

Bodicote

Conservation Area Appraisal



Planning, Housing & Economy
April 2008

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1. Introduction

Bodicote was designated a conservation area in 1988, however the first written appraisal was not produced until 1995. This document is a further revision and expansion on that appraisal. Bodicote started as a small settlement subsidiary to Adderbury and it was only later that it became more closely associated with Banbury. The village began as a linear settlement following the main road along the ridge of the valley, only expanding to the south, east and north in the last 150 years.

This is particularly noticeable to the east where large amounts of 20th century suburban development has occurred. Bodicote contains a considerable number of high quality vernacular buildings and several large impressive detached houses. The changes in proximity of Banbury to the village in the last 12 years make it necessary to reassess Bodicote's character.



**Figure 1:
Conservation
Area**



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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 Local planning authorities have a duty under the Act to consider boundary revisions to their Conservation Areas 'from time to time'.

2.1.4 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 Bodicote, the special character and appearance of the area can be identified and protected by ensuring that any future development preserves or enhances that identified special character.

2.1.5 This appraisal was the subject of public consultation and has been adopted by the Council. It is now a material consideration in the determination of planning applications within the conservation area and its setting.



High Street looking north



Broad Gap looking east



Broad Gap looking west



Eastern Terrace



The Old Farmhouse



Church Street looking north

Figure 2: Area Designations

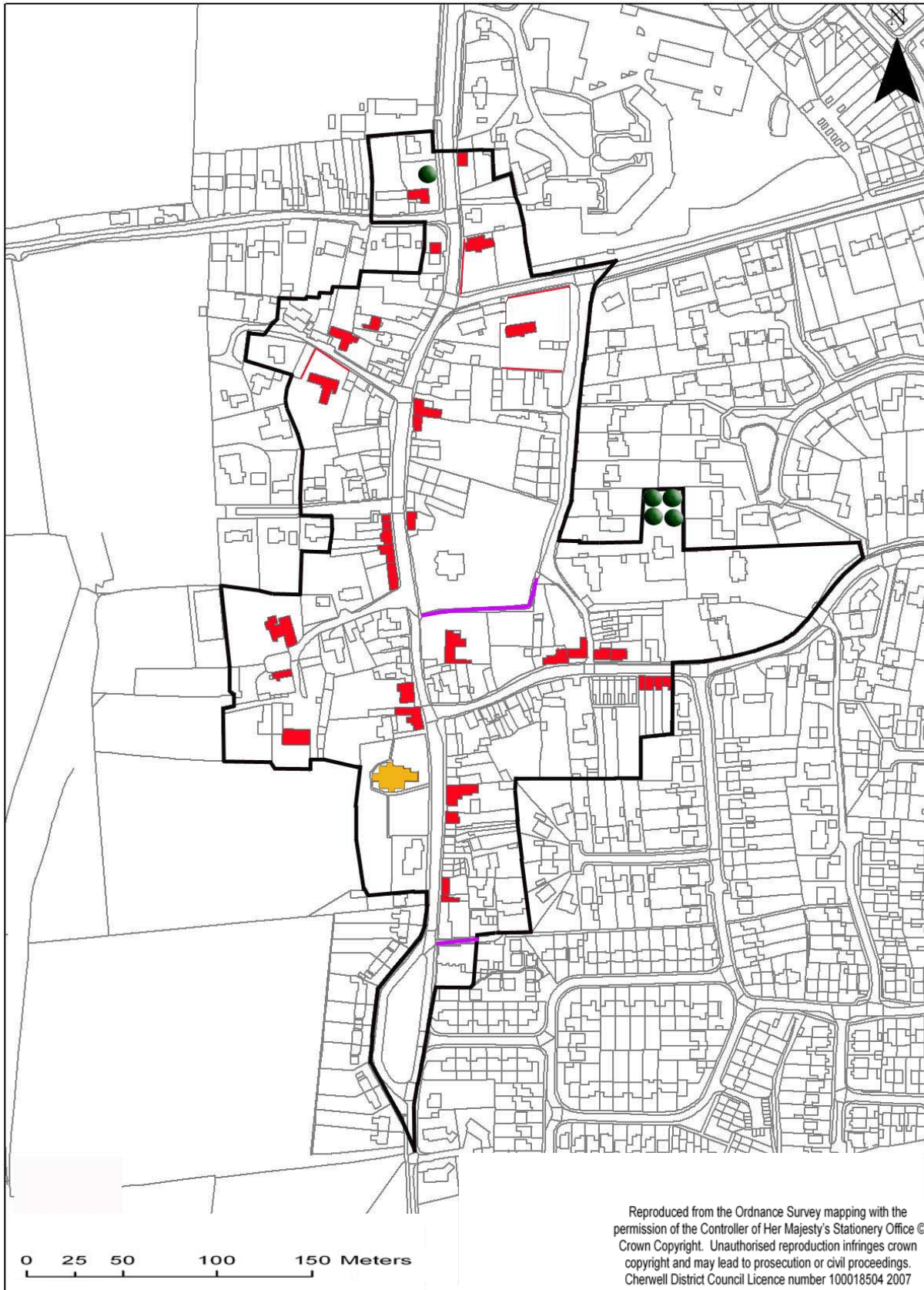
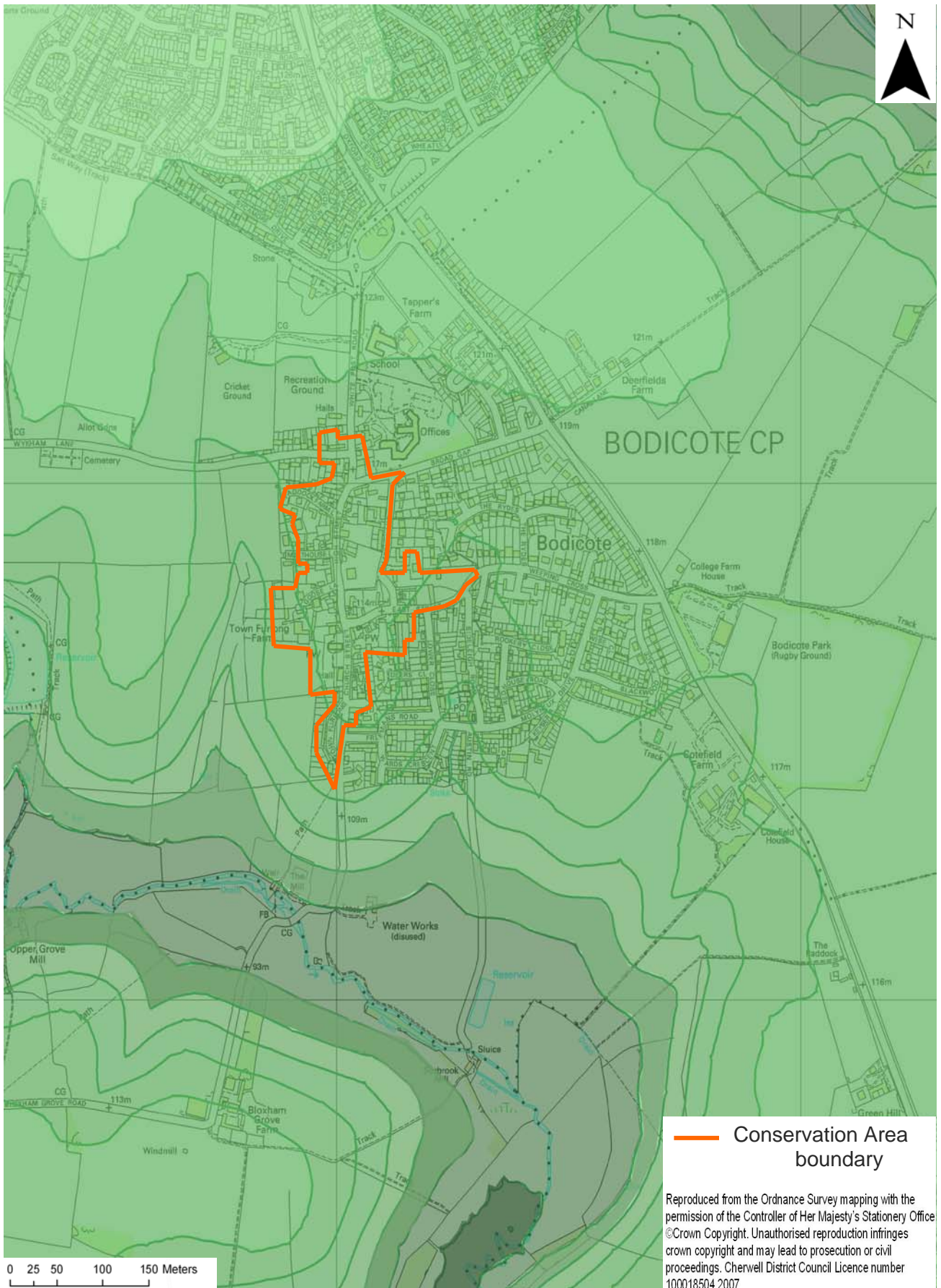


