the rest of the village.



*Chestnut Road junction*



*Orchard Piece attempts to integrate better.*

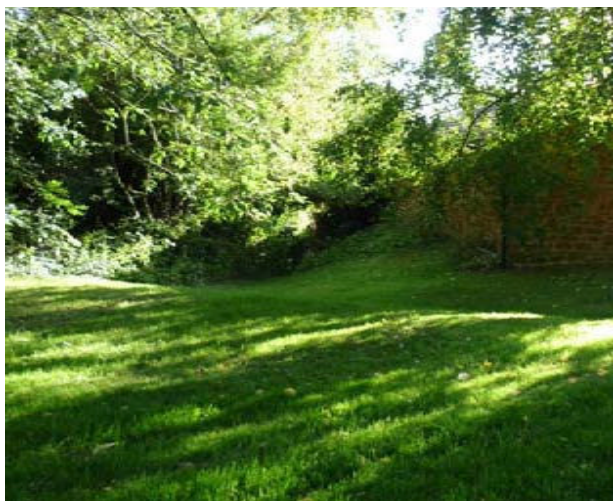
8.7.4

The footpath connections between the village and the rural landscape are numerous. These take the form of field paths outside the village and either rough tarmac single lane tracks, such as Lower Farm Lane, or grass paths, such as Tinkers lane and Blacksmith's Lane within the village. These latter routes are particularly attractive in their informality and the introduction of any form of hard surfacing would significantly change their character.



*Lower Farm Lane*





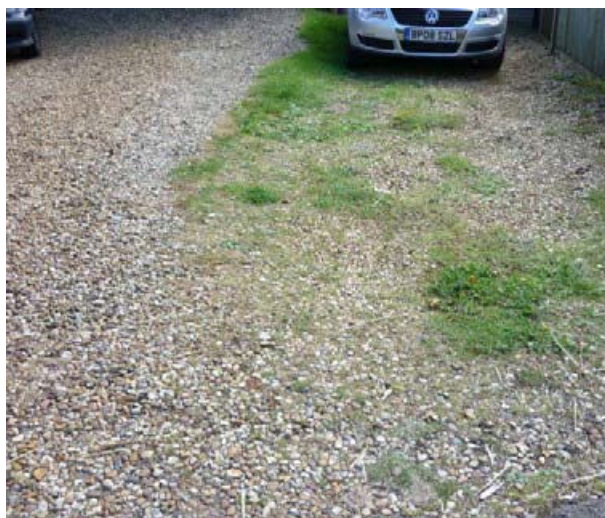
*Tinkers Lane*

#### 8.7.5

Driveways and hard standings accommodating vehicles within plots are surfaced in a variety of materials. Hard packed earth with moss is the most informal and can be found for example at The Row and Kayleh Cottage. Hoggin is also informal, as is unbound gravel, but this does need some edge treatment to contain it. The introduction of a non permeable surface, such as concrete pavements, concrete or tarmac is seen and is more acceptable in the modern estates than along the historic streets as it tends to be rather uncompromising in appearance. Generous, or over generous, radii are employed in some locations at the entrance to driveways, which can have a similar but smaller scale and localised effect to that created by the Chestnuts.



*Small areas of granite blocks exist*



*Gravel and earth provide informal parking areas*

## 8.8 Trees, hedges, open space, means of enclosure

### 8.8.1

Vegetation plays a critical role in the character of the village. The village is well vegetated with mature trees of visual significance and hedge banks that enclose routes and some properties are partially obscured by vegetation.

### 8.8.2

Trees in the grounds of Wayside and at the eastern entrance to the village are protected by individual Preservation Orders and at School Hill and immediately west of the village by group Preservation Orders, but there are number of other significant species within the proposed conservation area which are worthy of the protection that designation would bring. These include

- the Scots pine west of 10 Orchard Piece, prominent in westerly views along Main Street but visible from several parts of the village as aid to orientation.
- trees in and around the church yard
- the avenue of trees leading to Mansion House Farm and the copse to the west of the farm
- trees in the verge along the north side of Main Street west of Bankside.
- vegetation in and enclosing the front gardens of The Row





*Prominent scots pine*



*Tree in the churchyard*

There are significant numbers of evergreen species, some of which are non-indigenous, however there are also inappropriate non-indigenous species, such as the Leylandii that surrounds Paddock Priors and, whilst this species provides a fast and solid screen, it starves the ground of nutrients, causes overshadowing and difficulties in maintaining a reasonable height.



*Trees on Main Street west of Bankside*



*There are a significant number of evergreen species*



*Leylandii is difficult to contain*

## 8.8.3

The growth of vegetation compared with early photographs of the village is very noticeable and occasionally topping and lopping is required to prevent vigorous species conflicting with overhead cables. In other instances ivy is becoming invasive and even Poplars Farm House is partially obscured by greenery.



*Tree interfering with overhead lines*



*Poplars Farm house is partially obscured by greenery*

## 8.8.4

The principal areas of open space in the village are The Green, the allotments, the church yard and the recreation ground.

**The Green** is important because it gives this end of the village, with its high proportion of modern development, a more informal character than would be the case without it and its gradient increases its prominence in the village, although the one seat appears uncomfortably perched upon it. A further, higher Green exists west of the Old School and this enjoys commanding views in a southerly direction, but little in the way of direct building frontage.

**The church yard** makes only a local contribution to the character of the village, being tucked away at the far north eastern corner, enclosed on the north and west sides by unassuming farm outbuildings and conversions respectively but with open views to the east towards the traffic on the A423.

**The recreation ground** is very much tucked away between back gardens, accessed only via a narrow footpath between Orchard Piece and Chestnut Road ends of culs de sac and so, although pleasant in itself, makes little visual contribution to the village.

**The Allotments** do not make a visual contribution to the character or appearance of the village, being well screened by vegetation.

## 9.8.5

There are number of incidental areas of green undeveloped land, which make a positive contribution to the character and appearance of the village.

- South of Mollington House and around Mansion House Farm the open aspect contributes to the setting of these imposing individual properties and also to that of the Parish Church.
- Land immediately south of the former School enclosed by railings,
- Land east of Roundhill Road north of Fairview and Fairways
- The remains of the orchard between Orchard Piece and Old Farm House

and all contribute to the informal ambiance of the village and are representative of the dispersed settlement pattern of the village that predated the mid twentieth century infilling.

Further infilling could threaten this remaining character and possibly have an urbanising effect, as has occurred with Church Farm Cottage. It is not only the buildings themselves that could cause harm, but the vehicular access, loss of established vegetation and domesticisation of the enclosures, as witnessed in the village already.





*Open setting of Mollington House*



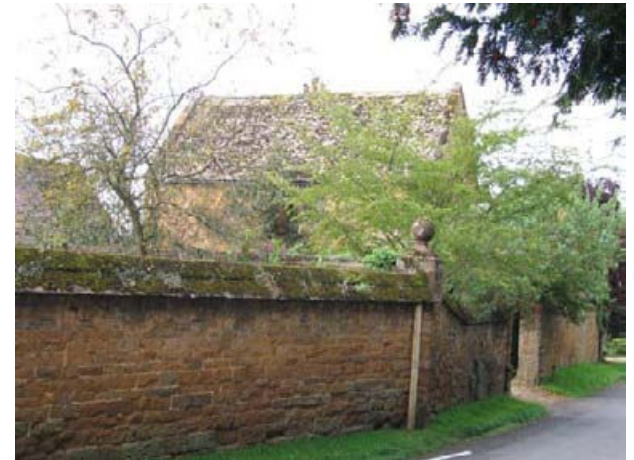
*Land east of Roundhill Road*



*Land to south of the former school*



*The remains of the former Orchard*



*Heavily capped walls to the Manor House and Garden House*

### 8.8.6

Means of enclosure or lack of enclosure is a key determinant of the character of any place and so it is here. Traditional enclosures of low stone walls, hedges and picket fences still predominate. Vegetation is causing some damage to some stone walls, but the magnificent buttressed and heavily capped boundary walls to The Garden House, listed in their own right, make a very positive contribution to the character of this part of the village, as does the boundary wall to Lanscombe, whose enclosure effect is enhanced by the evergreen hedge a top it. Concrete post and single railing, reminiscent of estate railings, is found outside The Green Man PH, which, although not particularly a vernacular detail, exudes a rural, informal charm.

Properties on Main Street are either built at the back of the carriageway or have their frontages enclosed, but more recent development has open plan frontages where grass and driveways predominate.

The Old School retains what are presumably the original school railings and there are also railings enclosing the undeveloped land to its south and rather overly delicate decorative chain railings have appeared along part of the north side of The Green.

Hedges are prominent on hedgebanks where they are naturalised at the entrances to the village and north of main Street at Torcan and elsewhere front boundary walls and fences have become overgrown by vegetation, which has a further greening effect.

There has been some loss of traditional enclosure to accommodate cars off the highway and this can have a negative impact on the overall streetscape where these are prominently located and not gated to continue the enclosure.

Where historic means of enclosure have been lost a natural hedge, stone wall or picket fencing with timber gates if required would be the most appropriate re-instatement.



