

HOOK NORTON CONSERVATION AREA APPRAISAL



May 2007

Contents

Page

1. Introduction	5
2. Planning Policy Context	6
3. Location and Topography	7
4. History	9
5. Architectural History	15
6. Ecological Interest	16
7. Main Route Character Area	19
8. Village Centre	24
9. Green Junctions	28
10. Enclosed Lanes	33
11. Open Lanes	37
12. Green Fields	41
13. Historic Rural	45
14. Brewery Lane	49
15. Insular Closes	53
16. Modern Closes	57
20. Management Plan	64
21. Bibliography	71

List of Figures

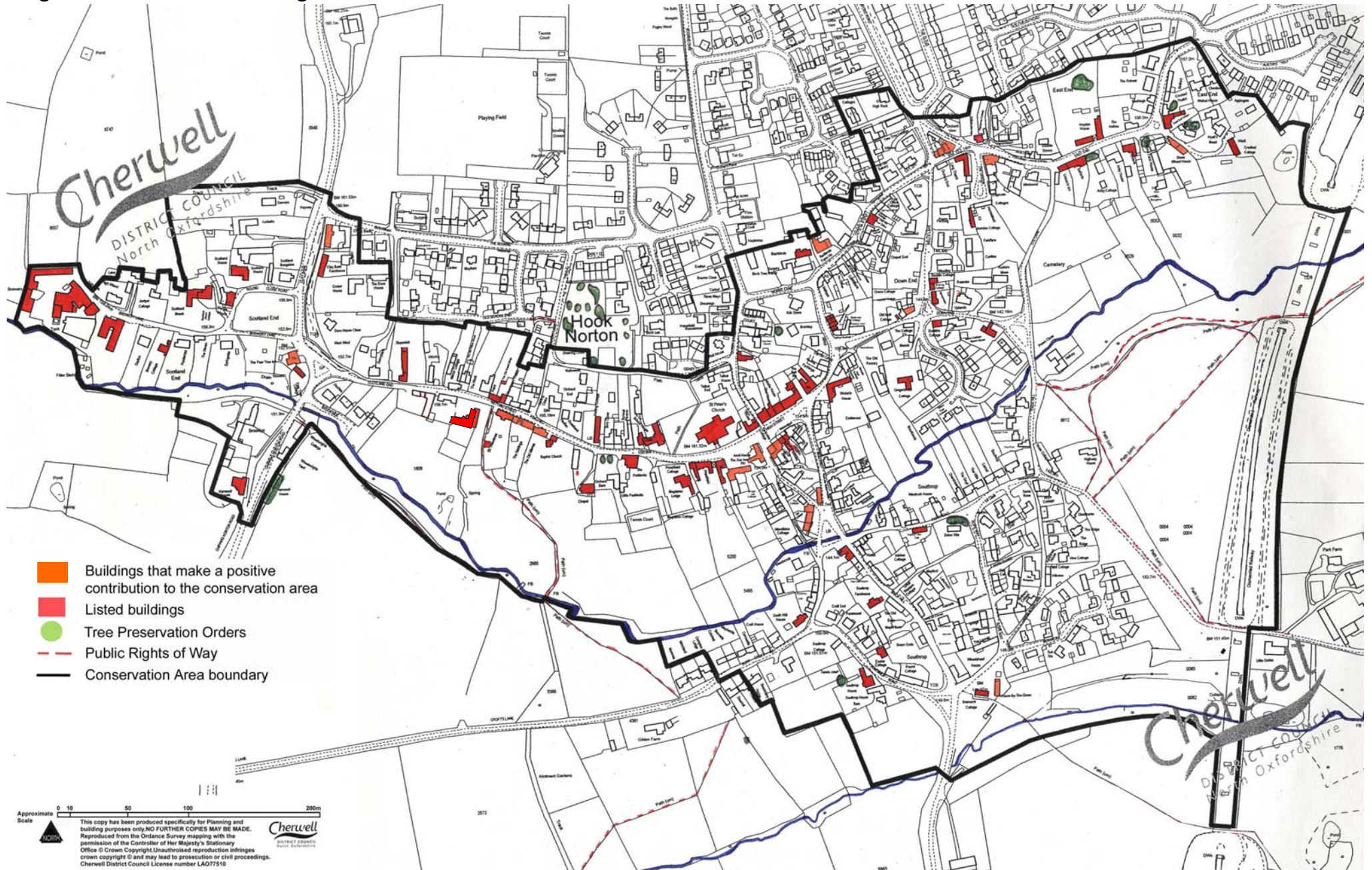
Figure	Page	Figure	Page
1: Hook Norton designations	6	21: Open Lanes ground plan	39
2: Contour map	9	22: Open Lanes visual analysis	40
3: Areas of archaeological interest	13	23: Green Fields zone	41
4: Building the brewery	14	24: Green Fields visual analysis	44
5: 1813 Ordinance Surveyors map	16	25: Historic Rural zone	45
6: Map showing SSSI designation	17	26: Historic Rural ground plan	47
7: Hook Norton character zones	18	27: Historic Rural visual analysis	48
8: Main Route zone	19	28 : Brewery Area zone	49
9: Main Route ground plan	22	29 : Brewery Area ground plan	51
10: Main Route visual analysis	23	30: Brewery Area visual analysis	52
11: Village Centre zone	24	31 : Insular Closes zone	53
12: Village Centre ground plan	26	32 : Insular Closes ground plan	55
13: Village Centre visual analysis	27	33: Insular Closes visual analysis	56
14: Green Junctions zone	28	34: Modern Closes zone	57
15: Green Junctions ground plan	31	35 : Modern Closes ground plan	59
16: Green Junctions visual analysis	32	36: Modern Closes visual analysis	60
17: Enclosed Lanes zone	33	37: Materials	61
18: Enclosed Lanes ground plan	35	38: Details	62
19: Enclosed Lanes visual analysis	36	39 : Old photographs	63
20: Open Lanes zone	37	40: Unlisted buildings that make a positive contribution to the Conservation Area	68
		41: Paving that makes a positive contribution to the Conservation Area	69

1 Introduction

This document is an appraisal of the character and appearance of Hook Norton, one of the largest villages in Cherwell District. Hook Norton was designated a Conservation Area in 1988 but this document is the first character appraisal for the village. However no changes are proposed to the existing Conservation Area boundary. The area has a written history dating back over 1000 years and displays a historic street plan shaped around a striking topography. There are architectural monuments to the past dotted around the village amongst areas of largely undisturbed vernacular architecture.

These include the possibly Saxon based Norman church, the 17th century manor house, the railway viaduct and the impressive Victorian brewery. Predominantly built from local ironstone, the village displays a wide range of domestic architectural detail, notably the uniquely preserved number of outside stair turrets. The Conservation Area also includes a substantial number of open fields which are, along with the railway cuttings, an important piece of cultural landscape and context for the village.

Figure 1 : Hook Norton's Designations



2 Planning Policy context

2.1 Conservation area designation

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

2.1.2 Conservation areas were introduced by the Civic Amenities Act 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 54 in Cherwell District.

2.1.3 Hook Norton Conservation Area was designated in 1988 by Cherwell District Council acknowledging the village's historical, aesthetic and architectural character.

2.1.4 Local planning authorities have a duty under the Act to consider boundary revisions to their conservation areas 'from time to time'.

2.1.5 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 Hook Norton, the special character and appearance can be identified and protected by ensuring that any future development preserves or enhances that identified special character.

2.1.6 This appraisal has been the subject of public consultation and has been adopted by the Council as a material consideration in the determination of planning applications within the conservation area and its setting.

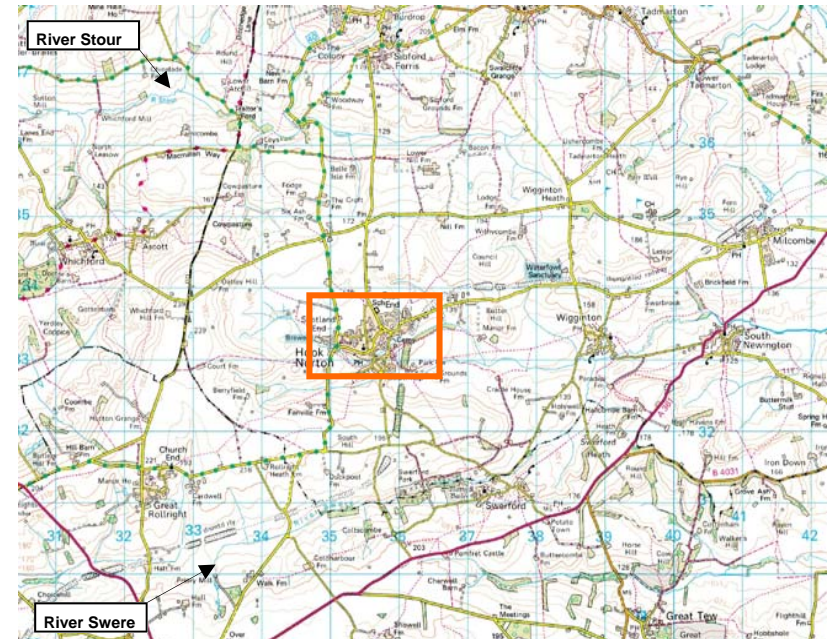
3 Location and topography

Hook Norton is situated 10 miles (16Km) south west of Banbury, within an area of High Landscape Value. Hook Norton's Conservation Area falls within a landscape type defined by OWLS (Oxfordshire Wildlife and Landscape Study) as rolling village pastures. The village is situated on the ridge and valley slope leading down to a tributary of the River Swere. The grassland is richly diverse and is seen as a nature conservation priority. The valley floor is marshy with wetland flowers and provides an ideal home for birds such as Snipe and Woodcock, both of which have been sighted in the village. Originally a separate village, Southrop has been incorporated into Hook Norton but the areas still remain distinct geographically, Southrop being on the south side of the

The parish is a major watershed, the Swere runs into the Cherwell and ends in the North Sea while the Stour to the north joins the Avon before reaching the Atlantic.

Hook Norton is in an area of Ironstone hills and valleys. The geology is complex, with a Marlstone rock bed, middle lias clay, iron-bearing limestone and finally sandy deposits mixed with iron rich soil. (Cobham Resource Consultants, 1995)

There is a marked topography within the village, the land rising from 145m to 239m.



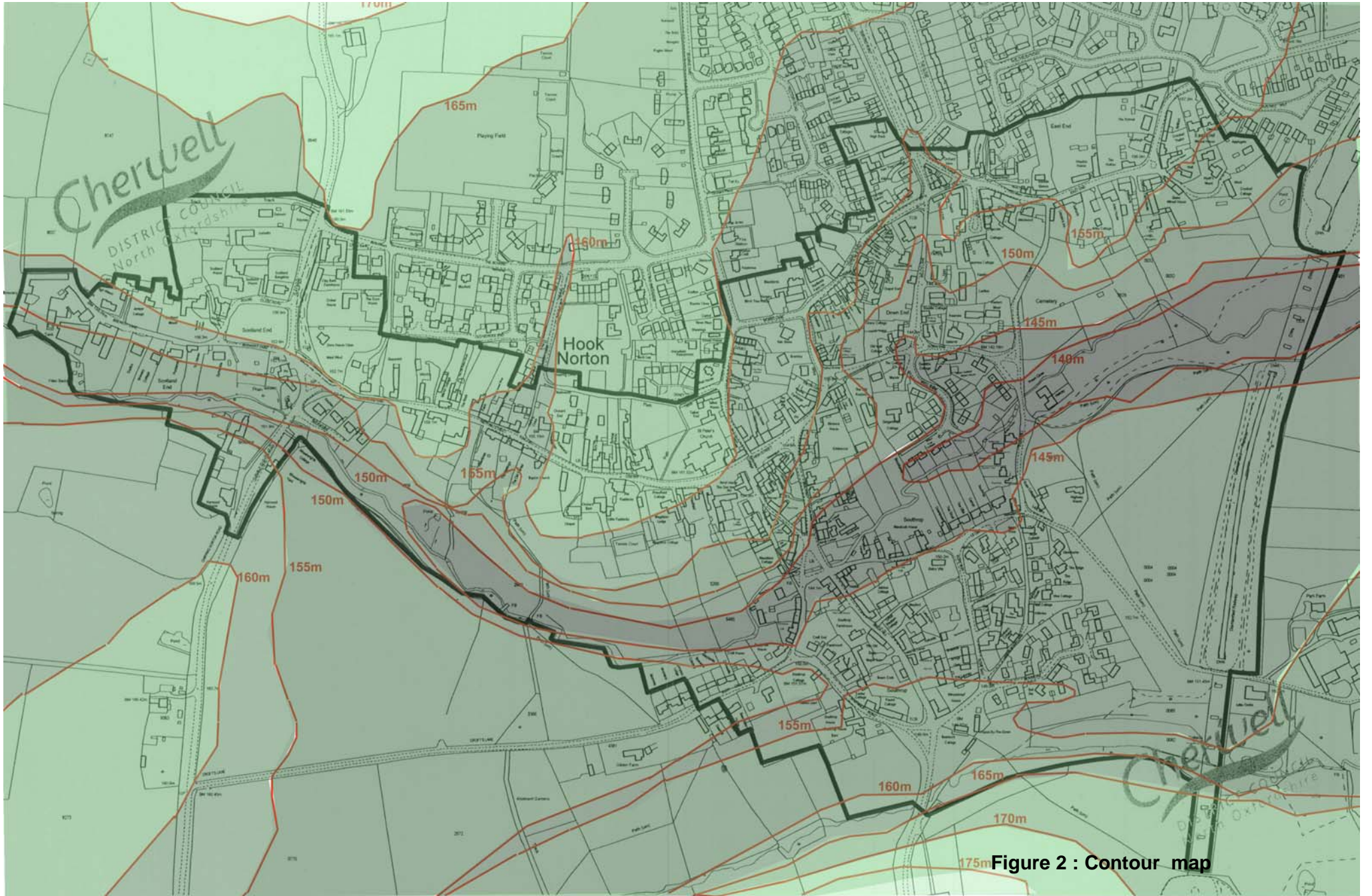


Figure 2 : Contour map

4. History of Hook Norton

4.1 Origins

4.1.1 The place name derives from the Anglo Saxon, Hocneratune, mentioned in the Anglo Saxon Chronicles in 922. It is roughly translated as 'the tun of the people at Hocca's Hill slope', tun being a version of town and Hocca probably a Celtic chieftain of whom no record remains.

4.2 Archaeology

4.2.1 Berryfields to the South west of Hook Norton is probably the site of the earliest known history of the village. Beesley states that a twin-tumulus remains in the area which was formed by the Bretons as a beacon or watch tower, however no trace of this is now visible. The road which runs over the hill above Berryfields is an old British trackway marking the boundary between the tribes of Dobuni on the Oxfordshire side and probably the Cornovii in Warwickshire. These were Celtic tribes living in Britain before the Roman invasion of AD 43.

4.2.2 Bronze-age flint arrowheads have been found around Hook Norton but none have as yet been located within the Conservation Area.

4.2.3 The Romans were embraced by the local tribes in this area and Roman coins have been found in Hook Norton.

However the most important remnant of this time is a rare Romano-Celtic brooch of the second century AD, carved to resemble an animals head. This brooch or fibula was probably used to fasten a cloak and is approximately 5 cm wide. Also in the area were found sherds of brown ware, iron rings and two skulls buried in an organised rectangular burial.

4.2.4 With the arrival of the Saxons in 466 and their amalgamation with the Jutes and Angles to form the Anglo-Saxons, Oxford and Hook Norton gained forms of their modern names.

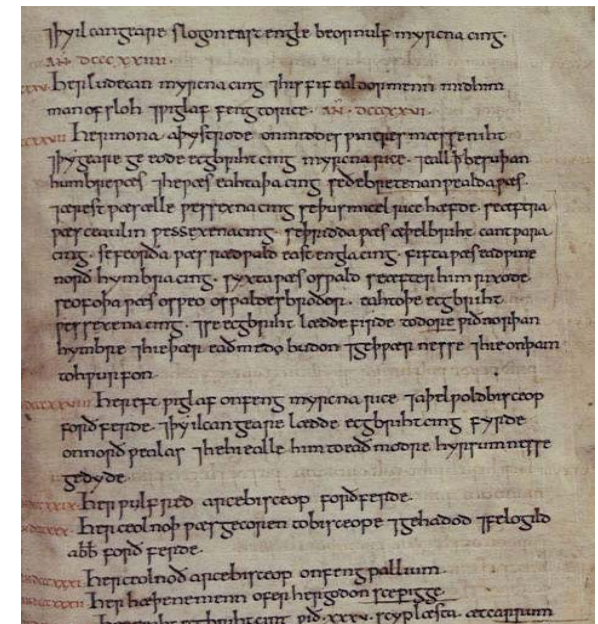
4.2.5 In the mid 19th century a small Anglo-Saxon coin hoard and two skeletons were discovered in the village. Not much is known about the discovery but the original letter accompanied by some of the coins (of Alfred the Great) made reference to a mound where one skeleton was found, suggesting a barrow site.

4.3 Early History

4.3.1 In 917 Hook Norton was the site of a massacre of Saxons by the Danes who rode out from Leicester to raid the area. An account of this is found in the Anglo-Saxon Chronicle and Hocneratun is marked on the map of Saxon England (Arrowsmith 1828) 'This year rode the army, after Easter, out of Northampton and Leicester; and having broken the truce they slew many men at Hookerton and thereabout.'

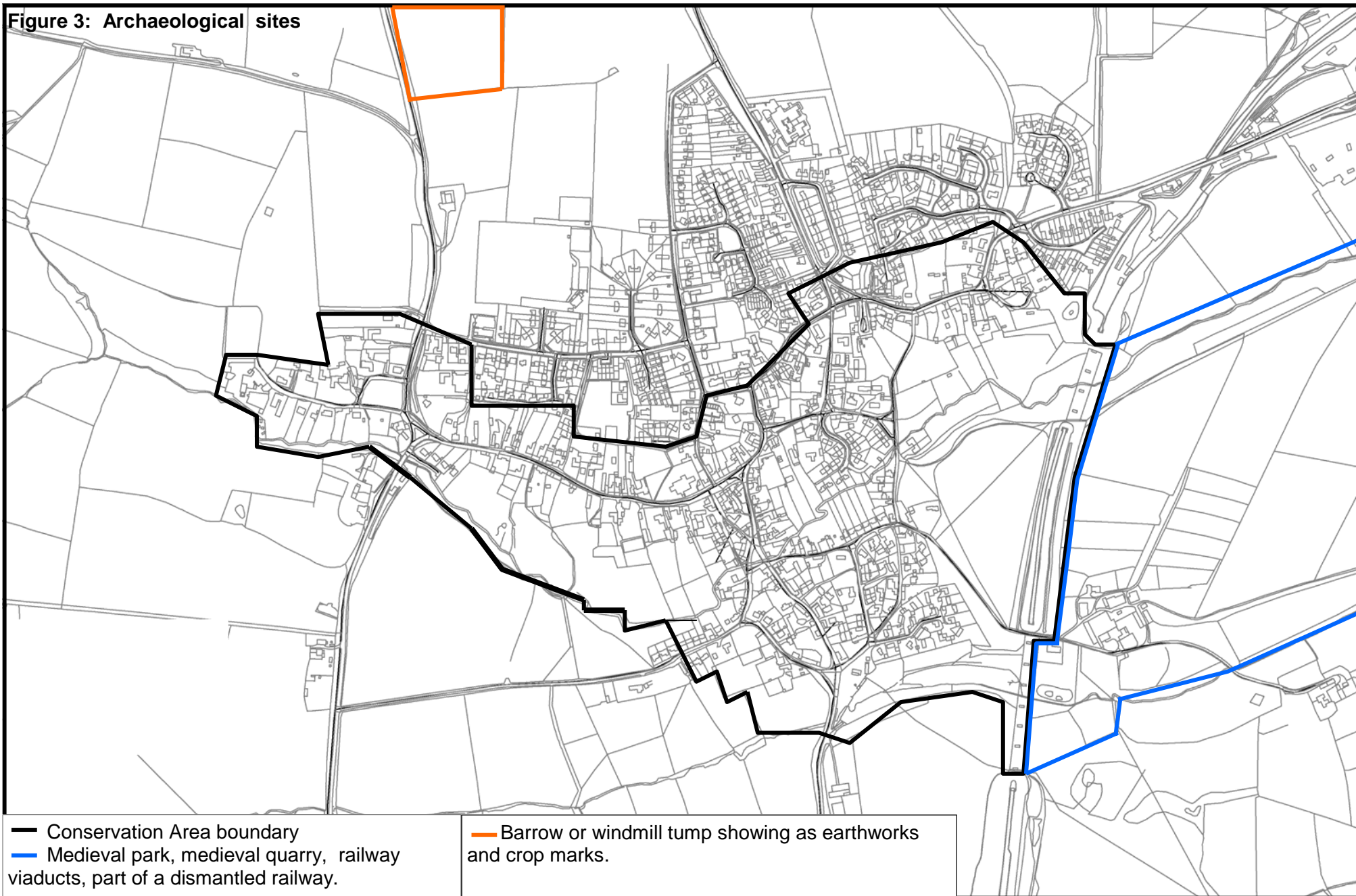


The Hook Norton Romano– Celtic Fibula



Page from the Anglo-Saxon Chronicles

Figure 3: Archaeological sites



4.3.2 The next account of Hook Norton appears in the Domesday Book of 1086 where the land was recorded as belonging to Robert d'Oily, a Norman knight of William the Conqueror's retinue. The population around this time is thought to have been about 400, based on the 84 men mentioned in the Domesday book.