Figure 3: Topographical map



3. Location and Topography

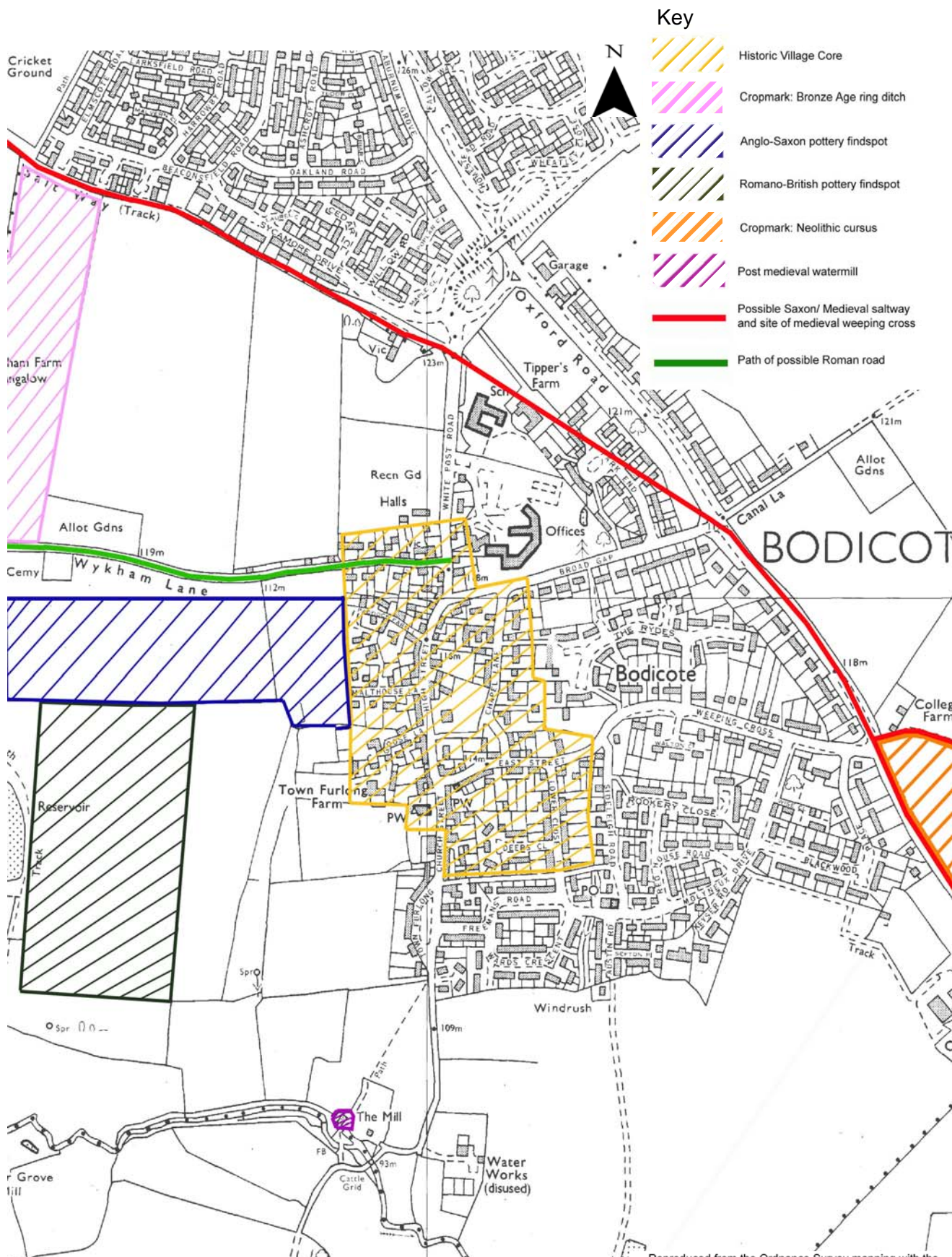
Bodicote Conservation Area lies roughly two miles (3.2Km) south of Banbury town centre and slightly to the west of the Oxford-Banbury road. The village lies between 328 and 394 feet (100-120 metres) above sea level and is split between two landscape character areas; the Cherwell Valley and Ironstone Hills and Valleys, as defined in the Cherwell District landscape assessment (*Cobham Resource Consultants, 1995*).

Bodicote lies on a complex mix of Marlstone (an iron-bearing limestone with local sandy deposits), clay, mudstone and siltstone. The geology is reflected to some extent in the rich colour and texture of the village's vernacular buildings. The landscape around the village is a mixture of rolling arable land in the east, with a weak field pattern and, to the west, smaller scale rolling farmland with a stronger field pattern.

Figure 4: Aerial view of the Conservation Area



Figure 5: Sites of archaeological interest



- Key**
- Historic Village Core
 - Cropmark: Bronze Age ring ditch
 - Anglo-Saxon pottery findspot
 - Romano-British pottery findspot
 - Cropmark: Neolithic cursus
 - Post medieval watermill
 - Possible Saxon/ Medieval salway and site of medieval weeping cross
 - Path of possible Roman road

0 25 50 100 150 Meters

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4. History of Bodicote

4.1

The name Bodicote is probably derived from the Anglo-Saxon personal name of 'Boda'. There is evidence of both Anglo-Saxon and a Romano-British activity close to the present village. Cot or Cote refers to a cottage or small dwelling.

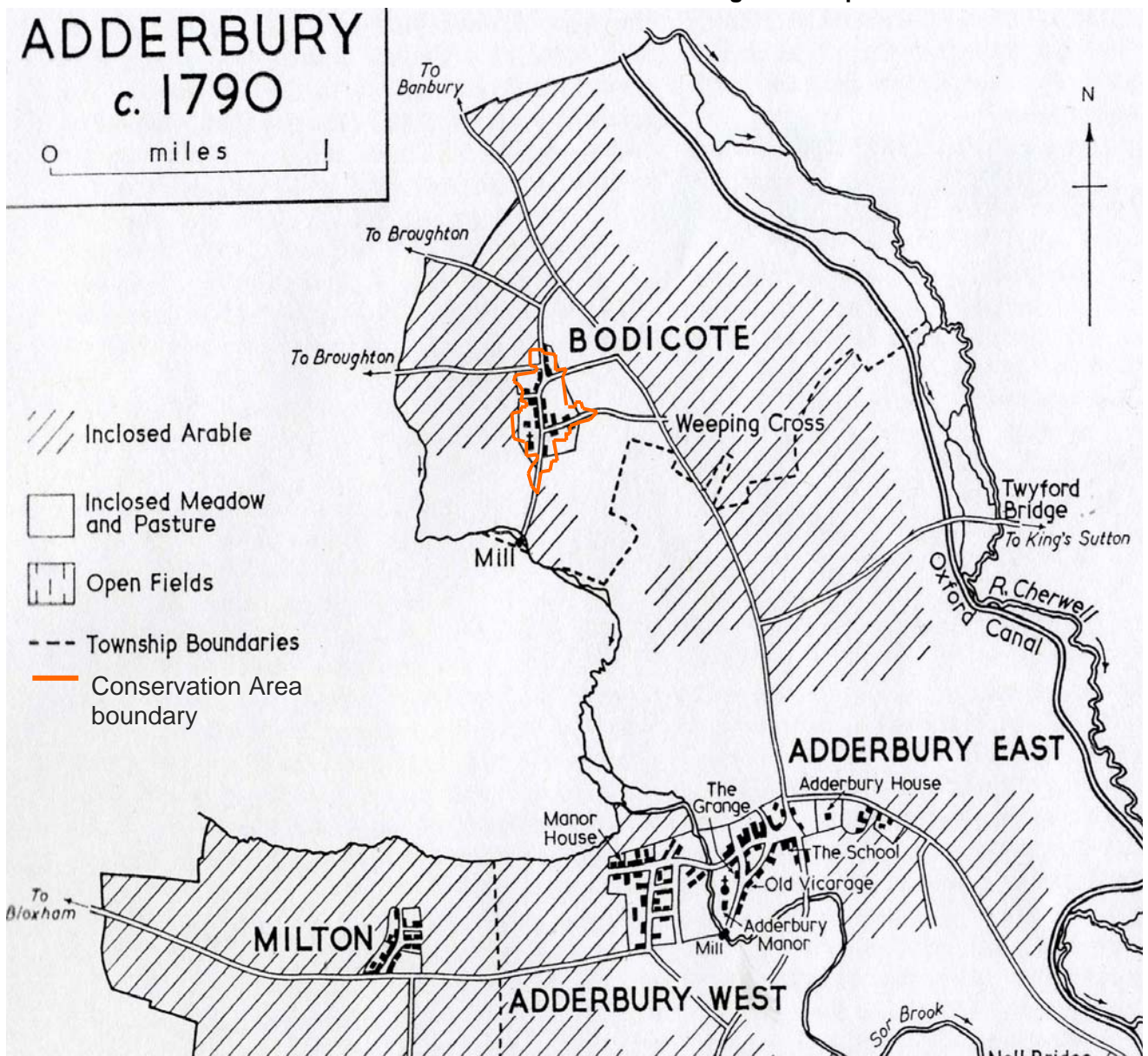
4.2

The settlement of Bodicote lay within the ancient parish of Adderbury until 1855, it is probable that the village originated as an off shoot from one of the Manors. This parish was bounded by rivers: the River Swere to the south, the Cherwell to the east and the Sor Brook, a tributary of the Cherwell to the west.

4.3

During the 17th century Bodicote was involved in the political struggle of the Civil War. Both parties were represented in the parish, in particular the then Lord Saye and Sele was a zealous parliamentarian. However there was no conflict associated with the village despite the Earl of Northampton's royalist troops being stationed in Bodicote in May 1643. In the same year the parliamentarians and royalists passed each others forces in Adderbury without much opposition.

Figure 6: Map of Bodicote 1790



4.4

After 1777 the village became known for the cultivation of rhubarb and other medicinal plants. A Banbury apothecary William Hayward began the enterprise by smuggling some seeds of the medicinal rhubarb (*Rheum-Palmatum*) out of China. The seed was not allowed to be exported and prior to this all medicinal rhubarb had been imported from China. The roots of the rhubarb were ground up and believed to cure gastric ulcers and liver complaints. In 1793 Hayward received a gold medal of the Society of Arts for supplying sufficient rhubarb from two fields, one at Bodicote the other at Overthorpe, to satisfy the needs of this country. The business continued in the hands of the family firm of Usher and Co until 1946 when the firm ceased trading. Even today houses and field names in the village have names such as Medicine House or Rhubarb ground.

4.5

The course of both the Oxford-Banbury and the Banbury– Buckingham roads were altered by the inclosures of 1768. Before this the Buckingham road branched off the Oxford-Banbury road at the Weeping Cross, just east of Bodicote and ran south east along the ancient route of the Saltway. The Saltway is an ancient track way running from Droitwich, Worcestershire to London and can be seen as a hedge-lined bridle path to the west and south of Banbury. The route was named because of its use in Roman times for the transportation of salt, a valued commodity at the time. It is possible that a track way ran between Milton and Bodicote where there is now a footpath, this might explain the positioning of the main commercial buildings along the High Street. Or this could simply be a result of traffic passing through along Wykham Lane from Bloxham onto the main Oxford bound road.