*Modern development tends to be set back from the frontage*



*Some loss of frontage enclosure to accommodate cars off the highway*

8.8.7

There are a number of springs issuing within the village and streams run from these south to the valley. Historically, but especially more recently, many of the springs and streams have been culverted to enable development within the settlement. The stream running between Sunnybank and Paddock Friars forms a small pond adjacent to Main Street and the sound of water flowing is delightful.

8.8.8

There are also a number of wells throughout the village, including that by The Row, which was restored by local people in 2000. Historically these provided a reliable water supply for the village and are part of the reason for its location and their celebration is entirely appropriate.



*Well opposite the Old School*





*The well on Lower Farm Lane was restored to celebrate the Millenium*

### 8.9 Key views

The topography both enables and limits views within the village, to it and from it.

- The east and west entrances act as a visual throttle, and the view at the eastern entrance has remained remarkably unchanged for centuries. Here, and at Roundhill Road, there is the greatest connection with the surrounding landscape.
- There are sequential views along Main Street, which change in character as one moves through.
- There are few views northwards from Main Street, constrained by buildings and land form, but the glimpses up the lanes are intriguing and inviting.

- Where once there may have been views south from Main Street towards the open countryside of the Hanwell Brook Valley, these are now mainly blocked by modern development and only glimpse views remain. The visual relationship of the village with this landscape can, however, still be appreciated from the eastern entrance to the village and from Lower Farm Lane, despite some infill development.
- From the higher land within the village views can be seen over the top of the Main Street properties to the rising landscape to the south. The modern agricultural buildings at Mill Farm sit on the horizon here however and are very dominant in some of these views, rearing over the top of village buildings.
- From the top of The Green, the allotment gardens and the development sited to the north of this, magnificent long distance views are enjoyed down the Hanwell Brook Valley. Conversely, however, buildings here are prominent on the skyline from some distance to the south.
- The Vicarage and Mansion House Farm are set in spacious grounds and views towards them, framed by open space, vegetation and / or stone gate piers, are appealing.

- Generally in the vicinity of the Parish Church, views are short and intimate but once in the church yard views north to farm buildings and towards the caravan park and east to the A423 are less appealing.



*The scale of modern agricultural buildings on the horizon contrasts with the traditional farm buildings*



*Extensive views from the Whiteway area*

## 8.10 Threats

Generally properties within the village are well maintained, but a few, including the listed Lower Farm and listed Old Farm House are in a poor state of repair.

- Further loss of traditional roofing materials, particularly the few remaining long straw thatch roofs, would be very regrettable, however, as these properties are listed, this is less of a risk. Replacing Welsh slate with profiled tiles on unlisted properties remains a potential threat.
- Generally the stonework within the village is in a good or fair condition but the use of cementitious mortar and proud pointing causes deterioration of the soft ironstone and both should be avoided.



*Lower Farm House*



*Ribbon or tuck pointing should be avoided as it causes the ironstone to deteriorate*



*Old Farm House*

- The most recent properties have been constructed in high quality ironstone, but some less recent properties utilise non local stone laid in a random and non load bearing manner and this should be avoided.



*'Crazy paving' style stonework. Non local stone laid in non load bearing manner*

- Rendering or painting of properties is not a locally distinctive tradition in the area and, not only does it obscure traditional detailing, character and materials, the use of concrete render can actually be the cause of premature deterioration of masonry. Rendering or cladding requires consent within a conservation area.
- Re-fenestration with uPVC double glazing or any overly chunky style, even in timber, including false leaded lights and heavy stained timber.



- The addition of modern paraphernalia (such as satellite dishes and solar panels) to the street side fronts of dwellings, of which there are not very many in the village, requires consent within a conservation area and needs careful siting.



*Green technology, whilst welcome, needs careful siting*

- There is scope to enhance the setting of the Parish Church; if the appearance of the corrugated iron sheds cannot be improved, then planting within the churchyard could screen them.



*Setting of All Saints Church marred by agricultural buildings*

- The effect of vegetation on boundary walls needs to be monitored.
- Loss of traditional means of enclosure has a negative effect on the streetscape.
- Accommodating parked cars on plot is difficult to achieve sensitively without



*Loss of traditional means of enclosure has a negative effect on the streetscape*



*Satellite dishes on building frontages*



*The effect of vegetation on boundary walls needs to be monitored*



*Dominant modern agricultural buildings on skyline*

unsightly gaps in the streetscape or unsightly garages, as occurs at the junction of School Lane and Tinkers Hill and at parts of The Row, where enclosure would be beneficial.

- Modern agricultural buildings on the skyline can dominate the scale of traditional farm buildings and are prominent in key views.
- Care needs to be taken to ensure that the introduction of vehicular access into plots is not over designed.
- Further introduction of footways in the village would be difficult to provide without creating an unfortunate urbanising effect.
- The route through the village from A423 to the B4100 is one of the few east west connections without a weight limit and so attracts some through traffic, including heavy goods vehicles



*Over design of vehicular access into plots*

- Suitable sites for additional development are hard to identify. Some of the existing development dating from the 1960s is located and designed in a way that might not be approved today. There are a few undeveloped plots within and on the edge of the village, which, if completely infilled, would destroy what remains of the rural informal settlement pattern. However positive opportunities exist for redevelopment of plots to improve their integration into the historic streetscape.
- The visual impact of overhead lines is not as dominating as it could be due to the dense vegetation, however some trees require constant lopping and topping to prevent them interfering with the overhead wires.



*There is no weight limit through the village*

- The erosion of soft verges is evident through out the village, but they are particularly vulnerable in winter. The profusion of a variety of bollards and other mechanisms to prevent over-running needs to be controlled so that these measures do not become more unsightly than the problem they seek to cure.



*Soft verges are prone to erosion*



*Visual impact of overhead wires*



- Wells and pumps are not only important historic artefacts, but also serve an important function and can help reduce flooding and inundation of properties and consequently should be preserved and never back filled. Similarly the presence of historic culverts should be respected. Within Mollington there has, unfortunately, been a history of the utility companies, developers or individuals breaking through when digging trenches and then failing to effect a repair. This has led to the apparent appearance of 'new' springs and in some cases the inadvertent flooding of adjacent properties.



*Bollards can be unsightly*

### 8.11 Features of special interest

- The relationship of the village to the topography
- The informal and unsurfaced lanes
- Pockets of undeveloped land
- The water courses, springs and wells
- Boundary walls
- Hedgebanks



*Wells, cisterns and pumps are an important feature of the village*

### 8.12 Character areas

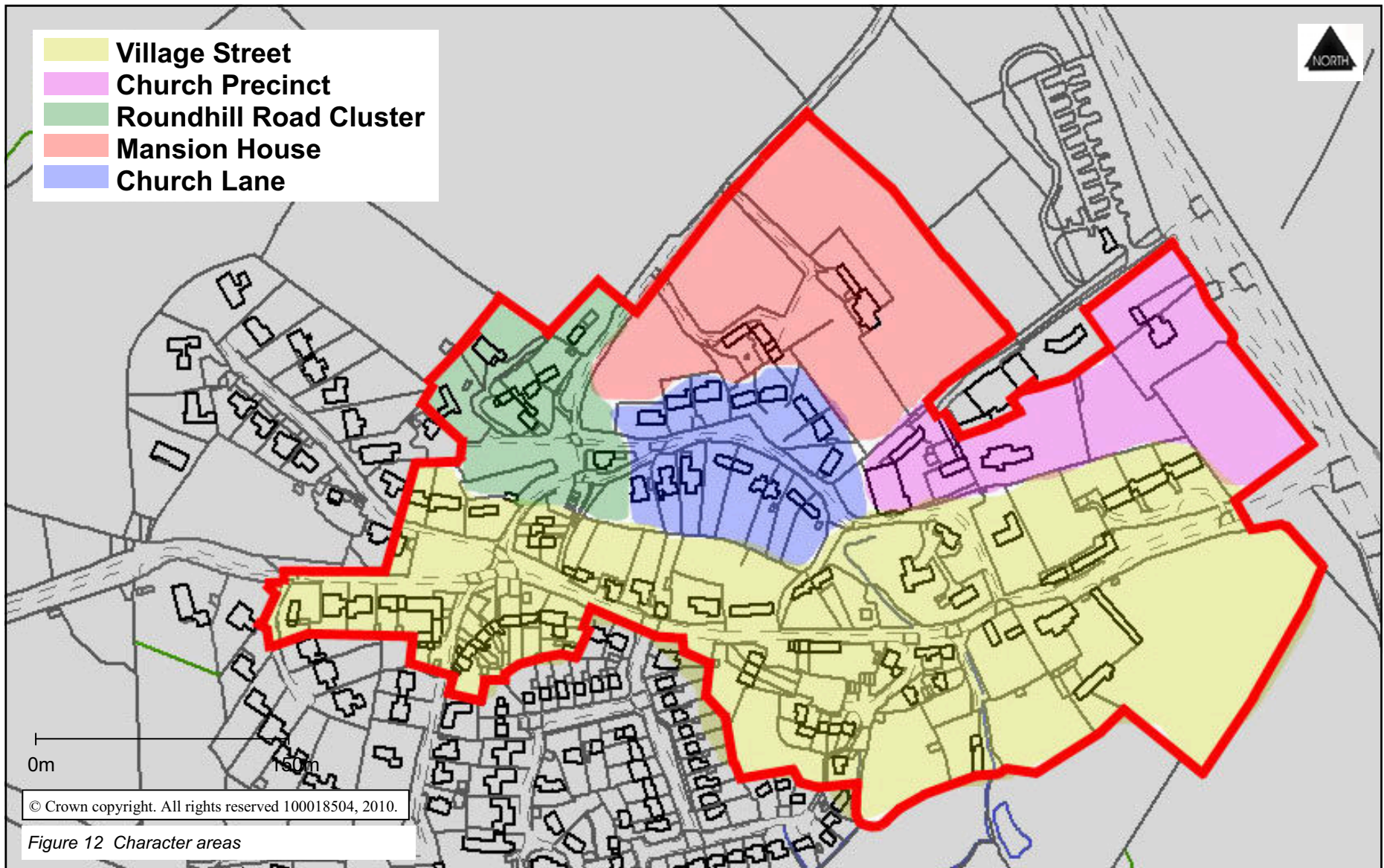
9.12.1 The Village Street: with properties fronting the highway, tight enclosure at the eastern end, but looser at the west, where the streetscape opens up to include the village green and allotments. Sequential views, walls and vegetation are important.