4.3.3 The Church was found by the Oxford Archaeological Unit in 1987 to be of Saxon origin. During the excavation associated with the restoration of the church, 13th and early 14th century inlaid tiles were also found amongst the foundation rubble. The font dates from 1100 AD and displays a striking mix of Christian and pagan imagery. In 1180 records show that Osney Abbey acquired two acres of land at Hook Norton. In the dissolution of 1539 the Abbey had become so wealthy it held lands in 7 counties, indeed it had owned land in Hook Norton from its founding in 1129 by Robert d'Oily II.

4.3.4 The Osney deeds show that many field names remain the same from the 12th and 13th century, Prestfelde now Priest Top, Ludewelle now Ledwell meaning loud stream, Mede furlong now mead furlong and Buturhulle now Butter Hill by Manor Farm.

4.3.5 The marketplace was situated just outside the churchyard in front of the Sun Inn. The earliest fairs and markets were actually held within the churchyard but this was banned in 1230 by the Lincoln Diocese, who controlled this area until the creation of the Oxford Diocese in the 16th century.

4.3.5 Name evolution
933 Hocneratune
1050 Hocceneretune
1086 Hochenartone
1216 Hogenarton
1227 Hokenarton
1263 Okenardton

The common word Norton (north town) caused Narton to become Norton giving another set of names some of which were concurrent.

1129 Hokenorton
1195 Hokenortun
1251 Hogenorthon and Hogenortone
1316 Hoggenorton
1346 Hognorton
1535 Hokenorton
1655 Hooking Norton and Hookin Norton

4.4 History

4.4.1 In 1509 records show that Sir Ralph Verney owned the Manor of Hook Norton. In 1513 the manor of Hokenorton was occupied by Edmund de la Pole's widow Margaret. Thereafter the manor passed to Charles Brandon Duke of Suffolk in 1515 and in 1536 it was inhabited on behalf of the crown by Henry Norreys or Norris. Norreys was esquire to the body of the king, a respected position within the royal household, and in a bizarre series of events was sent to the tower of London and executed, with Anne Boleyn, accused of being the father of Elizabeth I.

4.4.2 Hook Norton has a history of religious dissent that gave it the character of an 'open' village, with a range of landholding, occupations and religious allegiance and with no large manor or ruling family. The 'Old dissent' is represented by the Baptists who had a congregation as early as 1644 and still have a presence in the village. The Quakers opened a meeting house in 1705 which was used by the Primitive Methodists after their dissolution in 1880. Wesleyans met in the village in 1794 before moving to a building in Down End, finally constructing the Chapel in Chapel Street. Other smaller groups also appeared, amongst them a Zion Strict Baptist Chapel and an attempt to set up a mission by two Salvation Army members.

4.4.3 There is no mention of the 1665 plague in Hook Norton's history but some local history (Dickins, 1928) locates a plague pit at the north side of the churchyard.

4.4.4 The Gate Hangs High inn is a 17th century building, its name probably coming literally from a gate at this point that blocked the road. The inscription over the door reads the 'gate hangs high, and hinders none, refresh and pay and travel on'.

4.4.5 Unlike some nearby villages such as Bloxham, Hook Norton does not appear to have had clear loyalties in the Civil War. There are records of some villagers who made payments to the King but also of those who refused to fund either side.

4.4.6 The Hook Norton section of the Banbury/Cheltenham railway line took four years to construct, requiring the workers to dynamite the ironstone and create the huge limestone viaducts. Two viaducts were constructed, one to the north with 5 pillars and one to the south with 7. The station site was in what is now Austin's way and opened in 1887, closing only 70 years later in 1957. The viaducts that had cost several men their lives to build were removed in 1965 when they were deemed dangerous.

4.4.7 In the 19th century Hook Norton had a licensed Asylum for paying patients at Bridge House. The Asylum housed 109 people in 1851, Bridge House housing the staff and wealthy patients while red brick cottages behind contained the poorer and more dangerous patients. The Asylum was closed in 1854 when the county Asylum was built but the name remains in the form of Asylum yard.

4.4.8 In 1957 three 17th century cottages in Asylum Yard were pulled down due to their poor state of repair, despite village opposition.

4.4.9 Hook Norton cutting and banks were designated a Site of Special Scientific Interest (SSSI) in 1971 and in 1988 part of the village was designated a Conservation Area.

4.5 Brewery History

4.5.1 After buying a farm at Scotland End with a malthouse John Harris started brewing in 1856 and the Hook Norton Brewery remains in the ownership of the same family today. The brewery employs 31 people, produces about 95 barrels a day of 36 gallons each and distributes to a 50 mile radius. The main brewery building was designed by William Bradford & Sons of London, who were at the time also involved with building the huge Star Brewery in Nottingham. Bradford was a leading brewery architect believing that the building should be an imposing piece of work as well as being functional.



Viaduct number two
© Oxfordshire County Council Photographic Archive

4.5.2 The brewing process

Liquor – Drawn from the aquifers the liquor is stored at the top of the brewery building.

Milling – The malt is crushed in the mill powered by a steam engine, producing grist.

Grist case – The crushed Maris Otter malt is stored.

Mashing – Enzymes in the malt convert starch to sugar when the grist and hot liquor are mixed in the Mash Tun at 152°F. The product, Wort is run into a Copper container and the liquor is sprayed over the mash to extract the sugars, a process known as sparging.

Boiling – Hops are added to the Wort and boiled in the copper, giving the beer its aroma and bitterness.

Hop Back – After boiling the Wort is poured into the Hop back where once the hops have settled, the Wort is strained through them.

Cooling – The Wort is then pumped to the top of the brewery to cool.

Fermentation – Yeast is added to the Wort in the fermenting vessels. The yeast turns the mixture into alcohol.

Racking – The beer is cooled and run into casks the remaining yeast will continue to feed on the sugars in the beer, a process called conditioning.

Bottling – The beer to be bottled gets sent to a different brewery to be conditioned and bottled.

Distribution – Hook Norton beer is distributed widely around the area and locally is still distributed by horse and dray.

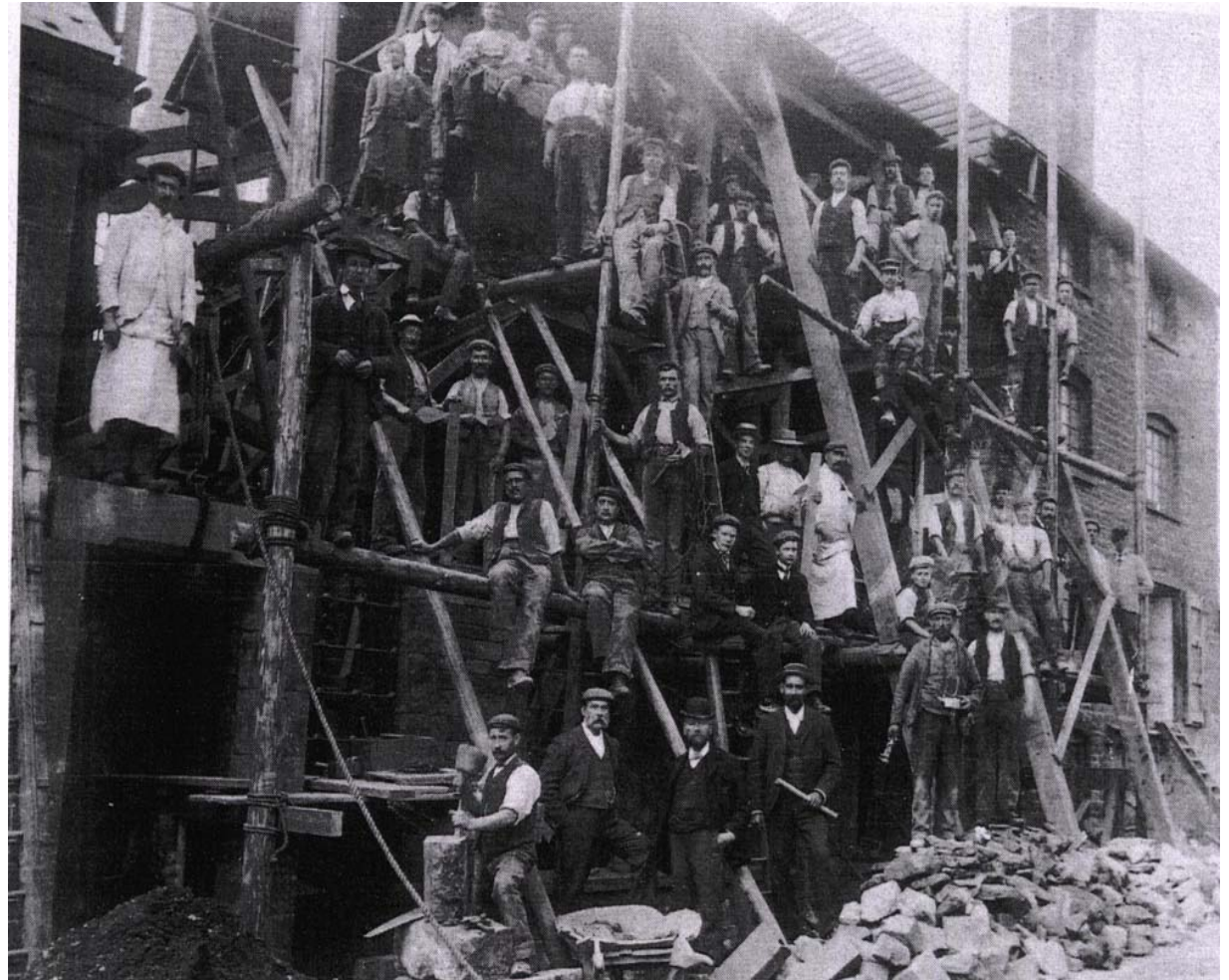


Figure 4 : Building the brewery

© Oxfordshire County Council Photographic Archive



— Conservation Area Boundary

Figure 5: 1813 Ordnance Surveyors map

5 Architectural History

5.1 There are 65 listed buildings within Hook Norton.

5.2 The booming wool trade led to the Banbury region being ranked as the second richest county in England in 1503. Which resulted in a rise in the number of yeoman farmers who built farmhouses, an architectural type found in large numbers in Hook Norton.

5.3 The village is indicative of the Banbury area with a distinctive regional style of domestic architecture, notable for its remarkable homogeneity in terms of material and character.

5.4 This is due in part to decline in prosperity and importance of the Banbury area from the end of the 17th century which left the region with amazingly undisturbed vernacular architecture.

5.5 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. Recently the trend has been to reverse this, creating single houses again.

5.6 Due to its proximity to Banbury and Chipping Norton, the last 50 years has seen Hook Norton acquiring large amounts of modern housing infill and it remains a popular residential area.

5.7 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.

5.8 The local iron stone is the main building material within Hook Norton. 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. The fissile nature of the stone has also led to a building style defined by long narrow courses.

5.9 An important architectural feature of Hook Norton is its outside staircases (sometimes known as caracoles), of which there are more than twelve with five in the East End. They are semi-circular stairs rising one level before beginning again for the second flight. Some are covered by the existing roof being pulled outwards, while others have their own separate roof of tile or thatch. There is suggestion that this is a Saxon style, the church at Brixworth in Northamptonshire displaying a similar construction however it is quite possible that this could have originated at any time. With stone being plentiful and space being important, stairs on the outside of the house would make perfect sense.

5.10 Another piece of architectural history visible in the village is the effect of Elizabethan window tax which resulted in some windows being blocked, only the dairies being exempt.

5.11 Pevsner says little about Hook Norton's architecture, mentioning the brewery as of the Gothic school of 1855. However the architectural writer John Piper described the brewery as 'an extraordinary essay in brick, ironstone, slate, weatherboarding, half-timber, and cast iron'. Pevsner also mentions the Post Office as a thatched cottage with mullioned windows dated 1676 and the Manor House as the 'only house of important in the village'.



Stair turret on Brick Hill

5.12 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. An example of façade enrichment is seen at Hook Norton Manor. A large L shaped building dating from 1636 which displays a stone-mullioned bay window on its front elevation of a type rarely seen in this area, being more common in Northamptonshire and the Cotswolds. The building also has a stair turret but this was added in the 1930s.

6 Ecological Interest and SSSI designation of the surrounding landscape.

6.1 Hook Norton Cutting and Banks are of significant ecological value and were therefore designated a SSSI in 1971. The area is of interest for both geological and biological reasons.

6.2 Geologically this area is the most significant part of the Chipping Norton formation, the rock dates from the Jurassic (Bajocian-Bathonian) period (roughly 170 million years ago). The area exhibits a stratigraphic range from Toarcian to Middle Bathonian and is vital in understanding the geological changes in the Jurassic period.

6.3 The site offers a variety of different habitats; sheltered, semi-natural, and man-made. There are large areas of unimproved calcareous grassland which are species rich and include plants such as Kidney vetch and burnet saxifrage. The railway track displays a distinct set of flora, amongst which are the common spotted orchid and brooklime. The retaining walls of the track are home to some uncommon mosses and a variety of lichens.

6.4 Since the closure of the railway some areas within the SSSI have reverted to natural woodland, trees such as field maple and oak spreading to cover the cutting. Hook Norton Bank is the area of south facing grassland by the River Swere, here there are Bee orchids, devil's-bit scabious and dropwort. In the damper areas at the base of the slope tall water mint and marsh marigold is found, while on the western end of the field the hedge contains blackthorn and elder.

6.5 The SSSI is also significant for its fauna, particularly a species of bee (*Andrena bucephala*) recorded in only three other sites in Britain. The site also contains eight species of the bee genus *Lasioglossum* in unusually close proximity. Lizards and badgers are both noticeably active on the site and 47 species of bird, amongst them Whitethroats and Cuckoo's have also been spotted in the area.

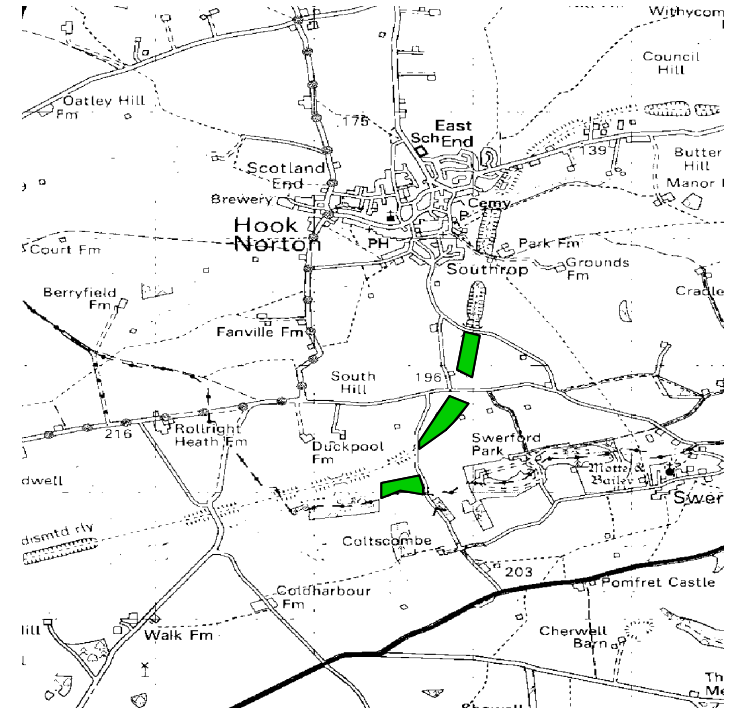
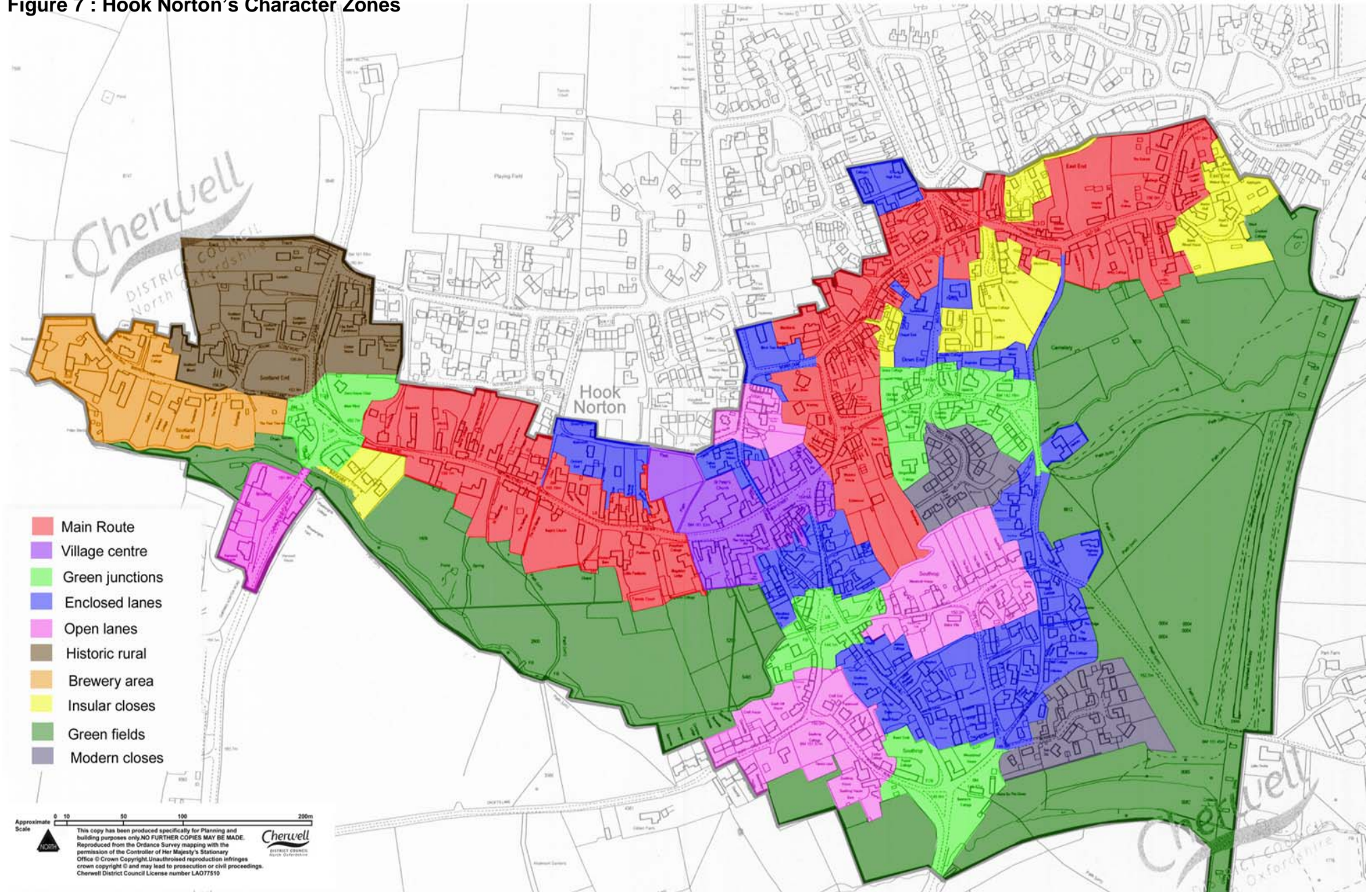


Figure 6: SSSI designation

Figure 7 : Hook Norton's Character Zones



7 Main Route character area

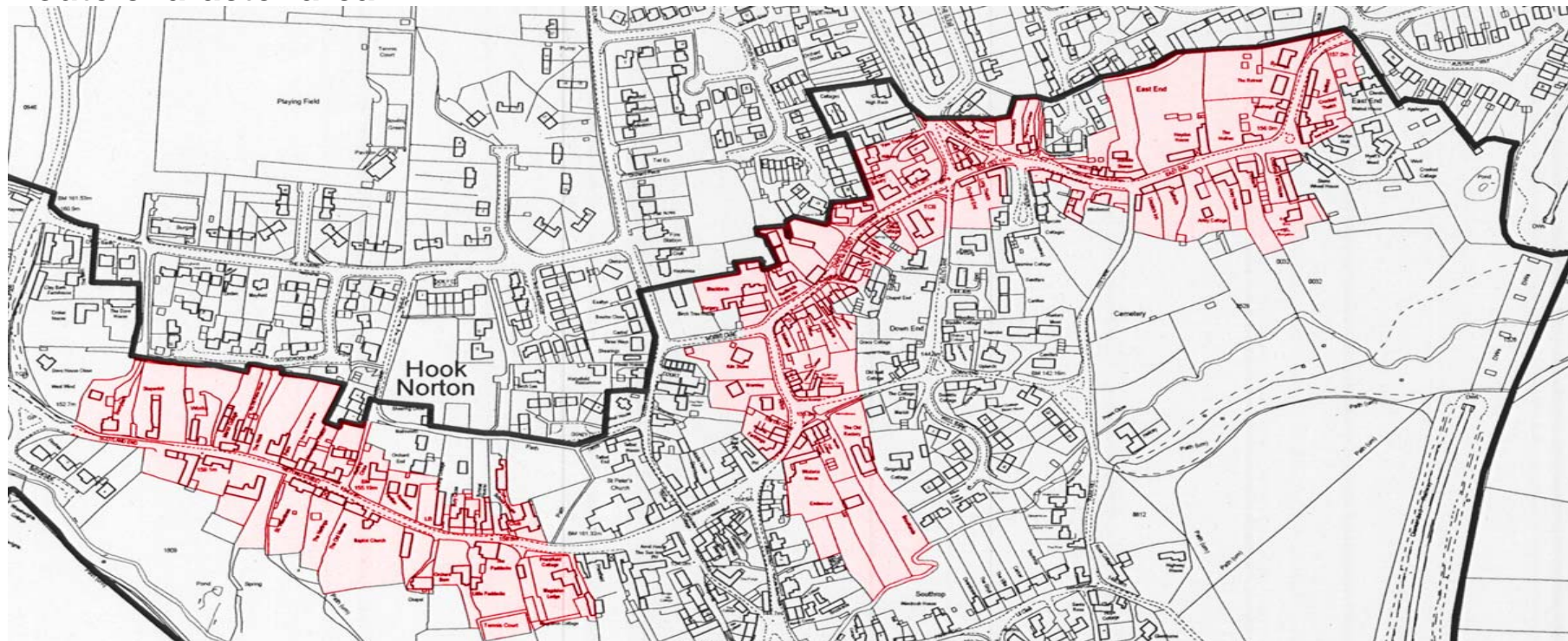


Figure 8 : Main Route character area

7.1 Land Use

The land use is residential, with the exception of the Village library formerly a school, the village hall, the pottery and the Baptist Chapel.