Figure 7: Map of Bodicote 1875



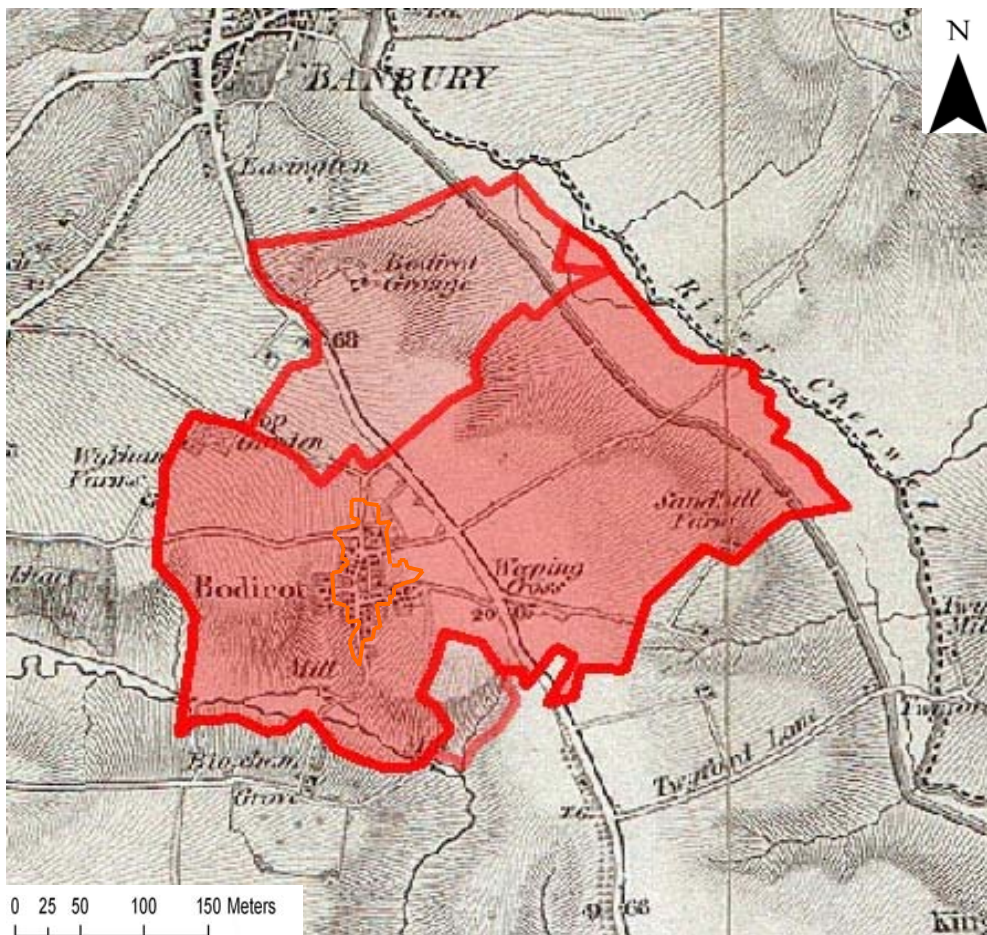


Figure 8: 1817 parish boundary

4.6

Starting as a smaller settlement than either of the two Adderbury's in the middle ages, by the 16th century Bodicote was probably larger than West Adderbury and in 1759 some 84 houses were registered. By 1831 the population reached 779, but this was to decline in the later part of the 19th century. Pre 20th century development was concentrated on either side of a long street, with several small lanes branching off it. This suggests that as population increased building sites were let on the closes formerly attached to the High Street houses.

4.7

The growth of Bodicote is closely associated with the development of the weaving industry in Banbury and other north Oxfordshire villages. Records indicate that in 1841 as many as 15 households relied on this industry for their income. The settlement's close proximity to Banbury has meant that throughout its history the village has benefited from having a proportion of its population employed in non-agricultural activities. Some of the residents of the village became skilled craftsmen, for example Robert Wise who in the 17th century moved to London to become a clock maker.

4.8

There are a number of famous people who came from Bodicote, amongst whom were Regenblad, Chancellor to Edward the Confessor, mathematician John Kersey and the 'Bodicote Body-snatcher' Joseph Tyrell.



Figure 9: John Kersey

4.9

In 1894 Bodicote acquired a new drainage system and in 1903 the village was lit by gas lighting from Banbury.

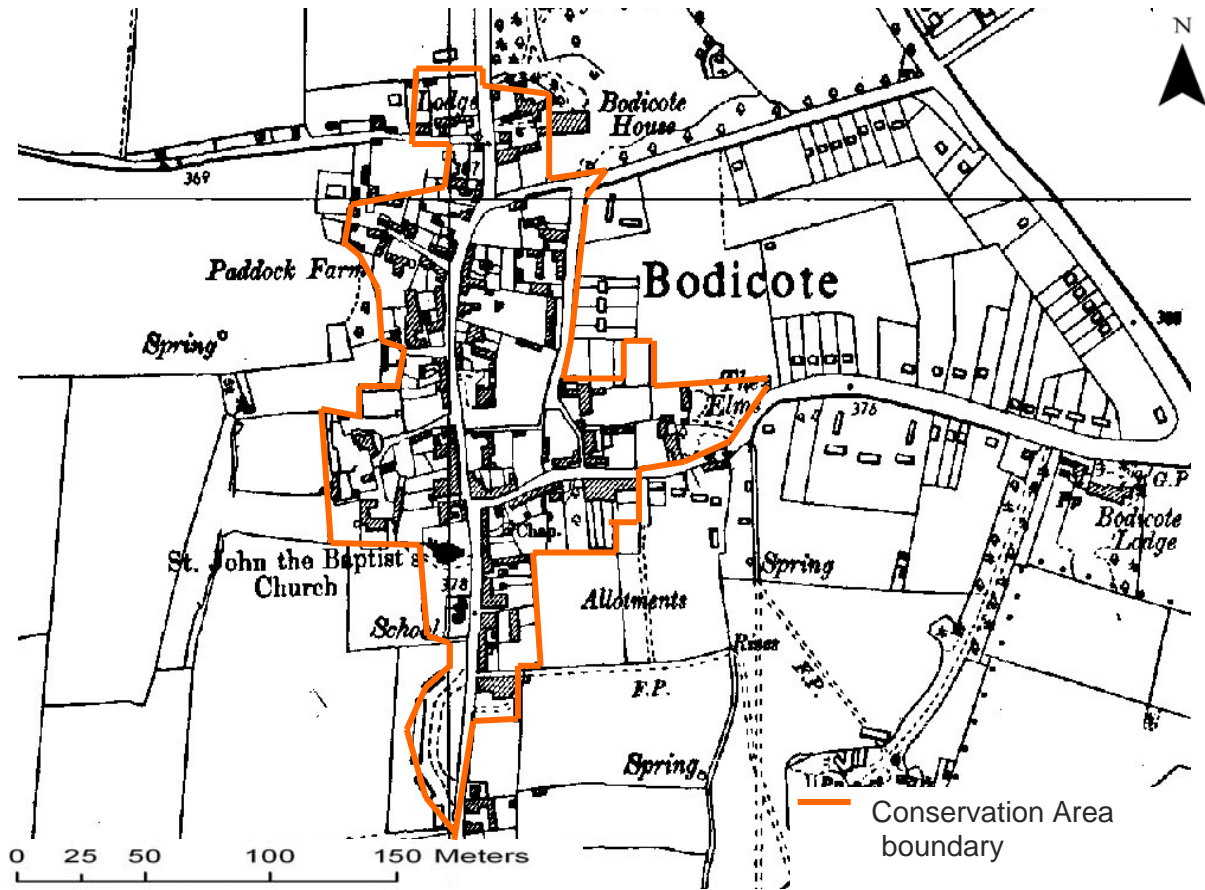


Figure 11: Map of Bodicote 1955

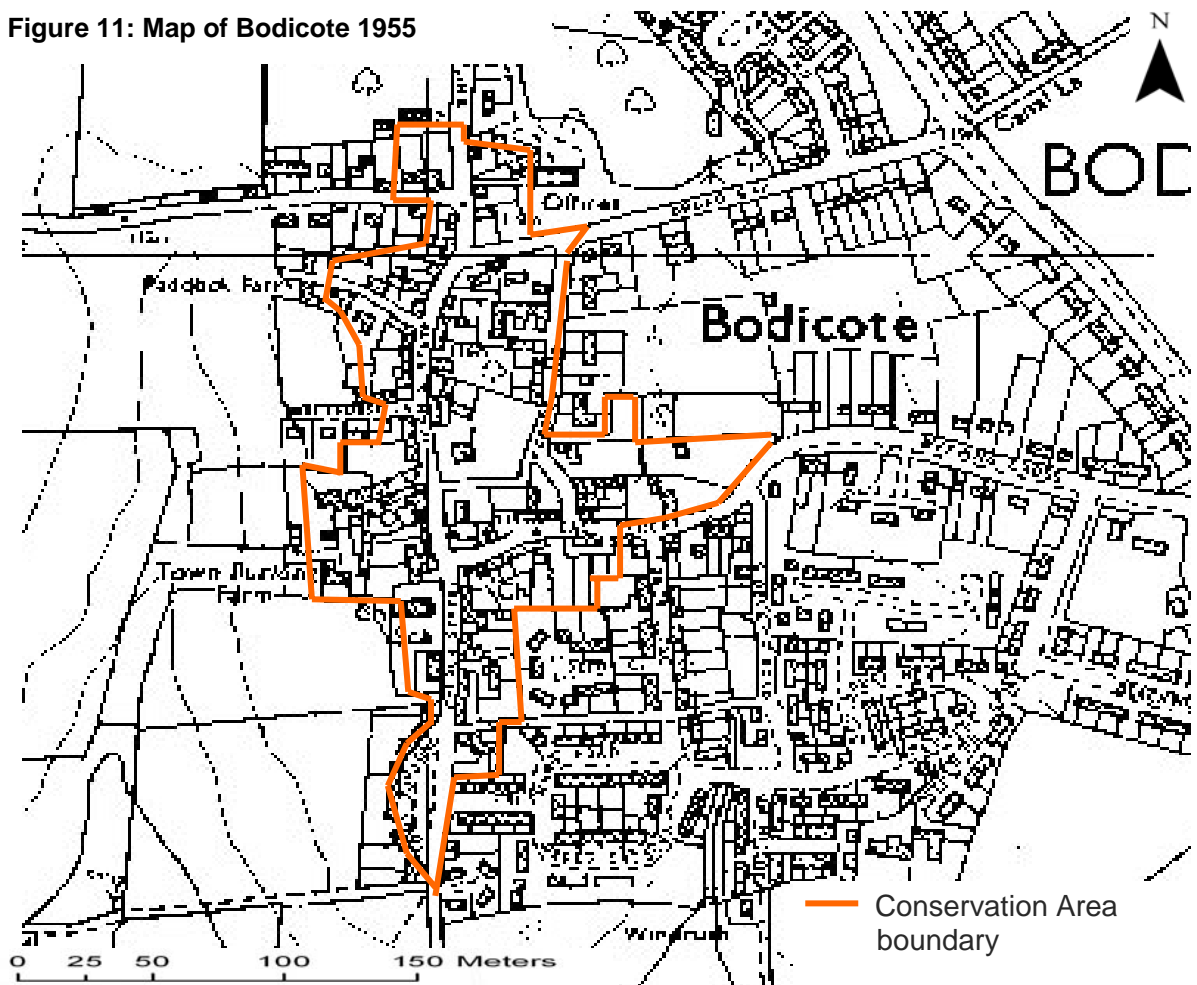


Figure 12: Map of Bodicote 1972

5. Architectural History

5.1

The Church of St John the Baptist was largely rebuilt in 1843-4 (by John Plowman and H.J. Underwood) although the earliest surviving feature (the chancel arch) dates from the early 13th century. It comprises a chancel, nave of 3 bays, aisles, and a western tower. The chancel was rebuilt in the 14th century and it is likely that the aisles were added at this date. The church retained a medieval rood loft until 1843, when it and the medieval tower were moved and a new tower was built at the west end. This church is typical of Gothic revival architecture with a mixture of historical window styles and an honest expression of each element externally, for example it is possible to see how long the chancel is from the outside.