9.12.2 Church precinct: including the Church of All Saints, the former Vicarage, now Mollington House, and Church Farm: visually divorced from the rest of the village with open fields with views eastwards and large buildings in their own grounds.

9.12.3 Roundhill Road Cluster: a cluster of somewhat altered historic properties and some infill west of Roundhill Road, with little relationship to the road or the rest of the village.

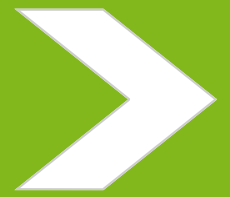
9.12.4 Mansion House: physically and visually separate from the village, standing in its own extensive grounds in association with barn conversions

9.12.5 Church Lane: open streetscape of twentieth century one and two storey homes where front gardens dominate





# 9. Materials and Details



9.1 Roofs



9.2 Chimneys



9.3 Eaves

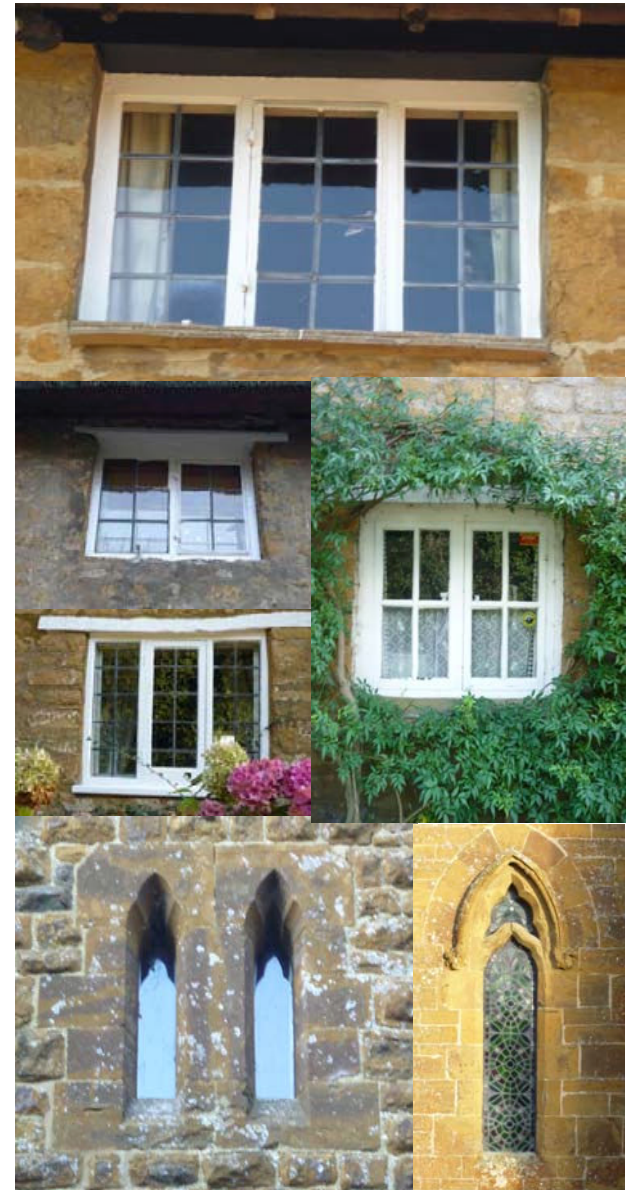




#### 9.4 Gates



#### 9.5 Windows

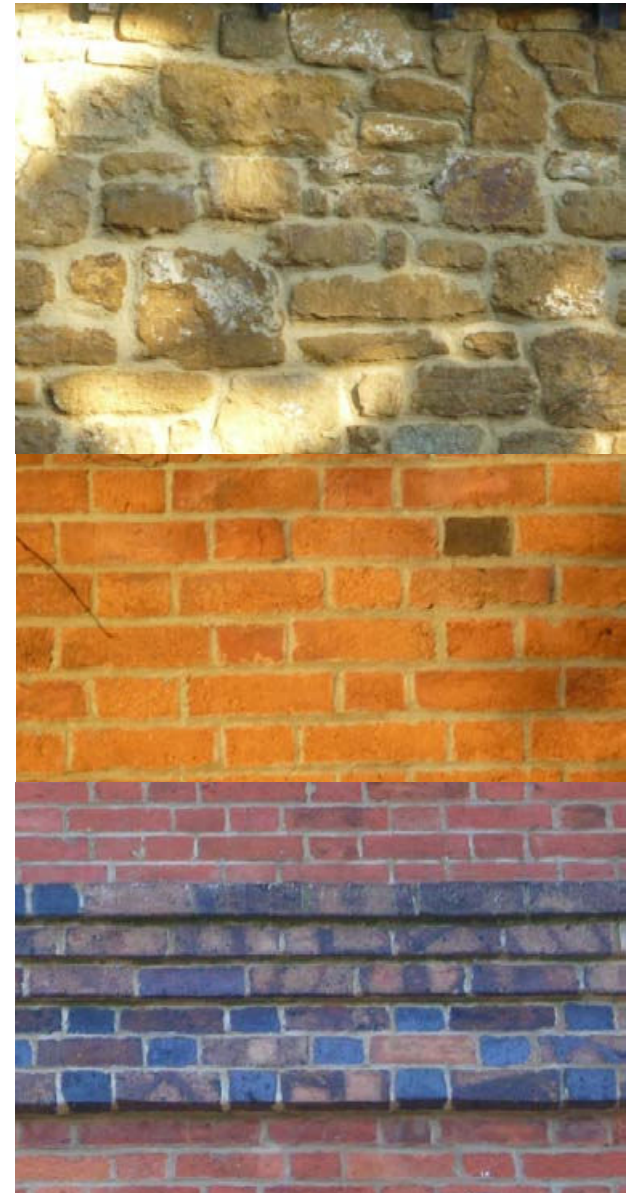
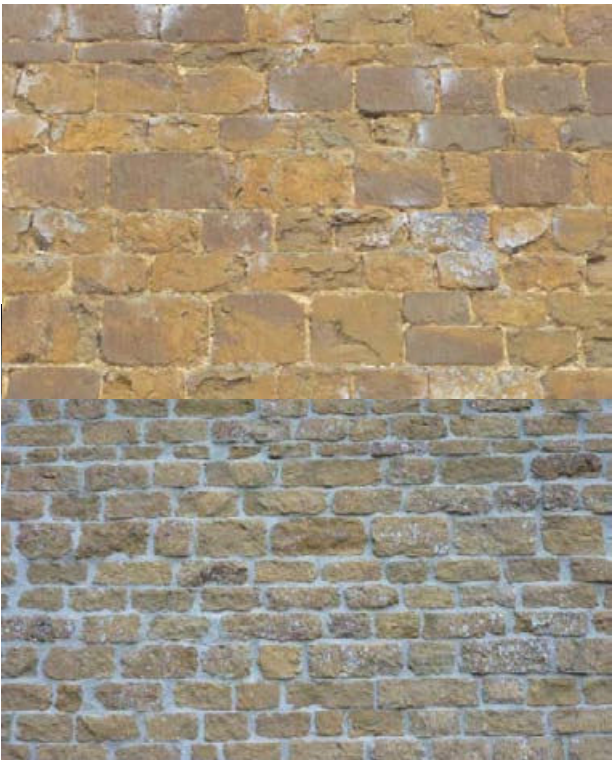




