

BLOXHAM CONSERVATION AREA APPRAISAL



Consultation Draft

November 2006

Contents

	Page
Introduction	4
Planning Policy Context	5
Location and Topography	6
History	7
Social History	9
Architectural History	10
High Street Character Area	15
Church Area	19
Old Road	23
Hill Lanes	27
Green Centre	30
Historic Residential	33
School Precinct	36
Insular Closes	39
Buffer Zone	42
Cumberford Road	45
Window details	48
Door details	49
Materials	50
Management Plan	51
Bibliography	63
Acknowledgments	64

List of Figures

Figure	Page
1: Contour map	6
2: Areas of archaeological interest	7
3: Township before enclosure	8
4: Settlement growth	11
5: Bloxham's Listed Buildings	12
6: Greenery within the Bloxham Conservation Area	13
7: Bloxham Character Zones	14
8: High Street character area	15
9: High Street visual analysis	18
10: Church area	19
11: Church area visual analysis	22
12: Old road	23
13: Old road visual analysis	26
14: Hill Lanes	27
15: Hill Lanes visual analysis	29
16: Green centre	30
17: Green centre visual analysis	32
18: Historic residential	33
19 : Historic residential visual analysis	35
20: School precinct	36
21: School precinct visual analysis	38
22 : Insular closes	39
23 : Insular closes visual analysis	41
24 : Buffer zone	42
25 : Buffer zone visual analysis	44
26: Cumberford Road	45
27 : Cumberford Road visual analysis	47
28: Window details	48
29 : Door details	49
30 : Materials	50
31 : Location of unlisted buildings	57

1 Introduction

This document is an appraisal of the character and appearance of Bloxham, an area that has grown from an Anglo Saxon settlement to become one of the largest villages in the Cherwell District. Bloxham is of particular interest because of the quality and undisturbed nature of large areas of its vernacular architecture, particularly that of the 16th–17th century . There is evidence throughout the village of the stages of its development, from Norman institutions and a medieval street plan to Victorian school buildings and modern developments.

Predominantly built from local ironstone the village displays a wide range of domestic architectural detail, while also incorporating St. Mary's Church, described by Pevsner as 'one of the grandest churches in the country'. Although this is the first full appraisal of this conservation area, there are no alterations proposed to the original boundary drawn up in 1975 and last reviewed in 1991.

2 Planning Policy context

2.1 Conservation area designation

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.

Conservation areas were introduced by the Civic Amenities Act of 1967. However, it is the 1990 Act (Section 69) which places a duty upon local planning authorities to identify areas of special architectural or historic interest through an appraisal process and to designate them as conservation areas. Since 1967 some 8,000 conservation areas have been designated in England, including 53 in Cherwell District.

Bloxham Conservation Area was the fourth conservation area to be designated in Cherwell district by Oxfordshire County Council (the then local planning authority). This reflected the importance placed on the value of Bloxham's historical, aesthetic and architectural character

Local planning authorities have a duty under the Act to consider boundary revisions to their conservation areas 'from time to time'. The boundary of Bloxham Conservation Area was reviewed in July 1991.

This document is based on a standard recording format derived from advice contained in documents published by English Heritage (2005a). By writing a full conservation area appraisal for Bloxham, the special character and appearance can be identified and protected by ensuring that any future development preserves or enhances that identified

This draft appraisal will be the subject of public consultation and thereafter put forward for adoption by the Council to become a material consideration in the determination of planning applications within the conservation area and its setting.

4 History of Bloxham

A brief history is given here. A more detailed account of the development of Bloxham is given in The Victoria County History : A history of Oxfordshire, Vol IX (Pugh,1972). Other key sources can be found in the Bibliography.

4.1 Origins

4.1.1 The place name derives from the Anglo Saxon, 'Blocc's Ham' (the home of Blocc) from the sixth century, when a Saxon settlement was built on the banks of the Sor Brook tributary.

4.2 Archaeology

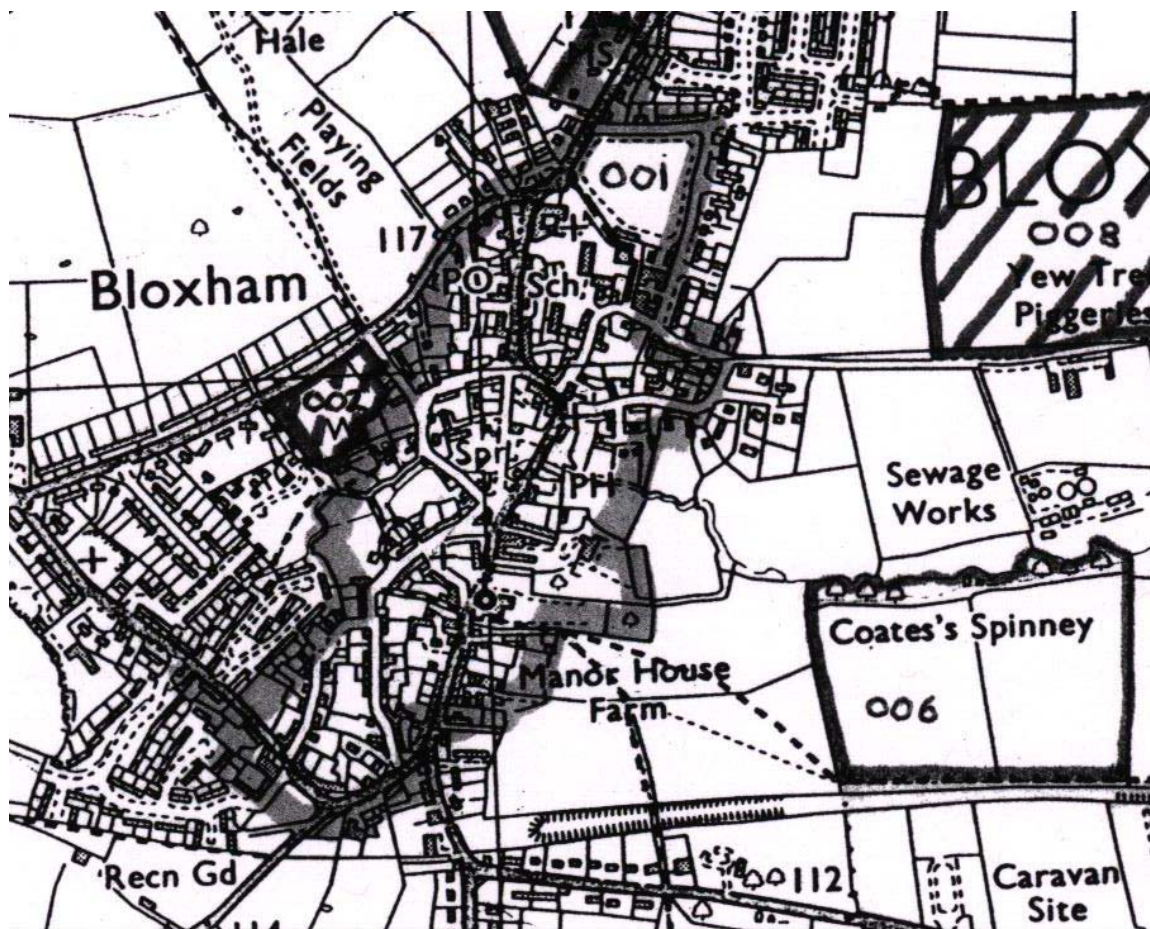
4.2.1 Neolithic axe heads have been found to the South east of present day Bloxham suggesting early settlements on this site but no other trace has been found.

4.2.2 There is evidence of Romano-British settlers on the Tadmarton Road ½ mile west of Bloxham. This site was probably inhabited by an agricultural community from the 1st to the 5th century. (Pugh, 1969)

4.2.3 However it was the Anglo-Saxons who established the site of the modern village on the valley slopes either side of the Sor brook tributary. By the late Anglo-Saxon period Bloxham was part of the estates of the earls of Mercia and at the head of a hundred, 22 of which made up Oxfordshire. It was also one of seven royal manors.

4.2.4 Christianity was established in this neighbourhood by St. Birinius in about 630AD.

Figure 2 : Archaeological sites



001 Conservation Area boundary
002 Medieval/ post medieval park and site of

006 Neolithic polished axe head found
008 Rectangular crop mark of unknown date

4.3 History

4.3.1 In 1067 William I granted Bloxham church and rectory estate to Westminster Abbey, which lodged a complaint with the pope when Henry II granted patronage of the church to Godstow Abbey. Godstow however was allowed to retain the church provided it made an annual payment to Westminster. With Henry VIII's dissolution of the monasteries the church returned to the crown's ownership and in turn was given to Eton College in 1547.

4.3.2 In 1086 the village was recorded as Blochesham, 1142 – Blocchesham, 1216 – Blokesham, only taking on its modern name of Bloxham in 1316.

4.3.3 The Domesday survey of 1086 recorded Blochesham as having six mills and a thriving wool and corn trade. After the Norman Conquest Bloxham continued to grow in size, a poll tax of 1377 registering a population of 403. At this time the North and south of the village were quite separate, named respectively 'le Crowhead Ville' and 'le Downe End'.

4.3.4 The royal manor of Bloxham was divided in 1155. In 1269 the half later known as Bloxham Beauchamp was given to Queen Eleanor, later being bestowed upon Edward III's chamberlain Roger de Beauchamp and sold in 1545 to Lord Saye and Sele. The other half was passed to Amaury de St. Amand, becoming St. Amand's, and was subsequently sold to Thomas Wykeham and was reunited with Bloxham Beauchamp when inherited by Lord Saye and Sele to become called Bloxham Fiennes. Beauchamp Manor, stood roughly on the site of Park Close and the Manor of St. Amand was on the area now occupied by Godswell House. Although neither manor remains the dovecote of St. Amands is still visible next to Dovecote House.

4.3.5 The medieval street plan is still visible in the narrow winding alleys where some houses retain a medieval core hidden by later exteriors and alterations.

Many of the present street names originate in families living in Bloxham in the early 16th century, for example Humber, Job and Budd lane, although these may remain from medieval times they were not documented until 1700. Bloxham contains a large number of well built Yeoman's houses dating from this period, for example Bennetts, Seal Cottage and the Joiners Arms. Many have been comparatively little altered, retaining their original details and plans.

4.3.6 During the 19th century many houses such as those in Sycamore Terrace were used as weavers cottages. From the middle ages the area around Banbury was known for weaving a distinct type of cloth called 'Plush' or 'Shag'. The fabric was made of wool or worsted and linen, the finer types also incorporating silk or mohair, the material was used in a wide variety of ways from horse girths to furnishing fabrics.

4.3.7 In 1815 the main road was straightened to follow the current straighter course by the Banbury and Chipping Norton turnpike trustees who purchased two cottages on the brook, demolishing them to make the high street bridge.

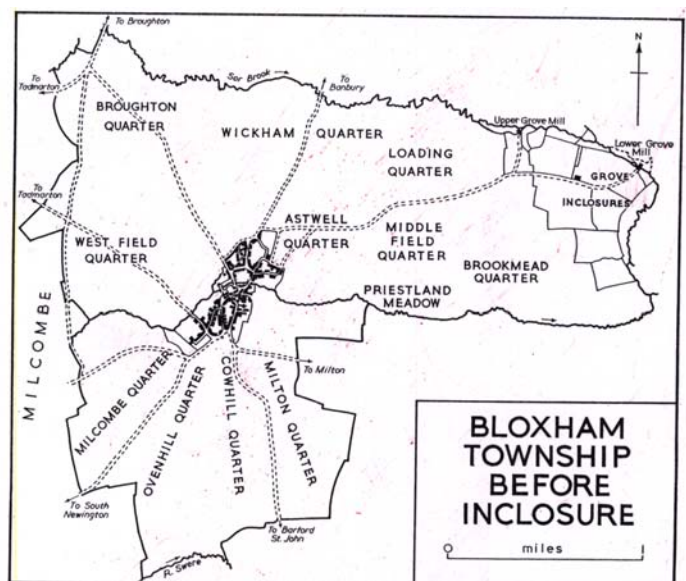


Figure 3

4.3.8 The main building in Bloxham from this period is the school. Originally known as All Saints, it was founded in 1853 and after a period of closure re-opened in 1860. In 1896 it became a Woodard School, part of a society that promoted Church of England teaching named after its founder Nathaniel Woodard an early 19th century vicar.

4.3.9 In 1855 work was begun on a single-line railway track between Banbury and Cheltenham. Completed in 1887 the line closed for passenger traffic in 1950 and was finally abandoned in 1964, Bloxham station was demolished soon after (the site lies under the Brookside Estate).

4.4 Social History

4.4.1 Around the time of the Norman Conquest a group called the Bloxham feoffees formed. The name, from a French origin, denotes someone invested with a fief, which was often heritable lands or property but could be rights or revenue. Comprised of between 8 and 16 local yeomen, the Feoffees were responsible for the well being of the village community. In return for helping the poor and services such as repairing the bridges they were bequeathed money and land by the crown. Until the last century they continued their village maintenance despite being replaced by a parish council after the Local Government Act of 1894 and even today they give financial assistance to Bloxham residents. The feoffees own land in Grove Road, which is now rented to the Warriner School, the old allotment field in South Newington Road and the Old Court House.

4.4.2 From the 17th century protestant nonconformity prospered and was closely associated with the dissenting movement in Banbury. At the time of the civil war the Fiennes family of Bloxham were strongly parliamentarian and the area had a reputation as a puritan stronghold. There are suggestions that houses in Sycamore terrace were used as barracks during this time, although this claim is unsubstantiated.

4.4.3 The 19th century also saw the demolition of institutions for the poor such as the Almshouses next to the church, the Workhouse, the Pest House, which stood near the railway line and the poor-houses on the green.

4.4.4 The late 19th century saw an expansion of residential housing to the north of the village in Strawberry Terrace and along the Banbury Road.

4.4.5 The agricultural depression of the late 19th and early 20th century led to a decline in the population and some emigration. This period of history saw a marked increase in poor relief. This was mainly as a result of successive poor laws including the Speenhamland system (a system of outdoor relief intended to mitigate rural poverty by a form of means testing) which exacerbated the effect of enclosure and the decline in the wool market. However the industrial boom in Banbury brought prosperity back to Bloxham.

4.4.6 In 1960 the countryside to the east and north of Bloxham was threatened by a proposal to mine iron ore from the marlstone. A huge united effort went into fighting the works at the Oxfordshire Ironstone Enquiry. The argument that the area was not one of natural beauty resulted in some photographs being commissioned of the area at this time. The battle was successful uniting the area in appreciation of its countryside.

5 Architectural History

5.1 Little remains of the medieval Bloxham, although some houses of a later date incorporate a medieval core, for example Rectory Farmhouse which retains a medieval open hall at its centre.

5.2 There are 45 listed buildings within the village, the majority found in the two older village nuclei in the south and north of Bloxham.

5.3 In the Banbury area there is a distinctive regional style of domestic architecture, notable for its remarkable homogeneity in terms of material and character. The 16th century was a period of major building activity throughout the country, but Bloxham is one of the few areas where development is limited so markedly to this time.

5.4 The decline in prosperity and importance of the Banbury area from the end of the 17th century has left the region with amazingly undisturbed vernacular architecture. With the booming wool trade the Banbury region was ranked as the second richest county in England in 1503, this resulted in a rise in the number of yeoman farmers who built farmhouses which are now the predominant housing type in Bloxham. This early prosperity is also reflected in the building of St. Mary's church in the late 14th century.

5.5 St Mary's church forms the centre of the southern village nucleus. The present building is mainly 14th and 15th century but two doorways and some fragments of a 12th century chapel have been incorporated. The east window is by William Morris, Sir Edward Burne-Jones and Philip Webb. With its 190 ft spire Pevsner describes St Mary's as 'one of the grandest churches in the country'

5.6 The scarcity of timber in the region led to most houses being built of locally quarried stone. The state of the roads prevented the importation of other materials such as Woodstock bricks and only the best barns and houses were roofed in stone slate.

Even after the building of the Oxford canal in 1769 stone remained the main building material, although blue slates were imported into the area.

5.7 The enrichment of the main façade is a distinctive feature of the regional style. Often the character of the stonework varies, with the more carefully dressed work on the principal elevation. It is common to see dressed stonework limited to above doors and windows on the main elevation, sometimes in the case of mullioned windows limited to a single opening on the front wall of the house.

5.8 Dormer windows are not characteristic of the region, with only the wealthier yeoman dwellings displaying a full dormer with parapeted gable. First floor windows partly taken into the roof space occur in some 17th century houses but are achieved by sweeping the thatch over, for example Sycamore Terrace. The curved regency bay can be seen in some houses in Bloxham, notably on the south High Street.

5.9 There are examples of early medieval doorways with two centred pointed arches that have been re-used in later dwellings, for example at the rear of the Joiners Arms. The door of Seal Cottage with its foliated spandrels is also an early style but one that continues until the late 17th century. Early forms of flat-shouldered lintels appear at sycamore terrace.

5.10 The local iron stone is the main building material within Bloxham. The poorer quality of this stone in comparison to Oolitic limestone has resulted in simpler windows, lack of stone door-heads and absence of dormer windows, stone chimney stacks and finials.

5.11 Bloxham exhibits some finer quality yeoman's houses than would be found in most of the Banbury region due to its importance as a main route from more favoured neighbourhoods with a richer craftsmen tradition.

5.12 The 18th century saw a change in the appearance of villages as many fine 17th century yeomen's houses were subdivided into single-cell cottages and cottage terraces were built between detached dwellings. Sycamore Terrace is an example of this final stage in building development, where the two original houses have been sub-divided as cottages and extended in a terrace of small single-unit dwellings, providing homes for weavers.

5.13 Due to its proximity to Banbury, the last hundred years has seen Bloxham acquiring large amounts of modern housing infill and it remains a popular residential area.