Bodicote Church 1835



Bodicote Church 2008

5.2

The Weeping Cross was removed in 1803 but probably dated from the 15th century. It has been speculated that it may have been a halting place where mourners carrying coffins on their way to church would have set down their burdens and rested.



17th century vernacular houses

5.3

Many of the vernacular buildings which survive in Bodicote today date from the 17th century. There are also a number of large impressive houses of this date dotted around the village. These include Bristow House, which has a date stone of 1603, The Old Farmhouse, which has a date stone 1687, The Paddocks, Old Barn House (formerly The Old Barn) and Town Furlong Farmhouse.



The Old Barn House



5.4

There is a record of the High Street being paved in stone in the 17th century.



Bodicote House

5.5

In the 18th and 19th century several mansions were built including Bodicote House (now the offices of Cherwell District Council), Bodicote Manor and Bodicote Grange. A number of brick properties in the village also date from the 19th century, including the Baker's Arms Public House and Eastern Terrace. The Wesleyan Chapel was built in 1845 and the Old School (now church hall) was constructed in 1852, both in the Gothic style.



The Chapel



The Old School

5.6

The parish room and library were built in 1893, by J.F. Stankey of Bodicote House.

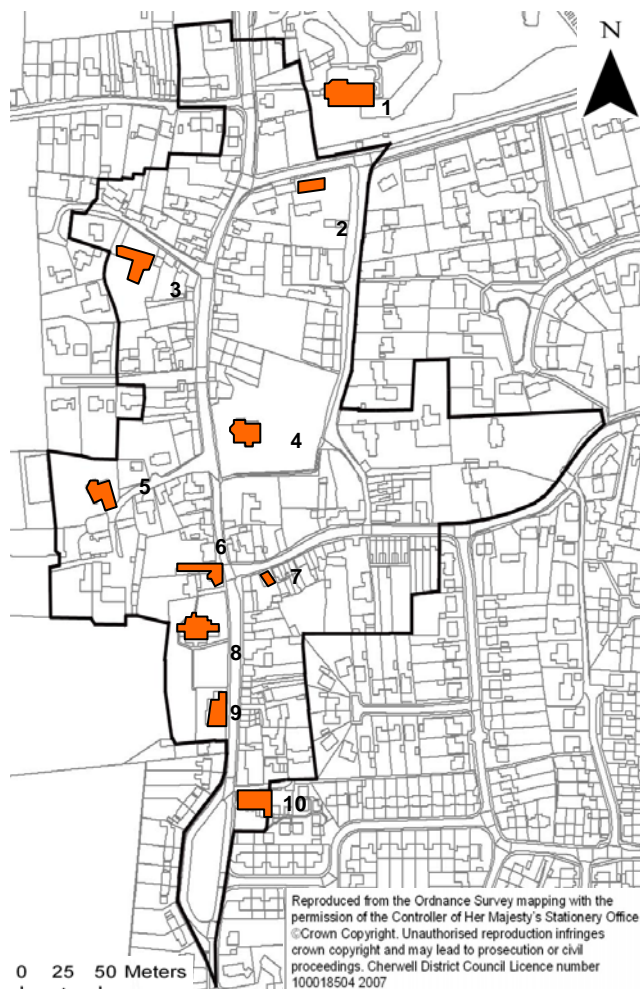
5.7

Fairholme House is typical of a 19th century gentleman's dwelling with two types of Oriel windows attached to the façade.

5.8

There are many 20th century additions to the village, the traditional stone and thatch building materials being replaced by brick, slate and concrete. The medieval cross that once stood in the centre of the village near the Plough Inn was removed in 1841. The 18th century workhouse and the Baptist Chapel in Chapel Lane were also demolished in the early 20th century.

Figure 13: Location of buildings mentioned



- 1-Bodicote House
- 2-Bristow House
- 3-The Paddocks
- 4-Bodicote Manor
- 5-Baker's Arms
- 6-The Old Barn House
- 7-Methodist Chapel
- 8-St John the Baptist Church
- 9-Church Hall/Old School House
- 10-Fairholme House



Fairholme House

6. Listed Buildings

Within Conservation Area

Chapel Lane

1. Bristow House

C17 house, remodelled in the 19th century. Date stone 1603.

2. Garden wall to N and S of Bristow House

Probably C18, Regular coursed ironstone

Church Street

3. No. 8 Herbal House

Probably C17. C20th tile roof. Recess for bread oven.

4. Cosy Cottage

C18th house. C20th tile roof.

5. Holly Tree Cottage and No.18 House.

Probably C17/C18. Thatched roof. C20 doors and windows throughout.

6. Baker's Arms Public House Date stone 1702. C20 door to right flanked by two C20 sashes with wooden lintels.

7. Church of St. John the Baptist

C13 chancel arch. C14 nave arcades. West tower 1844. Church remodelled 1844

8. Headstone approx. 15m. SE of porch of Church.

Early C18. Rounded head with scroll decoration, cherubs heads and foliage.

9. Headstone approx. 15m. S of porch of Church.

Dated 169?. Scrolled shoulders with skull.

10. Headstone approx. 15m. S of porch of Church. Late C17/early C18. Tall with 3 boldly carved cherubs heads, the central cherub has a winged canopy.

11. Row of 3 headstones approx. 5m. S of porch of Church. Early C18. 2 headstones have scrolled heads with cherubs' heads, foliage and central panels. The middle headstone has a rounded head with central cherub's head and boldly carved flowers to each side.

East Street

12. West House

2 builds. C18. Cellar - arched stone ceiling.

13. Draycot House

C17, remodelled C18. Attic section of C17 wooden spiral stair survives, But purlin roof.

14. Corner Cottage and Thatch

House now 2 houses. C17 remodelled C20. C20 tile roof. Corner Cottage: Tall gabled staircase projection to left. Wide wooden spiral staircase to attic which continues in stone to cellar.

15. Nos. 2, 3, 4 and 5 (Farm Place)

Row of 4 cottages. C17 originally with later alterations and rebuilding. C20 tile roof. Four C20 roof dormers.

Goose Lane

16. Old Barn House

C17, extended C18 and C19. Datestone 1709. L-plan. Left part, Thatched roof.

17. Old Barn Cottage

Early C18. 20 tile roof. 2-unit plan. Rear: Original wooden casements and plank door with moulded wood surrounds.

18. Town Furlong Farmhouse

Farmhouse now house. C17 or earlier, remodelled C19 and C20. To right old dairy. Framed newel stair and winder with quarter turn.

High Street

19. Brown Thatch

C17/18, remodelled C19. C20 tile roof. An interesting example of C19 estate details added to an earlier house.

20. Ivy Cottage

Two cottages, now house. C18. C20 extension to right.

21. Wall to Ivy Cottage fronting High Street

C18, arched doorway.

22. The Old Bakery

Early C18. C20 roof. Illegible date plaque above door. Date noted as 1740

23.The Close

C17, remodelled C18/C19. Fireplace has bread oven cavity to left and ingle-nook to right.

24.No.12

C18. 2-unit plan.

25.The Hermitage

Late C18, remodelled C19. Thatched roof. 5-unit plan.

26.Yew Tree Cottage

Probably originally C17. Extended C20. C20 tile roof. 2 rendered end stacks.

27.No.43

Probably early C18. Interior: Stone steps to cellar, chamfered beams, wooden winder stair, stone flags.

28.Nos17 and 19

Probably C18. Thatched roof.

29.Reaper's Cottage

Probably C18. Thatched roof. 2-unit plan. Massive chamfered bressumer to fireplace in living room.

30.No.13 and Goose Cottage

C17/C18. Goose Cottage to left: C18 or earlier. Blocked door and window to right have original lintels.

31.No.1 (The Oven)

C18. C20 tile roof. Well; inside house now a feature and can be seen through plate glass. Fireplace remodelled C20 retains oven.

Paddock Farm Lane

32.The Old Farmhouse

Farmhouse now house. Datestone

33.The Paddocks

Farmhouse now house. Probably C17 or earlier, remodelled C19.Dairy extension between staircase and gabled bay to right.

34.Wall to front and to left of The Paddocks

Wall and doorway. Probably C18. Lime-stone coping.

