



Milton Conservation Area Appraisal

April 2018

Development Management



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1. Introduction and Location

1. Introduction and Location

- 1.1 Conservation area status is awarded to places that are deemed to be of 'special architectural and historical interest'. The intention is not to prevent change or development in conservation areas but to try and manage change in order to protect and enhance the special character and appearance of the area.
- 1.2 Milton is located approximately 2.5 miles to the south of Banbury in the Civil Parish of Adderbury. The settlement is situated on the Milton Road which links Bloxham to Adderbury and Deddington. The northern limits of the settlement are defined by the remains of the former Banbury and Cheltenham Direct Railway.

Key Characteristics

- 1.3 Milton is a rural hamlet located on the road between Adderbury and Bloxham. The history, role and function of Milton is intertwined with the history of these two larger settlements,

especially Adderbury, which lies less than a mile to the east.

- 1.4 The settlement historically formed part of the Royal Manor of Bloxham and Adderbury. The history, religious and social life of the settlement has historically been intertwined with Adderbury and Bloxham. The settlement was originally called Middleton, relating to its mid-way relationship to Adderbury and Bloxham.
- 1.5 The structure and character of Milton is based on a series of lanes which forms a loop through the settlement. There are a number of lanes which branch off from this route. The built form is largely set back from the main Milton Road, in part due to the lie of the land which falls away in this area. Until recently the settlement was largely based around agriculture and while this has declined through the 20th century, there remains a working farm today.
- 1.6 Survey work was undertaken in the Winter of 2017

Figure 1. 2009 Aerial photograph including conservation area boundary (highlighted in red).



Figure 2. Current OS map showing location of Milton



Summary of issues and opportunities

1.7 Milton is a charming and characterful hamlet with a historic structure and form. The future preservation and enhancement of the special character of the conservation area will owe much to the positive management of the area by homeowners, landowners, highways, and service providers. In addition to existing national statutory legislation and local planning control, the following opportunities for enhancement have been identified:

- Add to the register of Local Heritage Assets and establish policies for their protection;
- Consider whether the existing boundary is still appropriate;
- Encourage the protection of historic detail and the reinstatement of missing architectural details;
- Consider how an Article 4 direction to remove selected permitted development rights could protect the character and appearance of the conservation area;
- Ensure that any new development is of a high quality, sustainable and sympathetic to the conservation area;
- Consider how to effectively manage the distinctive characteristics of the settlement.