East End at the junction with Tite Lane

7.2 Street pattern

This character area follows the route of the present road which is based on an older path through the village. It runs from the East End, the entrance to the Conservation Area, to the end of Netting Street broken in the middle by the village centre. As an ancient route, the road follows the ridge of the hill winding through the village past many of the oldest houses in the settlement. The streets in this area are narrow with very little visibility round corners. This zone includes the West part of Scotland End, Netting Street, part of the High Street, Chapel Street and East End.

7.3 Building age, type and style

The majority of houses are 17th to 18th century with some modern infill. Amongst the modern houses there are examples of late 1960s bungalows such as Rosebank in Netting Street and 1920s railway houses of which a number were built in the village. The Old School building recently listed as mid 19th century is in the Victorian Gothic style, while some houses such as The Pottery in East End display an original 17th century fabric altered not only in the 18th but also the 19th century. This zone includes the Baptist Church on Netting Street a late 18th century building described by Pevsner as ‘a one-storey box with a hipped roof and arched windows with intersecting glazing bars.’ However the most notable building in this area is Hook Norton Manor. Dated 1636 this large L-shaped structure is described by Pevsner as ‘the only house of importance in the village’, with a three gabled frontage and two storey bay-windows.

7.4 Scale and massing

Most houses are 2 storey or 1 storey plus attic dwellings with the obvious exceptions of the 60s bungalows mentioned above. The section of this zone between Chapel Street and the High Street on the south side has a high housing density with many small terraced or semi-detached properties. To the south of Netting Street however the houses are mostly large and detached buildings within their own grounds. These houses are still dominant in the street scene with their façades right on the road edge dominating views to the west.



Old School



Window detail High Street

7.5 Construction and Materials

The larger 19th century houses in this zone are predominantly Ashlar or Ashlar faced while most of the older and smaller properties are constructed of the coursed Ironstone rubble indicative of the area. Some buildings such as The Pottery in East End display Ironstone banded with Limestone and a small number of properties, for example Hathaway Cottage, are constructed entirely of Limestone rubble. The more modern houses tend to be constructed of stone textured concrete or brick with concrete tile roofs. There are a number of thatched houses in this area but many such as Netting Cottage have been converted to concrete tile at some point in the last century. The majority of buildings in the zone are tiled with stone or Welsh slate.

7.6 Means of enclosure

In Netting Street the means of enclosure is predominantly ironstone walls, however some houses display black metal railings. With the more modern houses the earth is held back by retaining walls raising the garden and house to eye level. Some of the sections of wall, for example by the Baptist Church, have saplings growing behind them, resulting in the road feeling constricted. To the East End of the zone the enclosure walls are often smaller with front gardens where the houses are set back from the road. Some larger properties such as Redlands Farm House have large wooden field gates and there are also examples of smaller metal gates in areas of the zone.

7.7 Trees, hedges, verges, open spaces

Many of the houses in this zone have large hedges on their road frontage. In the central area of the zone there are small mature front gardens while the houses on the outer edges of this section have larger, often enclosed gardens. Some such as Arley House and The Old Surgery display aesthetic foliage on the façade. Although there are no open spaces in this zone there are a number of areas of grass verges and a small green junction.

7.8 Features of Special interest

Hook Norton Manor is of some architectural interest although it can not be seen fully from the road. In this zone the area in its entirety should be considered as a historic route of special interest including as it does a large number of impressive and distinctive vernacular houses.

7.9 Carriageway, pavements, footpaths

In this zone the roads are all tarmac with granite or concrete kerbs. Unfortunately there is very little historic paving remaining, most pavements also being tarmac. However there are some areas of stable block pavements with large blue engineering brick kerbs (possibly from the railway period), notably on Chapel Street and also some areas where granite setts have been used next to pink herring-bone concrete paving. In many areas of this zone the pavement is only on one side of the road which gives the route a more rural feel.



The Old Surgery



Arley House

This is seen alongside Orchard End and Long Thatch where the only pavement rises up from the road side on a grass verge. This sloping pathway also has a metal railing presumably to allow pedestrians to walk along it when icy.

7.10 Threats

- Although the traffic flow is not particularly high the narrowness of the roads and the lack of visibility teamed with the tendency of some drivers to speed creates some dangerous areas such as the pinch point by Wisteria House. However it is important not to use this as an excuse for markings or signage that would urbanise the village.
- On street car parking further narrows the road and is visually intrusive but the creation of new drives often necessitates the removal of an important boundary wall and would threaten the character of the area.
- Although the greenery in the zone is essential to the character of the area it needs to be carefully monitored to ensure it does not obstruct pavements or undermine walls. Similarly the Virginia creeper and wisteria trained to the outside of some listed properties should be controlled to prevent damage to the building fabric.

7.11 Key Views

The whole zone is a series of impressive deflected views. In the west on the High Street the views are dominated by large buildings such as the Paddocks and Old School which are highlighted by being at right angles to the road and in the latter case exposed by a lower wall and parking area. The strong building line of The Nettings and St Valentines also play a key part in leading the eye towards the next hill horizon. The topography plays a major role in creating these views with the road turning and dipping at the Baptist Church before rising again past Hook Norton Manor. In views towards the Village Centre the church acts as a focal point. To the east the road starts to dip at The Old Post Office before rising by Long Thatch. Occasional views out of the village to the opposite hill to the south enforce the feeling of travelling along a ridge top road.



View up High Street towards church

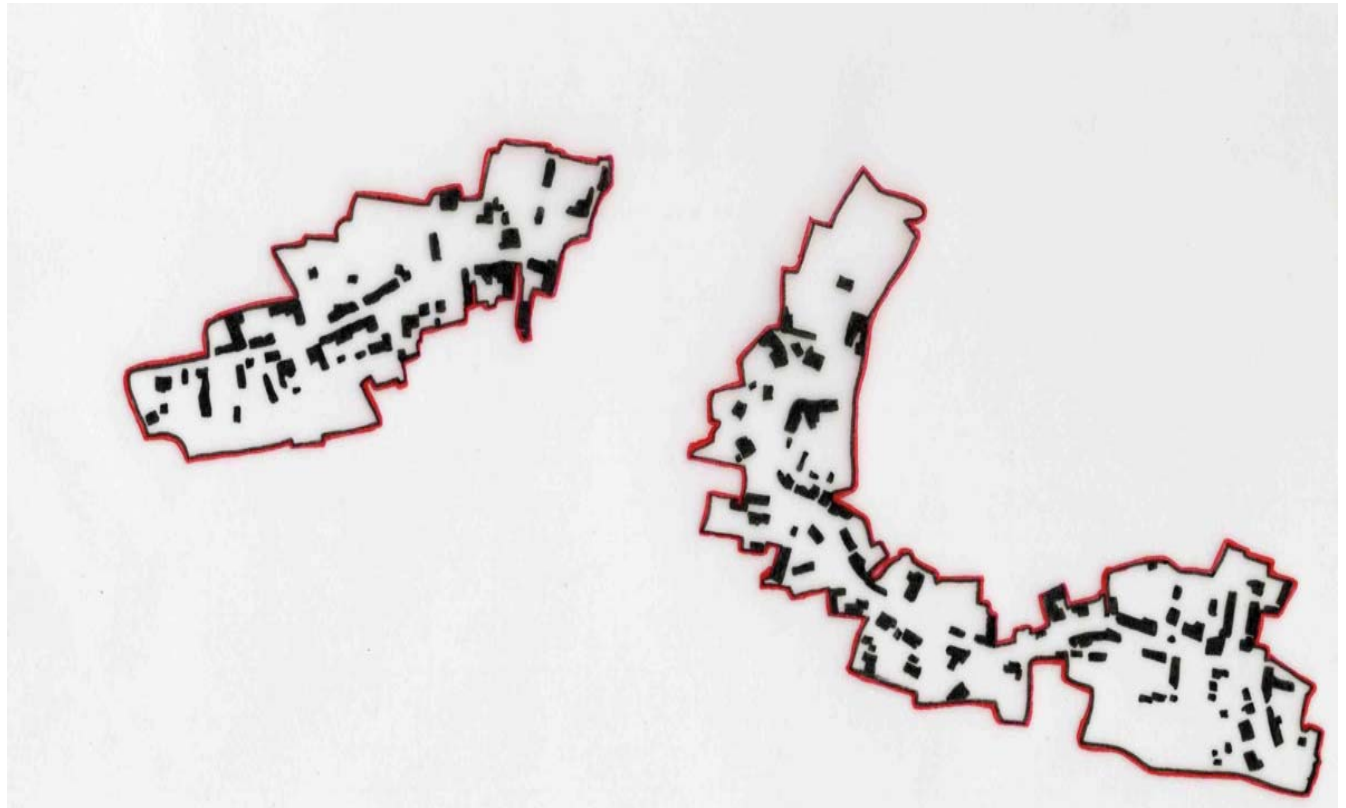
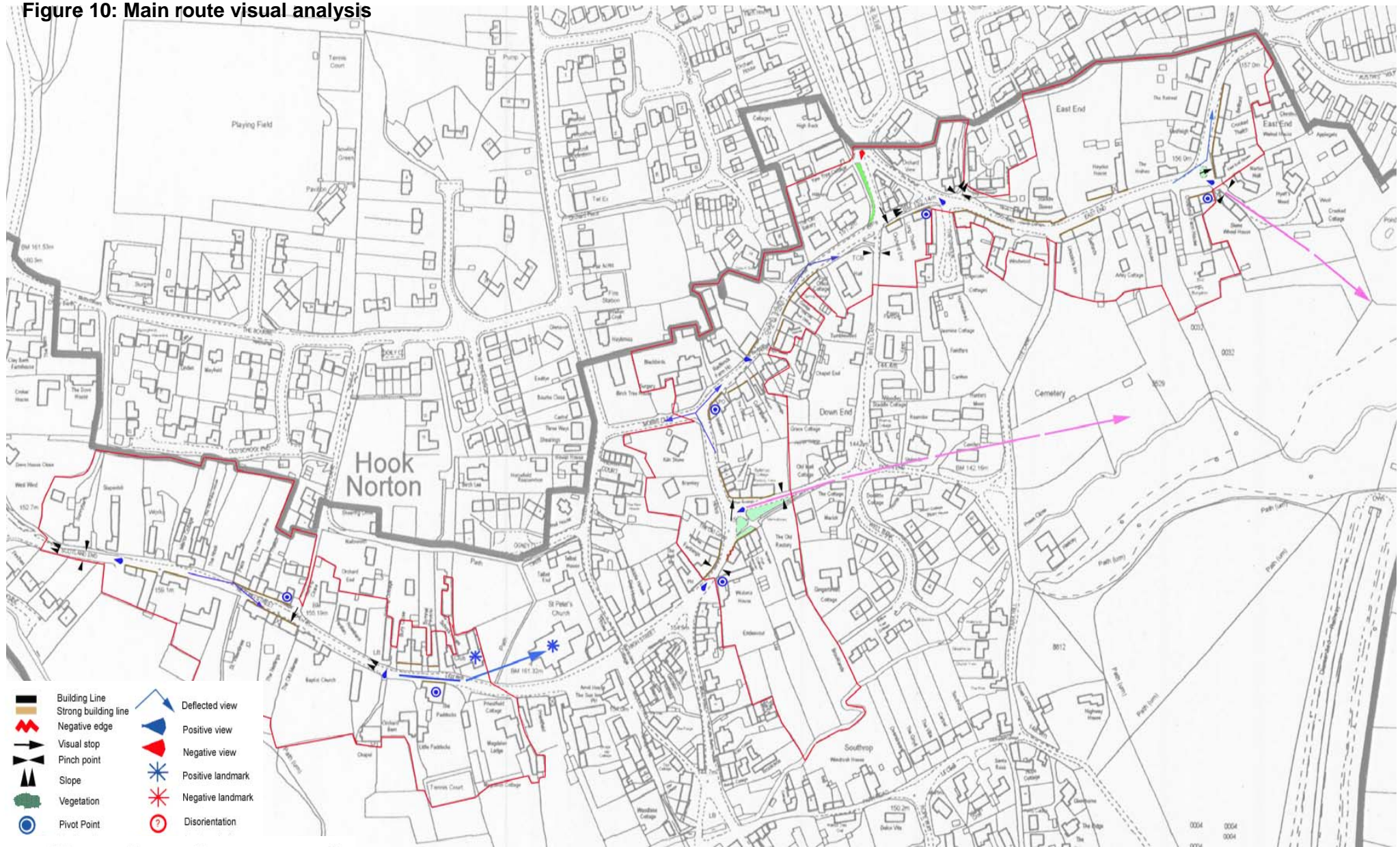


Figure 9: Main route ground plan

Figure 10: Main route visual analysis



- Building Line
- Strong building line
- Negative edge
- Visual stop
- Pinch point
- Slope
- Vegetation
- Pivot Point
- Deflected view
- Positive view
- Negative view
- Positive landmark
- Negative landmark
- Disorientation

Approximate Scale 0 10 50 100 200m

This copy has been produced specifically for Planning and building purposes only. NO FURTHER COPIES MAY BE MADE. Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes crown copyright © and may lead to prosecution or civil proceedings. Cherwell District Council License number LAO77510



8 Village Centre character area



8.1 Land use

The land use in this character area is mixed with residential, two public houses, St Peter's Church and The Village Shop. The Church was included in this character area rather than having one to itself as is normal practise within Conservation Area appraisals for historical, visual and land issues. Historically the market was held in the churchyard, when this was banned in the 13th century the market took place opposite the church outside the Sun Inn as seen in old photographs. The Church itself is surrounded by a fairly small amount of land and the rectory is not near by. These points together with the strong visual link the church has with the village centre dominating as it does the key views, supports the inclusion of the church within the Village Centre zone.

Figure 11 : Village Centre



House on Down End showing a number of later additions

8.2 Street Pattern

The area is based around the widened area of the High Street in the village centre from which enclosed lanes branch off. To the north Queen Street and to the South, Bell Hill, Bridge Hill and Middle Hill.

8.3 Building age, type and style

Most of the houses are of mid 17th century origin many with 18th and 20th century additions. One of these, Dial House, has as the name suggests a sundial dated 1766 above the left door, this building also displays 16 pane sash windows looking onto the High Street. The Bell Inn, previously a house, is also 17th century, the interior retaining some stop chamfered beams. The Village Shop has late 20th century shop fronts on the ground floor of the row of houses it occupies while retaining older windows above. Some of which although now blocked may have been weavers windows in the past. Other buildings in the village centre also display shop fronts despite now being residential, for example the old Butchers Shop. The church is Norman with possible Saxon origins but the majority of the stonework now visible dates from the 14th century.

8.4 Scale and Massing

The buildings within this area are mostly 2 storey, while several properties such as the Village Shop have 2 storeys plus attic. This is a high density area with a strong building line.

8.5 Construction and materials

As with most areas of the village coursed ironstone rubble is the main building material with Welsh slate or plain tile roof. Some of the houses also display stone coping and in the case of the Old Butchers Shop alternate bands of limestone and ironstone, visible on the gable end. St Peter's is constructed of Ironstone rubble and Ashlar with a lead roof. The only unusual material within this area is the 19th century stuccoed ground floor of Priestfield House which is particularly eye catching, the interior displays a plastered hall ceiling and friezes. The Sun Inn has large areas of white render and in several places at the north of Middle Hill and Bridge Hill tie bars have been used on older houses suggesting slight subsidence.



The 19th century Priestfield House with stuccoed ground floor



St Peter's Church

8.6 Means of Enclosure

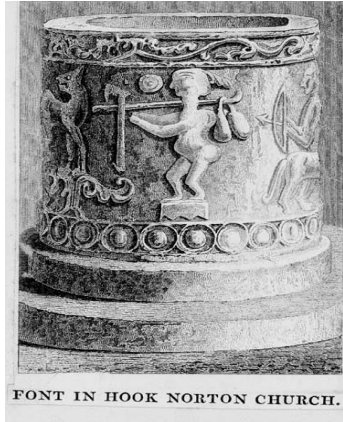
The churchyard is enclosed with low stone walls with top stones, apart from this wall and those of the small cluster of properties to the east of the Sun Inn there are no other property enclosures within this area, the majority of houses being right on the road. The planted junction at the east end of the area has very low stone wall surrounding it and there are some iron railings that border the pavement outside the village shop.

8.7 Trees, hedges, verges, open spaces

Some of the houses within this area have aesthetic greenery on the façades and small shrubs outside the doors or in front gardens. There are several small trees within the Church yard and patches of grass verge in the zone. The junction green is also planted.

8.8 Features of special interest

The Church is architecturally and historically interesting, with an impressive Norman chancel and round headed windows to the north and south. The church also has fragments of 15th century wall paintings and a font which is a mixture of pagan and Christian imagery, dating to the 11th century.



St Peter's Church font

From A. Beesley's History of Banbury Vol.13, Pg 61

8.9 Carriageways, pavements, footpaths

The roads are all tarmacadam with concrete or granite kerbs. The pavements are also almost entirely tarmacadam with no historic paving remaining although there are some granite setts and engineering type brick kerbs on the north side. Stone slabs and concrete steps are used in the path to the church from the High Street. Some houses have small areas of a different paving material by their door, for example Priestfield House has stone cobbles and blue block paving.

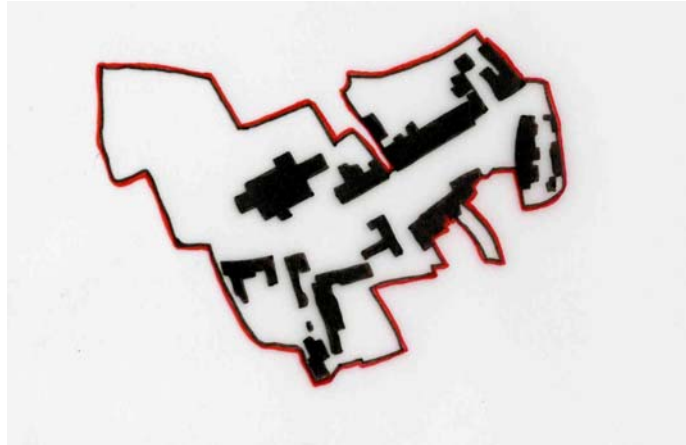


Figure 12: Village centre ground plan

8.10 Threats

- Any inappropriate work on the façades of the buildings in this area would have a serious negative effect due to the importance of their position within the village.
- On street car parking for the shop and residential properties though not currently a huge problem, due possibly to the lack of through traffic, could become a threat.
- Although the planted junction at the east end of the zone could be seen as improvement of the street scene it is perhaps indicative of attempts to urbanise an otherwise fairly rural village. This could represent an unfortunate erosion to the character of the area.