Figure 4 : Settlement growth

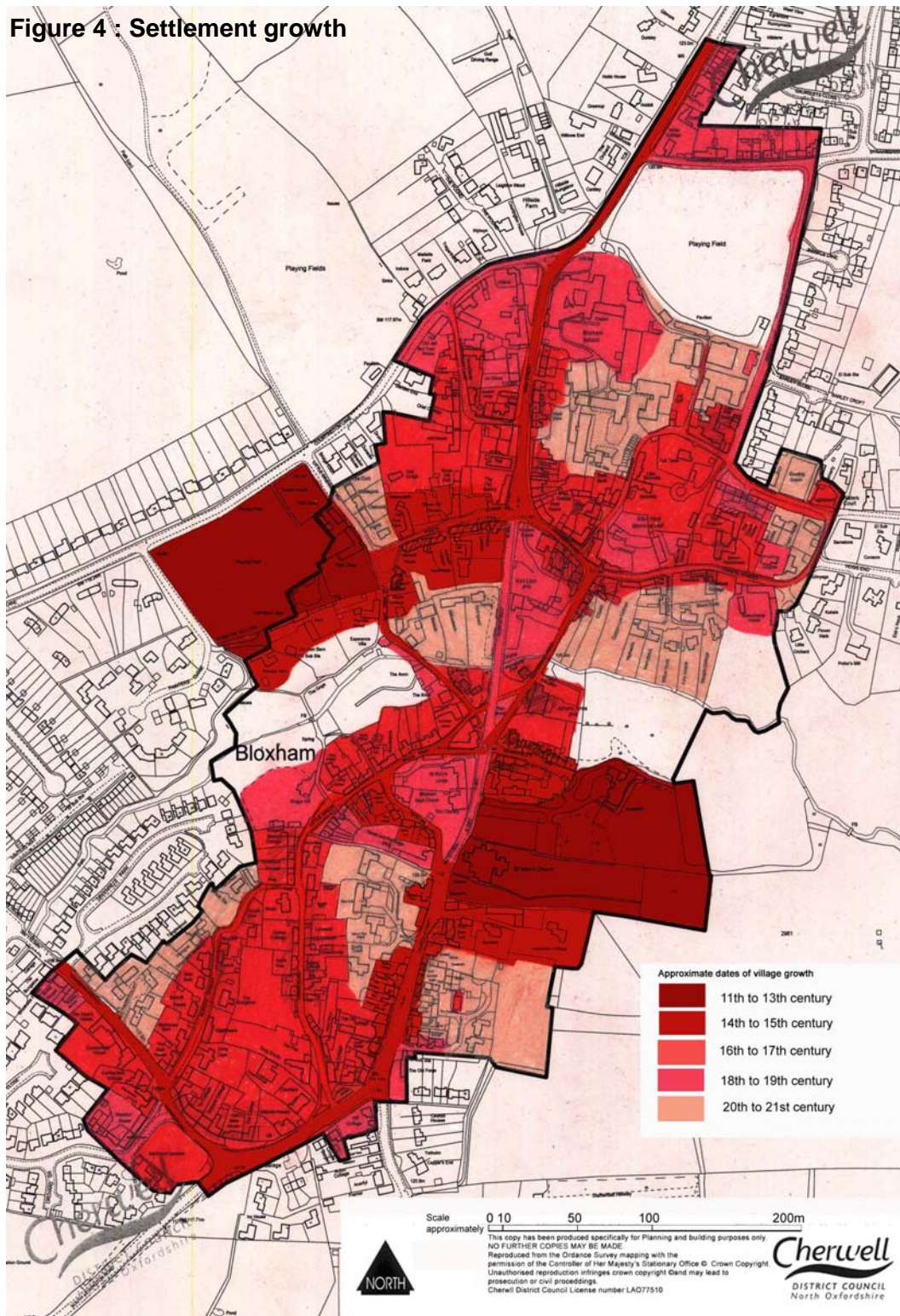
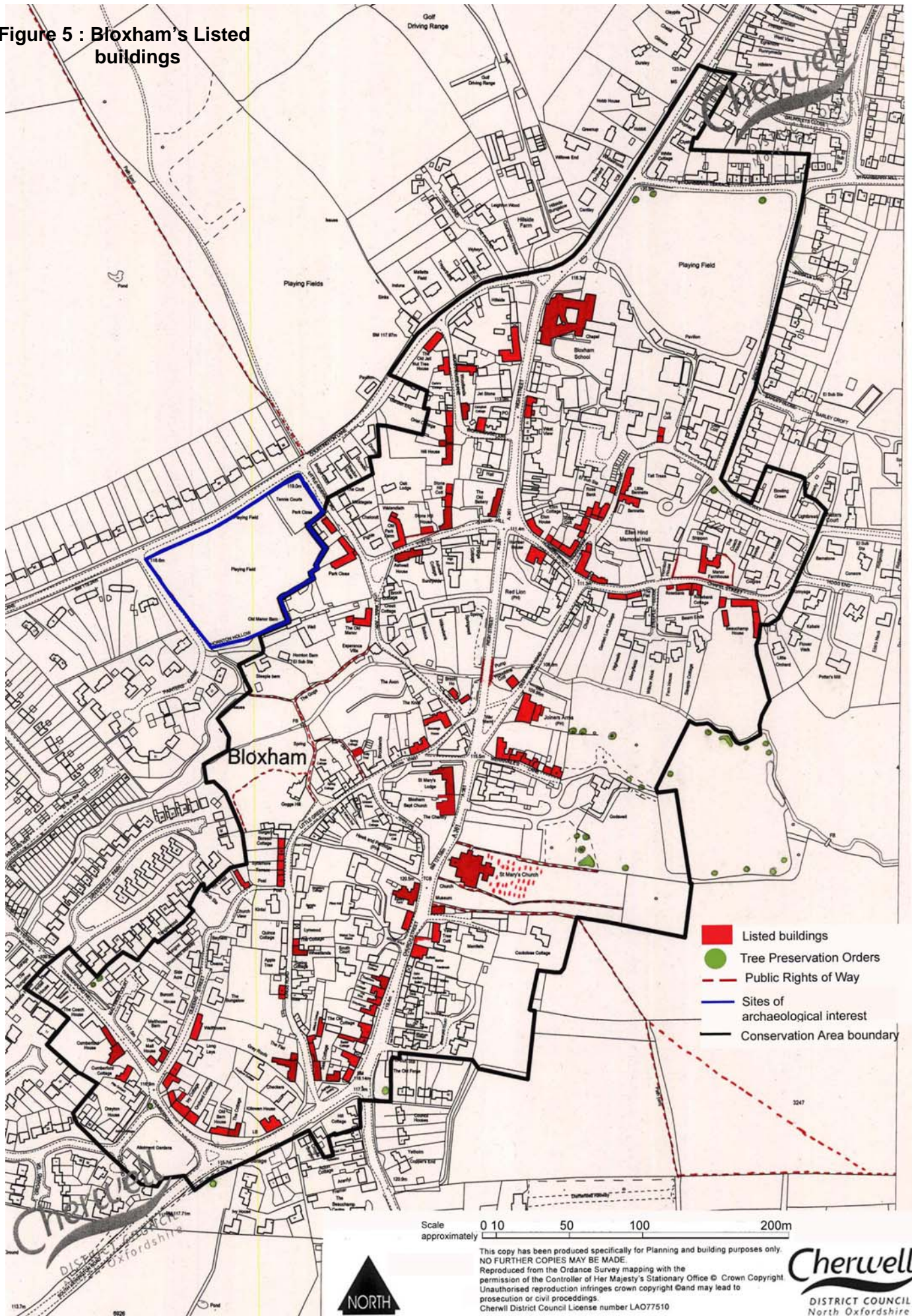


Figure 5 : Bloxham's Listed buildings



- Listed buildings
- Tree Preservation Orders
- - - Public Rights of Way
- ▭ Sites of archaeological interest
- Conservation Area boundary

Scale approximately 0 10 50 100 200m

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Figure 6 :Greenery within the Bloxham Conservation Area

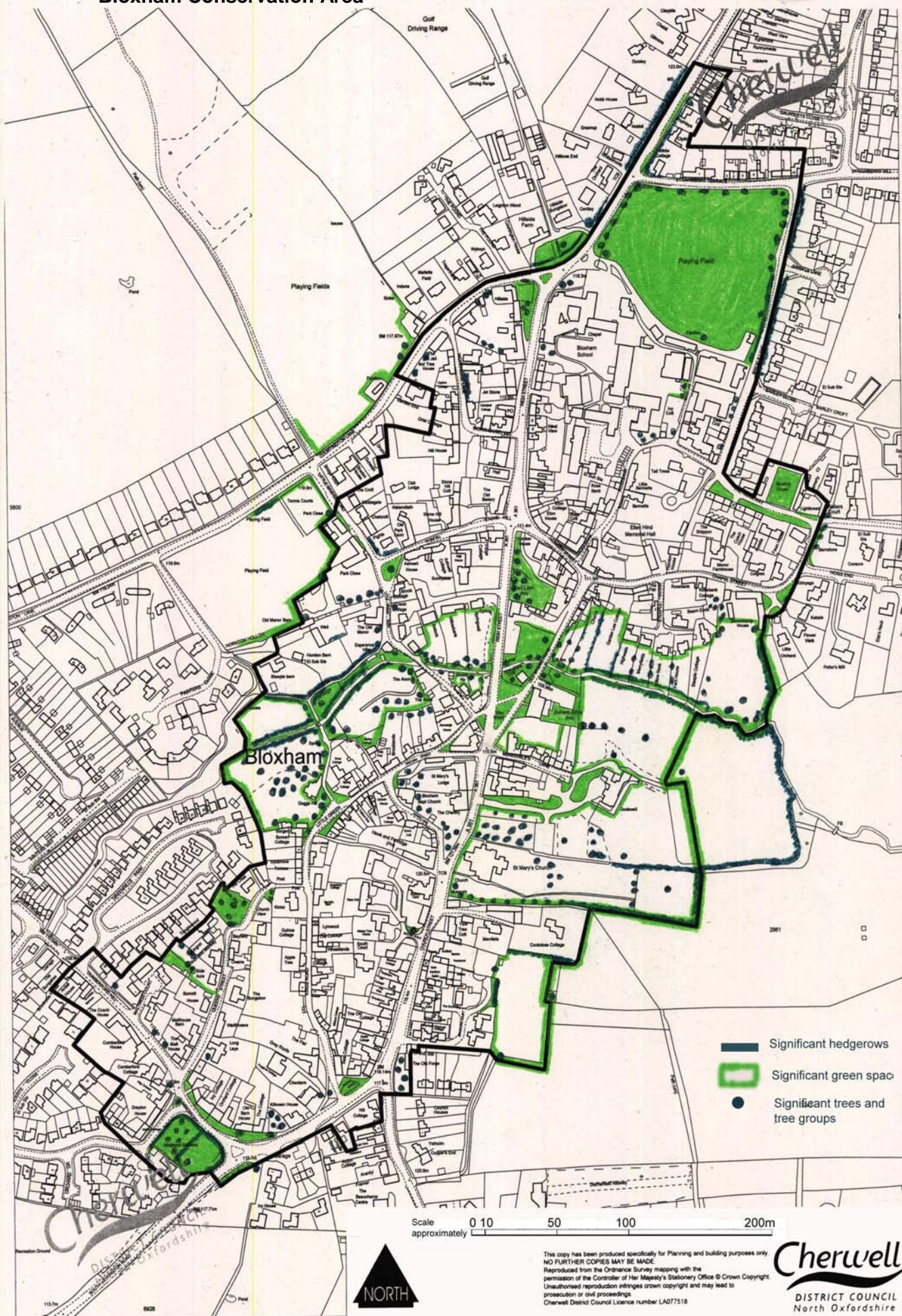
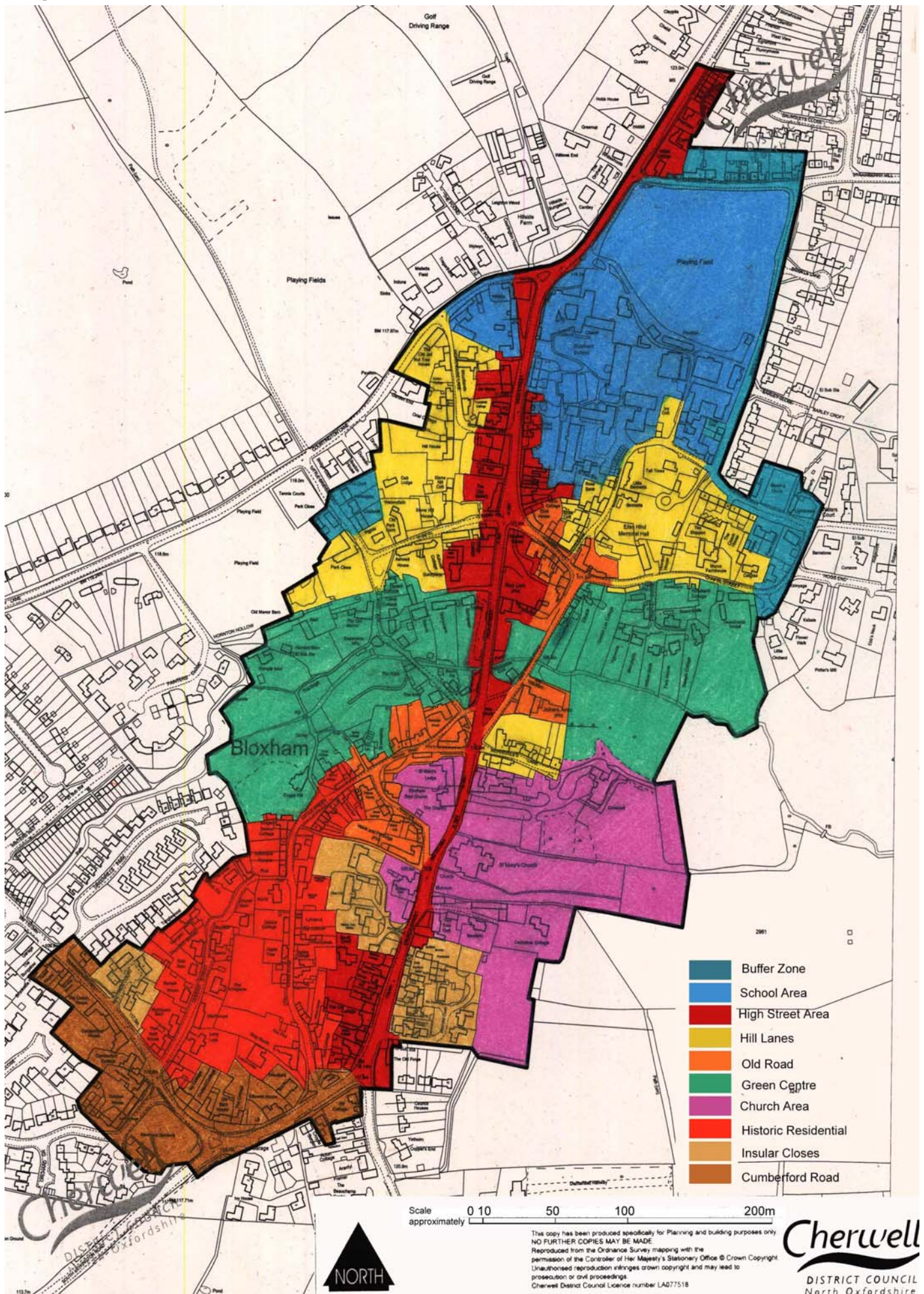


Figure 7 : Bloxham Character Zones



6 High Street Area

This is a linear character area that consists of 4 distinct sub-zones. The entry into Bloxham from the north past Bloxham School (zone one); the route downhill through the parking and shopping area (zone two); the centre of the village over the Sor brook on the valley floor and up the hill (zone three) and past St Mary's Church before going downhill on Church Street and out of the village to the south (zone four).

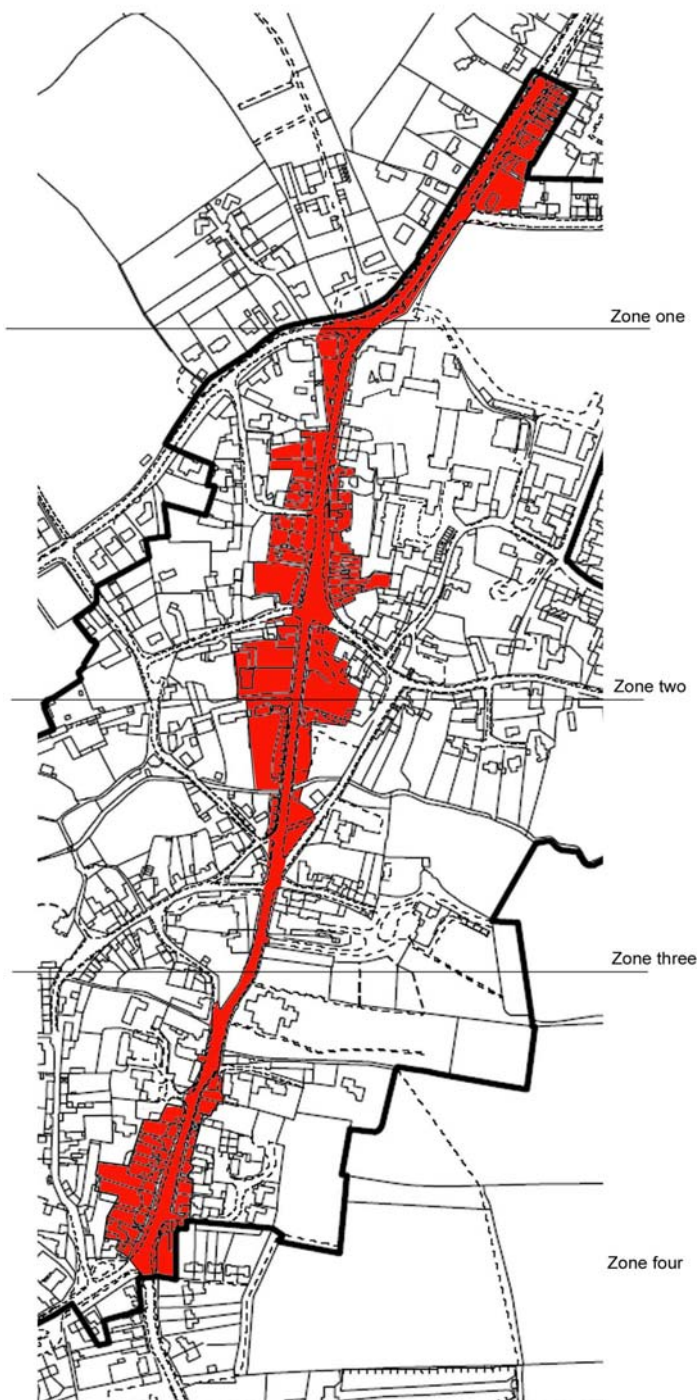


Figure 8 : High Street zone

6.1 Land Use

In zone one the land use is residential, consisting of three detached houses and a terrace of five dwellings dating from the 19th century onwards. Zone two which includes Bloxham School, has a mixture of commercial and residential sites. The west side of the high street consists mainly of small shops, for example a co-op, ironmongers and picture framers. Some of these such as the framers shop are located in premises that have been commercial since the 1800s. Zone three is residential with the exception of the Red Lion pub. The road crosses the Sor brook in this section and there has been some modern housing infill. In zone four, the church, courthouse museum, parish rooms and nursery are the only non residential land use. The Hawk and Partridge pub is vacant and currently undergoing a change from commercial to residential use.

6.2 Street pattern

The High Street is a continuous linear route through the centre of Bloxham. The present road has only followed the direct route over what was once the village green since 1815. This presents some explanation for the relatively open land in zone three in comparison to the strong building line along other roads in the village. As the main road linking Banbury and Chipping Norton the traffic volume through the village is very heavy. In the north of zone two this volume together with a narrow road system and on street parking causes congestion, exacerbated by school and commuter traffic. The topography of Bloxham is very striking with the centre lying in a marked valley. The present road has been raised to cross a Victorian bridge over the brook but there are two other crossings, on Little Bridge and Old Bridge Street.



Zone one Characterised by a flattening topography, wider road and a small number of 19th century houses



Zone two Characterised by a strong building line, busy atmosphere, uphill slope and small scale commercial property



Zone three Characterised by large amounts of greenery enclosing the road, lack of on street property, narrowing road system over bridge.



Zone four Characterised by skyline dominance of church, marked topography resulting in a series of views and a strong building line back from road edge punctuated by landmark buildings.