9.6 Doors

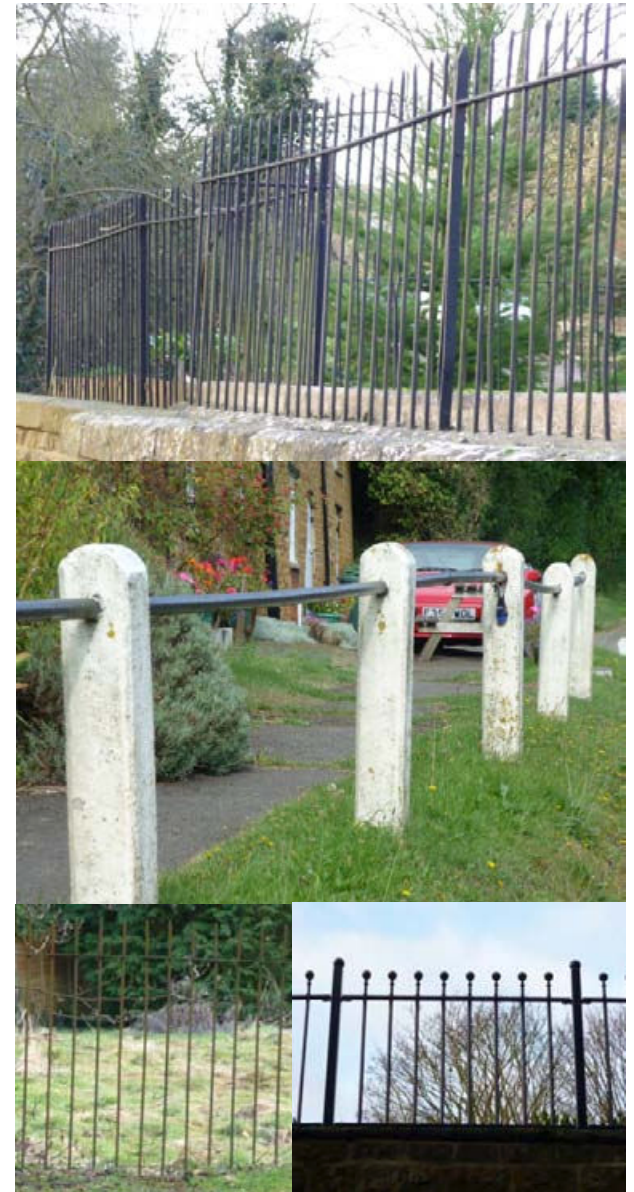
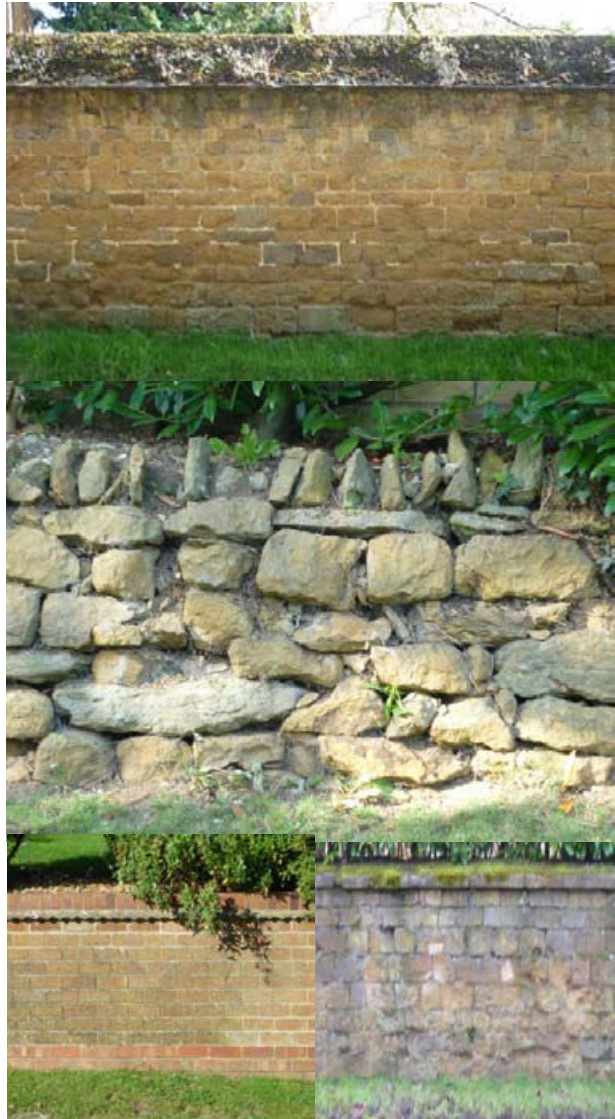


9.7 Walling





9.8 Means of enclosure





9.9 Surfacing



# 10. Management Plan



Objective	Action	Responsibility
Provide information on the implication of conservation area designation	<p>Publish Conservation Area appraisal and management plan and make readily available.</p> <p>Distribute leaflets and article for parish newsletter</p> <p>Provide supporting information and guidance via the Council web site and staff.</p>	<p>CDC Design and Conservation Team</p> <p>CDC and Parish Council</p> <p>CDC Design and Conservation Team</p>
Improve the quality and amenity value of the public realm in Mollington Conservation Area.	<p>Consider whether the level, speed and type of through traffic justifies deterrents and/or management.</p> <p>Ensure routine highway maintenance retains the established character, including</p> <ul style="list-style-type: none"> <li>• sensitive choice of surfacing material</li> <li>• careful siting of signage,</li> <li>• the retention of soft verges (with sensitive timber bollards as deterrents where absolutely necessary) granite kerbing in place of concrete.</li> </ul> <p>Maintain the informal character of the rights of way</p> <p>Retain hedge banks in a naturalised state without fussy domesticisation.</p> <p>Seek opportunities for the under grounding of overhead cables</p> <p>Ensure the retention and good maintenance of traditional boundary walls, hedges and railings</p> <p>Maintain trees within the highway and within private curtilages so they do not interfere with overhead lines.</p>	<p>CDC and OCC</p> <p>OCC Area Highway Office and Parish Council</p> <p>OCC and Parish Council</p> <p>OCC and Property owners</p> <p>CDC and Service providers</p> <p>Property owners</p> <p>OCC, Parish Council and property owners</p>



	<p>Maintain The Green, allotments and Orchard Piece recreation ground for the enjoyment of residents.</p> <p>Locate amenity and private security lighting to limit light pollution.</p>	<p>Parish Council and Parochial Church Council</p> <p>CDC Development Control and Property owners</p>
<p>Ensure the fabric of buildings is in good repair and uses appropriate materials</p>	<p>Undertake repair and maintenance of all properties within the Conservation Area.</p> <p>Pursue owners of buildings in a poor state of repair and provide advice as to appropriate works</p> <p>Enforce against unauthorised works</p> <p>Ensure a high standard of design within the conservation area.</p> <p>Ensure preservation and maintenance of locally characteristic features and details in determination of planning and/or listed building consent applications.</p> <p>Utilise traditional building and roofing materials and techniques.</p> <p>Encourage owners of historic properties to replace inappropriate modern with the appropriate traditional materials.</p> <p>Promote traditional styles of pointing and the use of lime mortar.</p> <p>Approve new alterations and extensions that are sympathetic to the existing buildings in scale, materials and design.</p> <p>Require satellite dishes, solar panels, photo voltaic panels and micro turbines be located on rear elevations or within rear gardens.</p>	<p>Property owners</p> <p>CDC Design and Conservation Team</p> <p>CDC Enforcement Team</p> <p>CDC Development Control</p> <p>Applicants and CDC Development Control</p> <p>Applicants and CDC</p> <p>CDC</p> <p>CDC Design and Conservation Team</p> <p>CDC Development Control</p> <p>CDC Development Control</p>

	Exercise a presumption against artificial cladding material, including render on the front elevations of buildings.	CDC Development Control
Preserve and enhance the special character and appearance of the conservation area	Ensure any new development preserves and enhances the character and appearance of the conservation area.	CDC Development Control
	Protect views into and out of the conservation area and its setting	CDC Development Control
	Assess notification of works to trees, provide advice to owners and authorise appropriate works and issue Trees Preservation Notices where appropriate	CDC Urban and Rural Services
Preserve and enhance features that contribute to the character and appearance of Mollington Conservation Area.	Ensure the good maintenance of wells, pumps and water courses in the village	Parish Council and Property owners
Review the conservation area and its architectural and /historic importance and keep the Management Plan up to date	Review Conservation Area Appraisal and management Plan every five years	CDC Design and Conservation Team



# 11. Justification for Boundary



11.1 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on local Planning Authorities 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”.

11.2 It is the quality of areas, rather than individual buildings, which should be the prime consideration in identifying conservation areas. It is also important that the concept is not devalued by the designation of areas lacking any special interest.

11.3 Once designated as an historic asset, PPS5 advises that an assessment is required to understand the significance of the asset. English Heritage advises that the special interest justifying designation be clearly defined and analysed in a written appraisal of the area’s character and appearance and that this be accompanied by a management plan. English Heritage sets out the matters to be covered, which this document follows.

11.4 The boundary, which has been amended following consultation, encloses most of the dispersed clusters of the historic village, being six of the seven farms, the parish church and cottages on Main Street and Roundhill Road. It includes the key open spaces or undeveloped land within and adjacent to the village, where this contributes to the setting of the village. By necessity it also includes pockets of more recent infill development along Main Street, Church Lane and around The Green where this is related to the historic settlement pattern.