2. Planning Policy

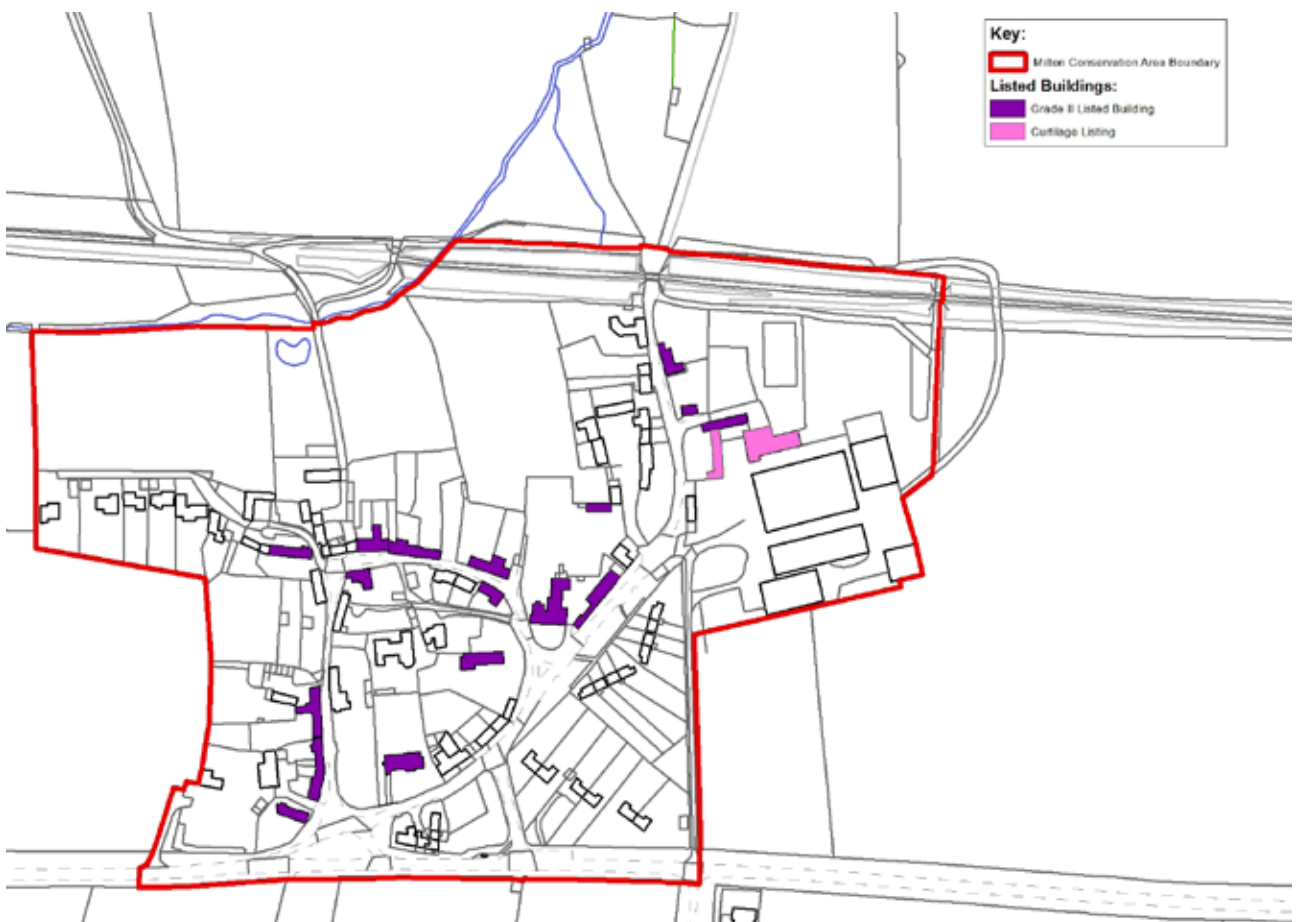
2. Planning and Policy Context

2.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 Section 69 requires local planning authorities to identify areas of 'special architectural or historic interest the character and appearance of which it is desirable to preserve or enhance' through an appraisal process and to designate them as Conservation Areas. Since 1967 some 9600 Conservation Areas have been designated in England, including 60 in Cherwell District.

2.2 The purpose of this Conservation Area Appraisal and management plan is:

- To provide a clear definition of an area's special architectural and historical interests;
- To identify ways in which its unique characteristics can be preserved and enhanced;
- To strengthen justification for designation of the conservation area;
- To create a clear context for future development in accordance with conservation area policies in the Local Plan;
- To consult with the public and raise awareness of conservation area issues.

Figure 3. Area designations for Milton



- 2.3 This assessment and management plan aims to promote and support developments that help to preserve and/or enhance the character of the Milton Conservation Area. It is not an attempt to stifle change. Our responsibility towards the conservation of our built heritage must be balanced with the demands of progress and growth. This document examines the reasons for designation, defining the qualities that make up its special interest, character and appearance. The omission of any reference to a particular building, feature or space should not be taken to imply that it is of no interest.
- 2.4 The identified significant heritage assets for Milton are shown in figure 3. These include designated heritage assets and the conservation boundary.
- 2.5 The council is obliged by the National Planning Policy Framework (NPPF) to identify 'heritage assets' that are locally significant. That is a structure, object or place that may have historical importance or contribute to the built heritage, character or appearance of the area. Buildings and structures, which make a positive contribution to the conservation area, are identified in Appendix 3 and will be considered for inclusion on the district wide Register of Local Heritage Assets.
- 2.6 This document should be read in conjunction with The Cherwell Local Plan 2011-2031 Part 1. Adopted 20 July 2015 and the National Planning Policy Framework . The Local Plan sets out a number of policies for villages. In Policy Villages 1 Milton is defined as a category B village: Satellite Village. This means that minor development, infilling and conversions are possible in this area
- 2.7 This draft appraisal will be the subject of public consultation, which will run from 12 December 2017 to 16 January 2018 with the document available to download from the Council's website and to view in local libraries during this time.

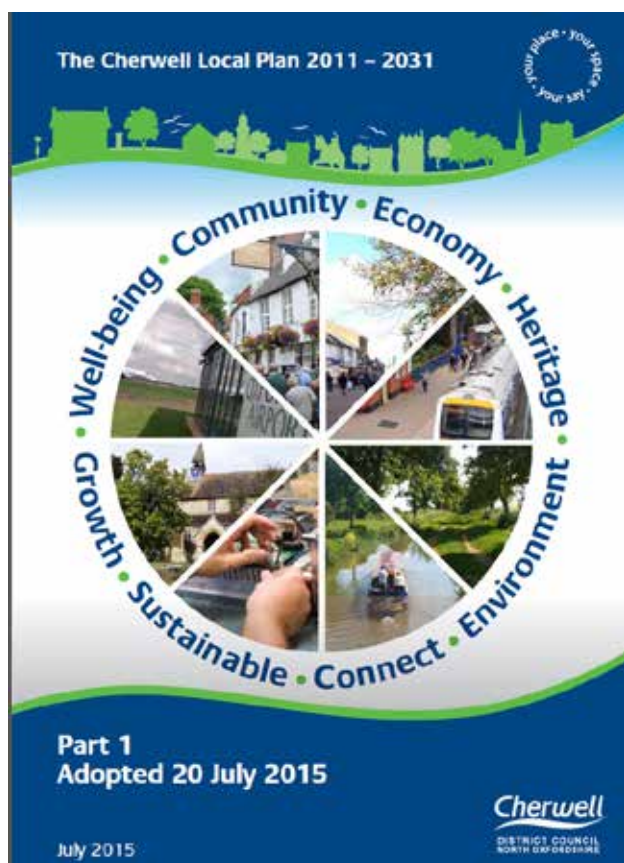


Figure 4. Cherwell Local Plan

3. Geology and Topography

3. Geology and Topography

3.1 The majority of Milton sits on Marlstone Rock, locally known as Ironstone, with its characteristic rust coloured character. This is a good quality stone which forms a distinctive local building material. There have historically been a number of local quarries in Adderbury and Milton.