6.3 Building age, type and style

Approaching from the north the first buildings in the conservation area are five Victorian terraced houses. To the south of these are three detached properties built in the 19th century. In zone two Bloxham school dominates as the landmark building, designed by G.E. Street in the 19th century with traceried square headed windows and gabled attic dormers. There are a number of semi detached properties and examples of above-the-shop living in this area. The buildings are predominantly vernacular with the exception of the 20th century Co-op and village hall. The picture framing shop also stands out due to its distinct Victorian style with decorated ridge tiles and green enamel cladding to first floor level. At the south end of the zone there are two detached three storey red brick houses built in the early 20th century and set back from the road, although out of keeping with the area these houses are effectively screened by hedging. On the east side of the High Street in a large garden is the Georgian detached Humber house. Zone three contains some modern infill housing, probably built in the late 20th century with long gardens running to the brook. The Red Lion pub stands on the east of the High Street, a vernacular building relocated to its present position when the route of the road was altered. On either side of the street to the south of the brook are two 17th century cottages with thatched roofs. These used to make a semi circle with the two houses demolished to make way for the new road. Zone four contains Saint Mary's church; this building acts as a focal point with a strong building line drawing the views towards it. South of the church Dovecote House is a large high status Georgian building that sits at right angles to the church, making it prominent in the views out of Bloxham to the south. The rest of the buildings to the south of zone four are predominantly local vernacular, some dating from the 17th century and many grade two listed.

6.4 Scale and massing

The housing is predominantly 2 storey in scale, with a mixture of informal terraces and detached buildings in individual plots, dominated by the grander scale of Bloxham School and the parish church.

6.5 Construction and Materials

The houses within this area are predominantly dressed or coursed ironstone with blue slate, concrete tiled or thatched roofs. There are also examples of red brick, painted stonework and sandy brick in the more modern houses

6.6 Means of enclosure

In zone one the houses have low stone walls and small front gardens with some mature hedging. In zone two there is a strong and continuous building line leading down from a pinch point by the school. In zone three the road is flanked by low and then high walls screening larger houses set back from the carriageway before opening up to grass on either side. As the road goes past St Mary's church buildings on either side are enclosed by high stone walls which give a striking narrowing effect. In zone four the houses have small front gardens enclosed by low stone walls and in some cases small hedges.

6.7 Trees, hedges, verges, open spaces

The trees in the gardens on both sides of the zone three are key components of the character of this linear route, although many are now over mature. The greenery surrounding the brook makes an oasis of green in the centre of Bloxham and softens the views through the village. In zone four many properties have low hedges, aesthetic greenery and small front gardens which lend a more traditional feel to views within the village. By the school and also by the war memorial there are grass verges which create the effect of a widening road. In zone one the wide verges, large hedges and set back houses all contribute to its particular character.

6.8 Features of Special interest

- St Mary's Church
- Bloxham School and gateway

Both of these are explored in greater detail later in the appraisal. (for greater architectural detail see Pevsner, 1974)



6.9 Carriageway, pavements, footpaths

The footway material in the middle of zone two has been recently altered, replacing the existing slabs with pink and yellow concrete paving laid in a herringbone pattern. In front of the shops there are also areas of tarmacadam to accommodate parking; this variety of materials gives a slightly cluttered appearance. Opposite the shops there is successful use of rolled gravel which could be encouraged elsewhere within this zone as a substitute for concrete. Stone slabs remain in most zones but are interspersed with tarmacadam and concrete paving. The road is tarmacadam with concrete kerbs throughout the area, with occasional granite setts in zone three.

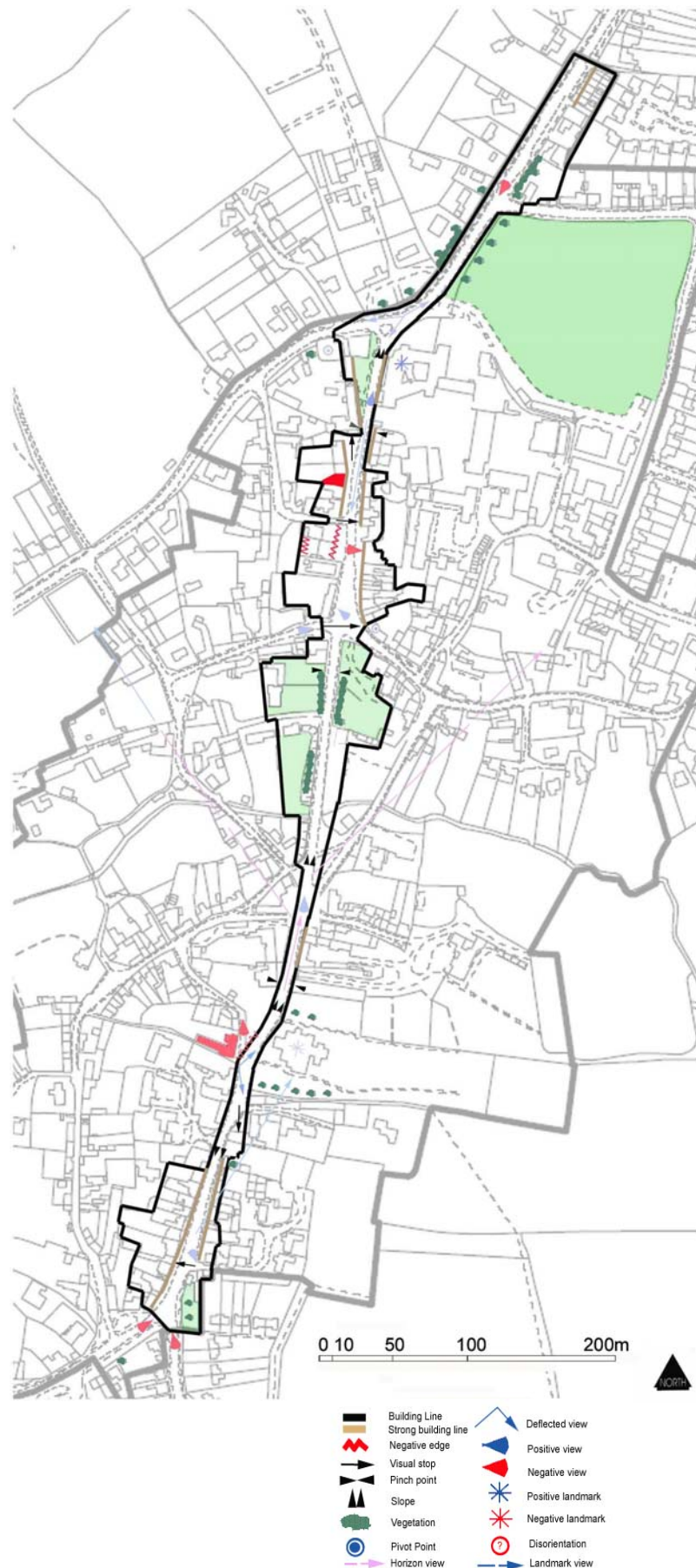
6.10 Threats

- High traffic flows, queuing vehicles and associated highway signage as well as on street car parking are all visually intrusive.
- The shop façades in zone two are currently, with the exception of the Co-Op, fairly sympathetic, but it would enhance the character of the area further if better integration with the existing buildings was encouraged.
- The varied ownership of areas in zone two has led to a mixture of pavement materials, these need to be co-ordinated to ensure the visual quality of the area.
- Although the greenery in the centre of zone three is essential to the character of the high street it needs to be carefully monitored to ensure it does not obstruct pavements. The mature trees especially should be pruned to prevent older branches from endangering pedestrians and drivers.
- The Hawk and Partridge pub has been vacant for some time and its deteriorating appearance affects the visual impact of the street scene.

6.11 Key Views

There are several key views along the High Street. These are dominated by the two spires in Bloxham, that of the School and of St. Mary's Church. These two buildings sit on the peak of the two hills on the slopes of which Bloxham is built. From the Banbury direction, entering the village from the north the School is visible on the skyline. When reached the church is visible on the opposite slope with the valley in between. From the brook the church is impressive as the road leads the eye to the next ridge framed by the greenery in the centre of the village. The church also dominates the skyline from the Chipping Norton direction but to a lesser extent. Dovecote House on the south side of the church sits strikingly at right angles to the street creating the impression of a narrowing road.

Figure 9 : High Street Visual analysis



7 Church area

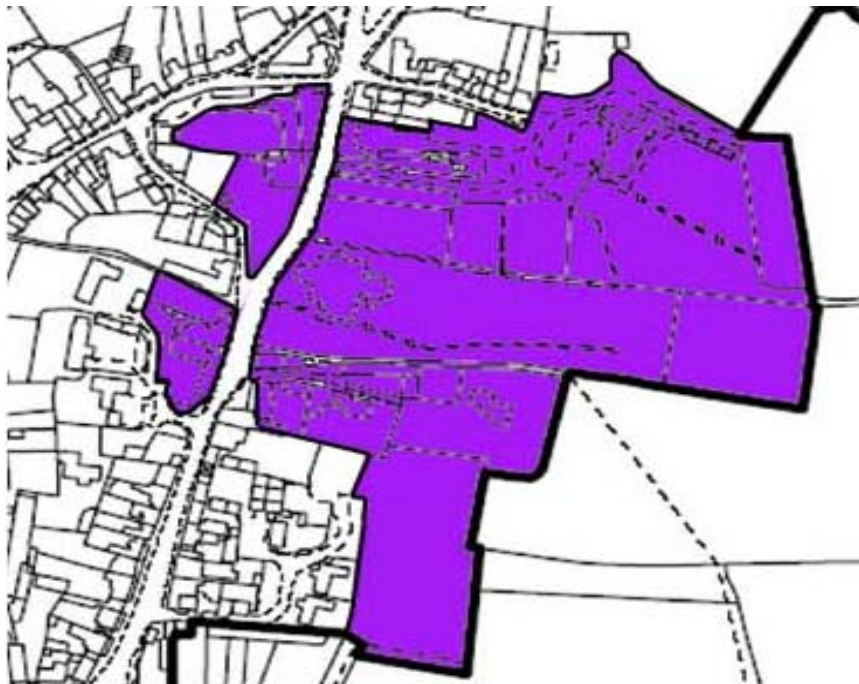


Figure 10 : Church area

7.1 Land use

Within this character area the buildings are residential, with the exception of St. Mary's Church, Godswell Natural Therapy Centre, the Bloxham museum, nursery and parish rooms.

7.2 Street Pattern

The area is on both sides of the High Street with church passage, also a footpath, branching off to the east and two cul-de-sac roads. The position of the church close to the road at a pinch point on the historic route is striking and it dominates the skyline from the both directions.

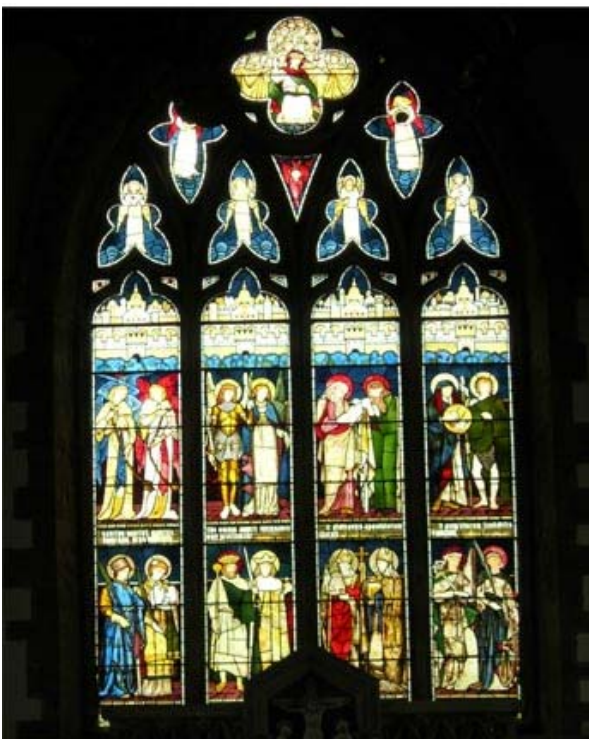
7.3 Building age, type and style

This character area displays buildings of a wide range of different architectural styles and ages, all drawn together by their ecclesiastical connections. The parish rooms and the residential houses around it, namely Cockclose Cottage, Merrilets and Yew Tree Cottage are 20th century, predominantly two storey buildings, some using older stone.

Their style is commonplace vernacular but they do not have a negative effect on the area. Godswell Natural Therapy Centre abuts the road with a large windowless wall, the building itself is 19th century red brick but with some older stone sections and 2-3 storeys high.

Godswell House is placed further back from the road in its own grounds. It is a large three storied Victorian red brick building with stone dressed details and some later alterations, built over a footpath supposedly leading to a holy well, a path that stayed in use theoretically after the house was built. To the north west of the church, the vicarage building has been divided into two properties, St Mary's Lodge and The Chantry. The building was designed in 1815 by the vicar George Bell, the sash-windows and Tuscan porch are from this period, in 1858 it was enlarged by G.E.Street, who added gabled dormers and mullioned windows.

Further south along the High Street Rectory Farmhouse is a fine two storied, 18th century building with stone mullioned windows. Opposite is the Court House, now home to Bloxham museum, meeting room and a nursery. This 17th century two storey building contains 14th century details, a doorway with chamfered arch and hood and a small window. There is also a faint inscription 'G.C.T.W.T.M. Townsmen 1610' on the east side of the building. Last but most importantly there is the church building itself. St Mary's is mostly 14th and 15th century, the 1300-40 west tower and spire in particular dominates the Bloxham skyline. The style is generally decorated gothic with elaborate and finely carved traceries. There was major restoration in 1864 by G.E. Street and the east stained glass window which also dates from this period was designed by William Morris and Edward Burne-Jones. This building is complex and could be described in great detail however its value is widely accepted and in this context its outer appearance and effect on the surrounding area is of the most importance.



East stained glass window



Courthouse inscription

7.4 Scale and Massing

The buildings within this area are all detached with the exception of The Chantry and St. Mary's Lodge, the density is very low and the properties are predominantly two storeys high.

7.5 Construction and materials

All the buildings are slate roofed, blue and Stonesfield, apart from the courthouse which is thatched. Godswell House and Natural Therapy Centre are the only red brick buildings, all the rest within the area being built in ironstone. The back of the parish rooms on church passage has evidence of later restoration and rustication.

7.6 Means of Enclosure

The Godswell Centre boundary with the church is marked by red brick wall built on top of an older stone foundation. The remainder of the church yard is enclosed with a 5 ft stone wall, with the exception of Church Passage which has metal railings. Godswell House's grounds descend through rough grassland to a mature hedge on the valley floor. The old vicarage building is stepped back from the road and protected by large overgrown hedges on top of low stone walls. High stone walls also enclose Rectory Farmhouse and Cockclose Cottage.



Godswell Natural Therapy Centre wall



Church passage rustication

7.7 Trees, hedges, verges, open spaces

At the east side of this character area there are large open fields with views out of the village. This is historically an important area with paths that once led to a well and also to the back of the church yard for infectious corpses to be carried at night from the Pest House which was located to the south of the conservation area. The grounds of Godswell House are now over grown due to the house being vacant but there are several large copper beeches which add to the character of the area. The churchyard also contains many mature trees, particularly lining church passage.

7.8 Features of special interest

St Mary's Church is of architectural and historical interest, the Court House; Godswell House, St Mary's Lodge and The Chantry are all of social and historical interest. The ancient routes to the well might also be of interest. There are suggestions in village history that there are tunnels under the churchyard, either leading to Godswell House or under the road to the Hawk and Partridge pub. Whether these are natural tunnels, dug by body snatchers or for some other purpose is unknown.

7.9 Carriageways, pavements, footpaths

The footpath leading along church passage out to the fields to the east is unpaved. The cul-de-sac roads are covered in tarmacadam with gravelled sides and un-edged grass verges. The churchyard path is paved in uneven grey concrete slabs, while the slabs and steps at the front of the church are stone.

7.10 Threats

- The re-use of Godswell House could be a threat to the area if not handled carefully. The scale of any new development on the site and its effect on key views within the area would need to be explored to ensure against creating a negative landmark.
- Any unsightly alterations to the listed buildings within this area should be guarded against.
- The number of cars using Godswell Natural Therapy Centre and pressure for more associated car parking could be a threat to the open areas to the rear of the building.
- The bins and metal railings that proliferate around this area are also unsightly.

7.11 Key views

There are key views into and out of the conservation area to the east, across the valley from Godswell House to the north accentuating the topography and also views up and down the High Street.