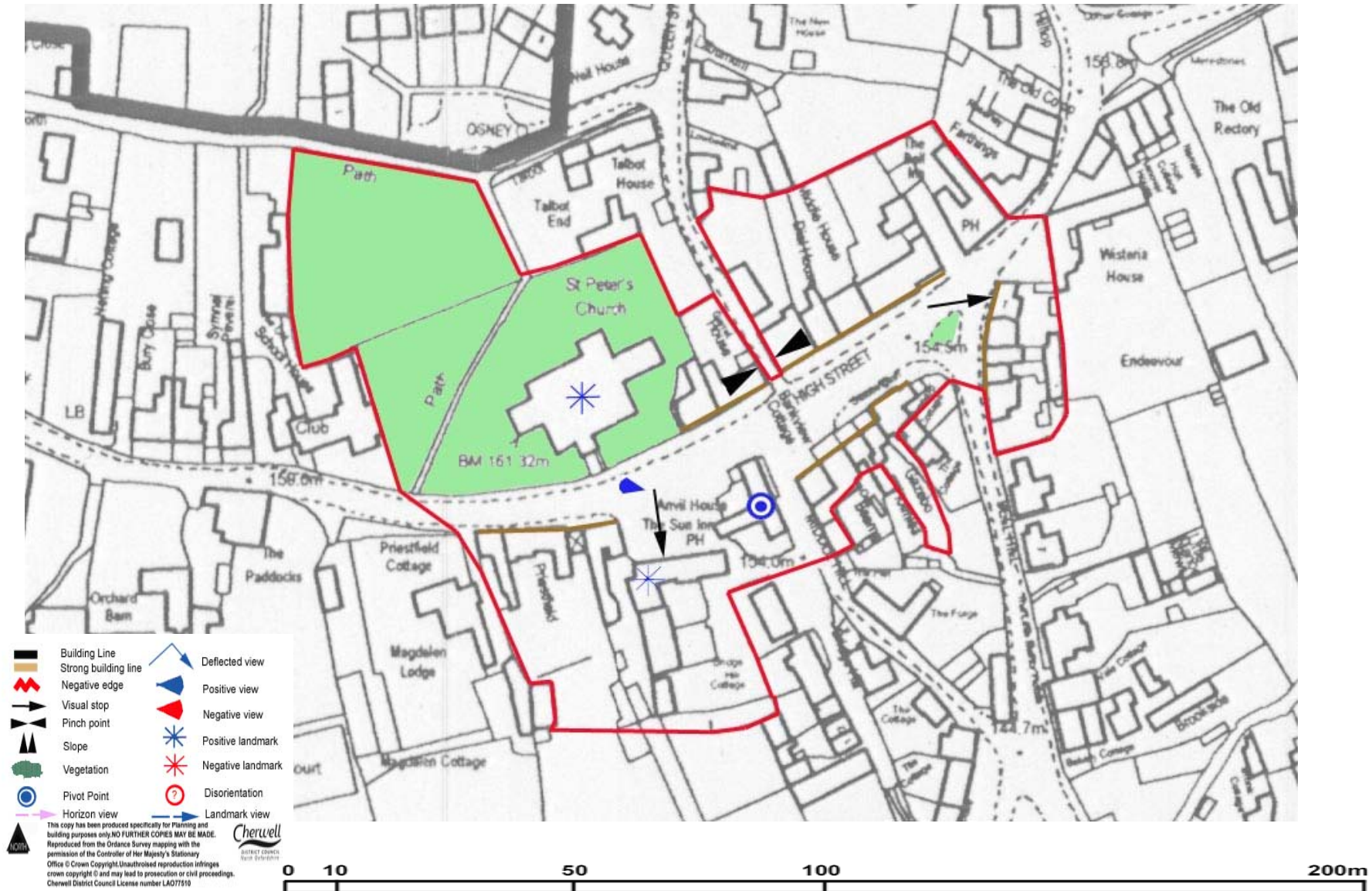


Planted junction on High Street

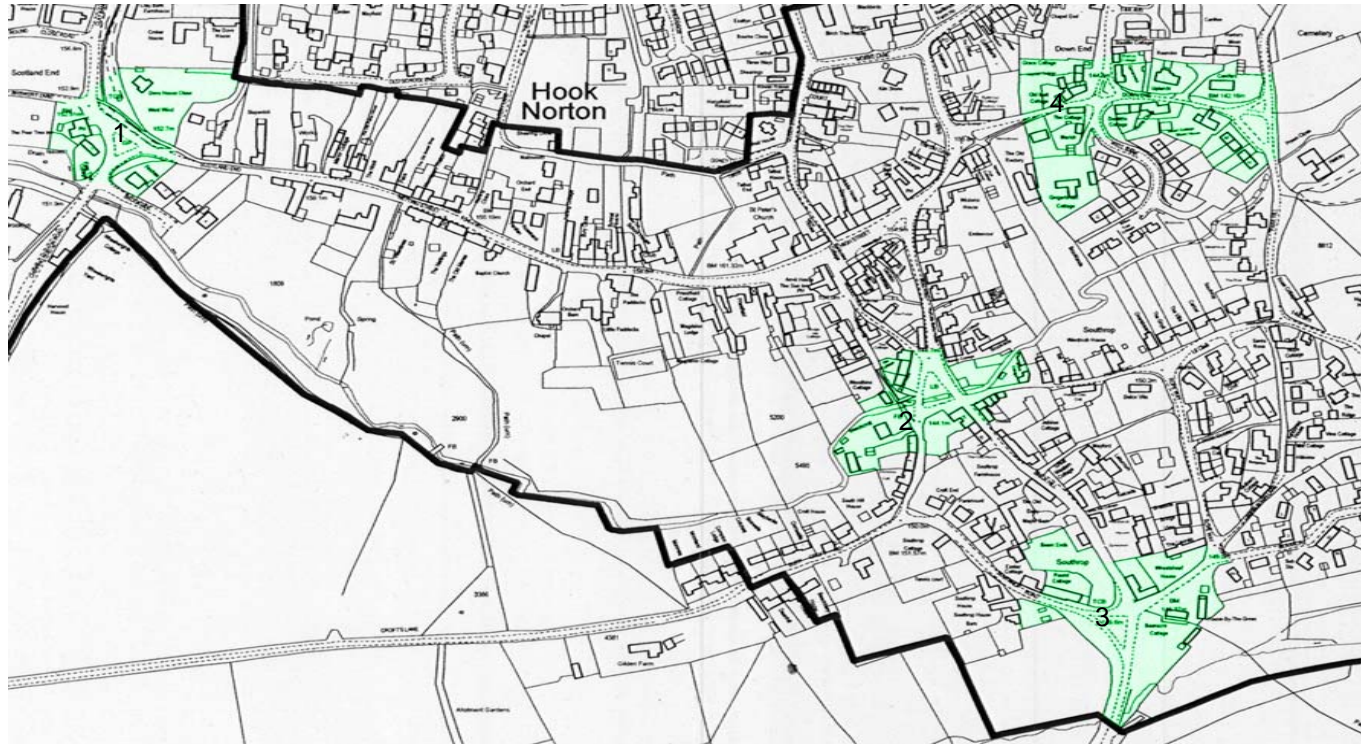
8.11 Key views

The Church dominates the many views into and out of this area. There are also impressive glimpses out of the conservation area towards the green horizon to the south. The lanes that run off the central zone also present important and historic views, particularly Middle Hill, once an alternative main road out of the village.

Figure 13 : Village Centre visual analysis



9 Green Junctions



Down End

9.1 Land use

These areas are residential with the exception of the Pear Tree Inn public house.

9.2 Street Pattern

This zone comprises of four separate areas all characterised by being based on junctions with 360 degree views.

- 1 - The junction of Claybank, Scotland End, Chipping Norton Road and Brewery Lane.
- 2 - Bury Croft Road, Brick Hill, Middle Hill, Bell Hill and Bridge Hill.
- 3 - Brick Hill, Southrop Road and Rope Way.
- 4 - Down End, Bells Lane, Well Bank, Park

Figure 14: Green junctions locations

9.3 Building age, type and style

The houses in these areas are almost entirely dating from the 17th century with some 18th century dwellings such as Bridge House on Brick Hill. They are predominantly local vernacular in style and most are based on a 2-3 unit plan.

9.4 Scale and Massing

The scale varies within the zone from single to 3 storeys with most houses being single storey plus attic. At the Down End junction the houses on the south side are mostly semi-detached while to the north east there are 4 large detached dwellings within their own grounds. The properties around the Southrop Road junction are all detached as are those at the Clay Bank junction to the west. The central, Brick Hill junction has a number of terraced houses to the north west and south east of the area, with a number of other detached houses dotted around the zone.

9.5 Construction and materials

The properties in this area are almost entirely constructed of the local ironstone, some of coursed ironstone rubble and other such as Bridge House of ashlar. There are a large number of thatched houses in this zone but also Welsh slate and concrete tiled roofing is displayed. In the case of Beanacre cottage the rubble construction is painted white, this house appears indicative of the local vernacular however its construction was altered in the 20th century when large sections were rebuilt with breeze block and new casements and a porch were added. In the Bridge Hill, Middle Hill, Brick Hill junction green there are three bridge crossings over the stream, two of these are ashlar with one small white painted wooden footbridge to the west.

9.6 Means of Enclosure

This zone is characterised by houses positioned around a central green area with few front enclosing walls. Most properties within this area sit on un-edged verges and present a strong building line with some small stone walls and mature hedging. This lack of kerbing adds to the rural nature of the zone. With the exception of the Clay Bank, Brewery Lane junction the houses are usually visible from the green centre, in this area there are more stone walls and the Pear Tree Inn is the only un-obscured building. There are a few examples of simple wooden fencing notably around The House by the Green; a sympathetic boundary treatment for a site on the periphery of the village. At the junction of Tite Lane and Down End the church yard uses metal fencing, stone walling and mature trees as a means of enclosure. Metal railings are also used to the north east of the Pear Tree Inn junction where the path follows the ridge of a high grass slope.



Bridge Hill stream crossing



Looking towards Bridge Hill from stream

9.7 Trees, hedges, verges, open spaces

The zone is based around four green open spaces all of which border on the green field edges of the conservation area. All of the areas have patches of un-edged verge which give this zone a fairly rural feel in particular the south junction of Brick Hill and Southrop Road. Each area also displays a number of mature trees and hedging, none of which are subject to Tree Preservation Orders. Some of these trees, in particular the oak and weeping willow at the stream crossing are very important to the character of the zone.

9.8 Features of special interest

Some of these central areas were once the site of Tites, areas where spring water was piped to and poured into a trough. This was the source of fresh water for villagers until piped water arrived in 1954. Unfortunately these have all been covered now but pieces of stonework from the troughs remain in some areas. This zone also incorporates Bridge House on the Middle Hill, Brick Hill junction. This was once part of the Hook Norton Asylum where private patients were housed from the early 18th century until its closure in 1854. The poorer and more dangerous patients were housed in small red brick cottages, which according to historical records were behind Bridge House. However there is also record of asylum buildings around the Down End junction area where the name asylum yard remains.

9.9 Carriageways, pavements, footpaths

The roads within this area are entirely tarmac, mostly un-edged but with some concrete kerbs. There are very few pavements within this zone however those by the Pear Tree Inn are tarmac with concrete kerbs. Gravel is used for some of the road surfacing at the Bridge Hill, Brick Hill junction.

9.10 Threats

- There is the obvious threat to these zones of over-gentrification or urbanisation. The un-edged green centres and verges that are key to the character of the area could be planted, kerbed or even worse removed if not carefully protected. Kerbing in particular is a serious threat to the rural nature and would detract from the character of the area.
- Any development on the areas where this zone touches the green fields could damage the rural feel of the zone and obstruct the sightlines out of and into the village.
- This zone is particularly sensitive to any unsightly building alterations or addition of fencing relying as it does on the circle of properties facing onto the central green. Only a few buildings in these areas are listed and therefore really protected, the Conservation Area status of the village is helpful in controlling negative alteration but monitoring is important in this zone.



View to the south out of the conservation area.

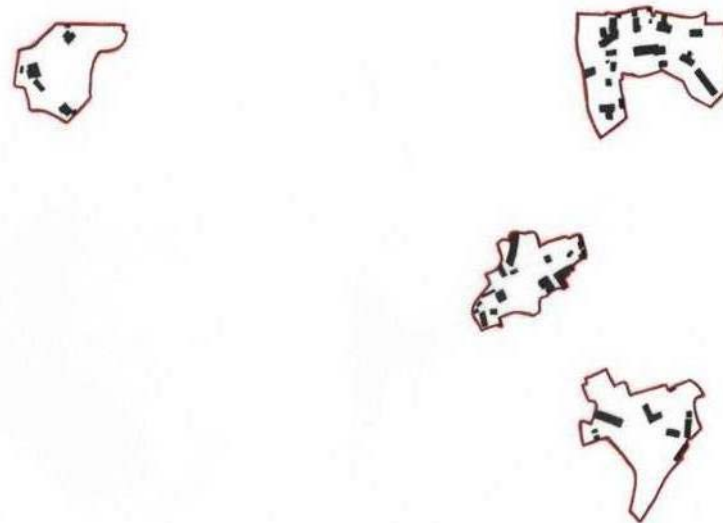


Figure 15: Green junctions ground plan

9.11 Key views

The character zone itself is defined by its picturesque 360 degree views. There are also many key views into and out of the Conservation Area in this zone, as well as some of the most aesthetically pleasing views in the village, notably that across the stream and up Bridge Hill towards the church.

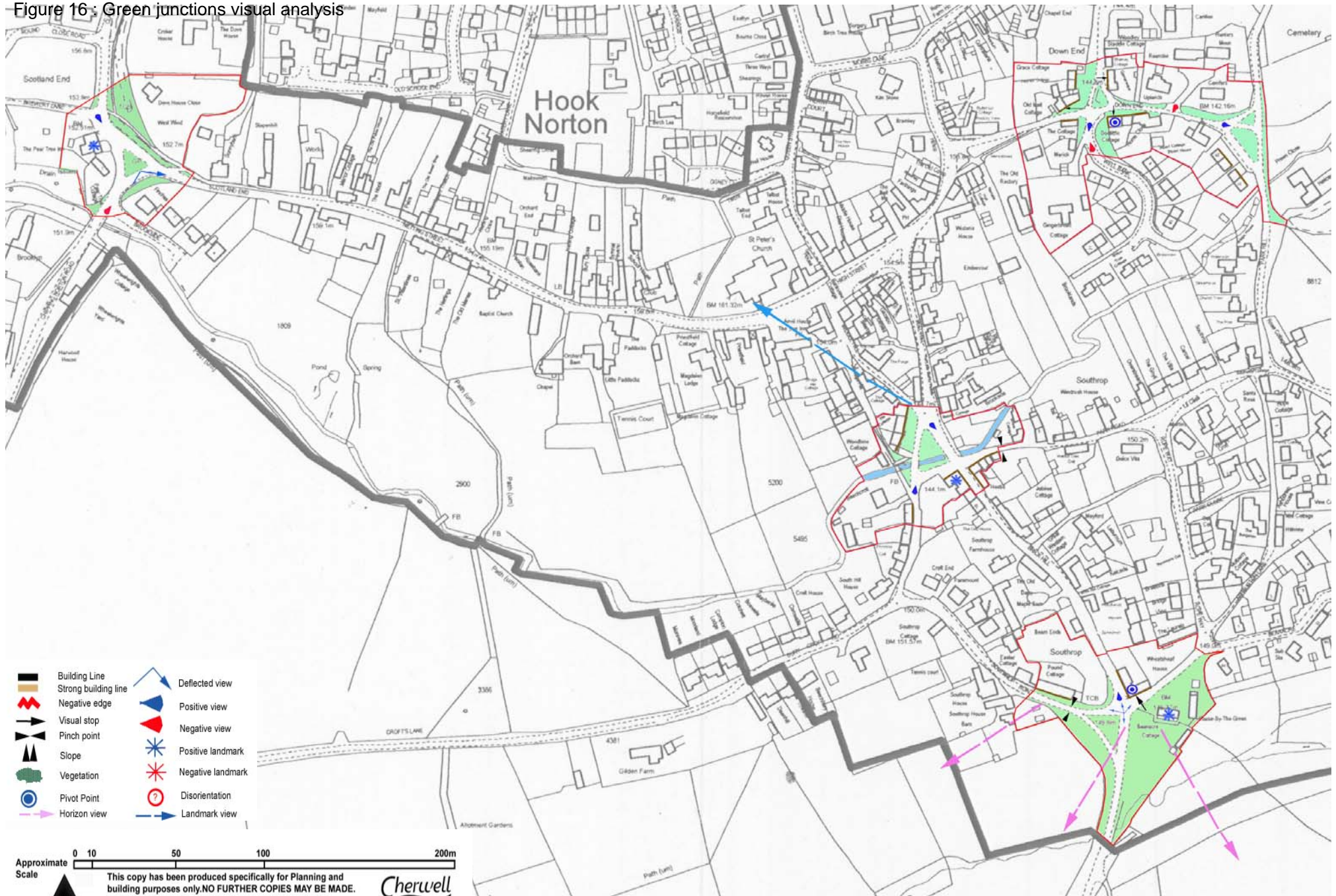


Down End



View from the stream towards the church

Figure 16: Green junctions visual analysis



Approximate Scale 0 10 50 100 200m



This copy has been produced specifically for Planning and building purposes only. NO FURTHER COPIES MAY BE MADE. Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes crown copyright © and may lead to prosecution or civil proceedings. Cherwell District Council License number LAO77510



10 Enclosed lanes character area



Figure 17 : Enclosed Lanes zone

The rest of the buildings in this zone are predominantly local vernacular with some examples of modern infill, particularly on Park Hill and Rope Way.

10.1 Land use

The land use in this area is residential with the exception of Bob Players décor shop at the meeting of Middle and Bell Hill.

10.2 Street Pattern

This zone incorporates a number of different roads and lanes within the village all characterised by their enclosed and narrow nature.

Those included are 1.Watery Lane, part of 2.Queen Street, 3.Mobbs Lane, 4.Bridge Hill, 5.Middle Hill, 6.Bell Hill, 7.Brick Hill, 8.Rope Way, 9.Ashburton Lane, 10.Park Hill, 11.Tite Lane, 12.Bells Lane and the 13.passageway from Sibford Road.

10.3 Building age, type and style

Despite covering quite a large area of the village this zone has few notable buildings; the only listed property is Southrop Farmhouse on Brick Hill which is dated 1645. The central entrance displays a hood mould with label stops; this is also seen on the upper floor around the stone mullioned window.

10.4 Scale and massing

The majority of houses in the area are 2 storey with some 3 storey and a number of one storey plus attic dwellings. The smaller parts of the zone to the north contain almost exclusively detached houses while on the Hill roads at the centre of the village there are a number of terraced properties. The scale in many of these areas is distorted by the topography of the village; this is particularly noticeable on Bridge Hill where the elevation of the buildings above the lane contributes to the massing.

10.5 Construction and materials

The main building materials are coursed ironstone rubble with modern tile roofing, there are also many houses roofed in Welsh slate but there are no thatched properties in this area. There are a wide range of modern building materials used within this zone some of which are out of keeping with the area but were passed at a time of different planning regulations. Red brick, sandy brick, concrete, pebble dash and white render are all displayed as well as uPVC window casements and wooden shutters.

10.6 Means of Enclosure

Within this zone the main form of enclosure is varying heights of ironstone walling, however concrete walling is also prevalent and there are some examples of red brick. At the edge of the area by Highway House simple traditional wooden fencing is used as a boundary treatment while in Bells Lane mature hedging and closed board fencing above the walling adds to the enclosed feel of the route. However this fencing is not a traditional boundary treatment and therefore creates an urban feel. This character area is defined by the enclosed nature of its roads; this effect is created not only by boundary treatments but also by a strong building line. In some areas the height of the boundary walls mean that the houses are almost completely obscured such as on Mobbs Lane.

10.7 Trees, hedges, verges, open

There are areas of grass verge within this zone but they are usually very narrow as seen on Bridge Hill. Trees and hedges however play a major role in the character of these enclosed roads creating an illusion of further narrowing on areas such as Tite Lane. Tite Lane is also an example of another feature of some parts of this zone, on the eastern side the earth is built up behind the wall so that houses built at the side of the road tower above the pedestrian. There is a piece of vacant land on the west side of Rope Way, this area around Sycamore Cottage is set aside but has attracted dumped rubbish.



Bells Lane



Queen Street

10.8 Features of special interest

The Hill Lanes at the centre of the village around the stream have a certain amount of social and local history, Bell Hill once being a main road through the village. The names of the various roads in this zone are reminiscent of a traditional way of life indicative of a north Oxfordshire village for example, Brick Hill, Mill Hill, Rope Way and Tite Lane.

10.9 Carriageways, pavements, footpaths

The pavements are exclusively tarmacadam with concrete or granite kerbs, in many areas such as Mobbs Lane and Brick Hill there is only one pavement present adding to the village's rural feel. On Bridge Hill there are metal cycle restrictors and concrete bollards, the bollards can also be seen on Ashburton Lane. The roads are all tarmacadam with the exception of Tite Lane which has a hardcore surface at present although it is undergoing repair and Park Close which has concrete surfacing. There is a rare remnant of older paving on Queen Street where dark grey stable block pavements can be seen at the High Street end of the road.