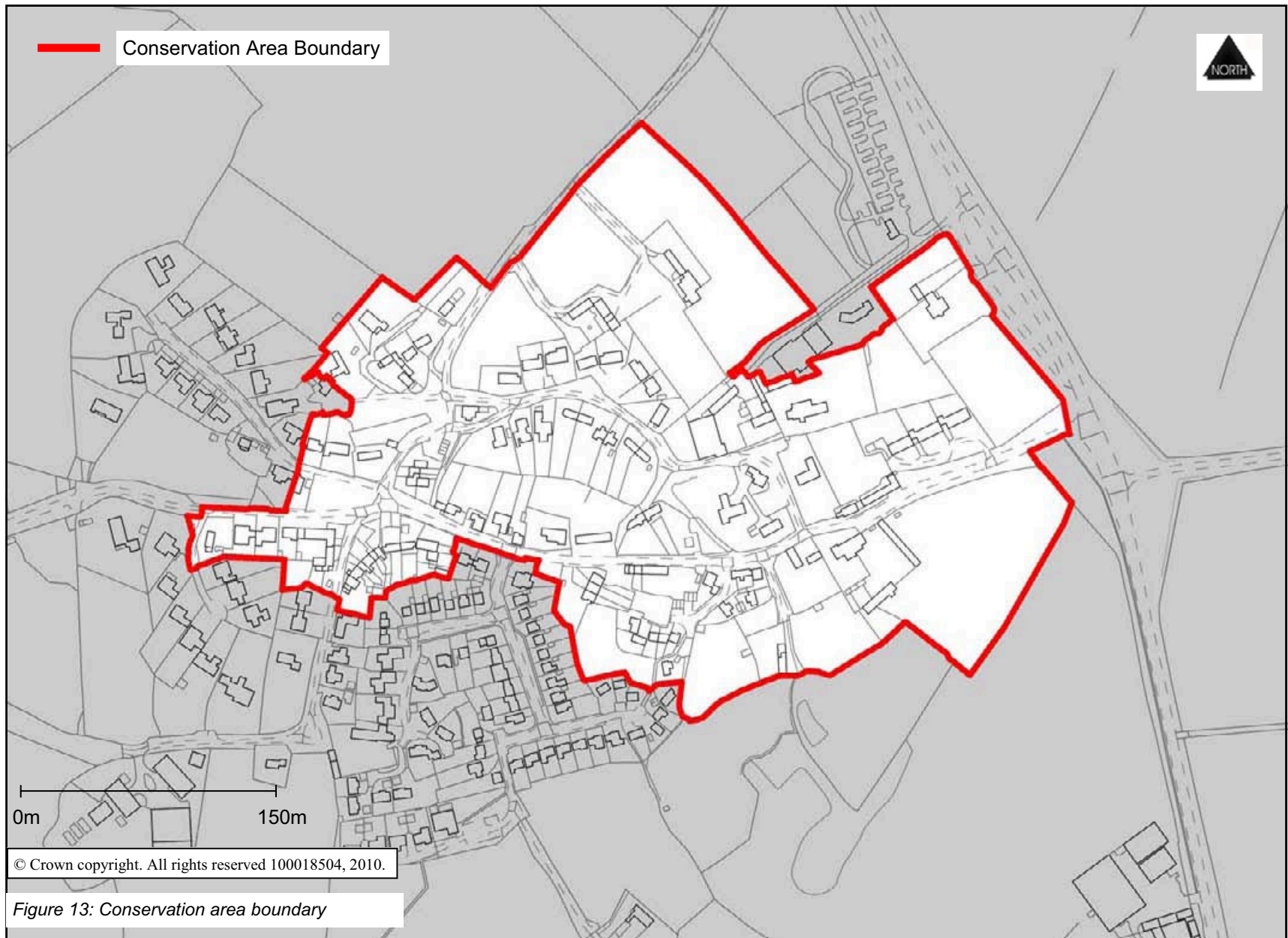
11.5 **The eastern boundary** encloses the grounds of Mollington House, running along the west side of the A342, turning down the north bank of The Holloway before crossing to enclose the field immediately east of the Manor House.

11.6 **The southern boundary** runs along the southern boundary of the grounds of the Manor House, west to Old Farm House and associated remaining orchard. It encloses the Orchard Piece development and the associated recreation ground before turning north along the eastern boundary of the Chestnut Road properties as far as Main Street, where it follows the kerb line as far as The Chestnuts. The boundary then runs along the southern rear boundaries of the properties fronting main Street including

March House, the Chestnuts and The Row as far as the southern boundary of Ambleside, where it crosses Lower Farm Lane to include the curtilage of Lane’s End Cottage, then runs along the southern boundaries of properties as far as nad includeing keyleigh Cottage.

11.7 **The western boundary** crosses Main Street at The Paddocks to include The Green and enclosing properties before turning north to enclose Green End, on the western side of The Green. The boundary encloses Stonehaven, Swallows Nest and Merrydown and the upper green to their north.

11.8 **The northern boundary** Roundhill Cottage, Hollybank, La Mamaille, Amare, The Old Bakery, The Old School House and Hillside are included before the boundary crosses Roundhill Road to run along the northern curtilage of Mansion House Farm, turning south east along the public right of way enclosing the paddock. At The Yews it turns west to Church Farm Barns then runs along the northern boundary of the church yard to the grounds of Mollington House.





# 12. Effects of Conservation Area Designation



## 12.1

There are different planning controls in conservation areas and anyone proposing development should seek advice from the Duty Officer in Development Control (01295 221883) at an early stage. The main effects of designation are as follows:

### 12.2 **Development should preserve or enhance the area**

Development should preserve or enhance the character or appearance of the conservation area. This will enable higher standards of design in new developments and also secure the conservation of existing important features and characteristics. Information supporting planning applications must demonstrate the proposal in sufficient detail to enable a thorough assessment of it and its impact on the conservation area.

### 12.3 **Control over demolition of buildings**

Conservation Area Consent is required from the Council, as the Local Planning Authority, for the demolition or substantial demolition of unlisted buildings in the conservation area. Where a building is of demonstrable architectural or historic interest, consent for demolition will only be given as a last resort.

## 12.4 **Control over trees**

The Council must be notified of any intention to carry out works to fell, lop or top any tree over 15cm (6 inches approx) in diameter not already the subject of a tree preservation order. This provides the Council an opportunity to consider making a tree preservation order. This will provide an extra degree of control over the many trees that are important to the appearance of the conservation area.

### 12.5 **Protection of important open spaces and views**

There are a number of open spaces and undeveloped pockets of land within the village that are integral to the character and appearance of the conservation area. The inclusion of these in the conservation area will help to ensure that open spaces that make a positive contribution are preserved.

### 12.6 **Control over the demolition of enclosures**

Consent is also required to demolish any means of enclosure over 1 metre in height abutting a 'highway' (including a public footpath or bridleway), waterway or open space; or above 2 metres in height in any other case. This will mean that walls not relating to listed building, that add so much to the

the character and appearance of the street scene, will be afforded protection.

### 12.7 **Powers to seek repair of unlisted historic buildings**

The Council has powers to seek the repair of unlisted (as well as listed) buildings in a poor state of repair where the building makes a valuable contribution to the street scene or is of local importance as a building type.

### 12.8 **Reduced permitted development**

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

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

### 12.9 **Development should preserve and enhance the area**

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



There are a number of policy documents which contain policies pertaining to the historic built environment. The main policies are summarised in this section. Other policies of a more general nature are also of some relevance; these are not listed here but can be found elsewhere in the specific documents mentioned below.

## **South East Plan**

### **Policy BE6: Management of the historic environment**

When developing and implementing plans and strategies, local authorities and other bodies will adopt policies and support proposals which protect, conserve and, where appropriate, enhance the historic environment and the contribution it makes to local and regional distinctiveness and sense of place. The region's internationally and nationally designated historic assets should receive the highest level of protection. Proposals that make sensitive use of historic assets through regeneration, particularly where these bring redundant or under-used buildings and areas into appropriate use should be encouraged.

## **Adopted Cherwell Local Plan 1996**

**H5** Where there is a demonstrable lack of affordable housing to meet local needs, the district council will negotiate with developers to secure an element of affordable housing in substantial new residential development schemes. The district council will need to be satisfied that such affordable housing: (i) is economically viable in terms of its ability to meet the need identified (ii) will be available to meet local needs long term through secure arrangements being made to restrict the occupancy of the development (iii) is compatible with the other policies in this plan.

**H12** New housing in the rural areas of the district will be permitted within existing settlements in accordance with policies H13, H14 and H15. Schemes which meet a specific and identified local housing need will be permitted in accordance with policies H5 and H6.

**H19** Proposals for the conversion of a rural building, whose form, bulk and general design is in keeping with its surroundings to a dwelling in a location beyond the built-up limits of a settlement will be favourably considered provided: (i) the building can be converted without major rebuilding or extension and without inappropriate alteration to its form and character; (ii) the proposal would not cause significant harm to the

character of the countryside or the immediate setting of the building; (iii) the proposal would not harm the special character and interest of a building of architectural or historic significance; (iv) the proposal meets the requirements of the other policies in the plan.