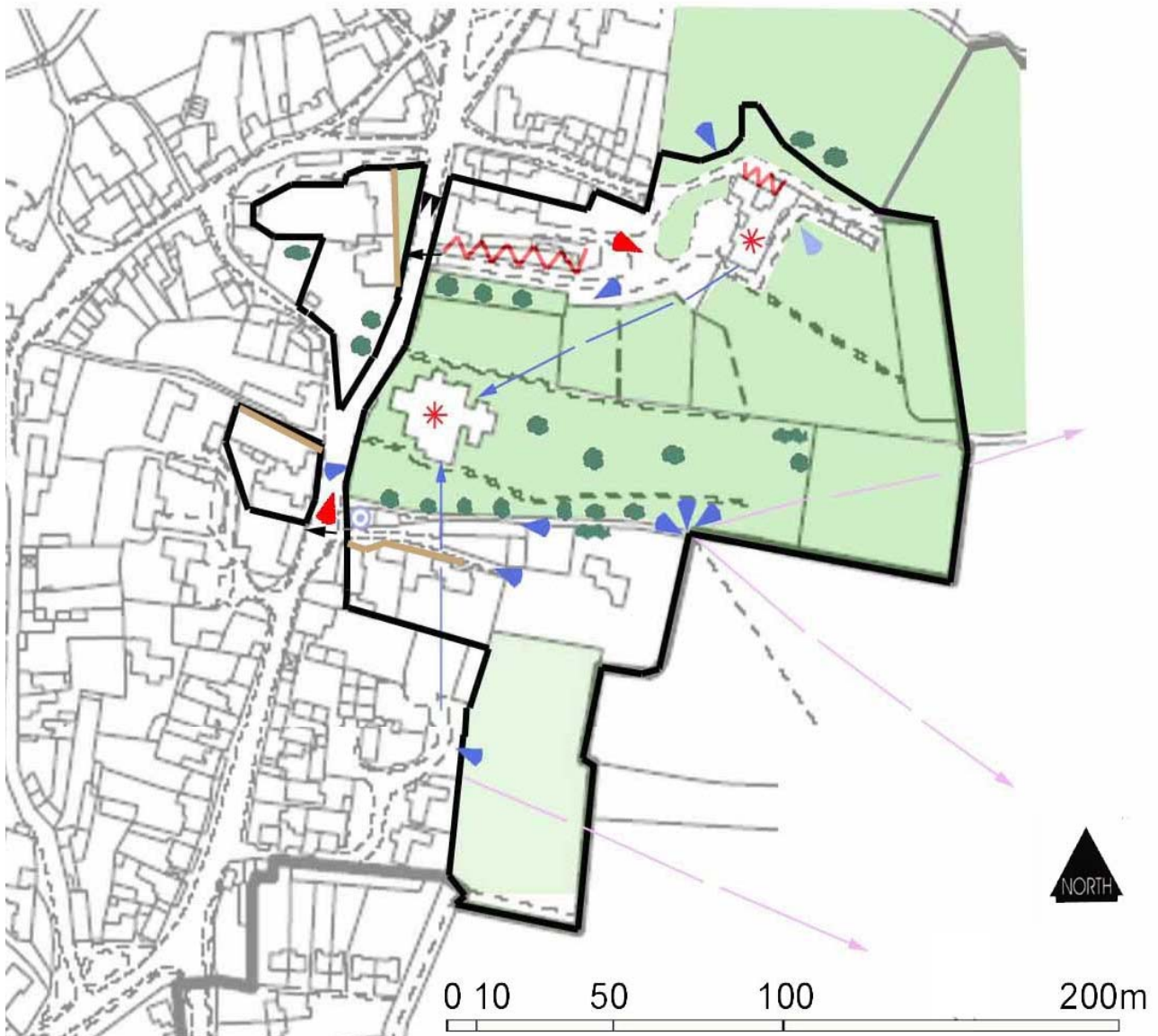
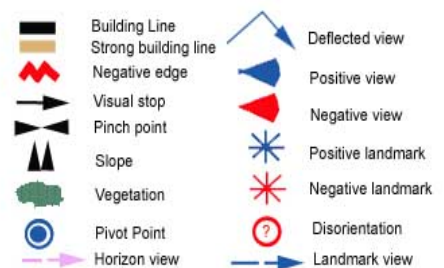


Figure 11 : Church area visual analysis



8. Old Road

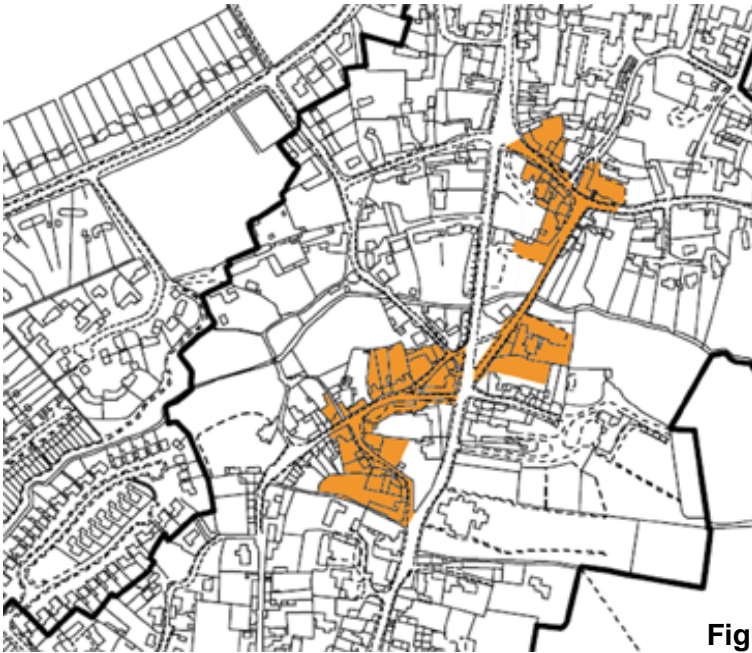


Figure 12 : Old road zone

8.1 Land use

With the exception of the Joiners Arms, Elephant and Castle and Bloxham baptist church the area is residential. The Hawk and Partridge pub until recently was commercial but is currently vacant and awaiting planning permission for residential conversion.

8.2 Street Pattern

The character of this area is based around its street pattern, following as it does the route of the old main road. The current High Street cuts through the area at the point where Unicorn Street meets Old Bridge Street and the old village green once started. The old road left the course of the High Street at Hawke Lane and rejoined either at Humber Street or at a junction with Water Lane, depending on which version of local history you subscribe to.

8.3 Building age, type and style

The buildings in this area are predominantly 16th and 17th century traditional domestic architecture of a yeoman farmhouse style, with a few larger Georgian dressed stone houses, notably, Stoneleigh House, and Humber House. There is also a Baptist church built in 1862.

The Joiners Arms is a mid 16th century house with an impressive moulded four-centred arch doorway with quatrefoils in the spandrels. In a wall at the back of the pub there is a re-used 1300s doorway with roll and hollow mouldings. The Elephant and Castle is a purpose-built 17th century inn with a carriage entrance through which the main road used to run and retains some original mullioned windows.



Elephant and Castle archway

Joiners Arms door

8.4 Scale and Massing

At the south end of the area there are a number of terraced houses, particularly in Unicorn Street which feels quite high density because of the narrowness of the street and height of the enclosing walls. There is a strong building line at this point which is also found in Humber Street. Most of the buildings within this area are 2-3 storeys high with the exception of the Elephant and Castle which is four. In the middle of the zone where the Old Bridge Road runs across the brook the area opens up, with lower walls and greenery on both sides.

8.5 Construction and materials

The majority of buildings are stone with slate, concrete tile or thatch roofs. The Baptist church is red brick with stone dressed windows. Humber and Stoneleigh Houses are both covered in carefully dressed stone. The Hawk and Partridge pub has a red tiled roof and white rendered front wall with black timber surrounds which is fairly out of keeping with the rest of the village. The Joiners Arms has white timber shutters on its upper windows and a blue slate roof which was once thatch. Almost all the stone houses have red brick chimney stacks.

8.6 Means of Enclosure

On Old Bridge Road there are woven willow fences, metal railings and low stone walls with top stones over the brook. Elsewhere within the area stone walls are employed as the main method of enclosure, with the exception of the Baptist church wall which in keeping with the building is red brick. The narrow lane to the south of the Hawk and Partridge has wooden fencing on one side and stone on the other. Where Unicorn Street meets the High Street there is some use of hedging although generally on Unicorn Street the houses directly abut the road, so no enclosure areas are visible.



Old Bridge Road west enclosure wall

8.7 Trees, hedges, verges, open spaces

Many of the houses in Unicorn Street and Hawke Lane have aesthetically pleasing greenery on the building façades. There is a small area of grass verge by the Baptist chapel and some mature trees in the garden of The Chantry add to the character of Hawke Lane. There are also small areas of grass at the north end of Unicorn Street, on Old Bridge Road and on the north side of Humber Street. The largest areas of greenery are in the centre of the area by the war memorial and near the brook in the beer garden of the Joiners Arms. There is also a large weeping willow to the west of Old Bridge Road in the Red Lion's garden that adds to the view up to the Elephant and Castle and marks the brook crossing point appealingly. The Joiners Arms has hanging baskets decorating its façade.

8.8 Features of special interest

The whole area is of historical interest as the route of the old main road which has probably been a route of importance from the Anglo-Saxon period. The main road was constructed in 1815 under the auspices of the Bloxham feoffees and Turnpike trustees. It crossed what was then the village green; two cottages which made part of a semi-circle between Woodbine Cottage and Brook House were demolished to make way for the new bridge. The Joiners Arms and Elephant and Castle are fine examples of village inns both with some architectural interest.

8.9 Carriageways, pavements, foot-

None of the original materials remain on the roads which are all now tarmacadam with concrete kerbs. The pavements however are covered in stone slabs on Unicorn Street, Humber Street and Hawke Lane with the exception of Old Bridge Road which is tarmacadam. The lane to the south of the Hawk and Partridge is also paved in stone slabs. Some areas of pavement in Unicorn Street also have granite and stone setts, while outside the Hawk and Partridge yellow concrete is used as the paving material.

8.10 Threats

- The Joiners Arms and Elephant and Castle are popular pubs and obviously advertise to catch passing trade, but proliferation of signage can damage the appearance of the area and should be limited.
- As with other areas of the village, the number of cars on the street obstructs the narrow roads and seriously detracts from the visual impact.
- The Hawk and Partridge is prominent, particularly when entering the village, with its white frontage and angle to the road. Its current vacant state detracts from the scenic setting.



View north along Old Bridge Road



View east along Unicorn Street



View east along Goose walk



The vacant Hawk and Partridge pub

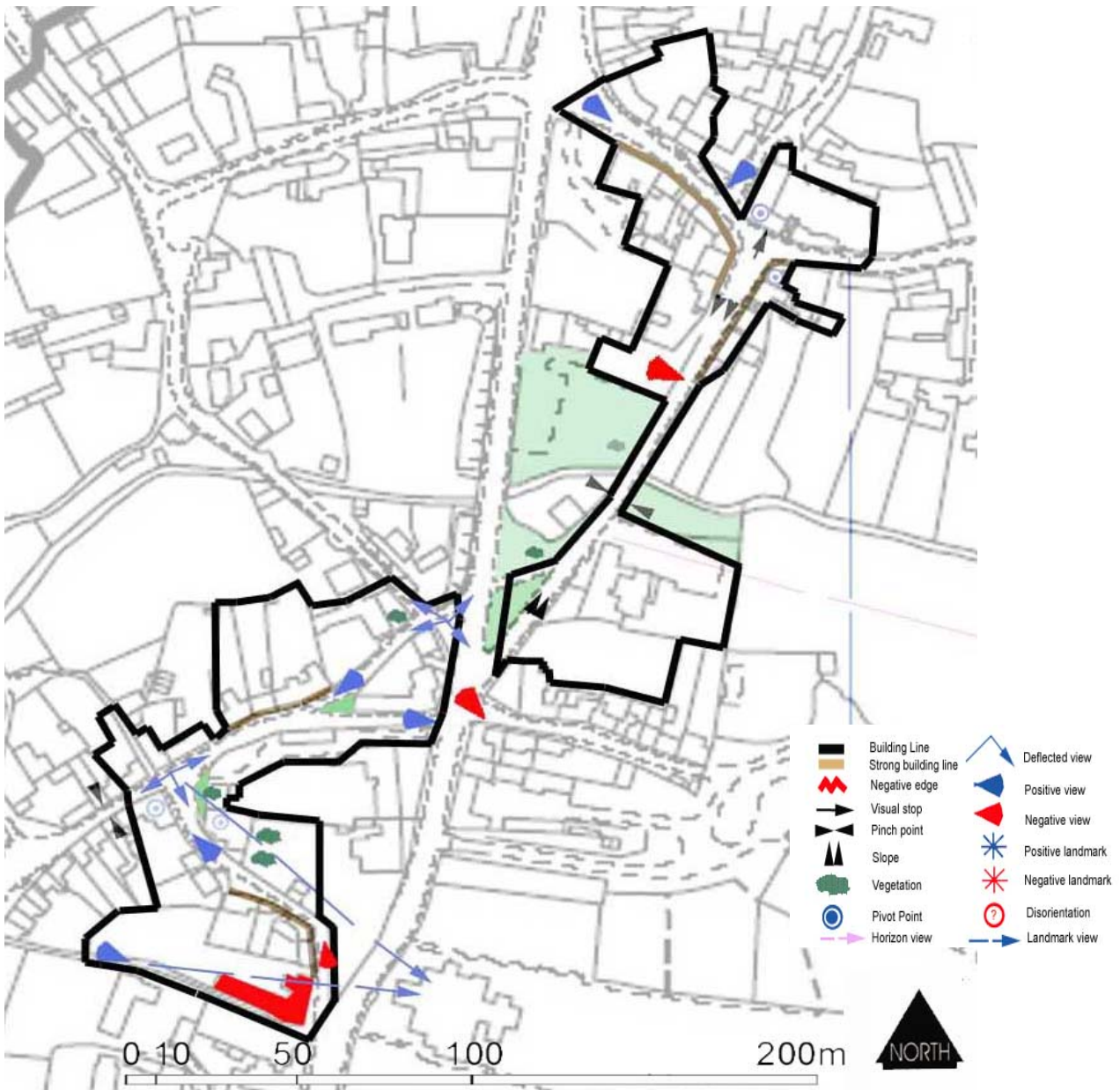


Joiners Arms

8.11 Key views

This character area includes the meandering Hawke Lane and Unicorn Street which create many deflected views. The area where Unicorn Street joins Little Green is a pinch point where the road opens up and then narrows again in an aesthetically pleasing way. The view along Old Bridge Road towards the Elephant and Castle emphasizes the topography and position of the brook as the road falls and rises to the pub that dominates the skyline. An impressive view of the church spire can be seen from the lane to the south of the Hawk and Partridge.

Figure 13 : Old road visual analysis



9. Hill Lanes



Figure 14 : Hill lanes zone

9.1 Land use

This character area occurs in five locations around Bloxham: Rosebank, Chapel Street, Workhouse Lane, Stone Hill and Merrivales Lane. These areas are characterised by their steep topography and are now exclusively residential, although having had some commercial land use in the past.

9.2 Street Pattern

This character area consists of short, winding and narrow lanes which produce some of the most important and scenic views of the village. Stone Hill and Rosebank in particular allow strong visual links to the key landmark buildings and give a sense of early settlement.

9.3 Building age, type and style

The buildings in these areas are predominantly dating from the 16th to the 19th century. Merrivales Lane displays an impressively preserved row of 2 storey traditional yeoman's houses of the late 16th century. The other lanes also have yeoman farmhouses but also detached three storey houses set within large gardens. These often have Georgian façades but more ancient cores. For example Stone Hill House, Manor Farmhouse and Old Park Farm, relics of Bloxham's prosperous past.

9.4 Scale and massing

In this zone the area with most continuity in scale and massing is Merrivales Lane. The houses here are terraced, of a similar age and all approximately the same height; although at the High Street junction a slope causes the houses on the south side to be higher. The topography in the Hill Lanes distorts the scale of most of the buildings, causing some such as Old Park Farm and Stonehill House to appear monumental. The buildings within this area, with the exception of those in Merrivales Lane are predominantly detached or semi-detached. One other prominent terrace of houses within this zone are those on the Ridgeway that although not on Rosebank appear to form an entrance to the coach house which is an important part of this character area.

9.5 Construction and materials

The larger houses in this character area display dressed stone and blue slate, concrete tile or Stonesfield slate roofs, while Merrivales Lane is predominantly thatched. There are some exceptions to this rule; the Old Dairy in Workhouse Lane being one, this building displays a patchwork of red brick and stone due to alterations at a later date. There are some fine examples of sophisticated thatching in Rosebank; Piggle Cottage in particular displays domed thatch around the upper windows. The stone mullioned windows and doors on Rose Cottage are also some of the finest in Bloxham.



Rosebank



Rosebank from Humber St.



Stone Hill to High St., Stone Hill to Little Bridge Rd.

9.6 Means of Enclosure

Rosebank in particular is partly enclosed by high stone walls creating an impression of a much narrower road. Some of the stone walls are finished with red slates or brick and are around 7ft high. This height of boundary is also seen on Stone Hill, although Workhouse Lane displays mostly very low walls enclosing small flower borders. Merrivales Lane has a strong building line straight onto the lane with gardens at the back; the cottages nearest the High Street have low walls and small gardens at the front.

9.7 Trees, hedges, verges, open spaces

Many of the houses within this character area display aesthetically pleasing vegetation trained to the façade, this adds to the visual effect of the location.

Park Farm and some houses on Merrivales Lane have roses growing on the house frontages. Many of the larger houses have mature trees growing in their gardens, which have a positive impact on the street scene. There is a small open space at the join of Stone Hill and Little Bridge Road with a mature lime tree that is one of the greens that are dotted around Bloxham, a significant part of its character and very important to preserve. There is also an area of grass verge in front of the terraced houses on the Ridgeway.



Merrivales Lane house, Stable block paving

9.8 Features of special interest

This area contains many of Bloxham's most impressive buildings, Ashwell House and Bennetts are both of particular interest historically. Ashwell House has beneath it stone lined tunnels which have been bricked up, although the reason for these and where they lead is unclear. Bennetts is a large farmhouse built in 1630 in the traditional rectangular plan with wooden casement windows. Park Close, now a boarding house for the school is built on part of the site of Beauchamp Manor. Merrivales Lane was also once host to a coffee tavern and skittle alley. Manor Farmhouse on Chapel Street is also a building of interest; it was remodelled in the 17th century incorporating a 14th century core. The doorway of the original building has been rebuilt into the later façade and displays fine stone mouldings and animals heads carved on the jamb stops. The interior also contains some elements such as timber roof braces from the medieval building.

9.9 Carriageways, pavements, footpaths

The footways display a range of materials, mostly stone slabs, but also some examples of concrete paving and in Merrivales Lane grey stable block paving. The carriageways are all tarmac with concrete or granite kerbs.

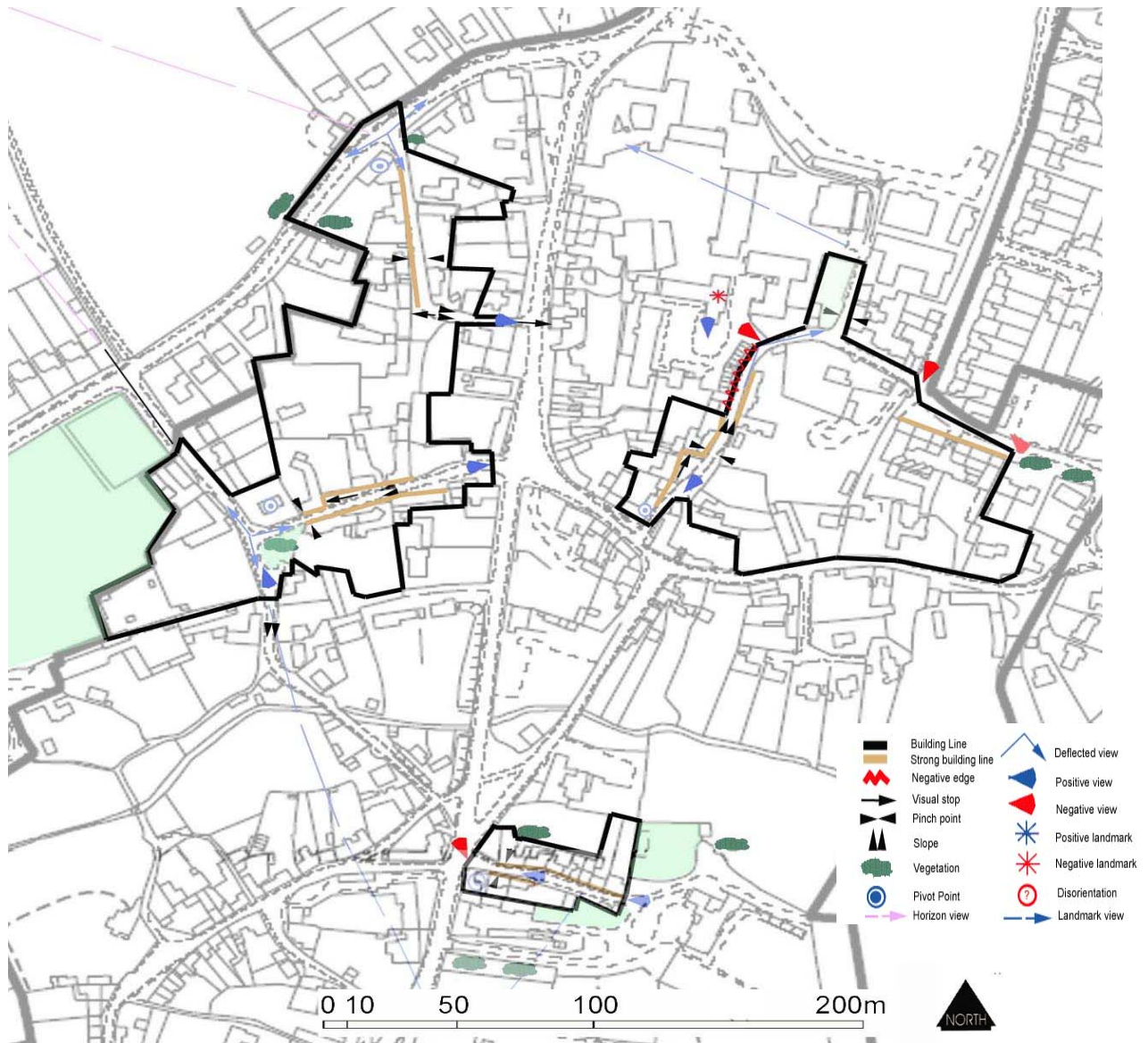
9.10 Threats

- Due to the narrow nature of these lanes, the increase in car use is damaging to the visual impact of the area and the structures lining the roads.
- The impact of some school developments on Rosebank is threatening to the character of the area; this is particularly relevant near the joining of Water Lane to Rosebank where the science labs and some boarding houses produce negative visual landmarks.
- Future development at Godswell is also a threat to Merrivales Lane where a visual stop could be imposed by any new building constructed at its east end.
- There is some inconsistency in the treatment of front walls at the Courtington Lane end of Workhouse Lane which has a negative visual impact.