10.10 Threats

- On street parking is a threat in this zone because of the narrowness of the streets involved.
- Although they contribute positively to the character area mature trees and hedges can, as at Tite Lane undermine and push over walling. Unless controlled to some extent they can be a threat.
- There are some out of keeping examples of modern infill that are inappropriate to the village and any further building of this kind could seriously threaten the character area.



View up Bridge Hill towards village centre

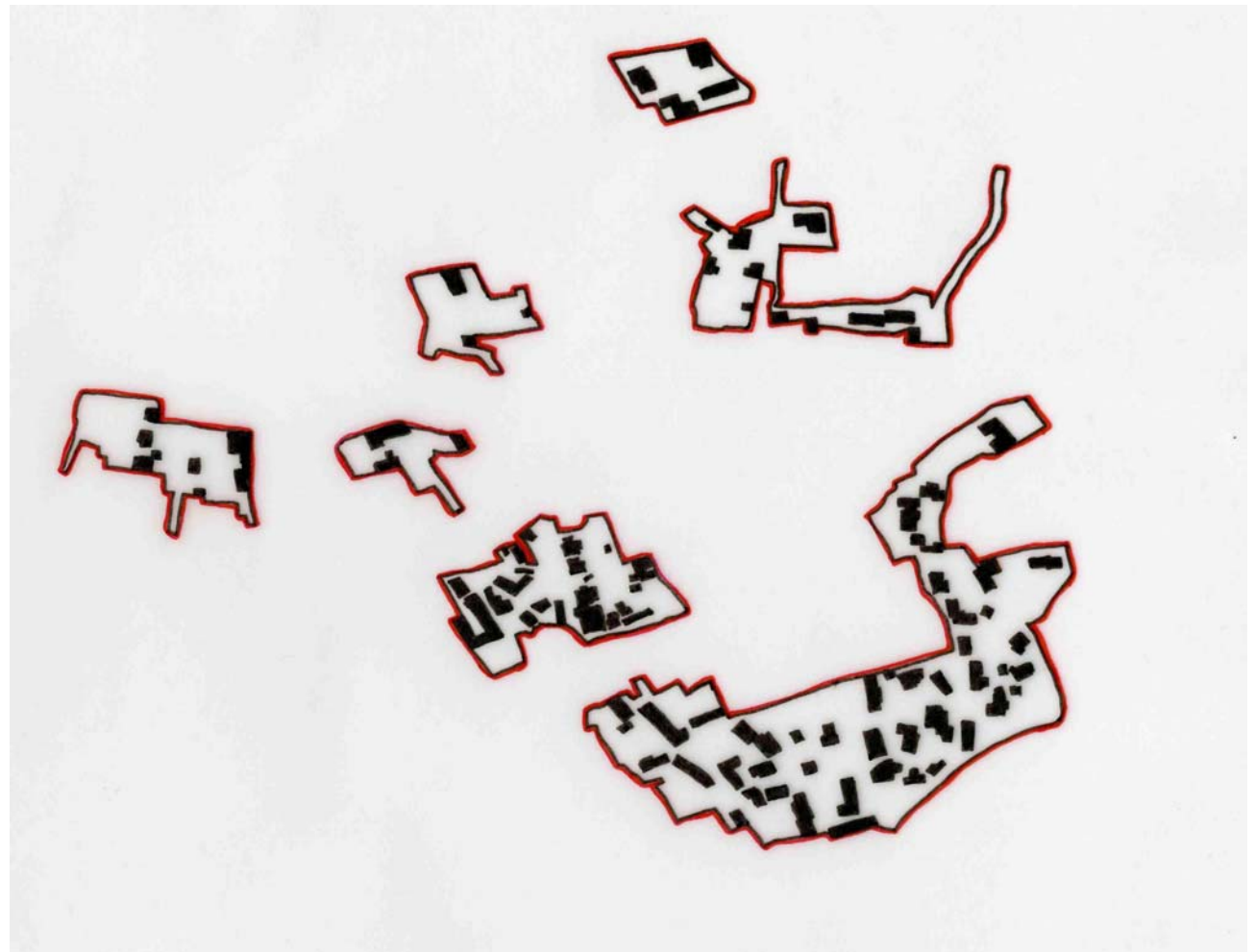
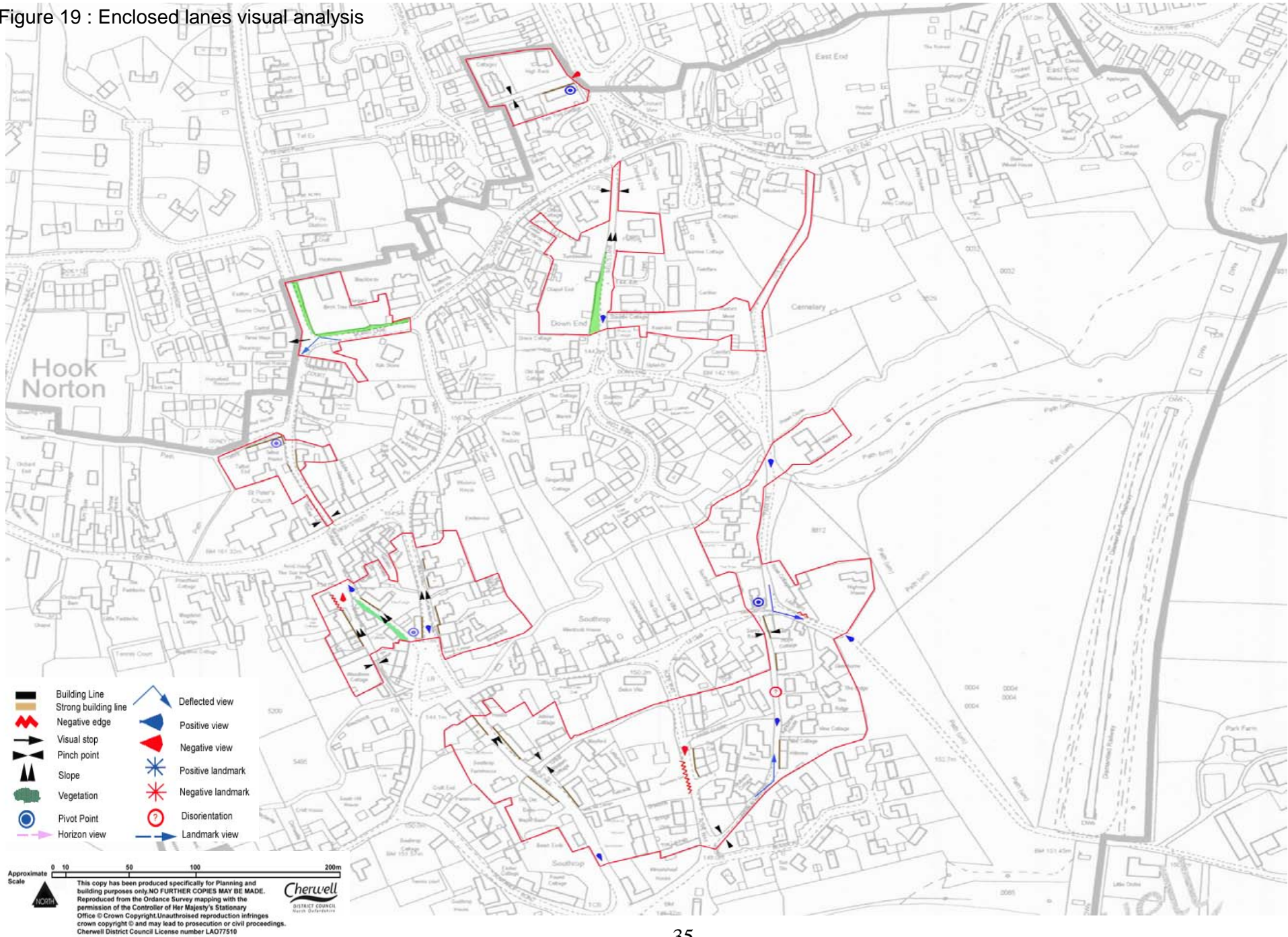


Figure 18: Enclosed lanes ground plan

10.11 Key views

There are some aesthetically pleasing linear views within this area, up Bells Lane, Middle Hill, Bridge Hill and Bell Hill. There are also some impressive deflected views along the narrower routes such as Tite and Watery Lane.

Figure 19 : Enclosed lanes visual analysis



11 Open Lanes character area

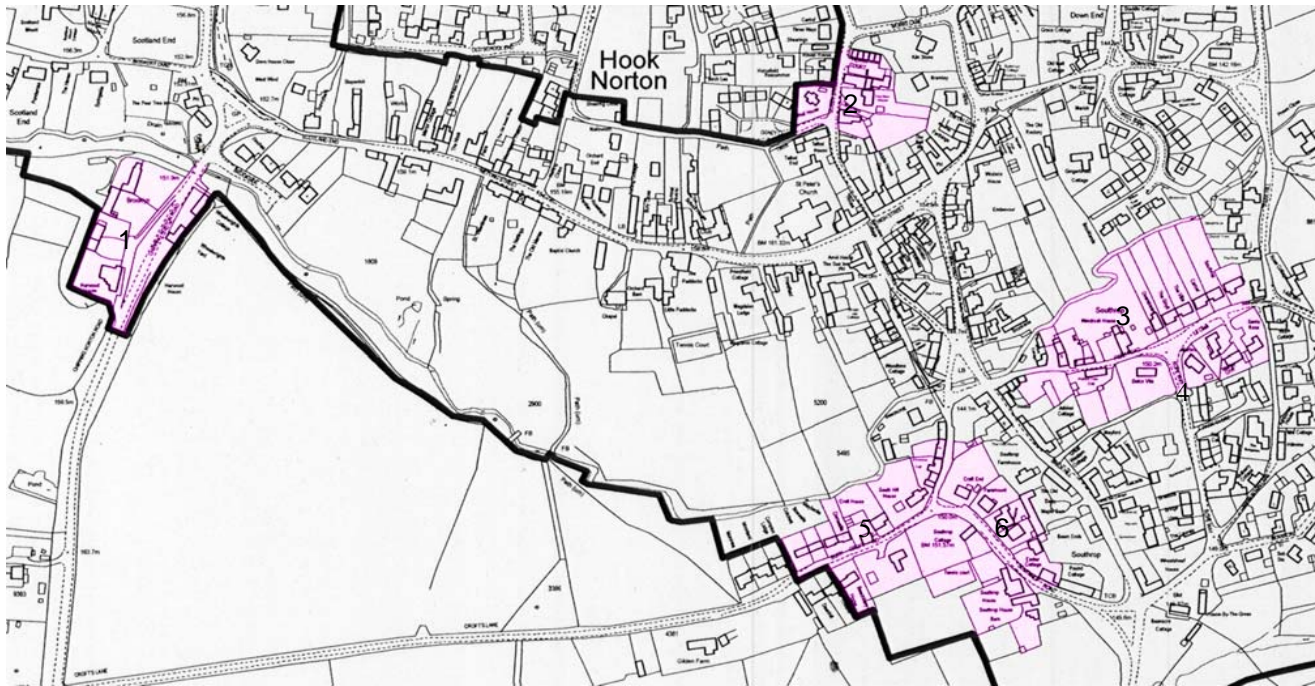


Figure 20: Open Lanes zone

11.1 Land use

The area is residential with the exception of commercial space at Heath Court off Queen Street.

11.2 Street Pattern

This zone is comprised of four areas around the village incorporating 1.Chipping Norton Road, part of 2.Queen Street, 3.Park Road, part of 4.Rope Way, 5.Bury Croft Road and 6.Southrop Road. All these areas are united by their position on patches of high ground which gives them an open a more open character.

11.3 Building age, type and style

Within this area there are six listed buildings, the majority dating from the 17th century with the exception of the 1705 Easter Cottage on Southrop Road. Of these South Hill House had an 18th century façade added along with staircase and dado of the period, while Harwood house was remodelled in the 20th century. Walnut Tree Cottage and Southrop House have also undergone 20th century additions with only Laburnum cottage retaining its original two unit plan without change.

This zone also has a range of vernacular and modern pseudo vernacular housing with Park Road showing the most properties dating from the 20th century. The most recent development however is on Queen Street where a small mixed use complex has been constructed. Heath Court is an impressive example of modern but sympathetic building within a traditional setting.

11.4 Scale and massing

The majority of buildings within this area are detached with some semi-detached houses to the south on Bury Croft Road. There are also maisonettes in Heath Court. The houses are mostly 2-3 storeys in height.

11.5 Construction and materials

Heath Court is built of ironstone, brick and timber cladding while most buildings within this area are of the traditional coursed ironstone rubble, with some such as South Hill House constructed of ashlar. Walnut Tree Cottage has a stone mullioned cellar window and unusually some panes of crown glass, many of the older houses in this area display the blocked up mullioned windows that are a result of the Elizabethan window tax. The roofing materials within this area are predominantly modern tile but Welsh Slate and stone slate are also seen although no thatch.

11.6 Means of Enclosure

Concrete block, sandy brick and ironstone walling are the main enclosure materials in the area, together with mature hedges at various levels of cultivation. Some of the more modern stone walls are topped with upright stones and have mortar joints while elsewhere in the zone, for example on Southrop Road there are dry stone walls. Both low white modern and simple traditional field wooden fencing is used on Southrop Road which like the area on Chipping Norton Road is on the village edge. Wooden fencing panels are employed to enclose the orchard area next to Laburnum cottage and at Heath Court two white bollards serve to indicate a parking enclosure until the newly planted trees have grown to form more of a barrier. Both hedges and small trees are also used in this area as means of enclosure particularly on Southrop Road. However the character of this area is defined by its relative lack of large enclosing walls. Park Road is the most obvious example of this with low boundary walls, metal gates and small shrubs, the houses are set back from the road and very visible. Modern fencing is also used on the south side of Park Road. The wooden fencing in this area makes a positive contribution to the zone.

11.7 Trees, hedges, verges, open

There are no open spaces in this zone and the lack of large trees and hedges are important to the character. Roads such as Southrop and Park Road have large areas of grass verge and wide streets which along with their position on high areas of the village's topography contribute to their open character.



Park Road illustrating the open character of the area



View along Queens Street to church

11.8 Features of special interest

There are a number of listed buildings within this area that have traditional details such as the stair turret on Easter Cottage that maybe of some local architectural importance but in general there is little of special interest in this zone.

11.9 Carriageways, pavements, footpaths

The roads within the area are all tarmac, as are the pavements. Some areas such as Southrop Road are without footways altogether while others such as Queen Street only have one. Where pavements are found within the zone they have concrete or granite kerbs. Some areas within the zone have no road markings which help to give a rural feel to the route. In Heath Court road surfaces have been used to demarcate the change from road to parking area, this has been done by inserting stone setts within the tarmac.



Heath Court

11.10 Threats

- The area of orchard behind Laburnum is important to the open character of the zone and as such any infill housing would represent a serious threat.
- The use of higher walling or larger hedges in this area could be seen as damaging to the character of the area by reducing the open nature of the zone.

11.11 Key views

There are views from Bury Croft Road and Chipping Norton Road out of the Conservation Area. There are also some picturesque deflected views down Park Road; although the road narrows at this point I feel this is still part of an open character area due to the visibility of properties on both sides of the road. Due to the low lying houses nature of the houses to the north of Park Road there are views to the other side of the valley.



Southrop Road



Park Road



Orchard field from the road

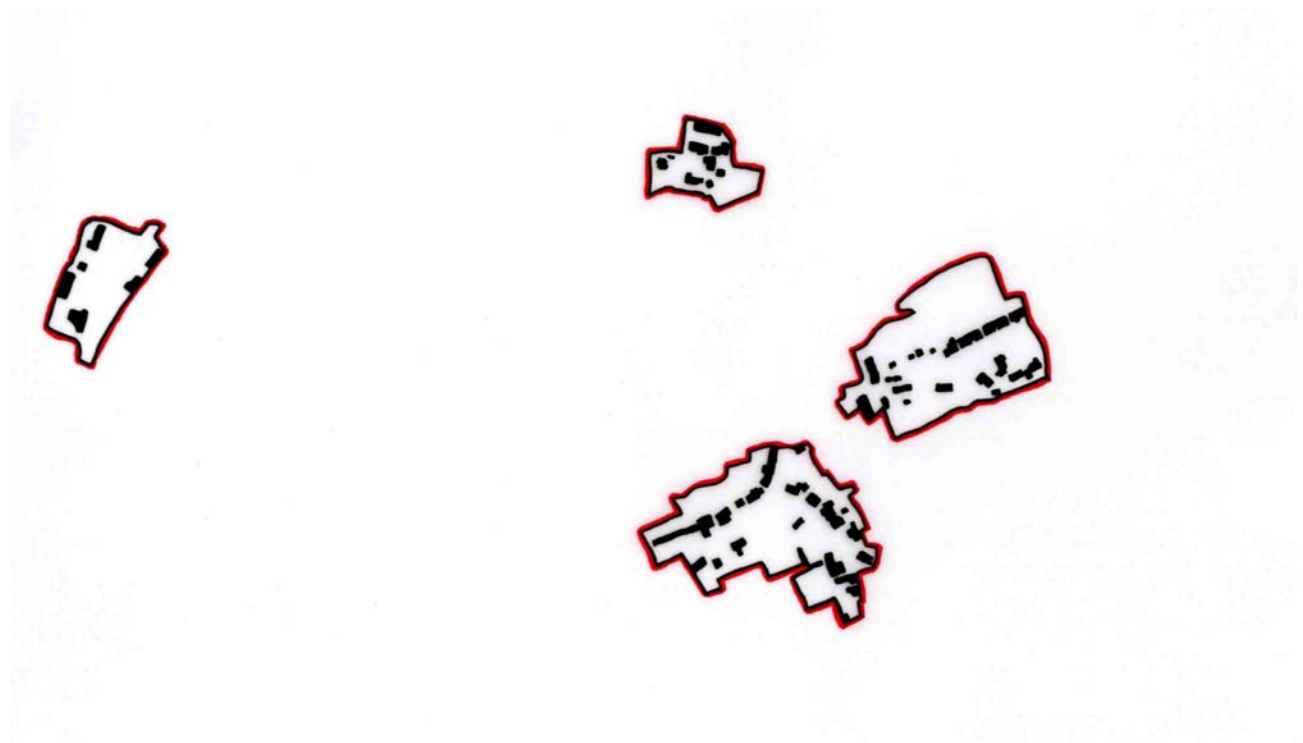
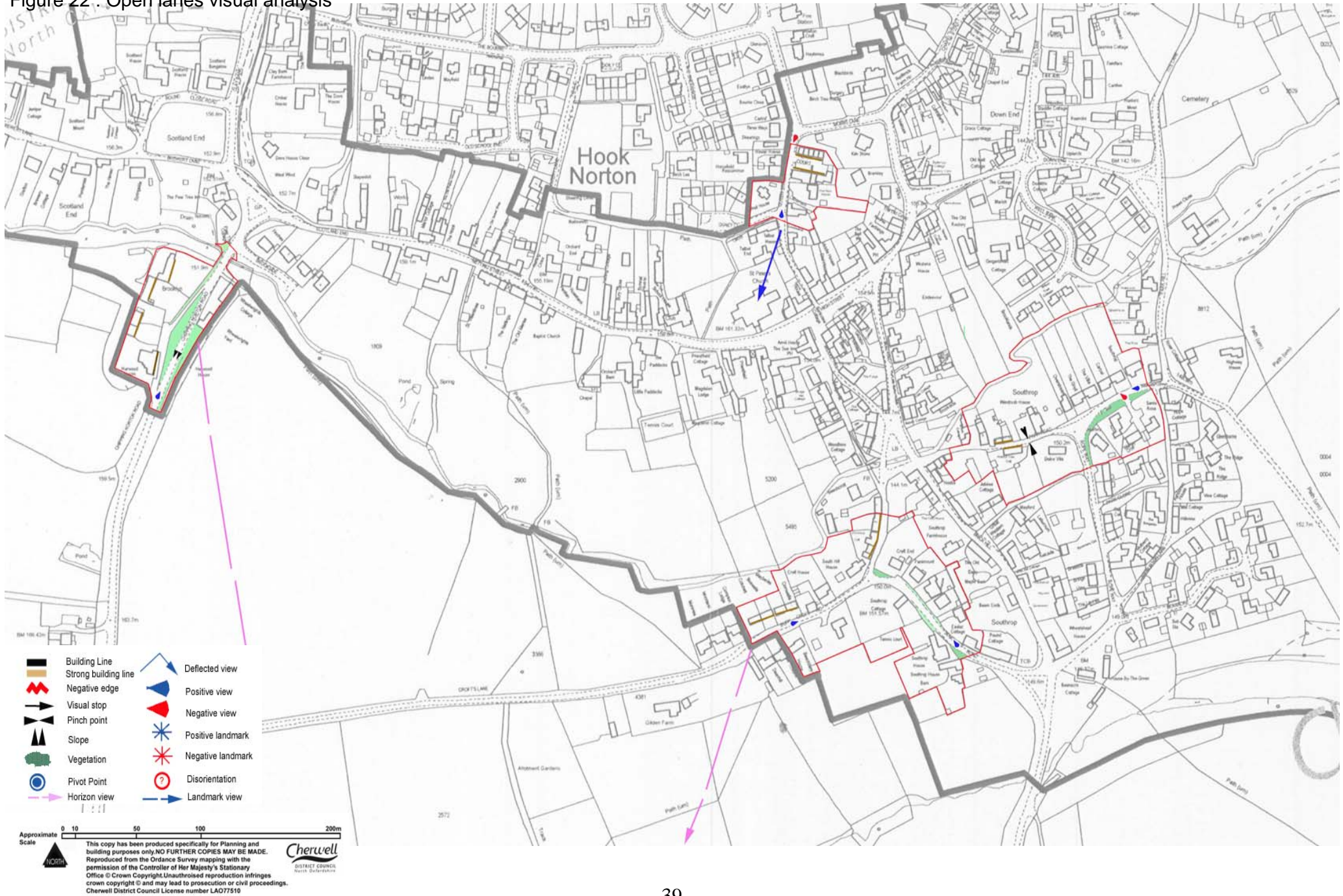
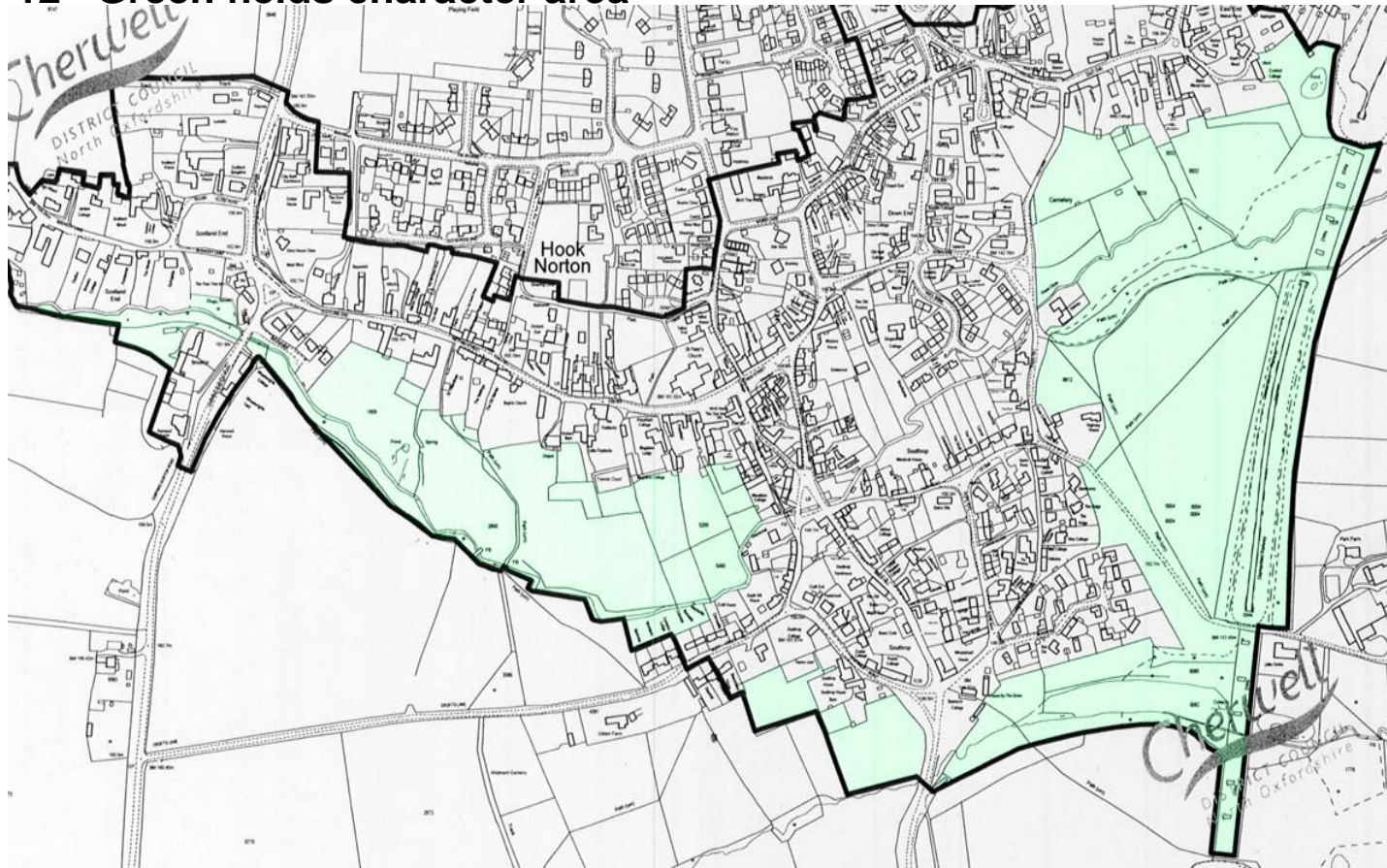