Figure 14: Location of listed buildings

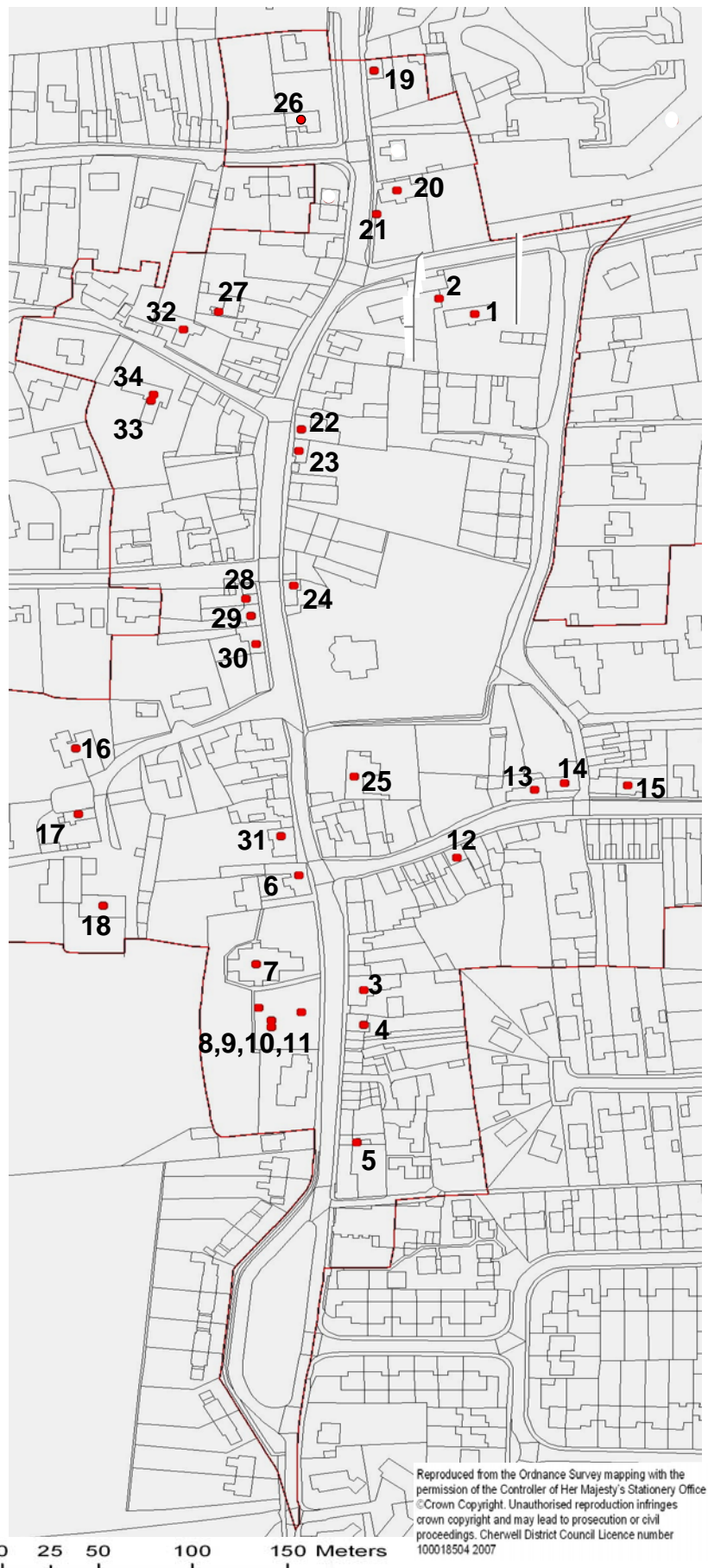
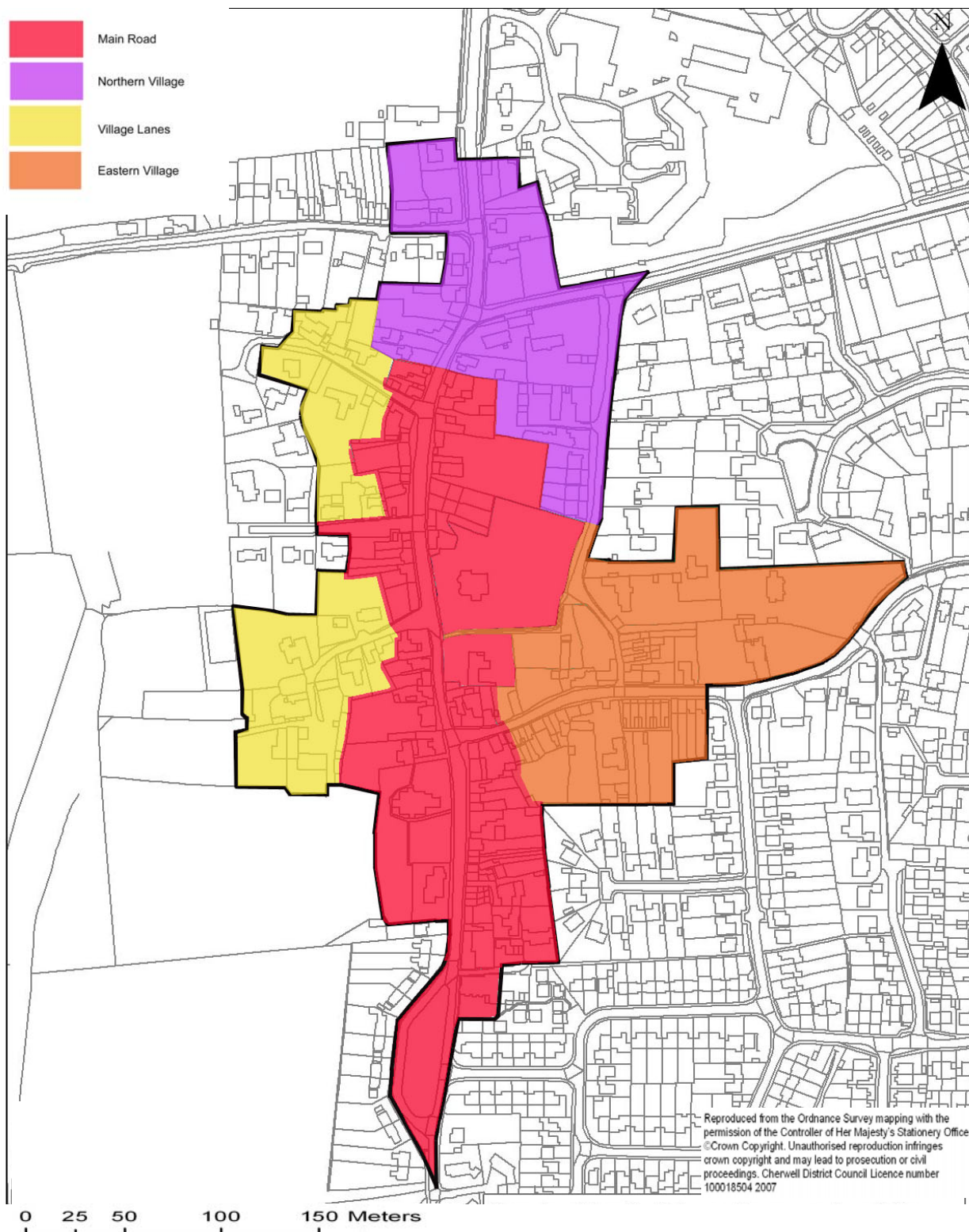


Figure 15: Character area map



Parts of Bodicote have similar characteristics in terms of age, scale, materials and enclosure. These have been grouped into four character areas for analysis. The areas are:

Northern Village, a green village entrance, larger houses often set back within gardens,

Eastern Village, a fairly urban character area with a number of large detached houses to the north,

Village Lanes, small no through lanes with a rural feel and finally,

Main Road, the village centre, defined by a strong building line.

7. Northern Village Character Area

7.1 Land Use

The land use within this character area is entirely residential.

7.2 Street pattern

The street pattern in the Northern Village area is dominated by the front boundary walls of properties therefore these are really important in retaining the character of this part of Bodicote. Regular maintenance of both Ironstone wall and capping stones is essential. The properties on the eastern side of the main road have slightly higher walls than those to the west. The buildings are irregularly spaced and often set back from the road with medium to large gardens. Towards the Main Road character area buildings become more tightly arranged.



7.3 Building age, type and style

The area contains a wide mix of housing types and styles, although the buildings are predominantly detached or semi-detached with only a few terraced properties. Towards the northern end of the area and particularly along Wykham lane there are some examples of 20th century infill. The majority of houses on the High Street are 18th and 19th century. However, the main large house within this character area is Bristow House which dates from the 17th century.

7.4 Scale and massing

The majority of the houses within this area are 1-2 storey with a small number of 3 storey dwellings. The larger properties such as Bristow House project a grander scale despite being only 2 storeys by standing back within their own grounds allowing visitors to approach and appreciate the building from the main street. The northern character area flows into that of the Main Road with a narrowing of the street and increase in massing creating a feeling of enclosure. A few houses are set back from the road towards the centre possibly denoting a wider road width in the past.



Wall to Bodicote House in Broad Gap

7.5 Construction and Materials

Coursed ironstone rubble is the most common and traditional material within this area and in the village in general, however there are also a number of houses built of unsympathetic modern materials. The brick buildings within this character area appear to be constructed from local Banbury brick, which has a distinct rich colour. The majority of the roofs are welsh slate but there are also many roofed in concrete tiles. Ivy Cottage is the only thatched property in this particular character area but old photographs show that there used to be more thatch in the village. The boundary walls that form such an important part of the character are also constructed of ironstone which as a fairly soft stone shows signs of erosion in most areas.

7.6 Means of enclosure

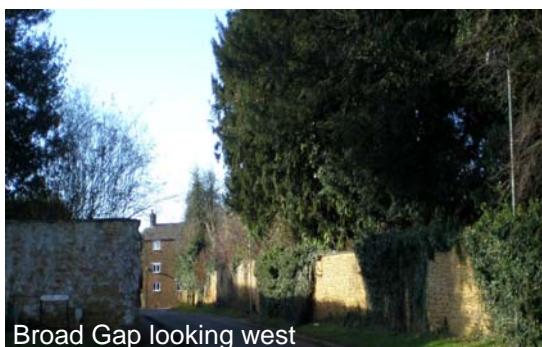
Along Broad Gap the means of enclosure is a key element in creating a distinctive character, the high (in some places over 2 metres) stone walls, including those of Bodicote House, obscuring the houses behind. This is also true to some extent of the upper section of the character area although the means of enclosure varies along Wykham lane with fencing as well as stone walls being used. Towards the centre of the village along the High Street the houses are built at the back of the footway, the occasional property being set back behind stone or brick walls. The walls within this area are generally in good condition although in some areas the use of cement mortar has caused accelerated decay in the wall materials. Stone coping is used on the higher boundary walls although there are also examples of cement haunches and upright stone capping.

7.7 Trees, hedges, verges, open spaces

Trees and grass verges play an important role in this character area helping to make it feel open and in some instances fairly rural despite its proximity to Banbury. The mature trees within the boundaries of Bristow and Bodicote House overhang the wall along Broad Gap creating some pleasing views. Along Wykham Lane and towards the central village the trees are smaller with shrubs and small gardens visible from the road. Large more mature gardens can be found behind some of the houses along the High Street in the south of the character area but are mainly invisible to passers-by or can only be glimpsed through the property side gates. Along the High Street to the west there is a row of impressive Lime trees which enhances the road.

7.8 Features of Special interest

Gatesgarth, the house visible at the end of Broad Gap on the High Street is an interesting building, notable for its 3 storey scale, it creates an impressive visual stop. It is possible that it may have had some use as a weaving house in the past because of the large upper windows. The main large houses of Bristow, and just outside the conservation area boundary, Bodicote, are also of interest. It is not merely their architecture but what we can interpret about changing social values between the 17th and 19th century, that makes them especially important. Bodicote House is still surrounded by a number of service buildings while the majority of those we would expect to see around Bristow House appear to have been removed. However what is left and those buildings shown on older maps, suggest the change from a much more rural manor house, with stabling and smaller agricultural buildings to a more formal urban type of manor house in Bodicote House.



Broad Gap looking west

7.9 Carriageway, footways, footpaths

The carriageways and footways are tarmac-adam with mainly concrete kerbs. Along the High Street in the southern part of the character area stone kerbs are used. On Broad Gap and on the northern part of the High Street there are areas of grassed verge which help to bring a rural feel to the village. On Broad Gap there is no pavement on the northern side of the street alongside the boundary wall of Bodicote House.