9.11 Key views

The view from the joining of Stone Hill and Little Bridge Street is particularly picturesque, descending to the greenery around the brook before rising up to the church spire on the skyline. Merrivales Lane due to similar style and height produces a traditional and picturesque view. Looking up Rosebank Rose Cottage sits at right angles to the road hiding the lane that runs behind it to the right, when standing in the main arch of the Elephant and Castle pub where the main road used to run, it is however possible to see the lane winding round the corner.

Figure 15 : Hill Lanes Visual analysis



10. Green centre



Figure 16 : Green zone

10.1 Land use

The land use in this character area is entirely residential, consisting mostly of detached houses within their own grounds. However there is land to the south east and west of the area that is undeveloped, some of which is currently used for small holdings.

10.2 Street Pattern

This area is defined by its position within the topography of the village rather than any particular street pattern. The only main road included is Little Bridge Road which unlike Old Bridge Road and the High Street runs low enough to be part of the general character of the area. There is a cluster of small paths that make up the area known as the Gogs on the west edge of the zone which cross and follow the Sor brook which runs the length of the green centre.

10.3 Building age, type and style

Most of the houses are of mid 20th century appearance although some may have older cores. The smaller cottages by the brook in the centre of the area are probably of 17th century origin, while there are several larger buildings such as Goggs House and the Old Manor which are likely to have 16th century walls. Goggs House currently has a Victorian façade, while Brook House and Woodbine Cottage are of a yeoman farmhouse style indicative of the area.

10.4 Scale and massing

The majority of buildings within this area are detached and 2-3 storey set within their own large gardens. There are a few smaller dwellings within the area, for example Rose and Spring Cottage which lie next to the footpaths leading to the Gogs and are compressed two storey buildings.

10.5 Construction and materials

There are a number of dressed stone buildings, but also two notable red brick properties, namely Goggs House and Esperance Villa, which are roofed in terracotta tiles with a decorated roof ridge and blue slate respectively. There are also a number of thatched cottages constructed of coursed ironstone, such as Spring Cottage, Woodbine and Rose Cottage. In the north and east of this zone there are modern infill brick and concrete houses with concrete tile roofs.

10.6 Means of Enclosure

The majority of the properties are enclosed by high stone walls or hedges. In the case of those on either side of the high street metal and wood railings are used. The Gogs area contains a series of spaces on the valley floor enclosed with wire mesh and wooden fences, containing small allotments, sheep and poultry.



Little Bridge Road



Joiners Arms garden



View across valley from Godswell House



Woodbine Cottage

10.7 Trees, hedges, verges, open

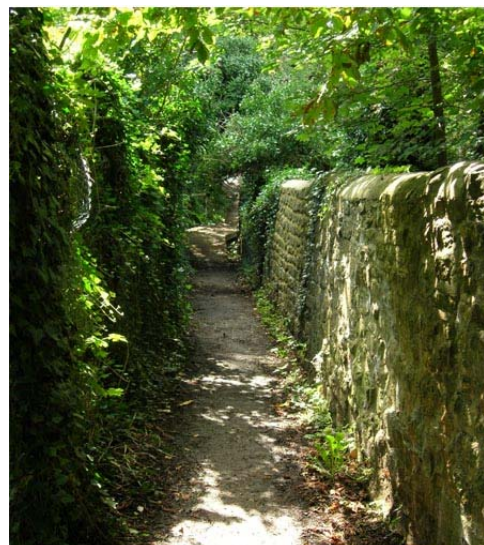
The feel of this character area is quite rural in parts, notably around the Gogs and the valley below Godswell House where the busy main road is barely audible. The green centre is formed by large numbers of important trees only some of which have tree preservation orders attached, but of which all are key to the character of the area.

10.8 Features of special interest

The public footpaths that criss-cross the Gogs are ancient rights of way that are of historic significance, possibly leading to a well that was once located in the area. It is possible that there are the remains of a laundry pool and washing stone at the brook end of either Willowbanks, or Springwells garden, although neither of these are visible from the road.

10.9 Carriageways, pavements, footpaths

Little Bridge Road is tarmac with concrete kerbs and stone slab pathways. The footpaths in the valley below the Gogs have no paving with exception of a wooden footbridge and concrete on the path just below Goggs Hill House.



Footpath in the Gogs

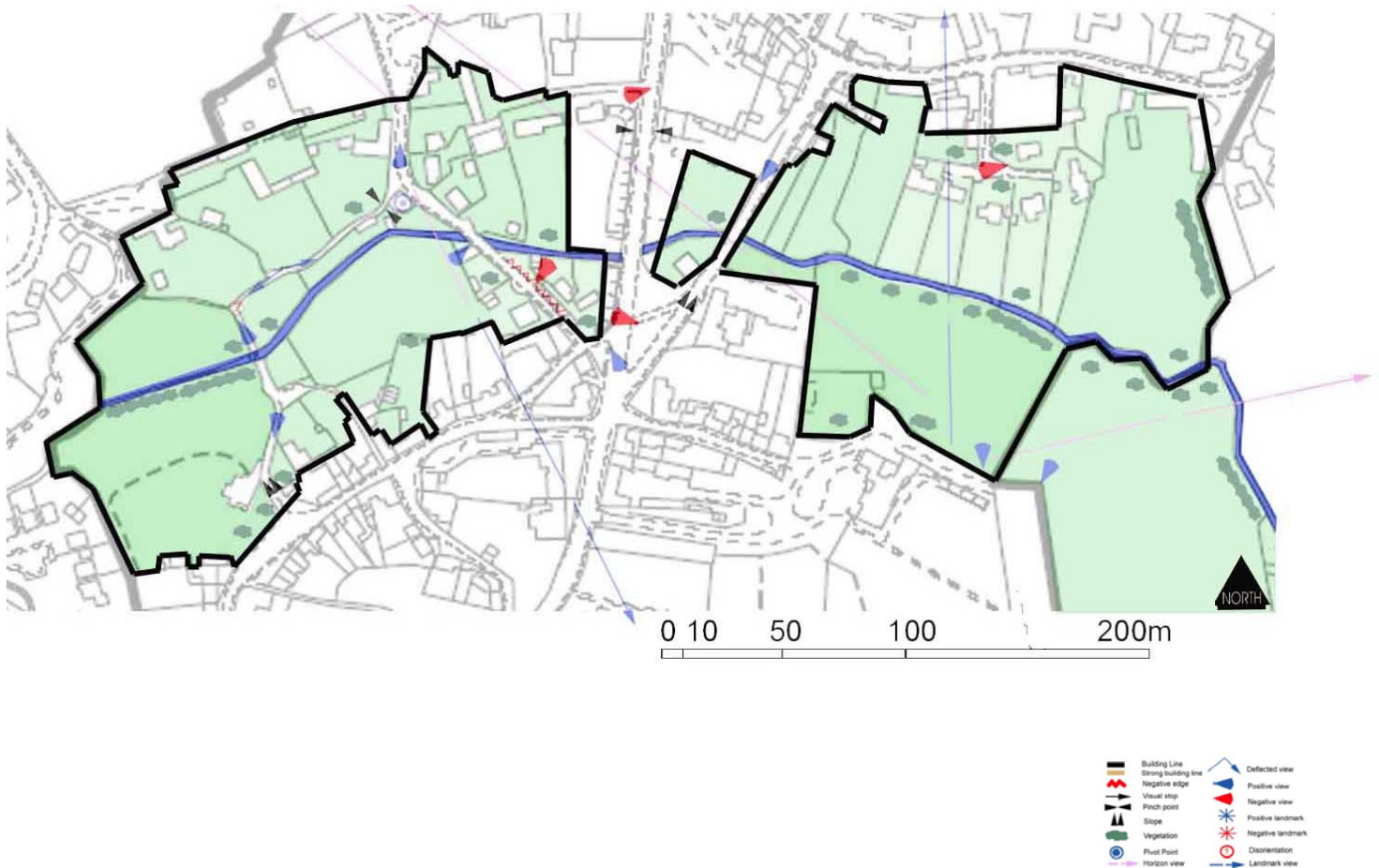
10.10 Threats

- Most of the green areas along the Sor brook could be under threat from development, despite the risk of flooding, in particular the enclosed spaces currently housing sheep and poultry in the Gogs.
- With the possible development of Godswell House the green open space below the current building could be under threat from expansion or overshadowing.
- There are properties that have already been built on Little Bridge Road by Peglers House that seem to jar with the character of the area and further examples of these should be prevented.
- The houses with gardens leading down to the brook have tended to over gentrify the area; garden furniture, satellite dishes, rubbish bins and outdoor lighting have developed that create a negative impact and could be reduced.

10.11 Key views

The view from the back of Godswell House across the valley to what was once its kitchen garden, now known as Steeple Close, reveals the strength of the topography in this character area. From this point the strong visual connection of the Church and school spires are striking. The deflected views associated with the Gogs footpaths are also important to the character of the area. The trees and hedges on these paths form green tunnels that are disorientating and create a distinctively different environment from that of the village high street, especially at night.

Figure 17 : Green centre visual analysis



11. Historic residential

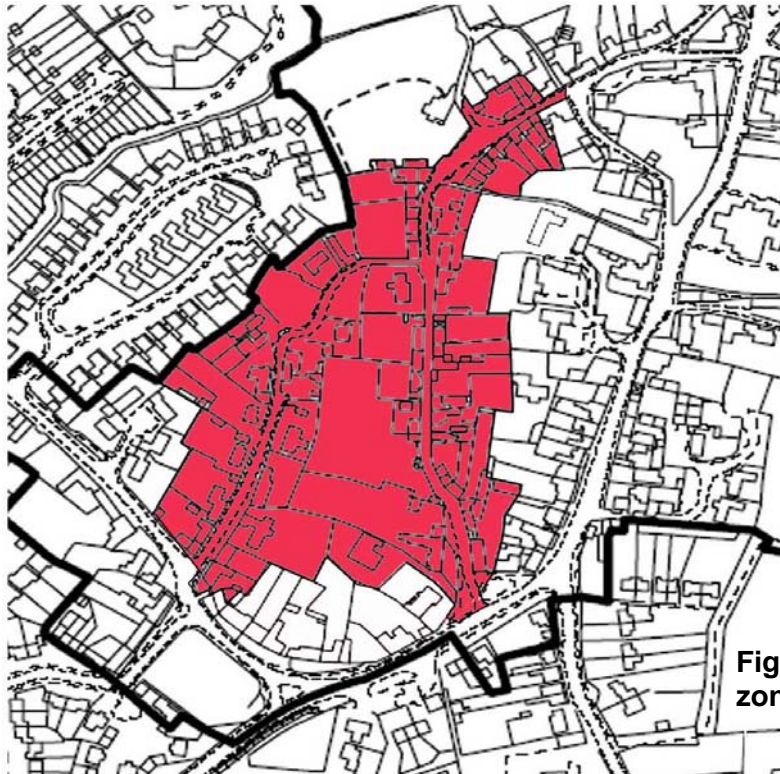


Figure 18 : Historic Residential zone



Queens Street view

11.1 Land use

As the character area name suggests this is a purely residential zone, although until the late 19th century, the Malt House and the Railway Tavern on Queens Street, renamed the Drum and Monkey, were still functioning. The area incorporates many of the oldest houses in Bloxham, some of which are grade II listed, namely Sycamore Terrace, Grey Roofs, Wallflowers, Seal Cottage previously Blue Gates and the Malt House.

11.2 Street Pattern

The character zone is defined by its winding narrow streets connected by a pedestrian passage, locally named Flogging Lane, at the north end. The area consists of Queens Street formally Grub Street, Kings Road formally Tank Lane and Little Green. At Little Green there is a rare widening of the road with a pinch point at either end, this could be as a result of this area being an important access route to the valley floor and well via the footpath that lead past Goggs Hill House.

11.3 Building age, type and style

The majority of buildings in this area are 16th century yeoman farmhouses, which in some cases have been converted into many cottages. In the case of Sycamore Terrace the house was converted into weaver's cottages, now the only examples remaining in Bloxham. Some houses such as Seal Cottage have medieval cores although the current exterior is 16th century with an 18th century oven enclosure projecting from the original walls. The doorway, which was moved to the rear at some point in the past, has a moulded four-centred arch under a square hood, while the road elevation displays original stone mullioned windows. Wheatlands a little further along the Kings Road to the north has a 14th century doorway with a wave moulded arch and chamfered jambs that has been built into the house, possibly originating from one of the manor houses.

11.4 Scale and massing

The houses are predominantly detached and set within their own grounds but often display long walls to the road giving a strong building line. There are terraced houses on the green and to the south on Kings Road. The buildings in this area are mostly two storeys high with some one and a half storey constructions.

11.5 Construction and materials

The majority of buildings are constructed of coursed ironstone with concrete tiles, blue slates or thatched roofs. The exceptions being the modern houses of Mungret, Kintai and the Bungalow which are predominantly yellow and red brick and Goggs Hill House which has a red brick extension and red decorated ridge tiles.

11.6 Means of Enclosure

The larger houses at the south end of the area have high stone walls enclosing mature front gardens and metal gates. Along most of Queens Street and Kings Road the buildings form a strong line with gardens to the rear. Mildura House on Kings Road has no representation on the street front apart from a wooden gate that forms the entrance to a house behind the building line. On the west side of the Little Green there are small garden walls and hedges on either side of the high red brick walls enclosing Goggs Hill House. On the east side there is an area of un-edged grass leading down to the road.

11.7 Trees, hedges, verges, open

There are a few mature gardens at the south end of the area but mainly the vegetation grown on the house façades contributes to the visual character of this area. At the north of Queens Street there are two areas of scrub that although providing welcome greenery gives a dejected appearance to the street. There is open space visible behind Side Acre, currently occupied by garages. There are some important mature trees in gardens at Long Leys to the south and Boreen Cottage and Goggs Hill to the north which add to the street scene.



Mildura House entrance

11.7 Features of special interest

All the listed buildings in this area are of interest, but of particular importance is Sycamore Terrace. This is a group of five 17th century cottages under one thatched roof, which retain original mullioned windows. They are the only remaining weavers cottages in Bloxham, the weaving being done on the second floor above the bedrooms below. This is of historic and social importance with the prosperity of Bloxham having depended in the past on the wool trade. There are also unsubstantiated claims that these buildings, at one stage called the Barracks, were used for stationing soldiers in the civil war.



Stone mullioned window Sycamore Terrace

11.9 Carriageways, pavements, footpaths

The carriageways are tarmacadam with concrete and granite kerbs with the exception of the passage between Queens and Kings Road which has a pink square stone surface. A variety of stone slabs, granite setts and stable block paving cover the pavements in the area, often the material changes from property to property. York stone covers a large number of pavements within Bloxham, this is mainly the result of the feoffees paying for repaving in this material in 1900.

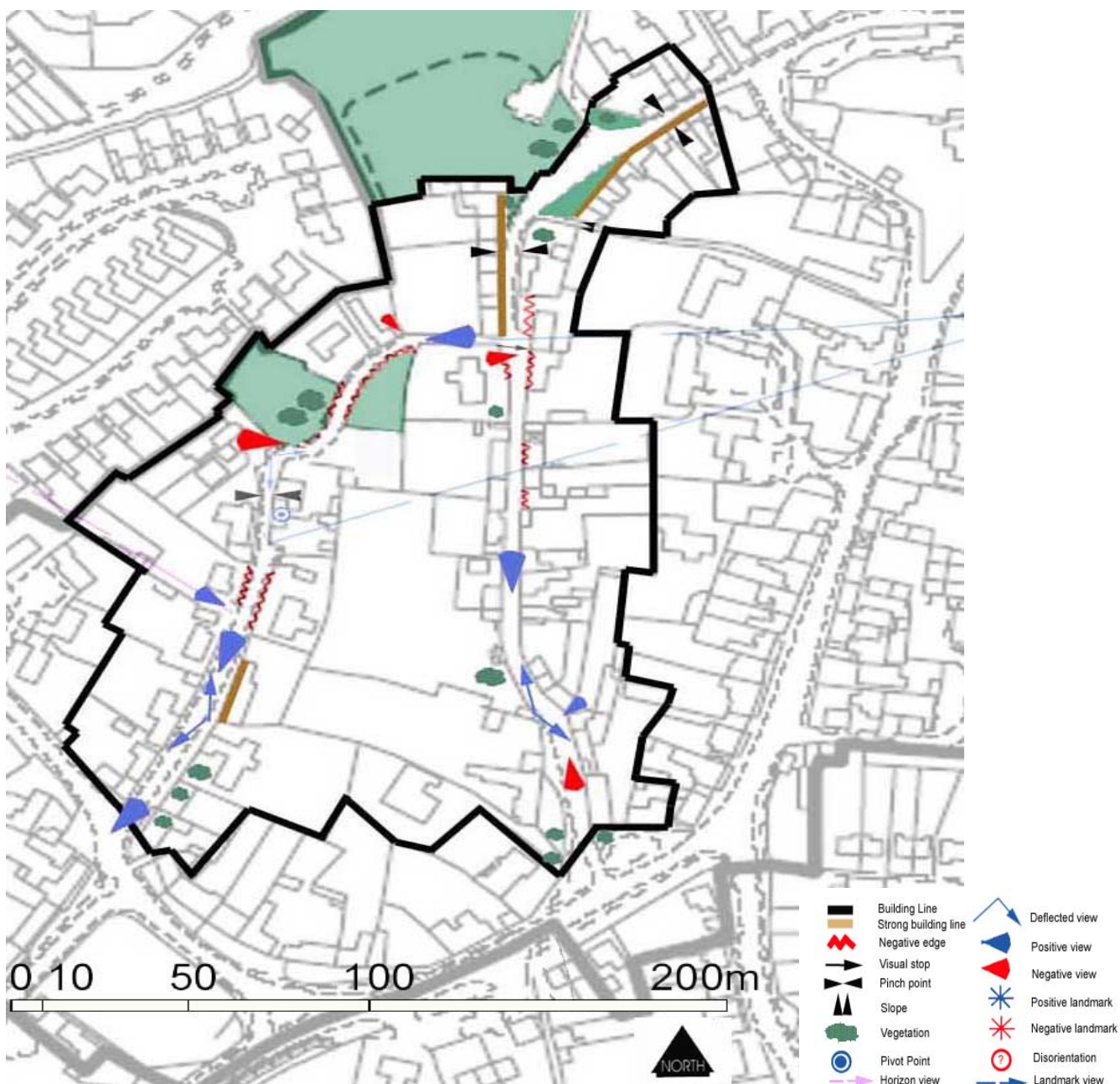
11.10 Threats

- The on street parking is already creating a negative impact on the visual character of the area. The road is so narrow that some action needs to be taken to reduce this.
- There is evidence of negative restoration on some listed buildings in this area, including notably the use of uPVC windows.
- Some of the modern buildings at the north end of Queens Street seem out of keeping with the character of the area and further buildings of this style should be discouraged.