Figure 21: Open lanes ground plan

Figure 22 : Open lanes visual analysis



12 Green fields character area



12.1 Land use

There are no buildings in this zone; the land use is meadowland, grazed pasture and woodland.

12.2 Street Pattern

There are no roads within this area but a series of footpaths lead out of the village across the zone.

12.3 Building age, type and style

The only structures in the area are the railway viaduct stacks built in the 19th century they are typical of mid Victorian engineering.

12.4 Scale and massing

This zone is the largest within the conservation area. The topography of the village is such that this zone both encloses and opens views across the settlement and out of the area.

Figure 23 : Green fields zone



View to the south of the village

12.5 Construction and materials

The viaduct stacks are built of limestone with a flat top on which rested the steel girders of the railway track which were removed in the 1960s. The railway cutting still maintains its ballast and retaining walls but the tracks have been removed.

12.6 Means of Enclosure

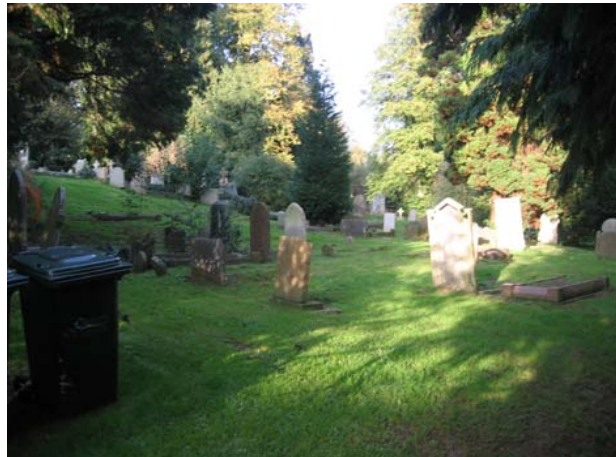
The main method of enclosure is traditional simple wooden fencing with some use of more modern panel fencing and ironstone walling at the back of houses. In areas where stock are kept barbed wire and metal fencing is used with styles where footpaths cross field boundaries. Woodland encloses the dismantled railway cutting and around

12.7 Trees, hedges, verges, open

Around the dismantled railway cutting there are many different species of tree within this area including some areas of secondary woodland containing ash, field maple and pedunculate oak. The scrub that has grown to cover the cutting since 1965 consists principally of pioneer species such as Blackthorn, which is an important habitat for butterflies. The Biological importance of the trees, hedges and open spaces in this zone has led to the eastern side of this area being designated a Site of Special Scientific Interest (SSSI).



Footpath from Southrop



Cemetery

The rest of the zone is river valley pasture and grazed grassland. There are a number of natural springs within this zone, as well as the start of footpaths leading to them. One of these leads to the field past the allotments, over Bury Croft Road where there are accounts of an enamel cup that sat at the edge of the Chipping Norton footpath so that walkers could drink from one of the three springs.

12.7 Features of special interest

The SSSI status of part of the zone is of interest and the area as a whole is scenic with beautiful views across the village which give a greater understanding of the topography of the region. The railway history is also of interest, including the social history of the effect of quarrying on the area and the building of the viaduct.

12.9 Carriageways, pavements, footpaths

There are no roads through this zone and the footpaths are all un-surfaced.

12.10 Threats

- There is a threat of development with any open green area on the edge of a sought after village.
- Over enclosure or obstruction of footpaths could be a threat to the character and accessibility of this area.
- Any pollution of the stream or springs could have a negative impact on the area.
- Any attempts to light this area would threaten the rural nature of the site, especially any floodlighting for the viaduct stacks.



View to the south across the allotments from the footpath

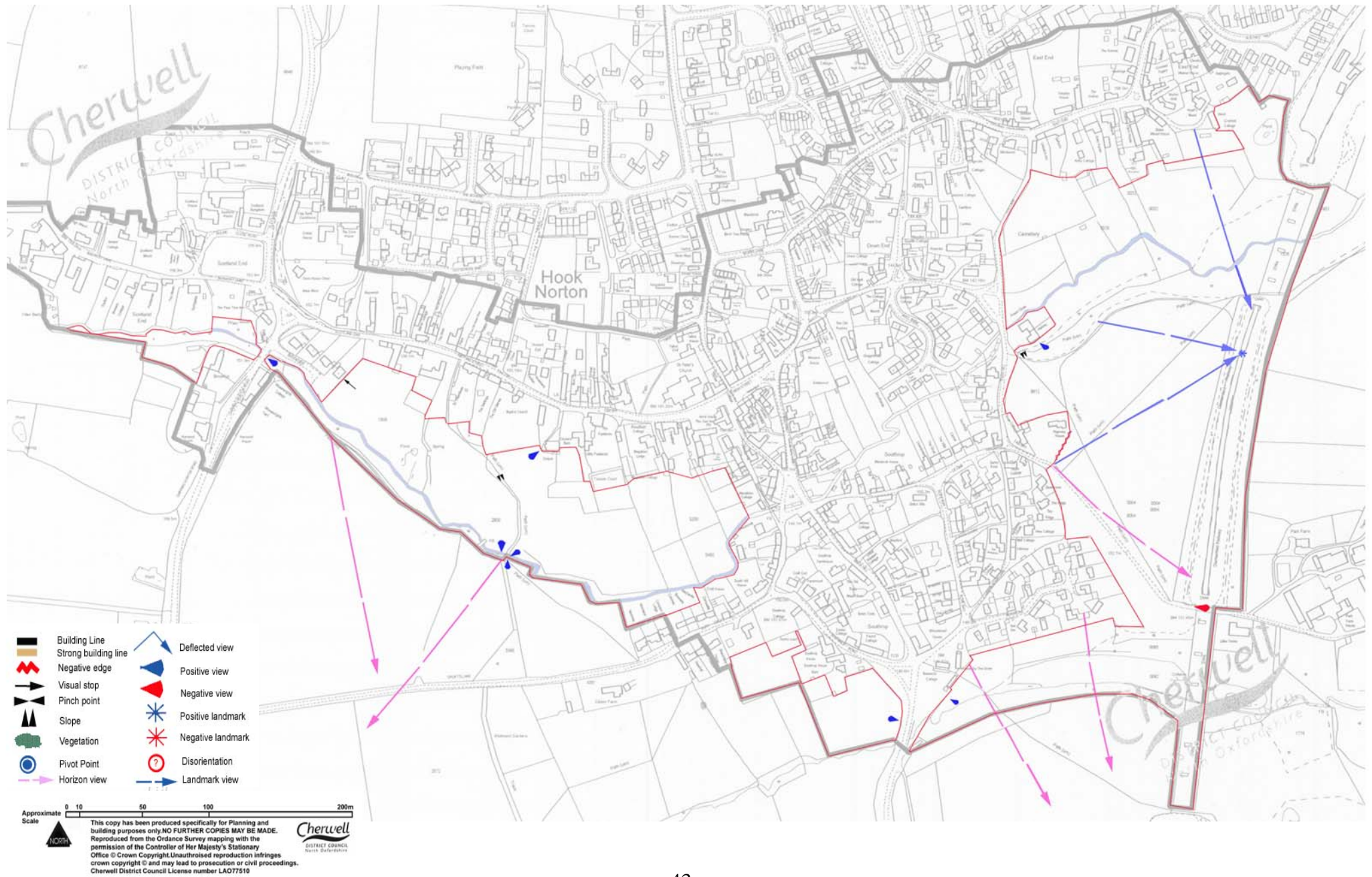
12.11 Key views

There are many beautiful views within this zone across the village and to the horizon out of the conservation area. The viaduct stacks dominate views to the east and views along the stream to the west are aesthetically pleasing.

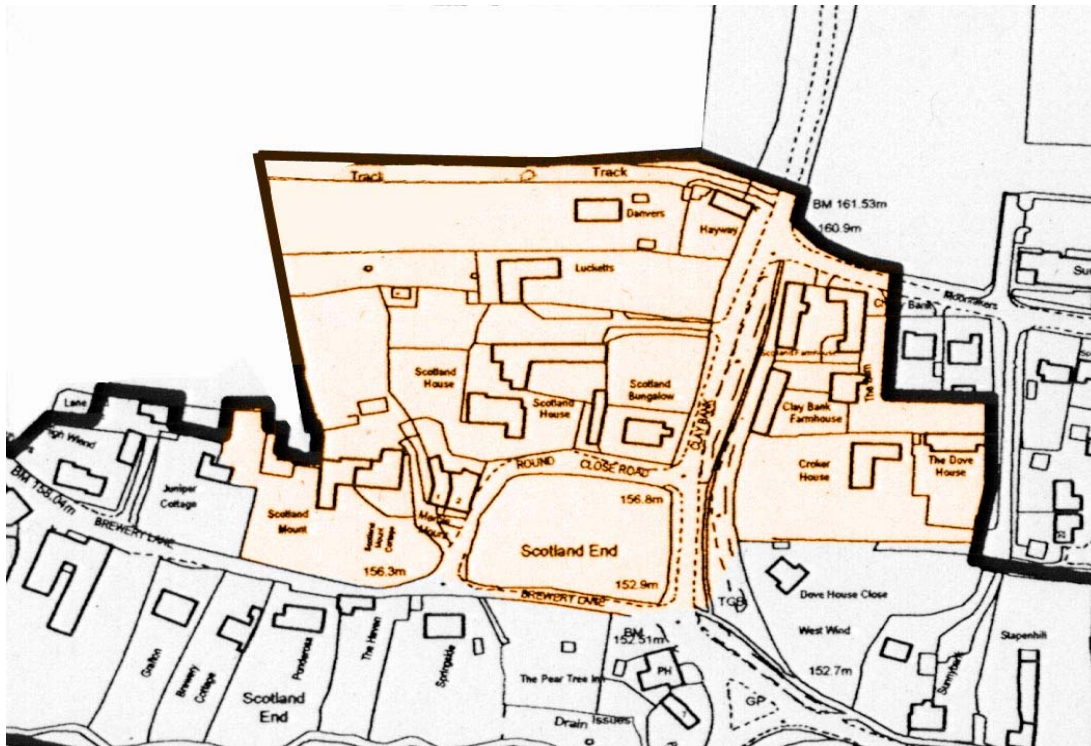


View out of conservation area to the east

Figure 24 : Green fields visual analysis



13 Historic Rural character area



13.1 Land use

This character area is now completely residential although has had farming use in the past.

13.2 Street Pattern

The area includes just two roads, Claybank and Round Close Road. Both formed as their names suggest, Claybank on a steep hill leading out of the village and Round Close circumnavigating a small paddock, before running onto Brewery Lane to the south.

Figure 25 : Historic Rural zone

13.3 Building age, type and style

There are few buildings in this small zone and they are predominantly 17th century, some with 18th century additions. In the last century extensions were added to Scotland House by the brewery owners the Clark family and at this time Scotland bungalow was also built next to main house.



Round Close Road



Scotland House from Claybank

13.4 Scale and massing

The buildings in this area are almost all 2 storey and all but Marrie and Scotland Mount are detached. Scotland Farmhouse, Clay Bank Farmhouse and Marrie Mount are the only buildings to face directly onto the road, the rest being set back within their own grounds. The scale of the former are exaggerated by their position on a raised grass bank.

13.5 Construction and materials

The large buildings within this area are Coursed Ironstone rubble constructions roofed predominantly with stone slate, in the case of Marrie Mount laid in traditional diminishing courses. However there is some use of concrete tile, for example at Clay Bank house.

13.6 Means of Enclosure

The main form of enclosure is low stone walls, mostly topped with stones but in the case of Scotland House with small metal railings. However other boundary treatments are seen in the area such as the mature hedges on both sides of the road at the top of Clay Bank. Between Hay Way and the track at the northern end of the zone low metal and wood fencing has been used to demarcate ownership, while simple wooden fence mixed with walling has been used around the central paddock to contain the animals. The area as suggested by its name has a very rural feel to it, due in part to the number of livestock visible within it. Cows graze the fields to the north while Scotland House has sheep and poultry visible from the road; in addition horses are currently kept in the paddock.



Looking south over the paddock.



Clay Bank

13.7 Trees, hedges, verges, open spaces

This is an area where grass verges play a major role, the un-edged nature of much of this verge adds to the rural feel. The largest green area is between Clay Bank and Scotland Farmhouse and the road, here the houses are raised up on a significant mound of earth along which the footway runs descending to Brewery Lane in the south. This route is lined, in the area past the houses, by trees backed by mature hedge. On the opposite side of the road the paddock is edged, on the Clay Bank side with a row of small mountain ash trees. There are also two mature and dominant yew trees growing in front of Scotland House.

13.8 Features of special interest

There are no particular areas of special interest in this zone except perhaps the social history involved with the rural way of life and brewery ownership of some of the properties in the past.

13.9 Carriageways, pavements, footpaths

There are no pavements in this area, with only a thin hard surfaced footway down Clay Bank on the east side. The Roads are Tarmac and the driveway entrances are gravel, concrete or in some cases un-surfaced. There is some concrete kerbing to the grass verges at the north of the area and also on the east side of Clay Bank.

13.10 Threats

- The character of this area relies on the lack of pavements, kerbs, signage and lighting to maintain its rural feel and any impingement on this would threaten the nature of the site.
- For the same reasons as above any further development on the north side of the zone, or indeed any infill would seriously threaten the area's character.
- There is currently evidence of farming in this zone and the resulting maintenance of the land should be encouraged; the loss of this usage or any attempt to over cultivate or gentrify the area would be a threat.



View to the north up Clay Bank

13.11 Key views

The view down Clay Bank that leads you down into the village towards the Pear Tree Inn is aesthetically pleasing, as is that across the paddock from Round Close Road. The view out of the Conservation Area and at this point also the village to the north is also important giving as it does a marked impression of leaving the area.

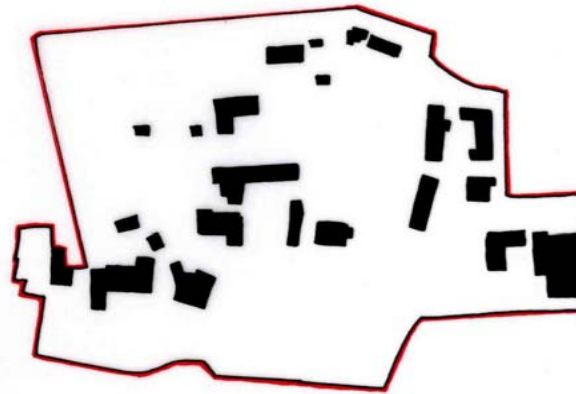


Figure 26 :Historic Rural ground plan

14 Brewery Area character area



Figure 28: Brewery Area Zone

14.1 Land use

This area is residential with the exception of the brewery and its subsidiary buildings.

14.2 Street Pattern

The zone is based around Brewery Lane at the far west of Hook Norton which ends at the Brewery complex.



Brewery buildings

14.3 Building age, type and style

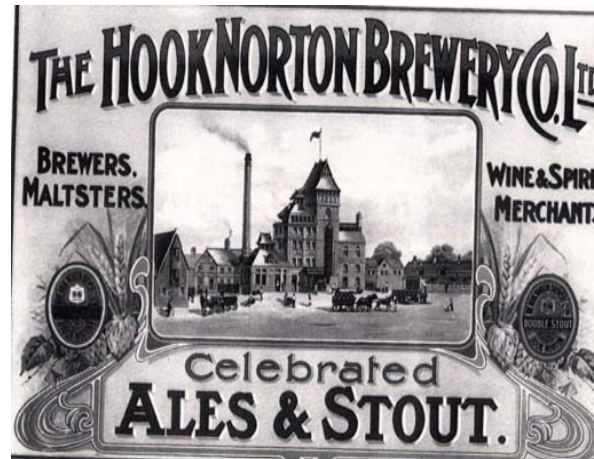
Some houses in the area such as Brewery Cottage are 17th century however the majority were built more recently. Those bungalows built to the south are in a fairly low lying area liable to flooding. Local history puts the owners of the older cottages as brewery workers, including wooden barrel makers. The style is predominantly local vernacular. The current brewery building was constructed in 1898 by William Bradford of London and incorporates the earlier brewery of 1872. The other buildings, the Malthouse, Office block and Stable block are all built in the late 19th century in style closer to the local vernacular.