**H21** Within settlements the conversion of suitable buildings to dwellings will be favourably considered unless conversion to a residential use would be detrimental to the special character and interest of a building of architectural and historic significance. In all instances proposals will be subject to the other policies in this plan.

**C18** In determining an application for listed building consent the council will have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest. The council will normally only approve internal and external alterations or extensions to a listed building which are minor and sympathetic to the architectural and historic character of the building.

**C23** There will be a presumption in favour of retaining buildings, walls, trees or other features which make a positive contribution to the character or appearance of a conservation area.

**C27** Development proposals in villages will be expected to respect their historic settlement pattern.



**C28** Control will be exercised over all new development, including conversions and extensions, to ensure that the standards of layout, design and external appearance, including the choice of external finish materials, are sympathetic to the character of the urban or rural context of that development. In sensitive areas, such as conservation areas .... development will be required to be of a high standard and the use of traditional local building materials will normally be required.

**C30** Design control will be exercised to ensure:

- (i) that new housing development is compatible with the appearance, character, layout, scale and density of existing dwellings in the vicinity;
- (ii) that any proposal to extend an existing dwelling (in cases where planning permission is required) is compatible with the scale of the existing dwelling, its curtilage and the character of the street scene;
- (iii) that new housing development or any proposal for the extension (in cases where planning permission is required) or conversion of an existing dwelling provides standards of amenity and privacy acceptable to the local planning authority.

**C33** The Council will seek to retain any undeveloped gap of land which is important in preserving the character of a loose knit settlement structure or in maintaining the proper setting for a listed building or in preserving a view or feature of recognised

amenity or historical value

### **Non-statutory Cherwell local plan 2011**

**EN34** the council will seek to conserve and enhance the character and appearance of the landscape through the control of development. Proposals will not be permitted if they would:

- (i) cause undue visual intrusion into the open countryside;
- (ii) cause undue harm to important natural landscape features and topography;
- (iii) be inconsistent with local character;
- (iv) harm the setting of settlements, buildings, structures or other landmark features;
- (v) harm the historic value of the landscape.

**EN35** The Council will seek to retain woodlands, trees, hedges, ponds, walls and any other features which are important to the character or appearance of the local landscape as a result of their ecological, historic or amenity value. Proposals which would result in the loss of such features will not be permitted unless their loss can be justified by appropriate mitigation and/or compensatory measures to the satisfaction of the council.

**EN39** Development should preserve listed buildings, their features and settings, and preserve or enhance the character or appearance of designated conservation areas, as defined on the proposals map.

Development that conflicts with these objectives will not be permitted.

**EN40** In a conservation area or an area that makes an important contribution to its setting planning control will be exercised to ensure, *inter alia*, that the character or appearance of the area so designated is preserved or enhanced. There will be a presumption in favour of retaining buildings, walls, trees or other features which make a positive contribution to the character or appearance of a conservation area. A new development should understand and respect the sense of place and architectural language of the existing but should seek to avoid pastiche development except where this is shown to be clearly the most appropriate.

**EN43** proposals that would result in the total or substantial demolition of a listed building, or any significant part of it, will not be permitted in the absence of clear and convincing evidence that the market testing set out in ppg15 paragraphs 3.16 to 3.19 has been thoroughly followed with no success.

**N45** Before determination of an application for planning permission requiring the alteration, extension or partial demolition of a listed building, applicants will be required to provide sufficient information to enable an assessment of the likely impact of the proposals on the special architectural or historic interest of the structure, its setting or special features.

**EN47** The Council will promote sustain ability of the historic environment through conservation, protection and enhancement of the archaeological heritage and its interpretation and presentation to the public. In particular it will:

(i) seek to ensure that scheduled ancient monuments and other unscheduled sites of national and regional importance and their settings are permanently preserved;

(ii) ensure that development which could adversely affect sites, structures, landscapes or buildings of archaeological interest and their settings will require an assessment of the archaeological resource through a desk-top study, and where appropriate a field evaluation;

(iii) not permit development that would adversely affect archaeological remains and their settings unless the applicant can demonstrate that the archaeological resource will be physically preserved in-situ, or a suitable strategy has been put forward to mitigate the impact of development proposals;

(iv) ensure that where physical preservation insitu is neither practical nor desirable and sites are not scheduled or of national importance, the developer will be responsible for making appropriate provision for a programme of archaeological investigation, recording, analysis and publication that will

ensure the site is preserved by record prior to destruction. Such measures will be secured either by planning agreement or by a suitable planning condition.

**EN48** Development that would damage the character, appearance, setting or features of designed historic landscapes (parks and gardens) and battlefields will be refused.

**EN51** In considering applications for advertisements in conservation areas the council will pay special attention to the desirability of preserving or enhancing the character or appearance of the area.

### **Draft policy in emerging Core Strategy**

#### **Policy SD 13 The Built Environment**

New development will be expected to complement and enhance the character of its context through sensitive siting, layout and high quality design. Where development is in the vicinity of any of the district's distinctive natural or historic assets, delivering high quality design will be essential.

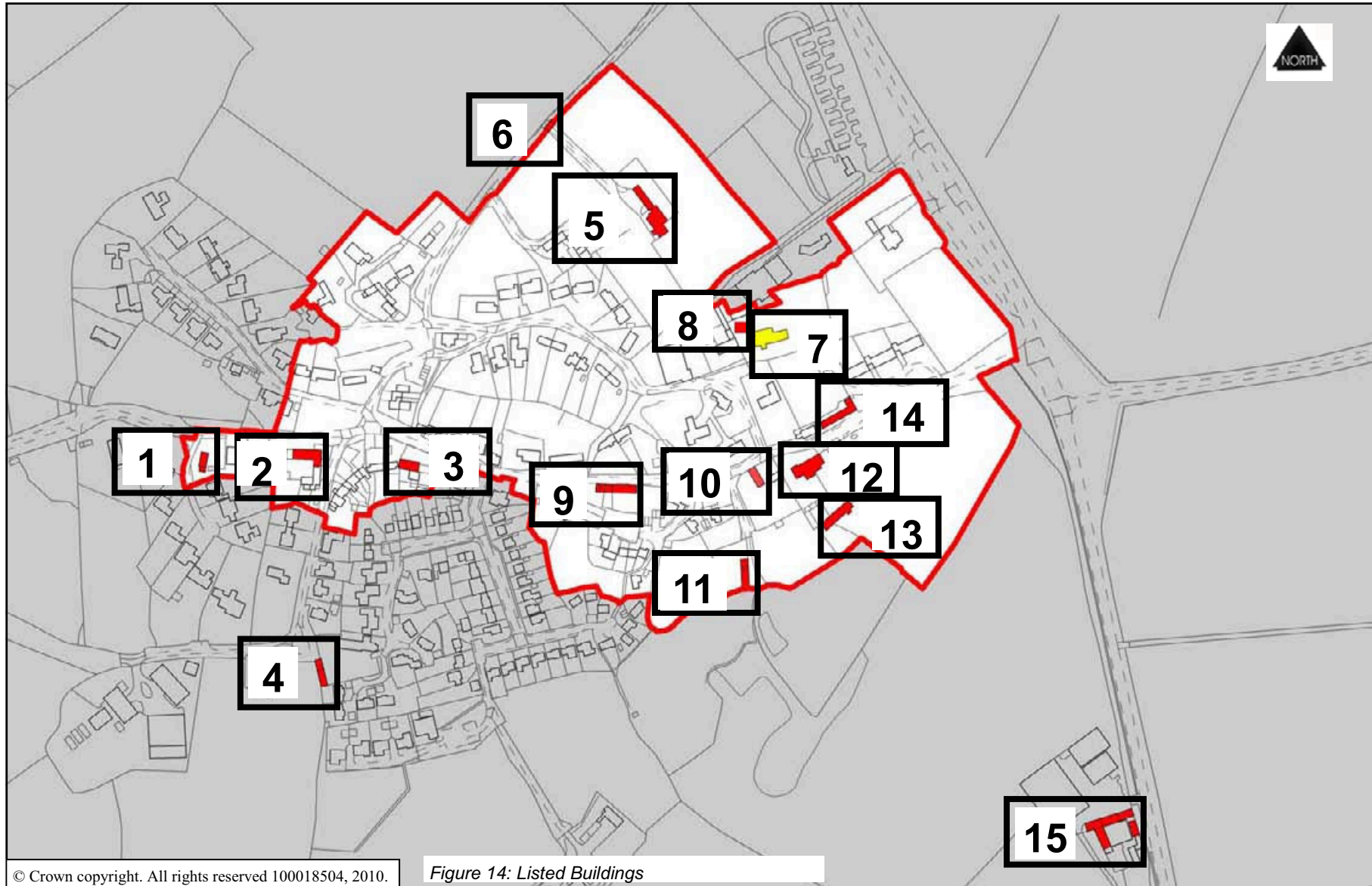
New development should:

- Respect local topography and landscape features, including skylines, valley floors, significant trees, historic boundaries, landmarks, features or views, in particular within designated landscapes, within the Cherwell Valley and within conservation areas and their setting.