11.11 Key views

From the north end of Queens Street the church spire is clearly visible creating an important visual link. The paths leading off the Little Green also give several deflected views and create the impression of a historic crossing of routes. The deflected views and rhythm created on both Queens Street and Kings Road are important characteristics of this area. Another key view is the pinch point framing of the Little Green by the constricting of the streets at either end.

Figure 19 : Historic residential visual analysis



12. School precinct

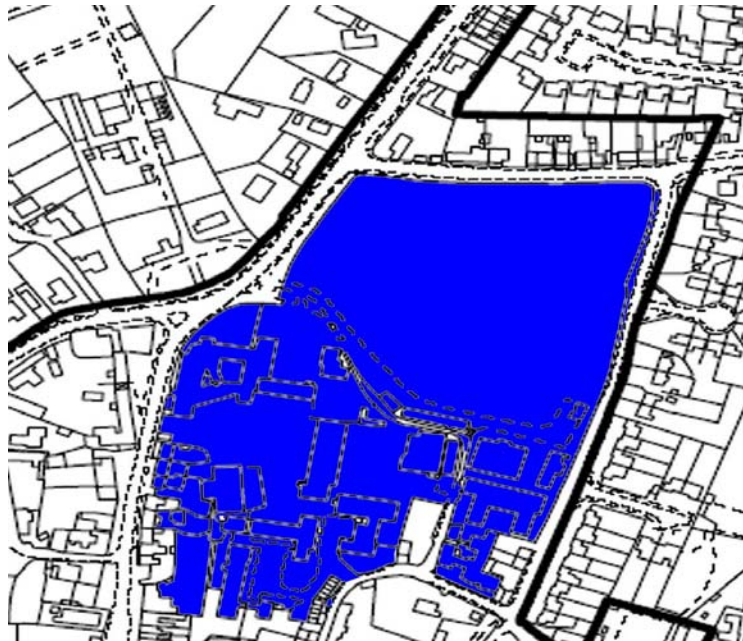


Figure 20 : School precinct

12.1 Land use

This character area is defined by educational land use. Bloxham School formally All Saints has seven boarding houses scattered around the village but this zone contains the core school buildings. Almost half the zone is given over to the playing field at the north end of Bloxham which is a key space defining function that adds much needed greenery to Brickle Lane and the main High Street. The school buildings are dominated by the 19th century school building which has a spire that is prominent on the skyline and has a visual link with the church. In some ways this character area should cover the whole village due to the importance to Bloxham of its central school. With 400 pupils both boarding and day, term dates have an effect on the whole of the village with an influx of young people and activity.

12.2 Street Pattern

The area is on two sides of the High Street and bordered to the north and east by Strawberry Terrace and Brickle Lane. There is also a key right of way through the centre of the school complex, called Water Lane. The main school building is in a raised position at the north end of the High Street to be visible and dominant on the main thoroughfare.

12.3 Building age, type and style

The main school building was designed by G.E. Street although the part seen today is only a section of a much more elaborate plan; the scheme for a collegiate style quad was abandoned in 1857 when the school went bankrupt. Two years later when the school reopened Street was again employed but did not continue with his original plan; building just a schoolroom wing, a dining hall and a chapel. The dining hall with its square headed traceried windows and gabled attic dormers stands next to the Banbury Road. Other important school buildings in this character area are Palmer House, a stone building constructed in 1874 with mullioned windows, the 19th century Egerton House and library, and in 1901 a gym with a mansard roof. Most of the other school buildings are mid 20th century concrete and brick constructions, although there are some more recent examples of well designed sympathetic architecture.

12.4 Scale and massing

This character area is focused on use rather than appearance and therefore the buildings are fairly disparate in style and scale. There are more densely built areas with a strong building line such as Water Lane and the south end of Brickle Lane but also the large open space of the playing field to the north. The houses vary from the two storey Hillside House to the many storied main school building. With the exception of Hillside House and the three terraced houses on the east of the High Street, all the buildings are detached.



Palmer House, Brickle Lane

12.5 Construction and materials

The main school building is gothic and constructed of ironstone with dressed stone window dressings. The older boarding houses and headmaster's house are constructed of traditional coursed ironstone with blue slate or concrete tile roofs. The modern school buildings to the south of the area are mostly constructed of concrete and brick, with concrete tiles.

12.6 Means of Enclosure

The playing field is enclosed with a low stone wall on three sides. There are also higher stone walls on the Courington Lane and Rosebank edge of the area. Apart from these points the buildings themselves often form the edge of the character area.



Playing field enclosure

12.7 Trees, hedges, verges, open spaces

The playing field is planted on three sides by fairly mature oak and beech trees, which although mostly not subject to tree preservation orders are important in creating an aesthetically pleasing area so close to the busy high street. The verges in this area are well kept grass. The buildings on Brickle Lane have well tended front gardens and the open spaces, hedges and trees that are found across this character area are, in contrast to the green centre, consistently well controlled.

12.8 Features of special interest

The main school building, as the work of the leading Gothic architect G.E. Street, the designer of the Royal Courts of Justice in London, has an architectural history interest. The old footpath that leads through Water Lane is also a feature of special interest in terms of the social history of Bloxham, probably being a route to one of the many wells that supplied the village.

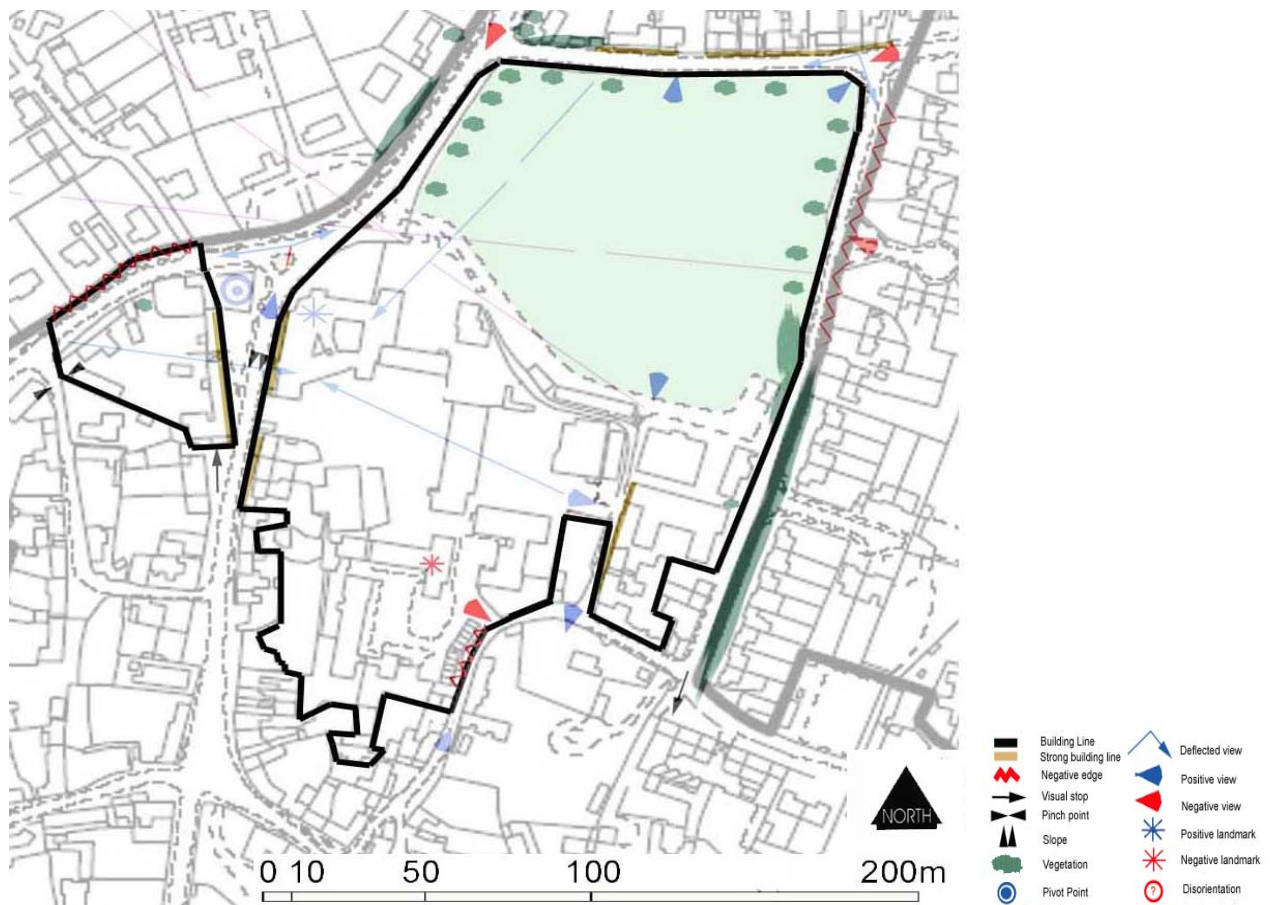
12.9 Carriageways, pavements, footpaths

The carriageways are tarmac with concrete kerbs. York Stone slabs are used on the few pavements within this area; in Water Lane granite blocks are also prevalent.

12.10 Threats

- Bloxham School, as a successful institution always needs to improve, repair and sometimes expand its buildings. Within a scenic and historic village such as Bloxham this can potentially be a threat. The character area site does not cover the large amounts of land that the school owns in Bloxham but does contain its most important teaching buildings. With children as young as eleven the school would probably prefer to contain most daily movements of pupils to this site.
- It is possible that parents may come to expect greater security within the school site and this may threaten the Water Lane right of way.
- The increased traffic at the end and beginning of terms caused by parents of boarders and the daily school run congestion have a negative impact on the village and attempts should be made to limit the impact.

Figure 21 : School Precinct visual analysis



12.11 Key views

There are important views towards the school from the north where the road appears to lead straight to the school entrance before veering to the right and down to the village centre. From the High Street shops the school dominates the skyline to the north. Standing on the Banbury Road next to the school dining hall facing south the High Street leads away towards the church on the opposite hill, framed by the greenery of the green centre.



View down High Street with School on the left

13. Insular closes

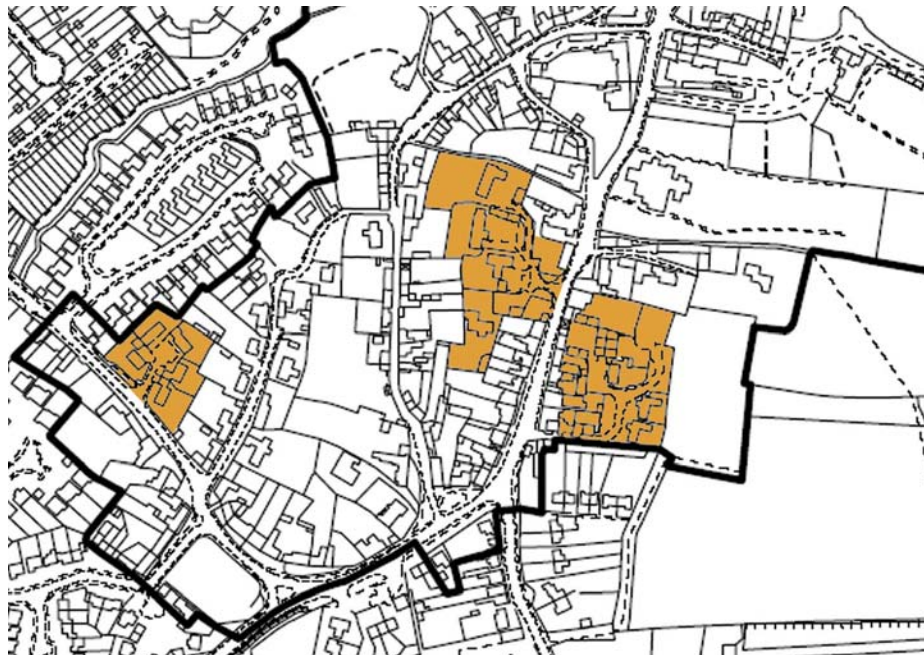


Figure 22 : Insular closes

13.1 Land use

The land use in this character area is purely residential.

13.2 Street Pattern

This area consists of three separate blocks in the south of Bloxham, two offshoots from the High Street and one from Cumberford Hill. They are all residential closes or culs-de-sac and fairly insular in nature, being based around a central court, green area or square.



Window detail
Old School

13.3 Building age, type and style

In Maltings Court and Goose Walk the buildings are 20th century and detached or semi-detached. Bradford Court however incorporates some older structures, namely the Old Granary, the Old School and Merton House, formally home to the village doctor. The style of the newer houses is commonplace vernacular whilst the only striking structure stylistically in this character area is the Old School House. This 19th century building displays traceried windows reminiscent of the early English gothic period.



The Old School, Bradford Court

13.4 Scale and Massing

The scale of the buildings in this area is fairly uniform, the majority being 2-3 storey houses. The buildings in Goose Walk are larger, detached houses set within their own gardens. Where as in Maltings Court and Bradford Court there are a number of semi detached properties. Bradford Court has larger houses to the south but also includes a court of semidetached houses positioned round a centre courtyard with a stone fountain.

13.5 Construction and materials

Within this character area there are no thatched houses, all being roofed in either blue slate, Stonesfield slate or in Maltings Court concrete roof tiles.

13.6 Means of Enclosure

The main method of enclosure in this area is low stone walls, some as at Goose Walk topped with upright stones. Goose Walk also has high stone walls, with some instances of red brick, enclosing each house's garden which adds to their already insular nature. The entrance from the High Street to Bradford Court is through metal gates and railings. Some hedging is also used in this area.



Goose Walk

13.7 Trees, hedges, verges, open spaces

Goose Walk has open areas of grass facing onto the high street and several trees, the largest, a mature chestnut tree adds significantly to the street scene. Maltings Court has a small silver birch at its centre and a mature beech, which although on Cumberford Hill adds to the appearance of this area. This section of the character area is more urban in appearance than most of the village, with small grassed gardens bordered with flowers in front of the houses. Bradford Court contains a great deal of greenery, controlled bushes around the buildings, well tended gardens and raised stone beds. The area is also bordered by the village and conservation area edge giving a view across a wide expanse of sheep grazed pasture.



Bradford Court

13.8 Features of special interest

The Old School building has some social history interest if no particular architectural importance. There are within the local history books accounts from older villagers of time spent in this building and past teachers.

11.9 Carriageways, pavements, footpaths

The road in Maltings Court is tarmac with granite kerbs, as is part of Bradford Court but Goose Walk has gravel access with granite setts used for edging. The centre of Bradford Court has stone slab paving while the vehicle turning area has square pink concrete pavements and concrete setts. Maltings Court also has granite setts across the entrance.



Bradford Court view to the church

13.10 Threats

- Although this area, particularly Bradford Court has been constructed fairly sympathetically the closes have separate and insular characters and seem distanced from the village.

- The open fields behind Bradford Court could be at risk from further development but this could hugely damage the character of the area and the boundary of the village.

- As with most parts of the village the number of cars increasing is a threat to the key views in some areas.

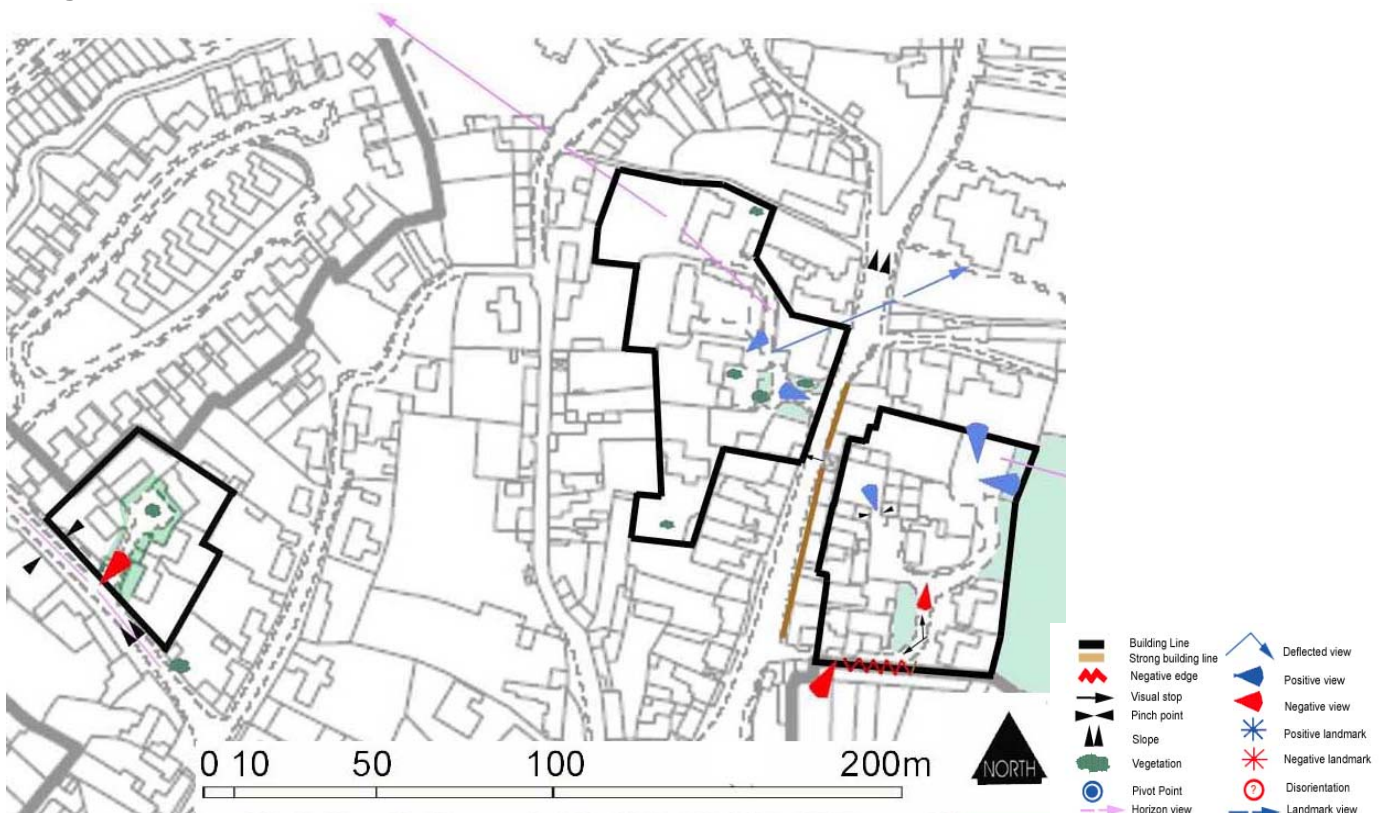
13.11 Key views

From the south end of Bradford Court the church spire is clearly visible and creates an aesthetically pleasing composition, this is also true of the view across the high street from Goose Walk. The view across the fields behind Bradford Court is also very beautiful, giving a rural feel to the area.