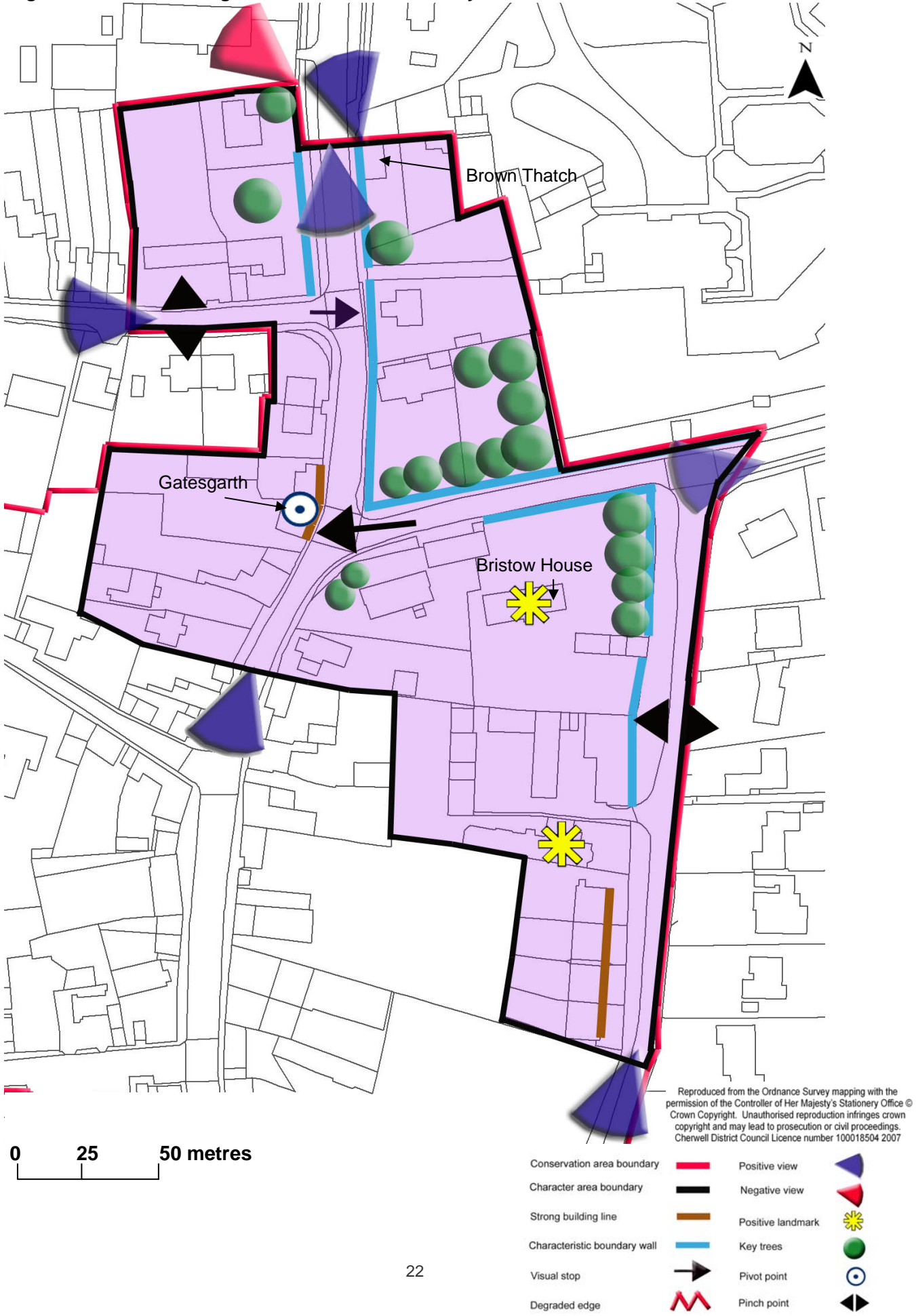
7.10 Threats

- The grassed verges and mature overhanging trees are important to this character area and should be retained wherever possible.
- The boundary walls also play a key role in the character of the area and should be carefully maintained. In areas the bottom few courses of these walls and also buildings that drop straight onto the pavement have been badly eroded by splash back. Regular maintenance or steps to protect these stones may need to be taken to tackle this problem.
- Particularly in the case of more modern buildings along Wykham Lane, uPVC windows are prominent and are slowly eroding the character of the area.
- School activities can have a major impact on this area with school rush hour often resulting in the High Street being congested and a large volume of traffic cutting through Wykham Lane and Broad Gap often at speed.
- The CCTV cameras and signage around The Courtyard and Bristow House, particularly along Chapel Lane are intrusive in the Conservation area.

7.11 Key views

The views down Broad Gap towards the High Street are funnelled to the end houses by the high boundary walls of Bodicote and Bristow House. Views from the southern end of the character area down the High Street are impressive and the deflected views along Wykham Lane give a good impression of the village topography.

Figure 16: Northern Village character area visual analysis



8. Main Road Character Area

8.1 Land Use

This is the real core of the village and contains the Plough and Baker's Arms public houses, the church, former school now the village hall and Fairholme nursing home and the remainder of the properties are residential.

8.2 Street pattern

The area is characterised by its linear nature and strong building line. Without the strong influence of an ancient manor the village of Bodicote has grown up along the village road which runs along the slight north—south ridge.

8.3 Building age, type and style

The building age and style is more consistent than in other areas of the village. The houses are predominantly 17th and 18th century and of a vernacular style. The church of St John the Baptist was remodelled in the 19th century but stands on the site of, and incorporates some elements of, a much older church. The Baker's Arms retains a date stone from 1702.

8.4 Scale and massing

The houses are mainly 2 storey with some 3 storey in height and are predominantly terraced with a few detached and semi-detached. There are a number of areas where the building line is broken and houses are set back from the main street in pairs, one behind the other or at an angle, these appear to be 18th and 19th century infill plots and are very characteristic of this area of the village.



Fleece Cottage and Bodicote Cottage



Looking north down the High Street

8.5 Construction and Materials

The buildings are mostly constructed of coursed ironstone rubble and ashlar, however there are a number of brick buildings within this character area. The bricks are a mixture of locally made and machined bricks brought by rail or canal to Banbury. The ridge line rises and falls along the street with little continuity apart from where a group of houses appear to have been built simultaneously. The roofing materials are welsh slate and concrete tiles with no thatch evident in the area. Some houses have stable doors onto the main street.

8.6 Means of enclosure

Where the houses do not front straight onto the footway, small walls of brick or stone, in some places accompanied by hedges are the means of enclosure. Stable doors and wooden gates are also used to divide the public street and private courtyards and gardens. 'The Manor House' has imposing stone gate piers and along with the Hermitage is concealed behind high stone walls. Between these two buildings runs the footpath from Chapel Lane to the High Street where the enclosing walls reach almost 2.5m.



Gateway to The Manor

8.7 Trees, hedges, verges, open spaces

The character area comprises strong built frontage with glimpses of back gardens and occasional front gardens where houses are set back. At the southern end of the character area the road appears to widen and first the churchyard and then the Green create a more open quality to the street scene. The Green contains a group of mature plane trees and beyond these the road leads south into the valley and down to Bodicote Mill. The footpath from Chapel Lane to the High Street has a number of overhanging trees including an impressive mature beech.



Church Street looking north

8.8 Features of Special interest

This character area contains a number of interesting buildings as well posing some questions about the social history of the village. The fact that land in the centre of the village was at such a high premium in the 18th and 19th centuries that houses would be constructed in double layers and built at an angle to the main street to accommodate them is surprising. The remains of stable and coach entrances on front elevations of several properties creates a timeless quality in the street. The old Village School also lies within this character area and carries with it the social history of the village. Its continued use as the church hall is a positive extension of its community use.

8.9 Carriageway, footways, footpaths

The carriageways are tarmac, as are most of the pavements, with the exception of the footway alongside the church, which has stone paving slabs and stone kerbs, elsewhere concrete kerbs are used. The path through the churchyard is also of stone slabs. The footpath in the south east corner of the character area is unsurfaced.

8.10 Threats

- The green, its trees, and areas of front garden throughout the main road area are important to the character and should be retained. Laying tarmac over front gardens to enable parking would be highly detrimental.
- The number of old but unlisted properties with uPVC glazing is damaging the street scene, timber is strongly recommended as a more sustainable and economically viable choice.
- There are some intrusive overhead wires which, by liaising with service providers, it may be possible to route underground at some point in the future.

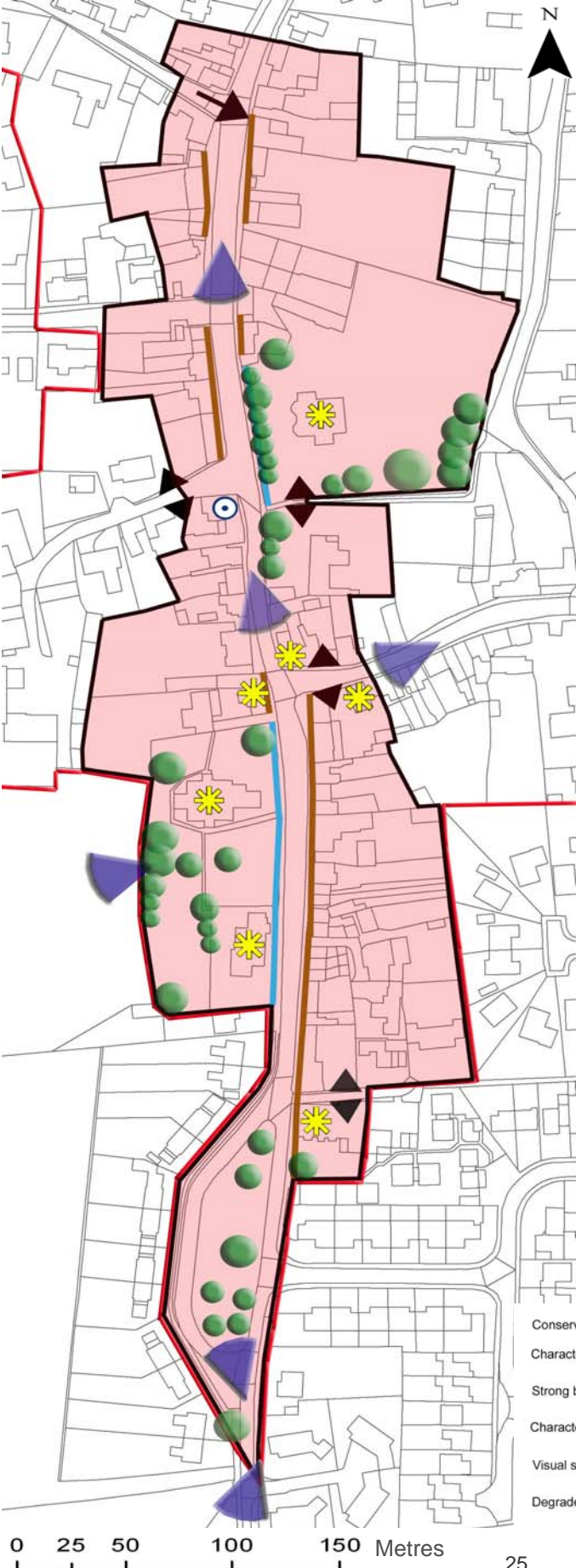


High Street

8.11 Key Views

The vistas out of Bodicote across the valley towards Bloxham seen from the churchyard and from the south of the village are very beautiful and give an impression of the topographical position of the village overlooking the Sor brook. The sequence of views down the main street are also pleasing and the side views to East Street, Farm Lane, Goose Lane and Malthouse Lane are often picturesque.