14.4 Scale and Massing

The Brewhouse is a six storey building, the Office block and Malthouse are two storeys plus attic but the other residential dwellings are mostly two or one storey in height. All the properties in this zone are detached and are mostly set back from the road.

14.5 Construction and materials

The houses in this area are mostly ironstone with some of the modern dwellings displaying stone effect concrete blocks and brick construction. Brewery Cottage is constructed from ironstone banded with limestone with a Welsh slate roof. The Malthouse is roofed in stone slate in diminishing courses while the windows on the ground floor of the Stable block are wood mullioned and transomed with arched blue and red brick voissiors. The most diverse range of materials in the village is found in the construction of the Brewhouse itself. The brewery building is in three parts, Copper house which has cast iron glazing bars and chamfered stone lintels; Tower brewery, with machiolated stone work, cast-iron panels and mock timber frame and finally the fermenting house which has wooden glazing bars and stone sills. The doorway to the steam engine house has stone architraves and scroll pediment.



A vintage advertisement for the brewery



The main Brewhouse

14.6 Means of Enclosure

The means of enclosure is predominantly low stone walls with mature hedging.

14.7 Trees, hedges, verges, open spaces

The area is quite low lying and as a result can feel quite dank. There are areas of un-edged grass verge and large trees within the gardens on either side. The houses are mostly placed back and low within gardens so that some are completely obscured from view. There is a sense of being on the village perimeter.

14.8 Features of special interest

The brewery complex is obviously an area of special interest within this zone, not only for its amazing architecture, its history and its survival but also its social importance to village identity. Its presence draws Hook Norton together in a sense of community pride and individuality that many villages have sadly lost during the last century.

14.9 Carriageways, pavements, footpaths

There are no pavements in this area and no edging, the house drives are mostly gravel and the road is tarmac. The brewery area is also tarmac with some blue block setts and granite kerbs.

14.10 Threats

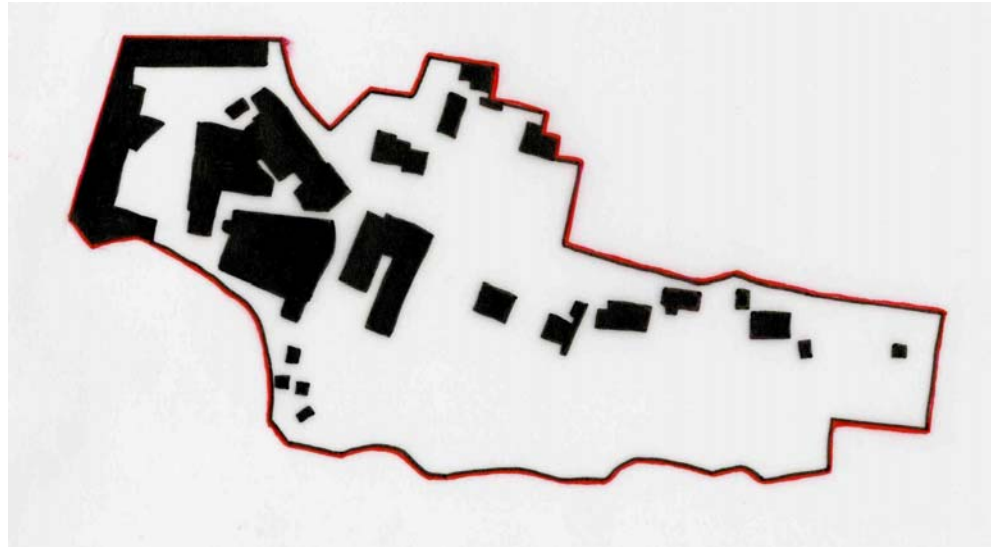
- With the majority of the brewery buildings grade II listed there might well be a balance to be struck between doing as little alteration as possible and running a successful business.
- The greenery and trees are important to this character area and the removal or over maintenance of these elements could be a threat.

14.11 Key views

The views into the brewery site are impressive with the huge steaming Brewhouse dominating the area. The deflected views along the lane towards the Pear Tree Inn are also aesthetically pleasing.



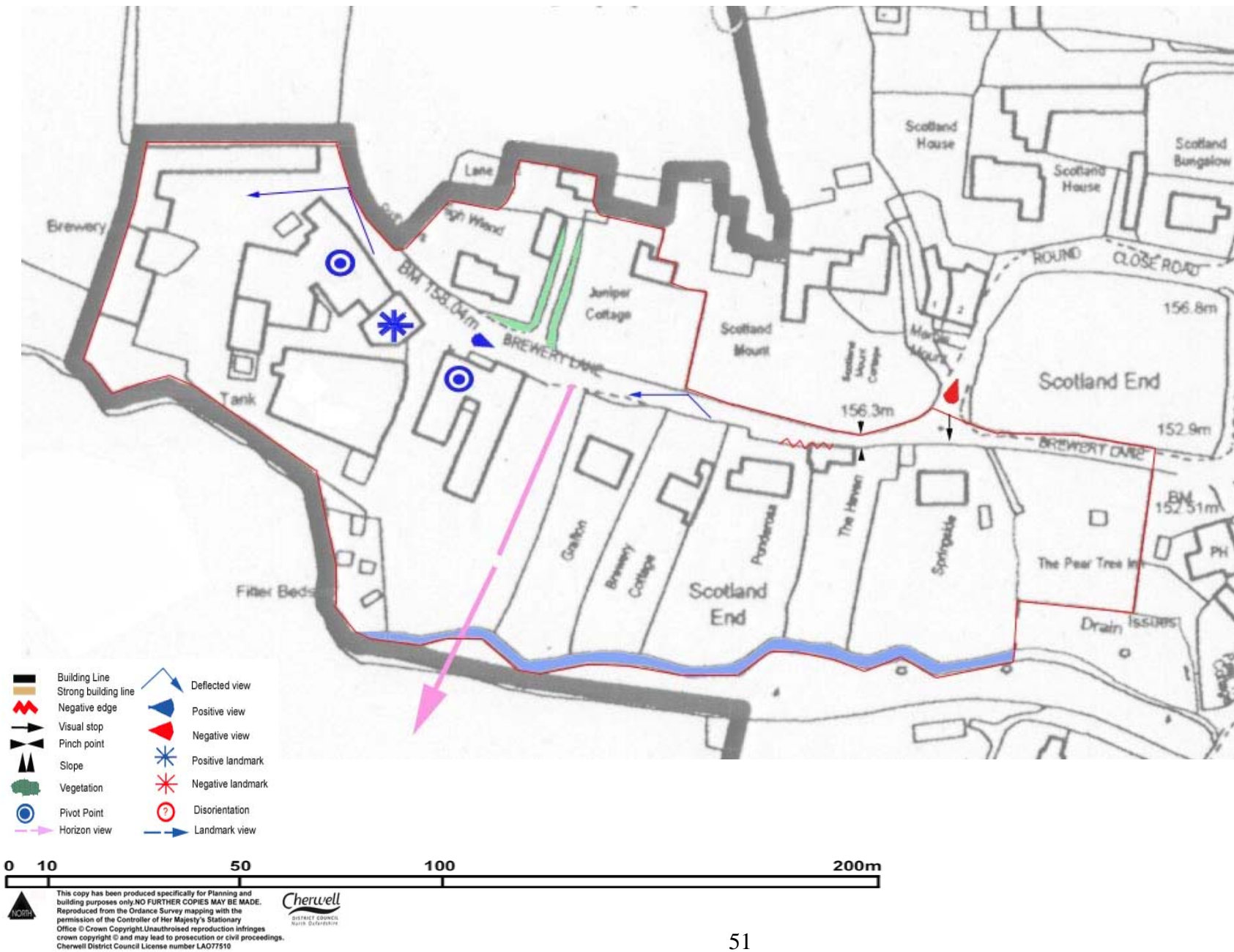
Deliveries to the Brewery



Brewery Lane

Figure 29: Brewery area ground plan

Figure 30 : Brewery area visual analysis



15 Insular Closes character area

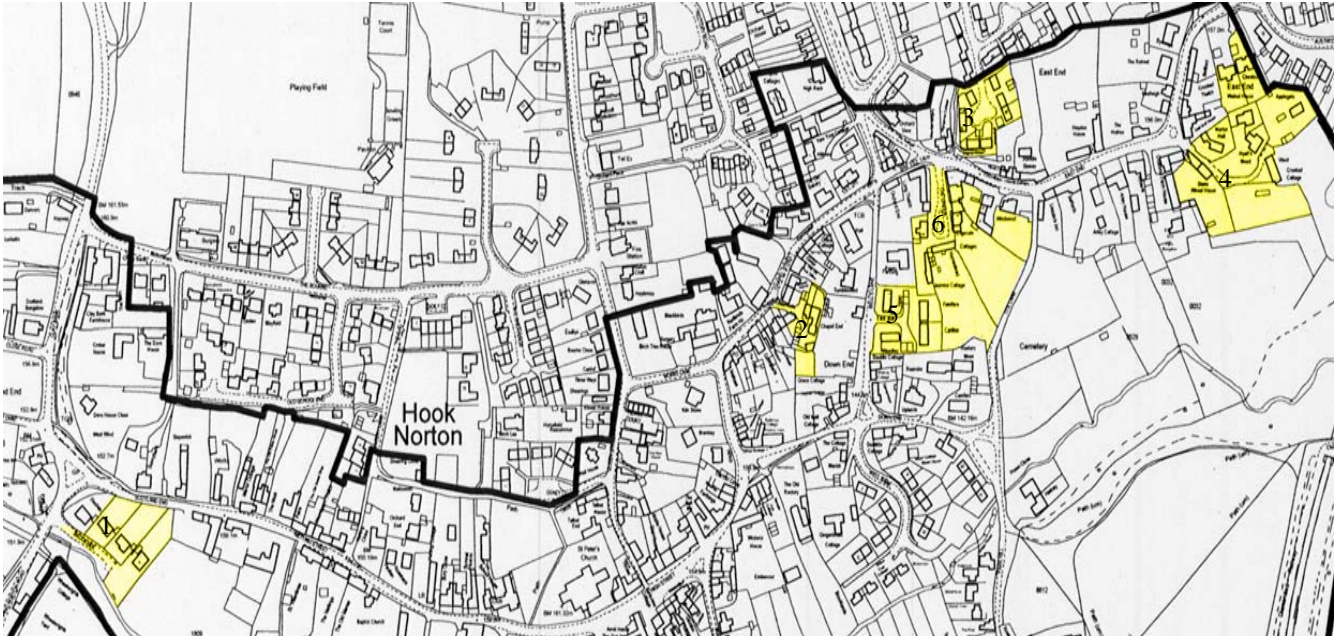


Figure 31 : Small closes zone

15.1 Land use

This zone is completely residential.

15.2 Street Pattern

This zone is comprised of six closes, 1. Brookside to the south west, 2. Chapel Mews, the end of 3. Holly bush Road and offshoots of 4. East End, 5. Bells Lane and 6. The Green. This zone is characterised by areas within an enclosed close, some of these are historic and others more modern but they are linked by a fairly insular character.

15.3 Building age, type and style

The houses in this area are predominantly common vernacular with some modern pseudo vernacular styles. There are three listed buildings in this zone, Long Thatch, Jasmine Cottage and Crooked Cottage, all three dating from the 17th century although only Jasmine Cottage has an exact date of 1676. These properties have stop-chamfered beams and fireplaces with bressumer as indicative of the period, but Long Thatch has 20th century additions. Stone Wheel House has an impressive coach house arch with large wooden beams and a stone slate roof.

15.4 Scale and Massing

The area has a mix of detached and semi-detached properties with the majority being 2 storeys in height. The houses at Brookside are all detached set within their own gardens as are those on East End and Bells Lane; however on The Green and at Church Mews there are terraced and semi-detached dwellings.

15.5 Construction and materials

As in the rest of the village the main construction material is coursed ironstone rubble with Welsh or stone slate roofing. Long Thatch has a wing with banded limestone and ironstone. There are also a number of houses, notably at Brookside and Church Mews with 20th century tiles. The listed buildings as well as some others have thatched roofs and Jasmine Cottage displays a plank door with wooden surround and lintel.



Stone Wheel House

15.6 Means of Enclosure

The stone walling that is used as the main means of enclosure in this zone is mostly low with flat top stones. On the road edge of The Green there are metal railings, some of which are also found at the entrance to Holly Bush Road. In the East End there are some wooden field gates and the use of large shrubs and small trees on boundaries.

15.7 Trees, hedges, verges, open spaces

Both Brookside and East End are directly adjacent to the green field zone and therefore look onto open vistas out of the village. The Green as the name suggests is centred on an area of grass, but this is more a large verge than an area where villagers meet. Grass verges are found in most of the areas in this zone with the exception of the more urban character of Chapel Mews. The entrance to the Bells Lane close is fairly well hidden as a result of hedging.



The Green

15.9 Carriageways, pavements, footpaths

Most of the roads within the area are tarmacadam however in the East End and on The Green gravel is used as the surface material. As with many areas in the village there are few pavements, but where they occur they are tarmacadam with concrete or granite kerbs. On The Green there are some front paths made from stone slabs.

15.10 Threats

- Over urbanisation of these closes, including for example replacing gravel with tarmacadam would be a threat to the area.
- The replacement of thatch with tile roofing should be discouraged as this could damage the character zone.

15.8 Features of special interest

There are no areas of specific interest within this zone although there are a number of interesting houses and possibly some local history associated with The Green.

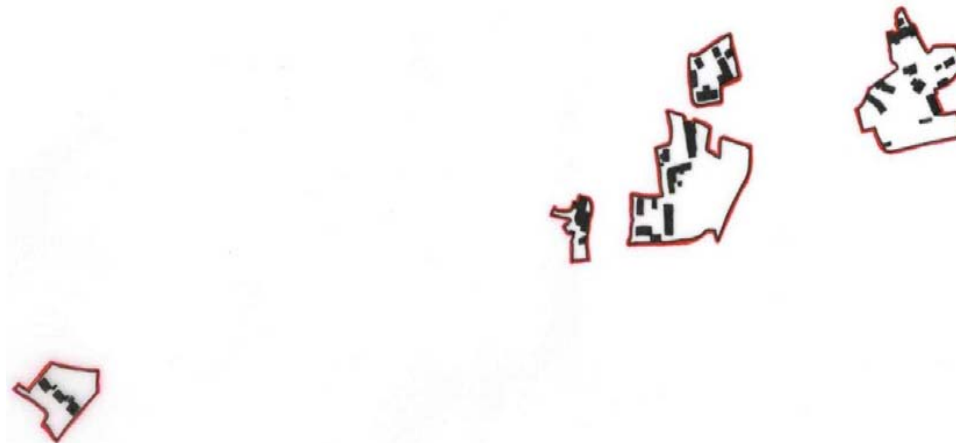
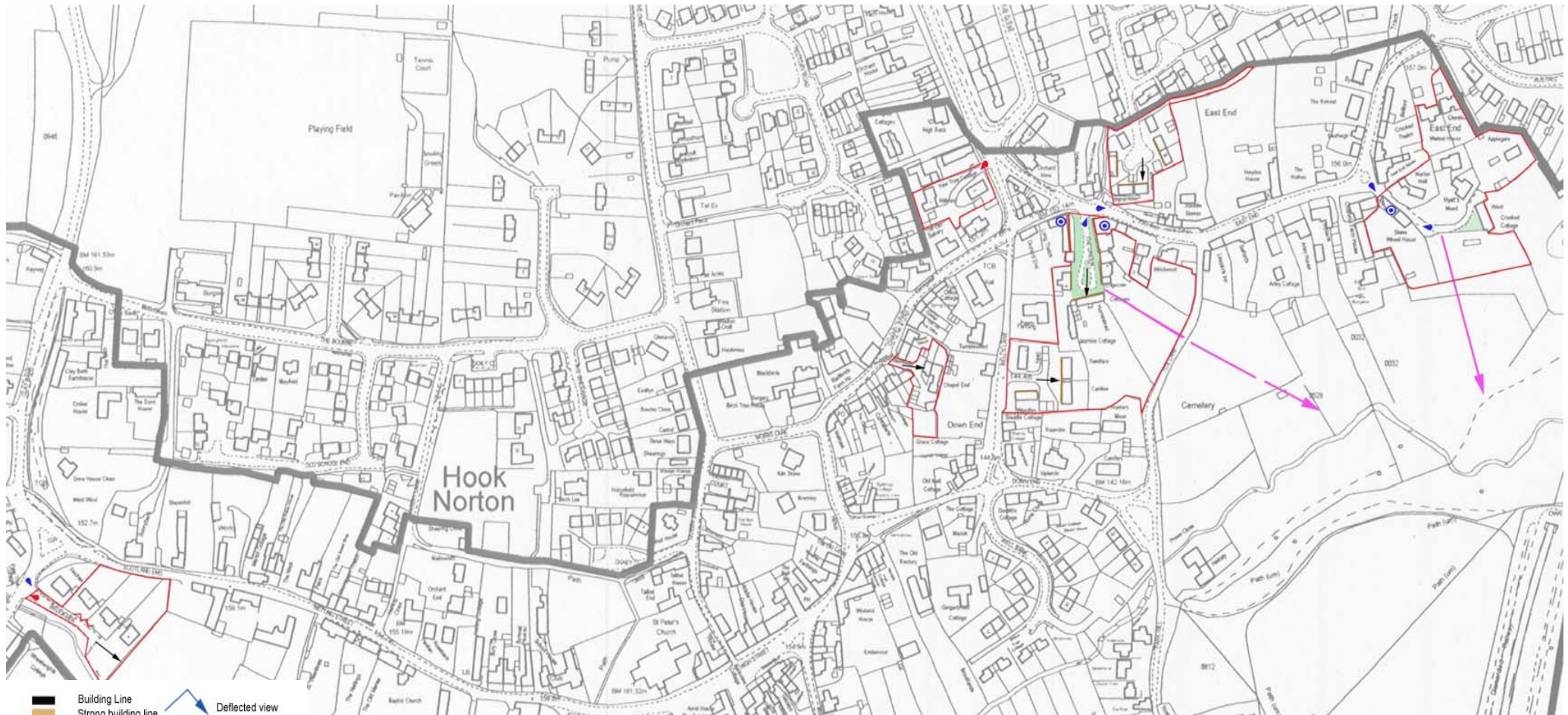


Figure 32: Insular closes ground

15.11 Key views

There are some impressive views out of the conservation area particularly from East End. The Green is also a picturesque area of the village. The entrances to the more hidden closes such as Chapel Mews lead you into the areas with deflected views.

Figure 33 : Insular closes visual analysis



- Building Line
- Strong building line
- Negative edge
- Visual stop
- Pinch point
- Slope
- Vegetation
- Pivot Point
- Horizon view
- Deflected view
- Positive view
- Negative view
- Positive landmark
- Negative landmark
- Disorientation
- Landmark view



This copy has been produced specifically for Planning and building purposes only. NO FURTHER COPIES MAY BE MADE. Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes crown copyright © and may lead to prosecution or civil proceedings. Cherwell District Council License number LA077510



16 Modern closes character area



16.1 Land use

The land use in this zone is entirely residential.

16.2 Street Pattern

The character of this area is defined by its street pattern, based as it is around two modern closes, 1.Beanacre and 2.Well Bank.

Figure 34: Modern closes zone

16.3 Building age, type and style

The houses in this zone are all modern developments built as a group, in Beanacre in the 1990s and at Well Bank around the 1970s. The housing style at Beanacre could be described as pseudo vernacular.

16.4 Scale and Massing

The houses on the west of Well Bank are predominantly bungalows while those on the east are mainly 2 storey. All the houses in this area are semi detached. In comparison most in Beanacre are detached, set within their own gardens and two or three storeys high.

16.5 Construction and materials

Beanacre is constructed of An adventurous mixture of local ironstone and red brick with tile roofs while Well Bank is mainly textured concrete, pebbledash and concrete tiling.



Well Bank

16.6 Means of Enclosure

Well Bank has small stone and red brick walls, wooden fencing and metal railings as means of enclosure with some hedging, while Beanacre displays mature hedges over walls as well as smaller boundary walls within the development.



16.7 Trees, hedges, verges, open spaces

Beanacre incorporates some small trees, as well as many mature shrubs and well tended grass. Well Bank also has areas of grass and in both developments there are medium to large sized gardens.



Inside Beanacre close

16.8 Features of special interest

There is a suggestion in local history that Well Bank is constructed on some of the site used as an asylum in the mid 19th century. And the area to the west of the development still retains the name asylum yard. Apart from the social history of the site however there are no particular features of special interest in this zone.

16.9 Carriageways, pavements, footpaths

In Beanacre there are granite setts but the majority of the kerbs are concrete. Both areas have tarmac roads and pavements although the entrance to Beanacre has no footway.