- Preserve and enhance designated historic assets, features, areas and their settings, and ensure new development is sensitively sited and integrated
- Respect the traditional pattern of routes, spaces, blocks, plots, enclosures and the form, scale and massing of buildings
- Reflect or, in a contemporary design response, re-interpret local distinctiveness, including elements of construction, elevational detailing, windows and doors, building and surfacing materials and colour palette
- Demonstrate an holistic approach to the design of the public realm following the principles set out in The Manual For Streets
- Be compatible with up to date urban and Secured By Design principles
- Incorporate energy efficient design, whilst ensuring that the aesthetic implications of green technology are appropriate to the context (also see Policies SD 1 - 5 on climate change and renewable energy)



# Appendix 2 - Listed Buildings



There are 15 listed buildings and structures within Mollington.



### 1. Poplars Cottage (Grade II) (renamed Kayleh Cottage)

The building dates from early 18th century, originally as a one-unit plan dwelling. The property is constructed from regular coursed ironstone with thatch roof and 19<sup>th</sup> century style casements under eyebrow dormers. The ground floor casement and door, both under a wood lintels, are 20th century. The single-storey extension, to left, also has thatch roof. Its location on sloping terrain gives the impression that it is lower than it is, emphasising its humble nature.



### 2. Poplars Farmhouse (Grade II)

Farmhouse that dates from the mid 17th with 18th and 19th century alterations. Constructed from square course ironstone under a plain tile roof, the house has a 3-unit plan with lobby-entry. 2 storeys with attic. At ground floor there are three 3-light stone mullion windows and similar 2-light windows to first floor, all with hood moulds and square label stops. The front door is left of centre and has a similar head, probably reset in the 19th century. There is a 18th century outbuilding to right and this now forms part of the house.



### 3. The Chestnuts (Grade II)

This farmhouse was built in the late 17<sup>th</sup> century and altered in the 19th and 20th. Constructed in squared course ironstone, under a 20th century tile roof that detracts from the historic nature of this building. It has a 3-window range of 3-light stone mullion windows with hood moulds, the central, 6-panel, door has similar surround, probably reset in the 19th century. Unfortunately the farmhouse is now isolated from its former farmland by the construction of the adjacent modern housing estate.





#### 4. Lower Farmhouse (Grade II) (renamed The Old Farmhouse)

The farmhouse dates from the mid 17th century with mid 19th century alterations. Constructed from squared coursed ironstone under a 19th century plain tile roof. Originally 3-unit plan, the building comprises 2 storeys with an attic. At the ground floor there are three 4-light stone mullion windows with hood moulds and square label stops and similar 3-light windows to first floor. There is a 20th century door to right of centre, under a wood lintel, which has hood mould, with square label stops, over. Ashlar gable parapet to left and brick stacks at ridge. The left gable has 7-light, 2-storey, square stone mullion bay window, with lean-to roof which was probably added in the 19th century. The right gable has been rebuilt is brick in the 19th century. 19th century buildings attached.



#### 5. The Mansion House Farmhouse (Grade II)

Constructed as a manor house in the 17th century the building was altered during the 18th and 19th centuries. Built of squared coursed ironstone under a 20th century plain tile roof. Described by Wood-Jones (1963) as a 'fine example of a large three unit yeoman dwelling' it is probable that the house originally had a through passage. There are 2 storeys with an attic however the house also demonstrates a, "transitional stage in the development from the cock loft to towards a full third storey" (Wood-Jones, 1963) with 3 attic gablets with 2- and 3-light stone mullion windows. On the front elevation at ground front level there are 3-, 4- and 5-light stone mullion windows with hood moulds and square label stops. 2-storey gabled porch, breaks forward to right of centre.

Outer doorway has chamfered 4 centred-arch head and inner doorway has chamfered stone lintel and plank door. 2-light stone mullion window to first floor of porch. Second entrance, to right of centre, has plank door and chamfered stone lintel. Chamfered plinth to main house. Ashlar gable parapets and moulded stone kneelers throughout. To the right there is an 18th century lean-to extension with catslide roof. The house also boast elaborate gate posts which are listed in their own right.

#### 6. 2 x Gatepiers (Grade II)





### 7. Church of All Saints II\*

The Church of All Saints demonstrates architecture from the late 13th/early 14th, 16th and early 18th centuries. Restoration was undertaken by William White in 1856. The building comprises a nave, chancel, north aisle, south porch and west tower and is constructed from ironstone ashlar under a copper roof.

On the south elevation of the chancel there are two windows with quatrefoil circles and carved label stops. The priest door to the centre has a double chamfered surround. The east window has intersecting tracery and carved label stops.

The central porch was rebuilt 1715 and the north aisle rebuilt 1856. The west tower of 3 stages with plinth dates from the 16th century. Inside there are a number of monuments and inscribed wall tablets. The stained glass is 19th century.

### 8. Chest Tomb (Grade II)



### 9. The Jetty (Grade II)

Possibly the house of a yeoman farmer now 4 dwellings. Dating from 1642 but altered in the 18th and 19th century. The terrace is constructed of squared coursed ironstone with thatch roof. Most probably a 4-unit plan house originally. 2 storeys. The roadside elevation comprises an irregular 6-window range of 19th and 20th century casements under wood lintels. 2 window to first floor right have old leaded casements. There are 6 brick stacks at the ridge and ends. Interior: Room to right of No.9/10 probably the former hall of original house with adjacent room of No.7/8. Stopped-chamfered spine beams and rafters and chamfered wall beams. Some original roof structure is visible in No.9/10. Probably subdivided to form farmworkers houses in the 18th or 19th century. The name derives from an old Nothamptonshire word 'jitty' meaning 'back lane'.



### 10. The Garden House and attached walls and gatepiers (Grade II)

Constructed possibly as a manor house in the mid/late 17th century and extended in the 19th century. Squared coursed ironstone with stone slate roof. Main range at right angles to road, originally 2-unit plan, 2 storeys with attic. Ashlar gable parapets and kneelers. Rear elevation has a 3-light stone mullion windows, with transom, to ground and first floor left, and C20 roof dormer to attic.

Walls attached to south, east and west are probably of late 17th century origin, restored in the 19th century.

The architectural significance of this building is discussed further in Wood-Jones (1963) p141.





**11. The Old Farmhouse (Grade II)**

This farm house dates back to the early to mid 18th century and was restored as a residential dwelling in the 20th century. It is built of coursed ironstone with a 20<sup>th</sup> Century plain tiled roof. It has a 3-window range of 20th Century windows under original wood lintels. There is a 20th Century door, to left of centre, also under wood lintel, with 20th Century hood. The outbuilding, to left, now forms part of house.



**12. Manor Farmhouse (Grade II)**

**13. Barn and attached stable (Grade II)**

Manor Farm was probably constructed as a manor house but its origins are unknown. It is a long building dating back to the 17th century but with many alterations made, most likely though the 19th century.

The building is built of squared coursed ironstone, with C19 plain tile roof. Originally it had a 2-unit plan, now consisting of an irregular U-shape standing at 2 storeys with attic. Main front is a 6-window range, with gabled cross-wing breaking forward to right. It has ashlar gable parapets and kneelers and brick and stone stacks at ridge and a similar lateral stack, rising from gablet, to far right. The barn sits approximately 30m south of Manor Farmhouse. It is dated 1599 and is one of the oldest dated structures in the district.



North elevation



South elevation

Manor Farmhouse (Old House) ~1800 painted by Mary Holbech prior to the extensive nineteenth changes.



#### 14. The Green Man Public House (Grade II)

Two inns, the Green Man and The Bull are recorded in the village between 1752 and 1774, a third unnamed inn is also mentioned. The Green Man dates from the mid 18th century constructed of squared coursed ironstone with Welsh slate roof although the building was originally thatched. Originally the built as 2 storeys on a 3-unit plan with attached stables, now all part of the domestic accommodation. The building has a 6-window range with remains of 3 leaded casements at first floor, the remaining are 20th century casements under wood lintels. The front door is 20th century to left of centre, under wood lintel and at the right end of the building the double doors to the coach house remain.