View out of conservation area from Bradford Court



Figure 23 : Insular closes visual



14 Buffer zone

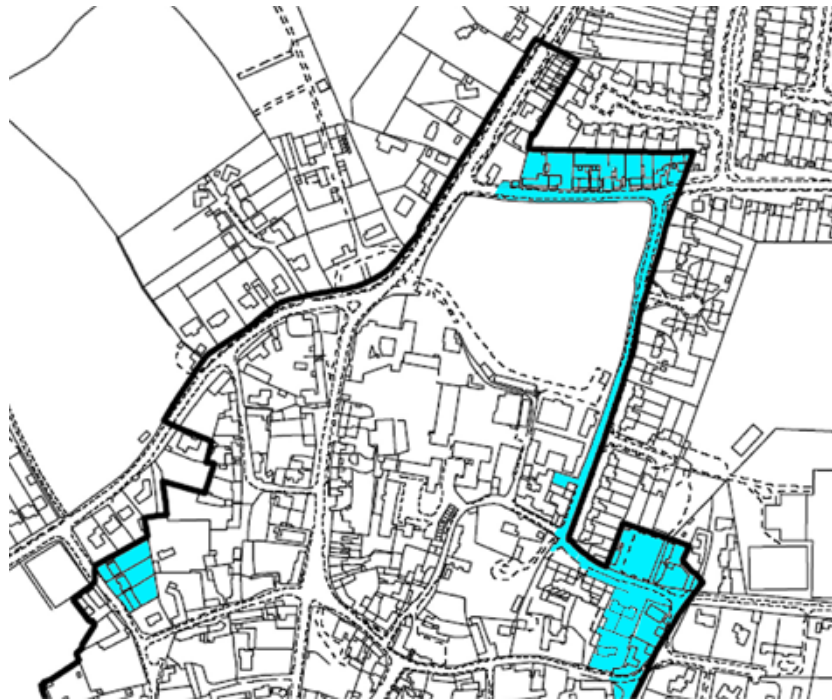


Figure 24 :
Buffer zone

14.1 Land use

The area is residential with the exception of the bowling green and associated club.

14.2 Street Pattern

This character zone runs along the north eastern boundary of the conservation area, with a small patch to the west. This area acts as a buffer for the more historic or aesthetically pleasing interior of the village.

14.3 Building age, type and style

The houses in this area are all 19th or 20th century with the exception of Lightbread House on the Ridgeway which is possibly 17th century. Those in Strawberry Terrace are predominantly semi detached while there are three detached properties on Little Bridge Road and a number of detached houses on the Ridgeway. Lightbread House used to be a row of six thatched cottages which were sympathetically converted and now form one slate roofed dwelling. The buildings within this area are however generally commonplace vernacular.

14.4 Scale and Massing

The building line on Strawberry Terrace is strong with similar two storey size and style creating a rhythm along the length of the road. The detached houses in the area are low density, predominantly two storey properties surrounded by their own gardens.

14.5 Construction and materials

The houses on Strawberry Terrace are mostly red brick with slate or concrete tile roofs, although there are some stone and rendered buildings. The detached houses are painted stone and brick while Lightbread House is a coursed ironstone rubble building. The bowling pavilion is unlike any other building in Bloxham with wood tile cladding and an asphalt roof. There are no thatched houses within this area.



Lightbread
House

14.6 Means of Enclosure

The main forms of enclosure are low stone walls which run around the playing field perimeter and are also present on both sides of the Ridgeway. The houses at the south of this road have high stone walls, while the Strawberry Terrace houses employ red brick walls and low metal railings as a means of enclosure. Metal gates are also used for the houses on Little Bridge Street, with low hedges, which are also seen the length of Brickle Way on the east side.



Strawberry Terrace



Brickle Lane

14.7 Trees, hedges, verges, open

The hedges used on the east of Brickle Way help to obscure the façades of the buildings outside the conservation area. There are a variety of small fruit trees present on the Ridgeway and the Bowls Green provides a pleasant open space amongst the houses. There is also an open green area next to Hog End at the junction with Chapel Street which is unspoilt by edging. The houses on Little Bridge Street have mature gardens which also help to soften the conservation area boundary.



The Ridgeway

14.8 Features of special interest

Lightbread House is of some social history interest, with elaborate records in local history books of ownership and dramas attached to it in the past.

12.9 Carriageways, pavements, footpaths

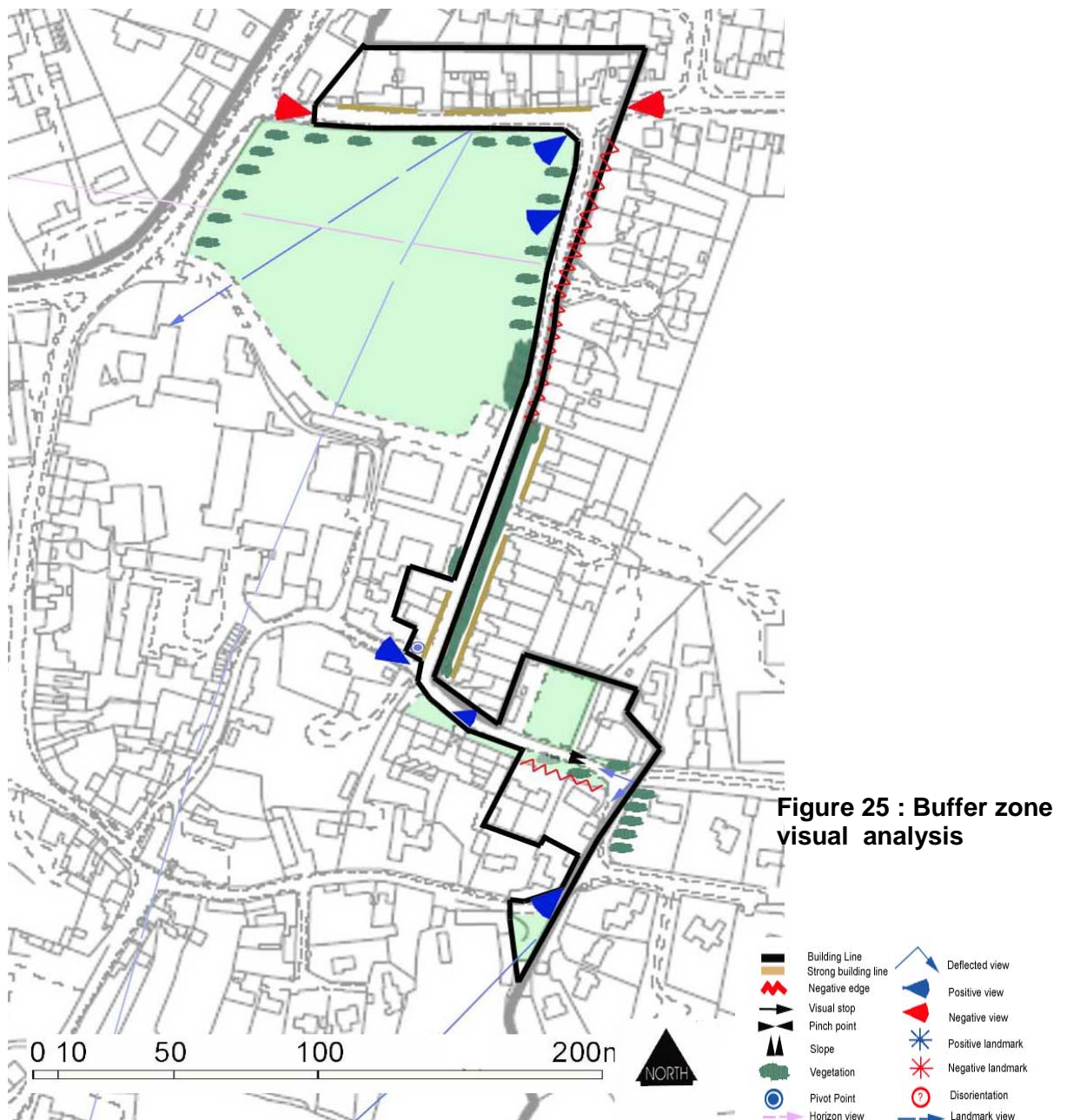
The roads are all tarmacadam with concrete kerbs; the pavements are also tarmacadam on both strawberry terrace and Brickle Way. The lack of pavement on the Ridgeway gives an almost rural feel to the road.

14.10 Threats

- There is a risk of this character area being removed from the conservation plan at some point in the future due to its neutral nature but this would leave it open to negative development which would have direct impact on the surrounding character zones.
- With Yew Tree Farm being occupied by commercial enterprises the volume of traffic using this area could increase over time, thereby threatening the relative tranquillity of the Ridgeway.

14.11 Key views

The view from Strawberry Terrace across the playing fields to the school is an aesthetically pleasing one that reveals the marked topography of the village. The view from the west end of the Ridgeway down the hill shows the track leaving the village towards Yew Tree Farm and also in the past quarry areas outside Bloxham. There are also glimpses from all parts of the character area of more historic parts of Bloxham.



15 Cumberford Road

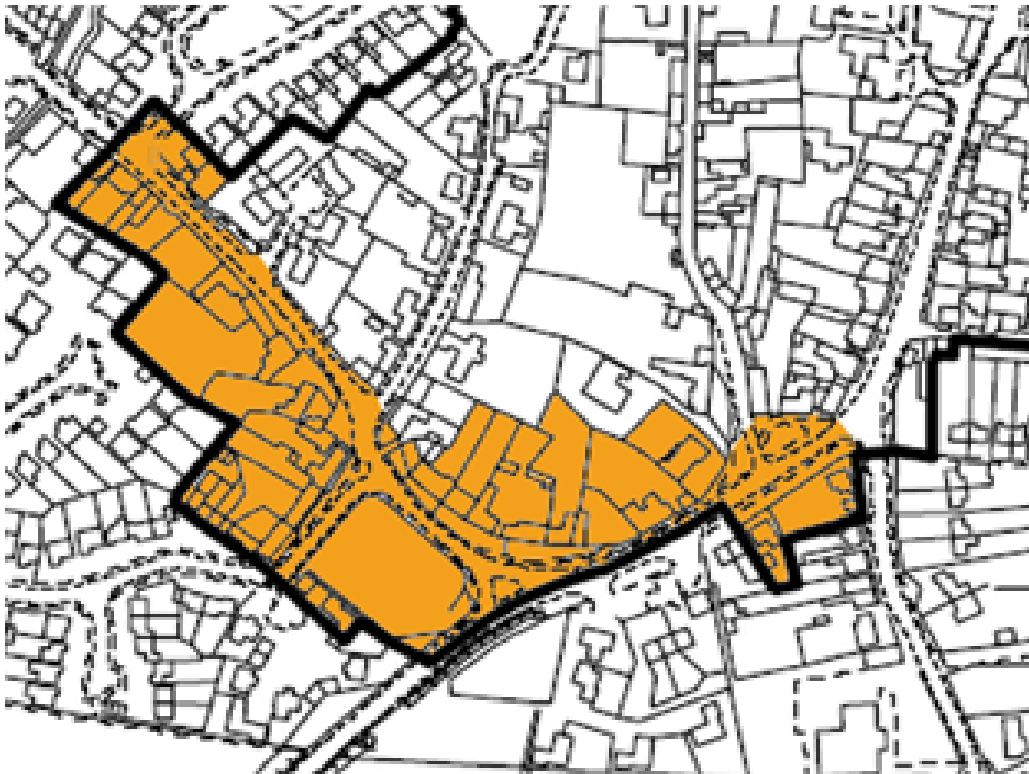


Figure 26 : Cumberford Road zone

15.1 Land use

This character area is entirely residential.

15.2 Street Pattern

The area is defined by its position at the south end of the historic village. It follows the road out of Bloxham to the west towards Tadmarton and incorporates turn offs to the historic residential zone, the old railway site and the South Newington road. The area consists of the buildings traditionally found on the outskirts of a working village, the Old Smithy, Coach House, Malt House, allotments and in this case also railway station, all now converted or demolished.

15.3 Building age, type and style

The houses are predominantly 17th to 18th century, although many have alterations of a later date and some such as Hill Cottage are 19th century. The houses on the north side of Cumberford Road are terraced and of a yeoman farmhouse style, with stone mullioned windows and some thatching. On the south side of Cumberford Hill the housing line is strong and made more dominant by rising with the hill side above the course of the road.

15.4 Scale and Massing

There is a strong building line on the north of Cumberford Road with a semi circular sweep of two storey houses with a common length of front garden. The scales of properties on Cumberford Hill are exaggerated by their raised position, most being two stories high. There are a number of larger houses at the east end of the area which are low density modern detached houses set within their own grounds.

15.5 Construction and materials

The area includes a variety of materials; thatch is used for most houses on Cumberford Road, while those on Cumberford Hill have slate and concrete tiles. Stone is predominantly used but also red brick and rendered blocks are visible.

15.6 Means of Enclosure

The allotment area is surrounded by high hedges, while the semi-circle of older houses on the north side of the road have very low stone walls and mature gardens. On the north of Cumberford Hill wooden fences are the form of enclosure with high stone walls by Maltings Court.

15.7 Trees, hedges, verges, open spaces

There are several mature trees that do not have tree preservation orders but are important to the feel of the area, notably a beech at the peak of Cumberford Hill that dominates the skyline when approaching from the west. There are also areas of grass verge on either side of Cumberford Hill that visually soften the impact of the road, a grass triangle outside the old smithy and one near Drayton House have a similar effect. The allotment space is very aesthetically pleasing although unfortunately mostly blocked from view by a large hedge. The allotments are also now confined to one half of the original area, the rest given over to an orchard and the two divided by a yew hedge. There are also holly hedges outside the Old Barn and the Cottage.



Cumberford Hill from west



Allotments on Cumberford Road

15.8 Features of special interest

There is a social history interest in this area, the smithy, the coach house and the allotments were all important sites for the village. The allotments also have a local agricultural history importance as land solution associated with the enclosures. The railway site under Brookside Estate is just outside the conservation area to the south, but this area was of huge importance to the village when built in the 1880s. The line ran from Adderbury to Kingham and carried, along with quarried ironstone, many of the daily provisions for the village. Somewhere on the far side of the Brookside Estate is the site where the pest house stood, where villagers were isolated to prevent the spread of infectious disease. There was also a timber yard in what is now the recreation ground and a gasworks to the west of the conservation boundary.

15.9 Carriageways, pavements, footpaths

The roads are all tarmac with concrete kerbs, with the exception of the road edge near Drayton House which displays granite kerbs. The entrance to Maltings Court is marked with granite setts and the driveways are predominantly gravelled with concrete edging. The pavements are also tarmac and there are no surviving footpaths in this area.

15.10 Threats

- The allotments, as an area of open space in a village under pressure to develop, could be under threat.
- Unsympathetic conversions of any of the listed buildings in this area particularly those on the northern side of Cumberford Road would be a threat to the character of this area.



Cumberford Road

15.11 Key views

The views into and out of the conservation area on the Cumberford Hill are important ones that accentuate the natural topography of the village. The deflected view which is led round Cumberford Road by the houses on the north is also an aesthetically pleasing one.



Looking west towards and down Cumberford Hill

Figure 27: Cumberford Road visual

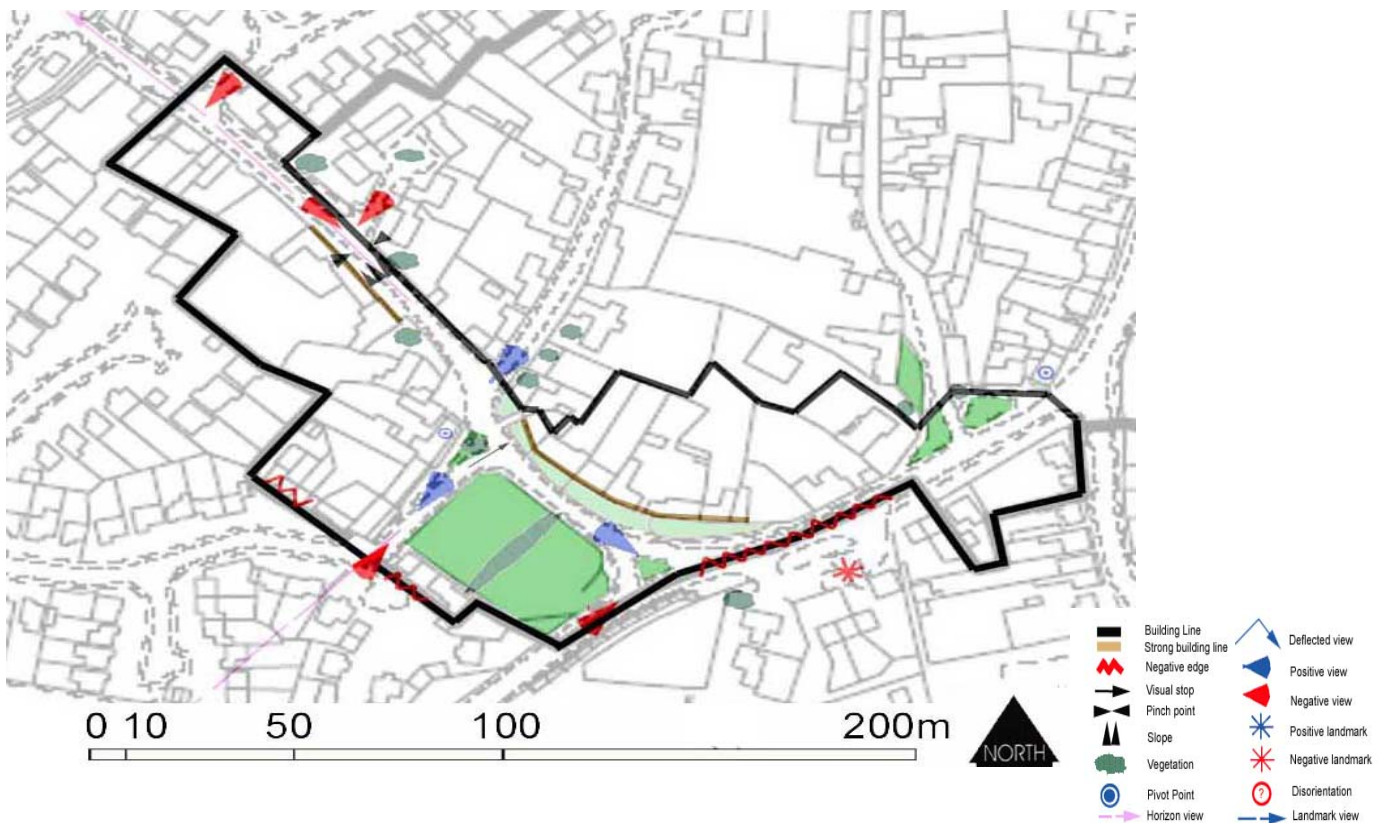


Figure 28 : Window details



Merrivales Lane;
Bennetts;
Queen St.;
Rosebank

Elephant & Castle;
Court House;
Rosebank;
Seal Cottage

Eton House;
White Cottage;
Unicorn St.;
Old School;
High St.;
Workhouse Lane.