Figure 17: Main Road character area visual analysis



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- | | | | |
|------------------------------|--|-------------------|--|
| Conservation area boundary | | Positive view | |
| Character area boundary | | Negative view | |
| Strong building line | | Positive landmark | |
| Characteristic boundary wall | | Key trees | |
| Visual stop | | Pivot point | |
| Degraded edge | | Pinch point | |

9. Village Lanes Character Area

9.1 Land Use

This character area consists of Farm Lane, Malthouse Lane and Goose Lane and is residential with the exception of the Horse and Jockey public house.

9.2 Building age, type and style

The buildings within this area date widely from the 17th, 18th, 19th and 20th century. This character area is defined by position within the village rather than similar age or style however in general the houses are detached or semi-detached with the larger houses set back within their own grounds.

9.3 Scale and massing

The houses within this area are almost entirely 2 storey in height with several of the smaller semi-detached properties appearing smaller as a result of their proximity to the carriageway or their more modern design.

9.4 Construction and Materials

Ironstone is the main building material, coursed rubble or in some cases ashlar. Goose cottage has a whitewashed elevation that is unusual for the area but is found in a small number of properties around the village. Roofing materials include longstraw thatch and welsh slate but the majority of houses are roofed in concrete tiles. Chimney stacks are almost entirely brick, replacing the earlier stone.



The Horse and Jockey on Malthouse Lane

9.5 Means of enclosure

The main means of enclosure within this area as with elsewhere in the village is stone walls, where the road narrows, in particular on Goose Lane, the high stone walls on one side and 2 storey houses on the other give a very enclosed feeling to the route. Farm Lane is also quite enclosed but opens out into a cul de sac at the western end looking out across the fields, while Malthouse Lane is wider, with an open feel. Farm gates and post and rail timber fencing are also used, particularly where the village ends and fields begin to the west.



Town Furlong House

9.6 Trees, hedges, verges, open spaces

Along Farm and Goose Lane thin lines of scrub and grass give an informal feel to the area, while the pub garden on Malthouse Lane and the private grounds of the larger houses give a slightly more urban and manicured appearance.



Looking down Goose Lane to Old Barn House

9.7 Features of Special interest

The Lane names reveal something of the past agricultural uses of these areas and the two large farmhouses– Town Furlong and The Old Farmhouse remain along with a number of barns which have now been converted. A particularly architecturally interesting and idiosyncratic building is Old Barn House at the end of Goose Lane. The house displays stone mullioned, hood moulded windows and an unusual hooded dormer that comes down to first floor level, the date stone places it in 1709. There is also a interesting example of reclamation on The Close on Paddock Farm Lane, where a number of different style of window has been embedded in the gable end.



The Close on Paddock Farm Lane



Old Barn House

9.8 Carriageway, footways, footpaths

The carriageways are tarmacadam with gravel used as hard surfacing on driveways. There are no pavements within this character area. There are stone setts embedded in tarmacadam at the entrance to Goose Lane.

9.9 Threats

- The character of this area has historically been very rural and it is slowly becoming more urban. The widening of the lanes, increase of hard standing, overuse of security lighting and other urban features should be resisted.
- Houses at the far end of these Lanes enjoy beautiful views across the valley to Bloxham and although this should be enjoyed, a clutter of garden furniture can have a negative impact on the views of the village looking in.

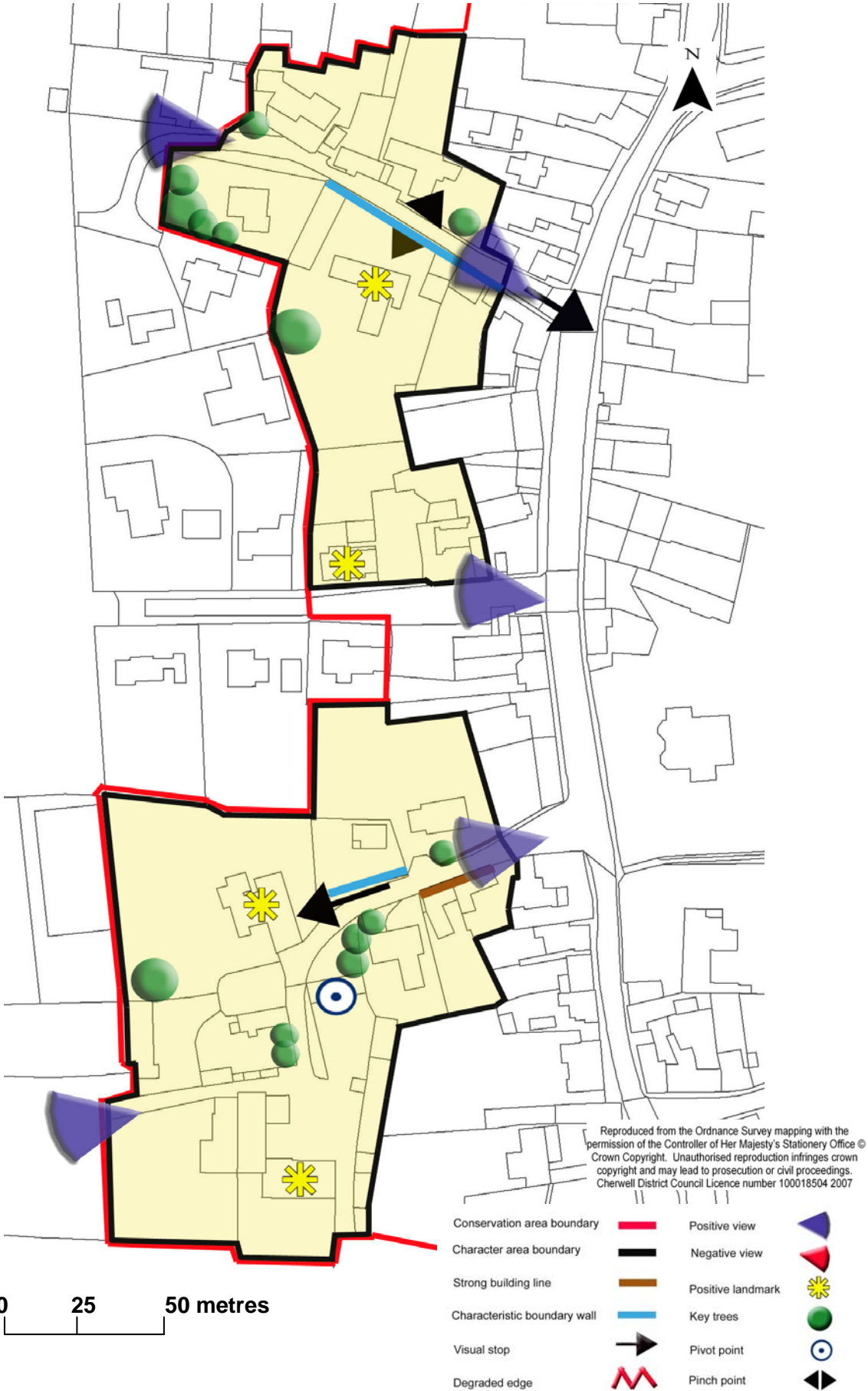
9.10 Key Views

Deflected views along all the lanes are picturesque, with those along Goose Lane towards Old Barn House being particularly impressive. Views across the adjoining fields to the west from Malthouse Lane are also aesthetically pleasing, while Farm Lane has a number of impressive vernacular buildings.



Malthouse Lane

Figure 18: Village Lanes character area visual analysis



10. Eastern Village Character Area

10.1 Land Use

The character area is residential apart from the Methodist chapel.

10.2 Building age, type and style

Within this area there are a number of distinct styles and ages. There are vernacular buildings dating from the 17th and 18th century as well as some 19th and 20th century housing. Eastern Terrace in particular reflects the proximity to Banbury of the village with a very Victorian style and appearance, while the houses of Farm Place are clearly from the 17th century.



Looking down East Street

10.3 Scale and massing

The buildings towards the centre of the village are mostly terraced with a number of large detached houses to the east standing within their own grounds. The majority of buildings are of 2 storeys, however there are examples of 3 and 1 1/2 storeys within the area. The scale of the houses on Chapel Lane are distorted by the narrowness of the route, the old Malthouse appearing much higher than its 3 storeys.



West House on East Street

10.4 Construction and Materials

Eastern Terrace appears from its gable end to be constructed from stone with an intricate pattern of different coloured bricks cladding the front elevation. Other brick properties are found in this area giving East Street a quite urban feel. Farm Place have steeply pitched roofs which suggest that they may well have been thatched in the past however now like the majority of other properties in the area they are roofed in Welsh slate. Concrete tiles are also seen within the character area replacing natural roofing materials.



Gable end of Eastern Terrace

10.5 Means of enclosure

High stone walls enclose Chapel Lane on one or both sides as it leads from East Street into the northern character area. Lower stone and capped brick walls are the main form of enclosure along the western end of East Street. The larger houses to the western end of the character area are surrounded by high stone boundary walls often with impressive gatepiers.



Chapel Lane

10.6 Trees, hedges, verges, open spaces

Vegetation does not play as important a role in the character of the streetscape as it does in other areas of the village; the majority of the trees and shrubs being in private gardens. The mature trees in particular mostly appear over boundary walls rather than playing a prominent role in the street scene. Similarly although the area appears from a plan to contain areas of open land in fact it is the most urban of the character areas with the spaces remaining strictly private.

10.7 Features of Special interest

This area shows signs of once having been as agriculturally influenced as the village lanes character area however despite the name of Farm Place the location of the farm house for this part of the village is not obvious. With 20th century housing developments on three sides it is difficult to imagine the landscape in which the larger houses might once have stood. However their positioning here is interesting and further historical research into the functional changes this village has seen in the last 200 years would be interesting. The Malthouse is also a feature of special interest, not specifically for its architecture, although how form follows function is fascinatingly shown in the construction of these buildings, but as one of three that are dotted around the village.

10.8 Carriageway, footways, footpaths

The carriageways and pavements are all tarmac with predominantly concrete kerbs

10.9 Threats

- With such a strong building line uPVC windows are particularly intrusive in this conservation area and the use of timber windows should be encouraged.
- The narrow winding nature of the road together with on street parking can clutter the streetscape and reduce visibility. Opportunities for off street parking behind the building line should be explored.
- There is evidence of graffiti on the enclosing walls of the footpath leading from Chapel Lane to the High Street. The removal of graffiti from ironstone, particularly in this case where it is eroded needs to be done with great care.