16.10 Threats

- Beanacre appears a very insular development and is positioned to the far south of Hook Norton; there is a threat of residents not using the village shop because of the distance.
- There could be a threat of expansion to the south of the Beanacre development which would threaten the views out across the fields to the south.

16.11 Key views

There are views out of Beanacre across the fields, as well as views to the horizon from the entrance of the development. This view is dominated by two rural and aesthetically pleasing houses. The view out of Well Bank is also impressive, looking up Bells Lane across the small open green junction.



Beanacre entrance

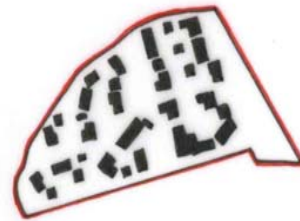
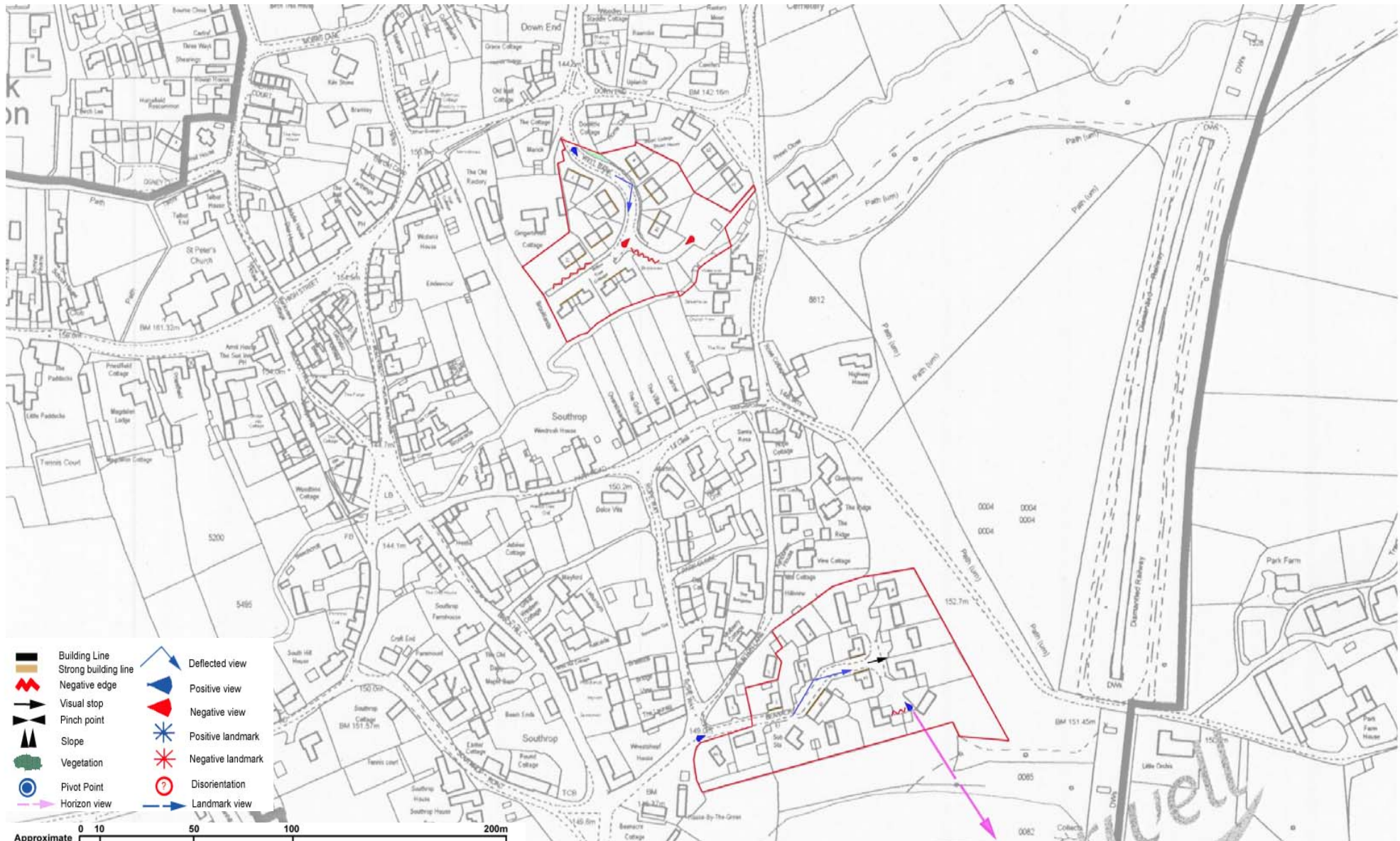


Figure 35: Modern closes ground

Figure 36: Modern closes visual analysis



- Building Line
- Strong building line
- Negative edge
- Visual stop
- Pinch point
- Slope
- Vegetation
- Pivot Point
- Horizon view
- Deflected view
- Positive view
- Negative view
- Positive landmark
- Negative landmark
- Disorientation
- Landmark view

Approximate Scale 0 10 50 100 200m



This copy has been produced specifically for Planning and building purposes only. NO FURTHER COPIES MAY BE MADE. Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes crown copyright © and may lead to prosecution or civil proceedings. Cherwell District Council License number LAO77510



Figure 37 : Materials

Walls



Ironstone rubble

Ashlar

Pointed Ironstone

Painted bricks



interlocking concrete paving with granite kerbs

Stable block paviments

Pink granite sett kerb

Blue engineering brick kerbing



Square blue granite block setts

Concrete herringbone paving

Concrete slabs

Stone setts

Textured concrete bricks

Figure 38 : Details



Figure 39: Old Photographs of Hook Norton © Oxfordshire County Council Photographic Archive



Bridge over the stream



Scotland End



Down End Tite



The railway viaduct



The Brymbo Ironworks



The Green



Bell Hill looking towards Bridge House.



View up Middle Hill



View from the church tower looking north east

16 Management Plan

16.1 Policy context

The Planning (Listed Buildings and Conservation Areas) Act 1990 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.

There are two major threats to the character and appearance of this Conservation Area. The first being the erosion of open space and rural character by infill housing and urban additions and the second is the cumulative impact of numerous alterations to the traditional but unlisted buildings within the area. Some of these alterations are quite small in themselves, for example the replacement of traditional window casements, usually with uPVC double-glazing and additions such as 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 rural appearance of the conservation area.

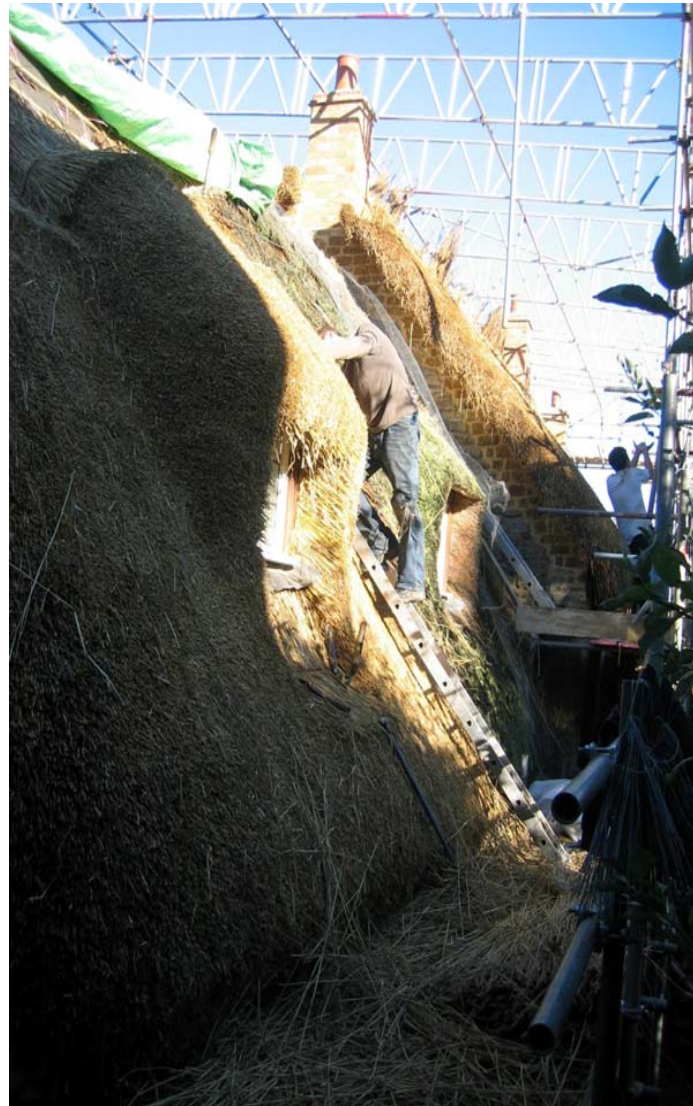
The aim of management proposals is not to necessarily prevent changes but to ensure that any changes are both sympathetic to the individual property, sympathetic to the streetscape and overall enhance the character and appearance of the conservation area.

The principal policies covering alterations and development of the historic built environment are given in Appendix 1, while the management plan aims to encourage a sympathetic approach to minor alterations within the Conservation Area.

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. In some cases secondary glazing can be sympathetically included in restored windows.
2. Actively promote the use of traditional building and roofing materials in new building work, extensions and repair.
3. Encourage owners of historic properties 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.



Thatchers working on Gingerbread Cottage in 2006

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. This is relevant in the case of farm and brewery buildings that might be converted in the future.

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 Hook Norton, mostly in the Green junction zone, 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 20th century tiles are widespread in Hook Norton. On these houses when possible a return to traditional Welsh or stone slate should be encouraged.

Enhancement and management of the public realm

The Council Will:

1. Encourage a general level of good maintenance of properties. For example at the open land next to Sycamore Cottage on Ropeway which is overgrown and used for unsightly storage.
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. Require 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. 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.

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. Encourage on unlisted buildings the location of solar panels on rear roof slopes or on outbuildings within rear gardens.



10. Encourage sympathetic refenestration where inappropriate windows have been inserted.

11. Actively promote the harmonisation of appearance within the individual terraces or pairs of properties for example in the village centre

12. Encourage the reinstating of traditional features of the village such as Tites.

13. Discourage disfiguring alterations such as unsympathetic extensions, altering the dimensions of window openings.

14. Support new buildings on infill plots that 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. Hook Norton is surrounded by large open areas. Within the village there are also pockets of green land such as the Scotland End paddock that should be protected from the infill housing that has taken place in the past around the village. It is essential that the historic and in parts semi-rural nature of the area is not overwhelmed.

15. 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.

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. Down End is an example of where these cables are visually intrusive.

17. Promote the accommodation of ramps within the building for wheelchair users. Although not currently of relevance in Hook Norton 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 conservation area. The material and design of the fittings and their position on the building should be carefully considered, there are some inappropriate examples on Park Hill. Some areas of the village, for example the open fields zone, 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 can be poor, good lighting is a necessity especially considering the narrow width of the main route.

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

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. The introduction of a 20 mph speed limit might be advisable.

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 in the open field zone

26. Promote 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.

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 inappropriate metal signage should be resisted.

Management and protection of important green spaces

The Council Will:

28. Encourage the retention of front gardens and walls.

29. Promote the retention of significant open spaces and field systems.

30. Promote positive management of vegetation. Trees and hedges make an important contribution to the character and appearance of the 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 Hook Norton play a key role in the character of the conservation area. 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.

31. Promote the sympathetic maintenance of open areas within the conservation area such as the allotments and the church yard without over cultivation.

32. 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. Hook Norton has a notable number of these small green spaces, often at junctions such as that of Little Bridge Road and Stone Hill.

One of the aims of the management plan is to actively promote the retention of unlisted buildings making a positive contribution to the Conservation Area. Below are listed those within the conservation area of particular significance and justification of their preservation. All other things being equal, the conversion of old buildings that make a positive contribution is preferable to the demolition and redevelopment of sites.

(i) . Scotland Farmhouse:

A large and imposing building due to its position on a bank of grass over Clay Bank this 18th century converted farmhouse forms a group with the listed Clay Bank Farmhouse and is a property worth protecting.



(ii) . The Pear Tree Inn:

The closest Inn to the brewery this is a pivotal building that stands at an important village junction. Dating from the 19th century it was probably constructed in the same period as the brewery and therefore has some social history importance.



(iii). The Nettings and (iv). The Old Manse:

These two buildings form part of a group with St. Valentines on Netting Street. They are aesthetically pleasing buildings dating from the late 17th century and built in a vernacular style. Their position makes them the surface for a deflected view as they carry the eye round the corner.



(v). The Sun Inn:

The most central village pub this 18th century ironstone building was once two pubs and stands set back from the road. In many old photographs the pub forecourt is pictured as a market ground and site of village festivals such as maypole dancing. As a result this building is worthy of protection as a piece of Hook Norton's social history.



(vi). Anvil House:

An important pivotal building at the junction of Middle Hill, Bridge Hill and the High Street, the house is also a positive landmark at the point where the High Street is at its widest. Anvil House is part of a group with the Sun Inn and its loss or alteration would be highly detrimental to the street scene.



(vii). Bankview Cottage:

This vernacular building is listed for group value, being next to Homeleigh and Gazebo cottage which are both listed. An aesthetically pleasing cottage Bankview has a positive impact on the street scene.



(viii). Redlands Farm House:

An 18th century farm house this building has an impressive dovecote barn which can be seen from the street. To have a farmhouse at this point within the village is very important in retaining a semi-rural feel to the settlement.

(ix). No. 1 The Green:

This is a large 18th century thatched house that faces the listed Long Thatch and as a building at the edge of The Green should be protected for group value. It is also a pivotal building with a curving wall that leads the road round and down towards East End.

(x). Stone Wheel House:

An aesthetically pleasing property this 17th century ironstone building in the local vernacular style has a large and impressive coaching arch which adds to the street scene.

(xi). House by the Green:

Part of a group with the white painted Beanacre Cottage this building also dates from the 17th century and is a hugely important building in terms of position. The building is central to views out of the conservation area to the south from Rope Way, Brick Hill and Southrop Road. It is a positive landmark as well as a pivotal building.

(xii). Willow Green Cottage, (xiii). Tite Cottage, (xiv). Astwell House and (xv). Bob Players Décor Shop:

A group to the north west of the stream crossing these mostly 17th and 18th century cottages feature in many old photographs and form a pleasing frontage to this area of the green 360 zone. They also feature in one of the most picturesque Hook Norton views, up Middle Hill towards St. Peter's church.



Redlands Farm House



Stone Wheel House



House by the Green



Bob Players Décor Shop

(xvi). Cottage to the east of the Old Malt Cottage:

A 17th century property with later additions this cottage should be protected not only for group factor, with the listed Old Malt cottage, but for its positive impact on the street scene of the Down End junction.

(xvii). Hollytree Cottage:

This 17th century stone cottage on the Sibford Road triangle is picturesque and is important to the street scene, as such any alteration to high would be detrimental to this area of the main route zone.



Hollytree Cottage

Figure 40: Unlisted buildings that make a positive contribution to the Conservation Area.

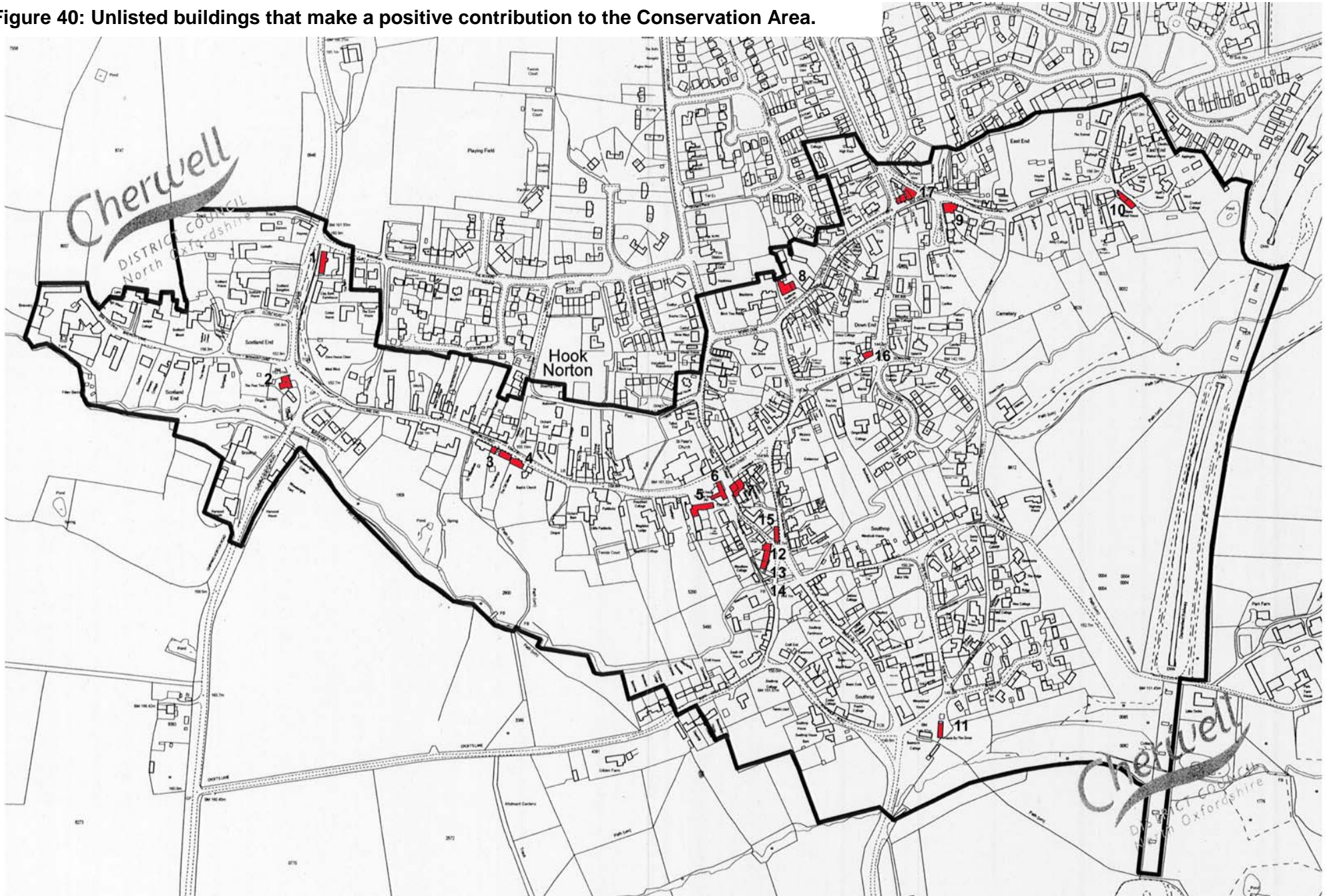


Figure 41: Paving that makes a positive contribution to the Conservation Area.



- Barnett, M. and Gosling, S. (1988), *Banburyshire in old photographs*.
- Beesley, A. (1841) *The History of Banbury, Nichols and Son, Banbury*.
- Cherwell District Council (1995) *Conservation area appraisals procedure*.
- Cobham Resources Consultants (1995) *Cherwell District Landscape Assessment*.
- Department of the Environment & Department of National Heritage (1994) *Planning Policy Guidance: Planning and the Historic Environment* (PPG 15). HMSO, London.
- English Heritage (1993) *Conservation Area Practice*.
- English Heritage (1997) *Conservation Area Appraisals*.
- English Heritage / CABE (2001) *Building in context: new development in historic areas*.
- English Heritage (2000) *Power of Place: the future of the historic environment*.
- English Heritage (2005a) *Guidance on Conservation Area Appraisals, consultation document*.
- English Heritage (2005b) *Guidance on the Management of Conservation Areas, consultation document*.
- English Heritage (2006) *Guidance on the management of conservation areas*.
- Hook Norton Local History Group (2000), *Hook Norton 2000 A.D., The millennium book*
- Dickins, Margaret (1928), *A history of Hook Norton*
- Hook Norton Local History Group (1984), *Four Hook Norton footpaths*.
- Pevsner, N. and Sherwood, J. (1974) *Buildings of England: Oxfordshire*. Penguin, Harmondsworth, pp651-652.
- Waters, L. (1989), *Oxfordshire Railways in old photographs*.
- Wood-Jones, R. (1986) *Traditional Domestic Architecture in the Banbury region*. Wykham Books, Banbury.

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

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

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

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.

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.

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.

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.

Non-statutory Cherwell local plan 2011

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

(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.

18 Acknowledgments

The assistance of Hook Norton Parish Council and Hook Norton library is gratefully acknowledged. Thank you to the Oxfordshire County Council photographic archive for allowing use of their photographs. Also thanks to Mick Jakeman for his invaluable help with local history and his building knowledge.

All OS plans reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Cherwell District Council License number LA077518

Contact Details

Planning and Affordable Housing Policy Manager
Cherwell District Council
Bodicote House
Bodicote
BANBURY OX15 4AA

Email: Planning.policy@cherwell-dc.gov.uk