Piggle Cottage;
Little Bridge St.;
Church St.;
Chapel St.

Unicorn St.;
Rose Cottage;
Ridgeway;
Sycamore Terrace.

Church St.;
Esperance Villa;
Queens St.;
King's Road;
Chapel St.

Figure 29 : Door details



Rosebank;
School;
Unicorn
House;
Elephant &
Castle

Manor Farm
House;
Stonehill
House;
Unicorn St.;
Bradford
Court.

Court House;
Elephant &
Castle;
Eton House;
Unicorn
St.

St. Mary's;
The Cottage;
Manor
Farmhouse;
Joiners
Arms.

Figure 30 : Materials



Marlstone wall, Cumberford road

Red brick wall built on stone base, Godswell house

Horton stone wall, Old bridge street



Blue stone wall, Courtington lane

Dressed stone wall, Hawke lane

Red brick wall, Hawke lane

Rough stone wall, Rosebank



Blue slate, Humber lane

Thatch, Rosebank

Red brick, Unicorn street

Blue stable-block pavers, Merrivales lane



Assorted stone and brick setts, Unicorn street

Stone flags, Humber street

Granite setts, Hawke lane



Stone setts, Queens street

Blue squared stone setts, Unicorn street

Red stone setts, Kings road



Granite setts, Unicorn street

Herrinbone brick, Workhouse lane

Stone setts and blue bricks, Water lane

16 Management Plan

Policy context

The 1990 Planning (Listed Buildings and Conservation Areas) Act places a duty on local planning authorities to formulate and publish proposals for the preservation and enhancement of its conservation areas. In line with English Heritage guidance (2005b) Conservation Area Management Proposals are to be published as part of the process of area designation or review. Their aim is to provide guidance through policy statements to assist in the preservation and enhancement of the Conservation Area.

The main threat to the character and appearance of any Conservation Area is the cumulative impact of numerous alterations, some quite small in themselves, to the traditional but unlisted buildings within the area. These changes include such works as the replacement of traditional window casements, usually with uPVC double-glazing, replacement of original doors, additions such as non-traditional porches and erection of satellite dishes on the front elevations of properties.

Such alterations to unlisted residential properties are for the most part permitted development and therefore do not require planning permission. Unauthorised alterations and additions are also a cause for concern and are often detrimental to the appearance of a property. Both unsympathetic permitted development and unauthorised development cumulatively result in the erosion of the historic character and appearance of the conservation area.

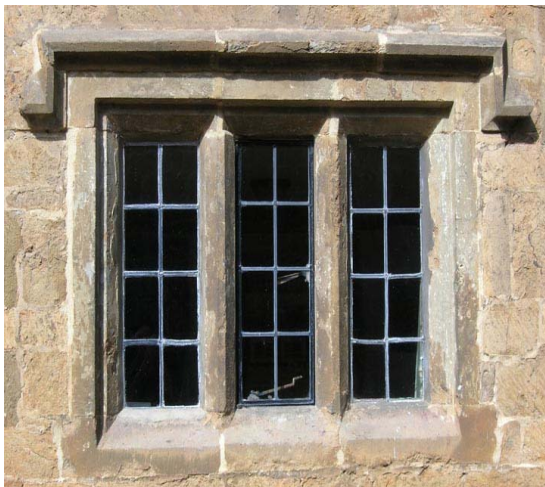
The aim of management proposals is not to prevent changes but to ensure that any such changes are both sympathetic to the individual property, sympathetic to the streetscape and overall enhance the character and appearance of the conservation area.

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

Generic Guidance

The Council Will:

1. Promote a policy of repair rather than replacement of traditional architectural details. Where repairs are not economically viable then the promotion of bespoke sympathetic replacement should be encouraged. This is particularly the case for windows when sympathetic refenestration is important in preserving the appearance of the building in the design and materials.



2. Actively promote the use of traditional building and roofing materials in new building work, extensions and repair.
3. Owners of historic properties are encouraged wherever possible to replace inappropriate modern with the appropriate traditional materials. Materials such as uPVC and concrete tiles look out of place in a conservation area and their use is discouraged.
4. Expect the scale, massing, proportions and height of new buildings to reflect those of the existing built environment of the immediate context or of the wider conservation area context. Layouts, boundary treatments and landscaping schemes will also be expected to make clear visual reference to those traditionally found within in the area.

5. Strive to ensure that the conversion of traditional buildings to alternative uses will be achieved with minimal intervention and without the destruction of original character. Features and equipment pertinent to the building's original function (e.g. grinding machinery, chutes and races in mills) where they exist should be retained as part of any conversion.



6. Promote the distinctiveness of the local thatching tradition. Historically thatch was a ubiquitous roofing material across the district; this prevalence has been reduced to small pockets of buildings. Local style and traditions in thatch are to be promoted to enhance the importance of the few thatched properties that remain. There are a number of thatched properties within Bloxham and these should be maintained. When possible any block-cut ridges should be returned to the traditional plain flush ridges which are more appropriate to the area. Inappropriate concrete tiles are widespread in Bloxham. However when possible a return to traditional Welsh slate should be encouraged.

Enhancement and management of the public realm

The Council Will:

1. Encourage a general level of good maintenance of properties.
2. Investigate whether appropriate planning permission or listed building consent has been obtained for an alteration. Unauthorised alterations to a listed building is a criminal offence and if necessary the council will enforce this.
3. Requires the location of satellite dishes on rear elevations or within rear gardens to prevent visual pollution and damage to the character of the area.
4. Exercise a presumption against Artificial cladding material, including render on the front elevations of buildings.
5. Exercise a presumption in favour of new alterations and extensions that are sympathetic to the existing buildings in scale, materials and design.
6. Promote tradition styles of pointing. The type of pointing in stone or brickwork is integral to the appearance of the wall or structure. It is therefore of great importance that only appropriate pointing is used in the repointing of stone or brickwork. Repointing work should be discrete to the point of being inseparable from the original. 'Ribbon' pointing and similar is considered a totally inappropriate style of pointing for this district.
7. An important issue within Bloxham is the use of inappropriate pointing on historic buildings. Promote the use of lime mortar in the construction and repointing of stone and brickwork is strongly advocated. This is a traditional building material and its use is benefit to traditional buildings. This is in contrast to hard cementaceous mortars often used in modern construction, which can accelerate the weathering of the local soft building stone.



Above: bad pointing and the result;
Below : an example of appropriate pointing



8. Promote the use of sympathetic materials for garage doors. Vertical timber boarded side hung doors are preferable to metal or fibreglass versions which can have a negative impact on the street scene.
9. Actively promote the harmonisation of appearance within the individual terraces or pairs of properties.
10. Encourage sympathetic refenestration where inappropriate windows have been inserted.
11. Encourage the location of solar panels on rear roof slopes or on outbuildings within rear gardens.
12. Discourage disfiguring alterations such as unsympathetic extensions, altering the dimensions of window openings and the removal of chimneys.

13. Support new buildings on infill plots which are sympathetic to the intrinsic character of the area in terms of scale, design and materials. There are existing areas of open land around the conservation area to the east and north west that should be protected from any future development that would adversely affect the character of the village. Some open spaces within Bloxham such as Godswell House's grounds and the Gogs should likewise be protected from the infill housing that has taken place in the past in the Green Centre. It is essential that the historic and in parts semi-rural nature of the area is not overwhelmed.

14. Create a dialogue with other authorities and agencies to rationalise street furniture and ensure it is in keeping with the character of the area. The co-operation of local businesses is also needed to reduce street clutter, in particular excess signage.

15. Actively promote the use of a co-ordinated range of street furniture to encourage harmony.

16. Create a dialogue with service providers to encourage underground power cables to reduce the visual pollution caused by the overhead lines and their supporting poles within the village.

17. Promote the accommodation of ramps within the building for wheelchair users. Although not currently of relevance in Bloxham any disabled access ramps built in the future should ideally be within the building rather than on the exterior within the public realm.

18. Promote a design solution that enables wheeled refuse bins to be discretely screened within gardens.

19. Encourage the sympathetic location of both amenity and private security lighting to limit light 'pollution'. Lighting within the village can have an adverse effect on the semi-rural character of the area. The material and design of the fittings and their position on the building should be carefully considered, there are some inappropriate examples on Queens street. Some areas of the village, for example the Gogs retain a rural feel at night due to the lack of any lighting and this should be encouraged. However in areas next to the main highway where visibility is poor, good lighting is a necessity.



20. Promote the retention of traditional shop frontages whilst providing incentives for the improvement of inappropriate shop frontages.

One of the aims of the management plan is to promote the retention of unlisted buildings of historic or architectural interest both within and outside the conservation area. Below are those buildings within the conservation area of particular significance. All other things being equal, the conversion of unlisted buildings that make a positive contribution to the Conservation Area is preferable to demolition and redevelopment .

Godswell House: This Ironstone buildings sits in an elevated position and therefore is visible from several areas within the village. Its distinct Victorian style and scale also makes it a building worthy of preservation.



1

Goggs Hill House: A large building on Little Green the house is part of the street scene and a nodal point for footpaths leading to the Gogs.



2

Merrivales Lane: The houses on the south side although not listed (as those on the north side are) should be preserved for their group value.



3

Brook Cottage: An aesthetically pleasing thatched building it is a pivotal building for Little Bridge Street.



4

Esperance Villa: A striking red brick house with stone bay windows it is an important part of the street scene.



5

Drum and Monkey: Of social history interest due to its associations with the Railway it is also a 17th century building and part of the street scene.



6

Lightbread House: Important in the social history of Bloxham and the street scene of the Ridgeway.



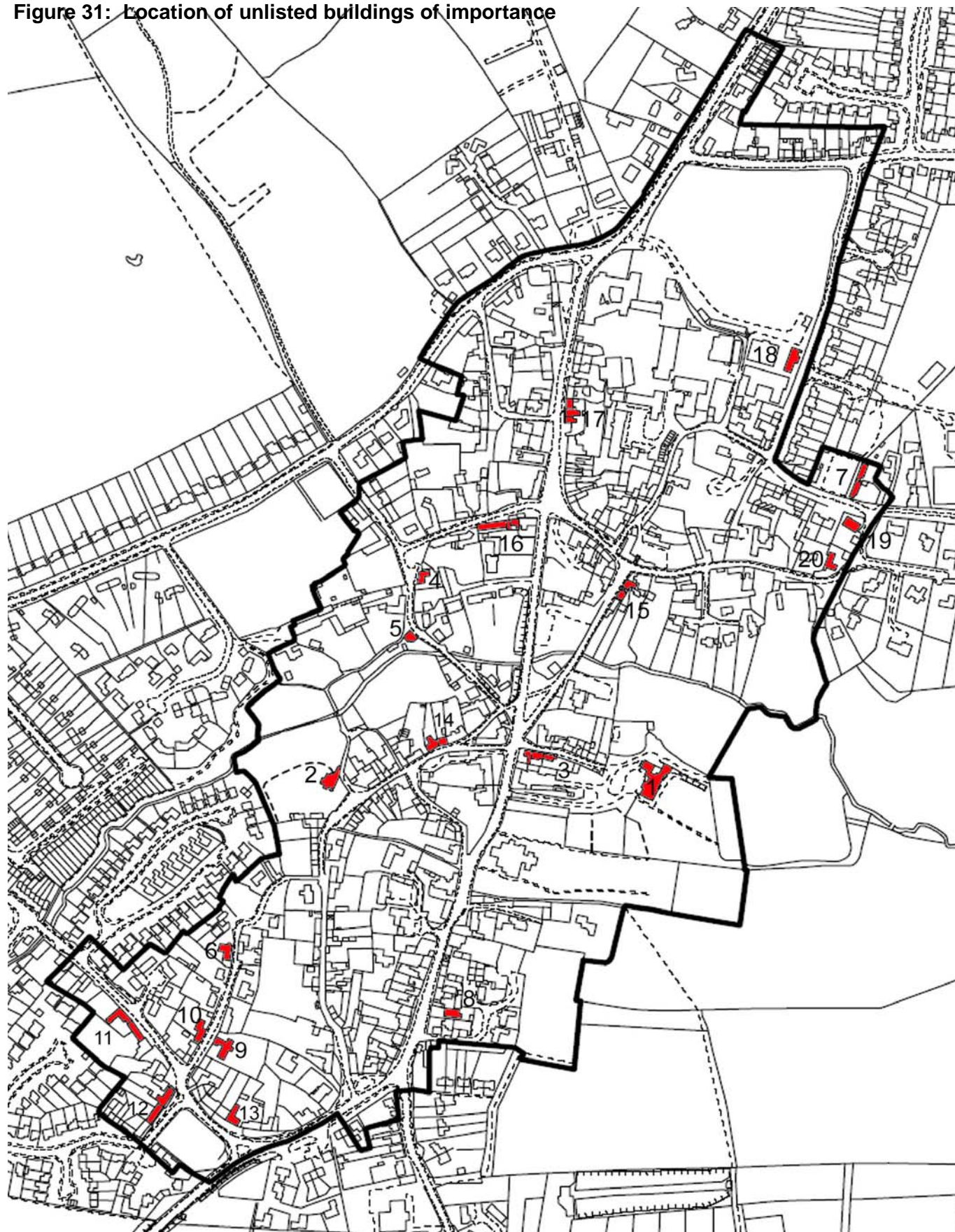
7

Old School house: Socially important as one of the Victorian primary schools of the village.



8

Figure 31: Location of unlisted buildings of importance



- | | | | |
|----|-----------------------------------|----|-----------------------------|
| 9 | Long Leys | 15 | 1, 2 Old Bridge Road |
| 10 | Malthouse Barn | 16 | Forge Cottage |
| 11 | The Coach House | 17 | 13,14,15 West View |
| 12 | Drayton House | 18 | Palmer House |
| 13 | House to right of Orchard Cottage | 19 | House to East of Fawn House |
| 14 | 3,5 Unicorn Street | 20 | House to right of Colgrae |

21. Liaise with local residents and the Highway Authority over potential parking solutions and traffic calming measures to reduce the impact of parked cars and traffic. Both on street parking and traffic congestion are major issues for Bloxham. A dialogue with the Highways agency is essential in beginning to address these problems. On street parking especially in the historic residential zone of the village has no obvious solution due to the medieval street plan and narrow streets. The lack of any vacant sites within the village means that any community car parking provision is impossible so the problem is on going. Out side the shops on the high street the available parking could be rationalised, possibly with the use of rolled gravel or inset granite setts to demarcate parking bays on the raised area adjacent to the buildings. Whether this would endanger pedestrians would need to be investigated. Currently metal bollards protect against lorries mounting the curb and possibly this could be used elsewhere. The traffic congestion is for the most part as a result of this area of on street parking, which when cleared may create a new issue with speeding. There is currently a speed camera in the centre of the village but an area of raised paving across the road at the crossing might limit the speed of drivers near pedestrians.



- 22. Promote the repair or replacement of lost or inappropriate boundary treatments with traditional walling or fences in a style appropriate to the location.
- 23. Promote the retention of boundary walls and gateways.
- 24. Promote the enclosure of rear access to plots where the boundary walls have been demolished.
- 25. Promote the use of a suitable style of boundary for the position within the village, for example the use of simple post fencing alongside the brook in the garden of the Joiners Arms.



- 26. Promote where possible the retention of historic paving in accordance with guidelines set out in the English Heritage publication 'Streets for all –South East'. Where the historic paving has already been replaced or needs to be on grounds of public safety, a dialogue with the Oxford County Council needs to be established to agree a palette of paving materials suitable for use within the Conservation area. This is of relevance on the High Street outside the Co-op.
- 27. Promote the retention of Historic footpaths within the village and work with bodies such as the parish council to prevent these being lost. The informality of these paths should be preserved and attempts to add hard surfaces or signage should be resisted.

Management and protection of important green spaces

The Council Will:

28. Promote positive management of vegetation. Trees and hedges make an important contribution to the character and appearance of a conservation area. Planting of exotic imports or inappropriate varieties, such as Leylandii, are to be strongly discouraged, these trees grow fast and can alter or block important views as well being uncharacteristic of the area. The trees and hedges within Bloxham play a key role in the character of the conservation area, particularly in the Green centre zone. Trees over a certain size within the area boundary are protected from unauthorised felling by virtue of their location within a Conservation Area, some also have specific Tree Preservation Orders attached to them.
29. Promote the sympathetic maintenance of open areas within the conservation area such as the allotments and the church yard without over cultivation.
30. Preserve and calibrate the existence, character and appearance of village greens and open spaces within the Conservation Area. Urban features such as roadside kerbing should be avoided. Car parking on grass areas should be discouraged. Bloxham has a notable number of these small green spaces, often at junctions such as that of Little Bridge Road and Stone Hill.



Appendix 1

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.

Oxfordshire structure plan 2016

EN4 The fabric and setting of listed buildings including Blenheim Palace and Park, a World Heritage Site, will be preserved and the character or appearance of conservation areas and their settings will be preserved or enhanced. Other elements of the historic environment, including historic parks and gardens, battlefields and historic landscapes will also be protected from harmful development.

EN6 There will be a presumption in favour of preserving in situ nationally and internationally important archaeological remains, whether scheduled or not, and their settings. Development affecting other archaeological remains should include measures to secure their preservation in situ or where this is not feasible, their recording or removal to another site.

Cherwell Local Plan 1996

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.

H13 Residential development within the villages of Adderbury, Ambrosden, Bloxham, Bodicote, Chesterton, Cropredy, Deddington, Finmere, Fringford, Fritwell, Hook Norton, Kirtlington, Launton, Mollington, Steeple Aston, Shenington, Sibford Gower and Sibford Ferris will be restricted to: (i) infilling; (ii) minor development comprising small groups of dwellings on sites within the built-up area of the settlement; (iii) the conversion of non-residential buildings in accordance with policy H21. In each instance development proposals will be subject to the other policies in the plan.

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.

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.

Non-statutory Cherwell local plan 2011

C19 Before the determination of an application for the alteration, demolition or extension of a listed building applicants will be required to provide sufficient information to enable an assessment to be made of the likely impact of their proposals on the special interest of the structure, its setting, or special features.

C20 Special care will be taken to ensure that development which is situated within the setting of a listed building respects the architectural and historic character of the building and its setting.

C22 In a conservation area planning control will be exercised, to ensure *inter alia*, that the character or appearance of the area so designated is preserved or enhanced.

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.

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.

C36 In considering applications in conservation areas the council will pay special attention to the desirability of preserving or enhancing the character or appearance of the area.

H15 Category 1 villages. Residential development within the villages of Adderbury, Ambrosden, Bloxham, Bodicote, Cropredy, Deddington, Hook Norton, Kidlington, Kirtlington, Launton, Steeple Aston and Yarnton, will be restricted to: (i) infilling; (ii) minor development comprising small groups of dwellings on sites within the built-up area of the village; (iii) the conversion of non-residential buildings in accordance with policy H22.

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.

EN45 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 sustainability 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 in-situ 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 a 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.

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18 Acknowledgments

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