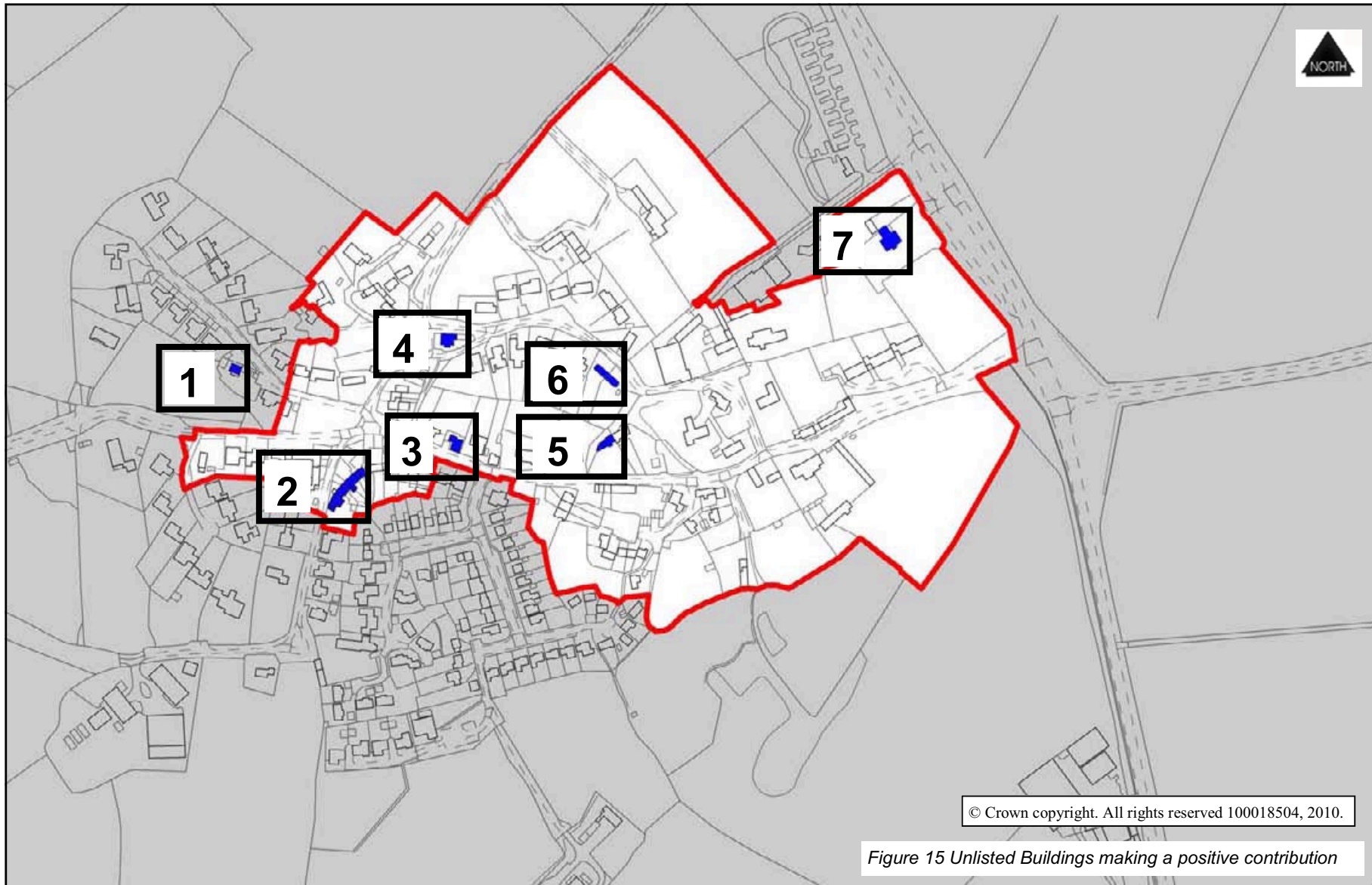


#### 15. Mill Farmhouse (Grade II) (now know as Mill Farm and Manor Farm)

Mill Farmhouse is located a distance from the village to the south, outside the boundary of the proposed conservation area. Built as a farmhouse in the 17th century and altered in the mid 19th century the building has now been converted into two separate dwelling. It is built from squared coursed ironstone with a 19th century plain tile roof. It has an irregular L-shape plan and sits at 2 storeys but partly with an attic. The main front elevation comprises a 2-window range, with cross-wing breaking forward to right.



# Appendix 3 - Unlisted Buildings making a positive contribution





1  
Workshop north-west of The Crest. Formally the workshop of the village cooper the building has remained unaltered since it was last actively used for making barrels at the end of the 19th century.



2  
This terrace of cottages is not listed but are the best surviving example of 18th century labourers' cottages. Two storeys and constructed from coursed ironstone rubble they demonstrate the use of local building material in the construction of the most humble type of dwelling. The loss of original casements, the rendering of one cottage and car parking detract from this frontage which forms an important corner of the village green.



3  
This building is the former Primitive Methodist Chapel dating from 1845. It is a landmark building on Main Street which juts forward from the building line and is a richer colour. Atypical in design and the use of Banbury brick, the building contrasts favourably with the traditionally ironstone-built buildings on Main Street.





4  
The National School building was constructed in 1872 of coursed ironstone. This is an ornate building that sits in an island in the carriageway on School Road now converted to a dwelling.



5  
Sunnybank, an unusually formed building that sits aside Blacksmiths Lane at the heart of the village. The nature of the slope means windows are almost at ground level in places.



6  
Numbers 1-6 of Church Lane are examples of Council Houses constructed by Banbury Rural District Council in the early 20th Century with a striking roof form for the village and here they terminate an important view from the church.



7

The 19th century Vicarage (now renamed Mollington House) is a fine example of a gentleman's residence. The building is somewhat isolated from the core of the village, north-east of the church. The property is located on high ground, facing south to take in the stunning vista over the valley now dissected by the M40. From Holloway the building is framed by the surrounding mature trees which creates an impressive vista at the eastern gateway into the village.



# Appendix 4:Public consultation

## Public consultation

The **emerging draft document** was sent to all members of the Parish Council for comment and several comments were received and incorporated into the draft. One anonymous additional response was also received from a resident opposed designation.

**Public consultation** commenced on 16 February 2010 for a period of 6 weeks.

The **Draft document** was made available on the Council's web site, in Banbury Library, the Green Man PH, the Village Hall, the Parish Church and copies were given to Parish Council members to distribute to anyone who was interested. Many copies were distributed at the public exhibition and public meeting and others were sent by post on request.

### Publicity included

- an article in the Parish newsletter, which is distributed to every household
- leaflets advising of the proposal, the draft boundary, the implications, the exhibition and meeting were distributed by the Parish Council to every household
- posters were put up by the Parish Council advertising the public exhibition and public meeting
- a media release .

**Questionnaires** were delivered to every household asking for comments on the boundary, the appraisal and any other information.

A **public exhibition** was held in the Village Hall in the early evening of 23 February, which was attended by over 20 people.

This was followed by a **public meeting**, which was chaired by the chairman of the Parish Council, and attended by the local Member, the Port Folio Holder, the clerk of the Parish Council, several officers and over 60 residents. Officers made a presentation, setting out the justification for designation, the implications of designation and the consultation process, and this was followed by a questions and answer sessions. Questions were wide-ranging in their subject matter. Topics covered included:

- *Why the need for a conservation area, when the village was well cared for*
- *Why the need for a conservation when much of the village was of recent construction*
- *The alleged lack of mandate to consider designation and the speed with this was being rushed through without consultation*
- *Designation of only part of the village would be divisive*

◦ *The process for carrying out works to trees and other vegetation including on the allotments*

◦ *Whether traffic restrictions and speed controls would result*

◦ *Whether the Highway Authority would undertake more sensitive works to the highway as result*

◦ *Whether grants were available*

◦ *Whether designation would prevent development*

◦ *The justification for including certain areas, including Church Lane*

◦ *Objections to including certain areas, such as the allotments*

◦ *Objection to reference to the design of Chestnut Road junction, which was taken as being inflammatory*

A ballot by way of a further questionnaire specifically seeking views on the principle of designation was requested and this was agreed to by the Parish Council.

A **second questionnaire** was accordingly distributed to every household.

## Consultation responses

**Sixty one** consultation responses were received (31 in favour of designation, 27 against and 3 a qualified maybe) from a potential 205 properties.

Of the thirty one **in favour** of designation, some made suggestions as to additions or deletions from the draft boundary.

Of the twenty seven against designation, most were concerned about what they saw as an extra level of bureaucracy.

A **petition** was received containing 148 signatures supporting the following statement:

*“We the undersigned believe that Mollington is not an area of special architectural or historic interest. We have made it a pleasant environment for both residents and visitors without help or hindrance from outside bodies and wish to continue to do so. To enable this we request that Cherwell District Council abandon their plans to create a conservation area within the village.”*

There are 395 adults on the electoral register in the parish of Mollington

The **Parish Council** held a further meeting on 23 March at which three people from nearby villages where conservation areas had been designated were invited to speak and answer questions. This meeting was attended by 34 Mollington parishioners. The chairman announced before the discussion that all Mollington parish councillors supported designation but had recommended adjustments to the CA and what those were.

The **Parish Council** held a meeting of all the Mollington councillors on 16 April, at which all confirmed support for designation. Subsequently the amendments that Officers were recommending to the proposed boundary, taking account of all representations received, were shared with the Parish Council and all Parish Councillors confirmed agreement. One late representation objecting to the inclusion of one property as part of this recommended change was also later reported to the Parish Council, to which the response was ambivalent.

**Cherwell District Council's Executive Committee** considered a report of the Head of Planning Policy and Economic Development on 24 May 2010, which set out the consultation responses in full, the recommended changes to the appraisal and the recommended conservation area boundary. The recommendation to designate was approved and the conservation area designated with immediate effect.

A **letter** explaining the implications of designation was sent to all householders within the designated area.



# Acknowledgements



Images used are sourced from the Oxfordshire County Council Records office and Mollington Parish Council.

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Some images were taken by Ruth Cooper. In all other circumstances they were taken by Officers of Cherwell District Council.

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