Looking east on East Street



East Street

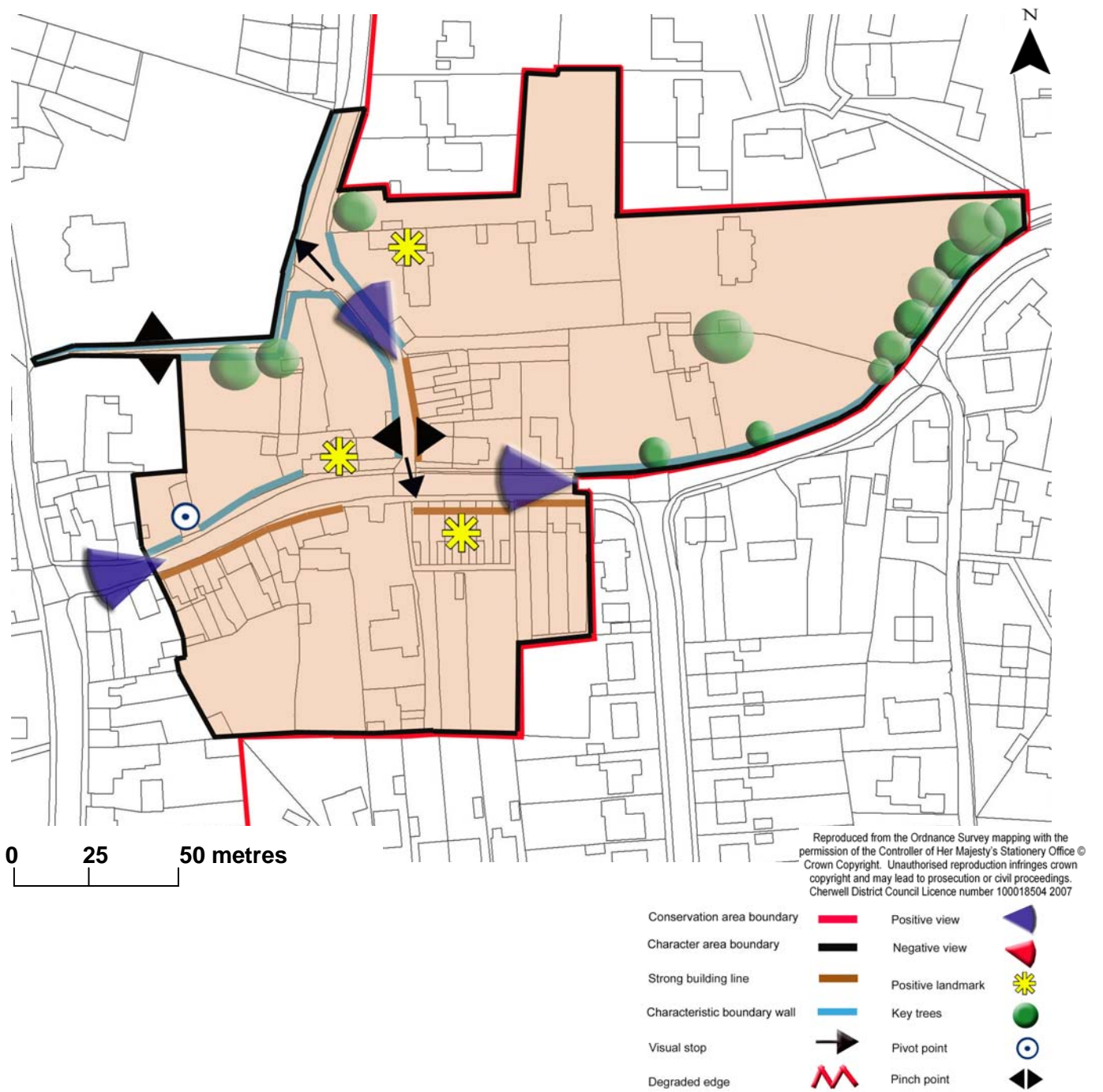
10.10 Key Views

There are a series of aesthetically pleasing views created by the winding nature of East Street and the topography. Views down Chapel Lane past the Malthouse are also picturesque, however further along the lane the high stone walls can create a feeling of disorientation. Occasional glimpses into the private gardens through the building line and over boundary walls give an impression of greater depth within the character area.



Looking west up East Street

Figure 19: Eastern character area visual analysis



11. Details

11.1 Doors



11.3 Materials



12. Old Photographs

1900-1960



Church Street looking south illustrating raised eaves and loss of thatch



Church Street looking north illustrating intrusion of car parking



Looking down East Street towards Eastern Terrace



The Bungalow on the High Street illustrating rebuilding and loss of thatch



Looking north along High Street



Looking south towards Brown Thatch



Looking north on Church Street



Looking north towards the Bakers Arms



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13. Management Plan

13.1 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 is no one main threat to the character and appearance of Bodicote Conservation Area but a number of issues that are leading to the erosion rural character and open space. There is the obvious impact of the proximity of Banbury which is undoubtedly having an urbanising effect on the village, however there are also numerous incremental changes within the village that are just as damaging to the character. There are areas within the village where numerous alterations to the traditional but unlisted buildings have started to erode the rural nature of the village. The additions of hard surfacing, security lighting and satellite dishes are just a few of the urban features that can be detrimental to the village character. Unsympathetic infill housing is also a problem, although because of the strong building line throughout the majority of the village this is less of an issue than in other district villages. The fields around Bodicote have many well-used paths and are key to views into and out of the village. It is important that the setting of the Conservation Area as well as the setting of listed buildings are protected.

In terms of the buildings within Bodicote some alterations which may seem 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 can threaten the character of the village. Such alterations to unlisted residential properties are for the most part permitted development (with the exception of satellite dishes) 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 prevent changes but to ensure that any such changes are both sympathetic to the individual property, sympathetic to the streetscape and overall enhance the character and appearance of the conservation area. The principal policies covering alterations and development of the historic built environment are given in Appendix 1.

Generic Guidance

The Council Will:

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

2 Actively promote the use of traditional building and roofing materials and techniques 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.

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 where they exist should be retained as part of any conversion. This is relevant in the case of any rural outbuilding, maltings or public house that might be converted in the future.

6 Inappropriate 20th century concrete tiles are widespread in Bodicote. On these houses when possible a return to traditional Welsh slate or thatch should be encouraged.

Enhancement and management of the public realm

The Council Will:

1 Encourage a general level of good maintenance of properties.

2 Investigate whether appropriate planning permission or listed building consent has been obtained for an alteration. Unauthorised alterations to a listed building is a criminal offence and if necessary the council will enforce this.

3 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 older buildings.

5 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 re-pointing of stone or brickwork. Re-pointing 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.



6 Promote the use of lime mortar in the construction and re-pointing of stone and brickwork. This is a traditional building material and its use is of 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 limestone.

7 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.

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

9 Actively promote the harmonisation of appearance within the individual terraces or pairs of properties.

10 Encourage the reinstating of traditional features of the villages such as stiles and pumps.

11 Discourage disfiguring alterations such as unsympathetic extensions and altering the dimensions of window openings.

12 Support occasional 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 in and around the Conservation Area that should be protected from any future development that would adversely affect the character of the village. It is essential that the historic and rural nature of the area is not overwhelmed.

13 Create a dialogue with other authorities and agencies to rationalise any street furniture and ensure it is in keeping with the character of the area.



14 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 villages.

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

16 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 rural character of the conservation area. The material and design of fittings and their position on the building should be carefully considered.

17 Promote the repair or replacement of lost or inappropriate boundary treatments with traditional walling or fences in a style appropriate to the location. Dry stone walls in particular should be retained and the traditional methods of construction encouraged



18 Promote the enclosure of rear access to plots where the boundary walls have been demolished.

19 Promote the use of a suitable style of boundary for the position within the village.



20 Promote the retention of Historic footpaths within the village and work with bodies such as the Parish Council to prevent these being lost. The informality of these paths should be preserved and attempts to add hard surfaces or signage should be resisted. The footpaths around Bodicote, in particular those which cross the fields to the west and south, are key to maintaining the village's rural character.

Management and protection of important green spaces

The Council Will:

1 Encourage the retention of front gardens and boundary hedges.

2 Promote the retention of significant open spaces and field systems in and around the village. The open fields around Bodicote are key to the character of the area because they create a rural and historic feel to the settlement. The development planned to the north east of the village makes it even more important to retain the rural setting of the village to the west and south. It is key that Bodicote retains its identity as a village and does not merge completely with Banbury to the north.



3 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. Trees over a certain size within the area boundary are protected from unauthorised felling by virtue of their location within a Conservation Area, this is a particularly important protection because only a few trees within Bodicote are currently subject to Tree Preservation Orders.



4 Preserve the character and appearance of open spaces within the Conservation Area. Urban features such as roadside kerbing should be avoided.

5 Promote the retention of grass verges within the village.

6 Promote the retention of hedgerows in the conservation area and its setting as wildlife habitats and encourage the preservation and enhancement of the species variety.



7 Promote work to enhance the ecological value of the conservation area setting.

8 Encourage community involvement in maintaining and enhancing the conservation area and its setting.



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15. Appendix

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.

H19 Proposals for the conversion of a rural building, whose form, bulk and general design is in keeping with its surroundings to a dwelling in a location beyond the built-up limits of a settlement will be favourably considered provided: (i) the building can be converted without major rebuilding or extension and without inappropriate alteration to its form and character; (ii) the proposal would not cause significant harm to the character of the countryside or the immediate setting of the building; (iii) the proposal would not harm the special character and interest of a building of architectural or historic significance; (iv) the proposal meets the requirements of the other policies in the plan.

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

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

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

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

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.

Non-statutory Cherwell local plan 2011

EN34 the council will seek to conserve and enhance the character and appearance of the landscape through the control of development. Proposals will not be permitted if they would: (i) cause undue visual intrusion into the open countryside; (ii) cause undue harm to important natural landscape features and topography; (iii) be inconsistent with local character; (iv) harm the setting of settlements, buildings, structures or other landmark features; (v) harm the historic value of the landscape.

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

EN39 Development should preserve listed buildings, their features and settings, and preserve or enhance the character or appearance of designated conservation areas, as defined on the proposals map. Development that conflicts with these objectives will not be permitted.

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

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

EN45 Before determination of an application for planning permission requiring the alteration, extension or partial demolition of a listed building, applicants will required to provide sufficient information to enable an assessment of the likely impact of the proposals on the special architectural or historic interest of the structure, its setting or special features.

EN47 The Council will promote sustain ability of the historic environment through conservation, protection and enhancement of the archaeological heritage and its interpretation and presentation to the public. In particular it will: (i) seek to ensure that scheduled ancient monuments and other unscheduled sites of national and regional importance and their settings are permanently preserved; (ii) ensure that development which could adversely affect sites, structures, landscapes or buildings of archaeological interest and their settings will require an assessment of the archaeological resource through a desk-top study, and where appropriate a field evaluation; (iii) not permit development that would adversely affect archaeological remains and their settings unless the applicant can demonstrate that the archaeological resource will be physically preserved in-situ, or a suitable strategy has been put forward to mitigate the impact of development proposals.

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.

Acknowledgments

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