3.2 The topography of Milton is gently rolling and slopes down to a tributary of the Sor Brook to the north of the railway line. The majority of the development in Milton sits around 10 metres above the valley floor. There are some naturally occurring springs to the west of the hamlet.

3.3 The soil is fertile and has a characteristic red colour and field boundaries are typically defined by ditches and hedgerows. There are a number of heavily treed areas, including around the ponds, brook and redundant railway corridor. The land to the north of Manor House is also landscaped with significant tree planting.

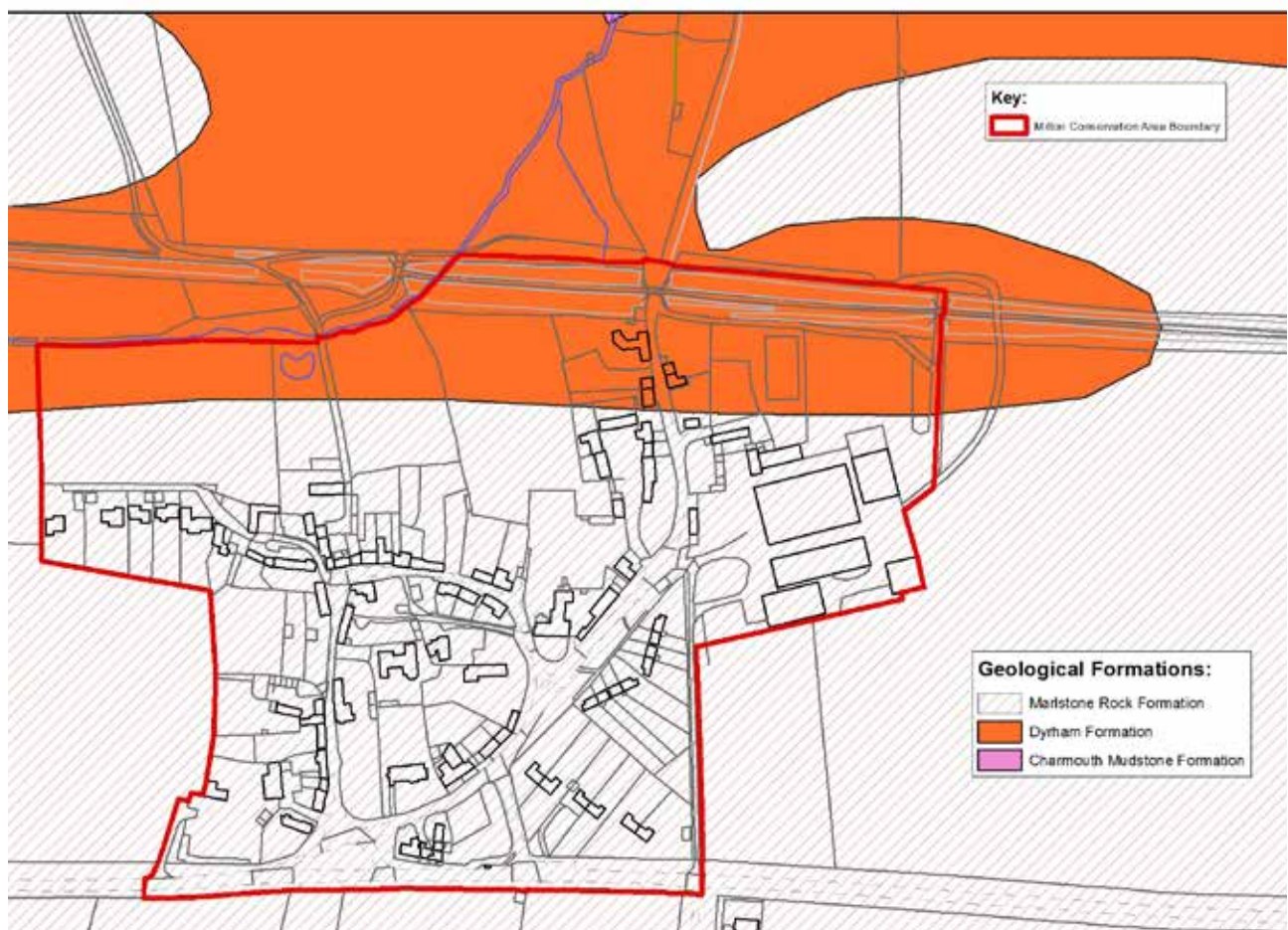
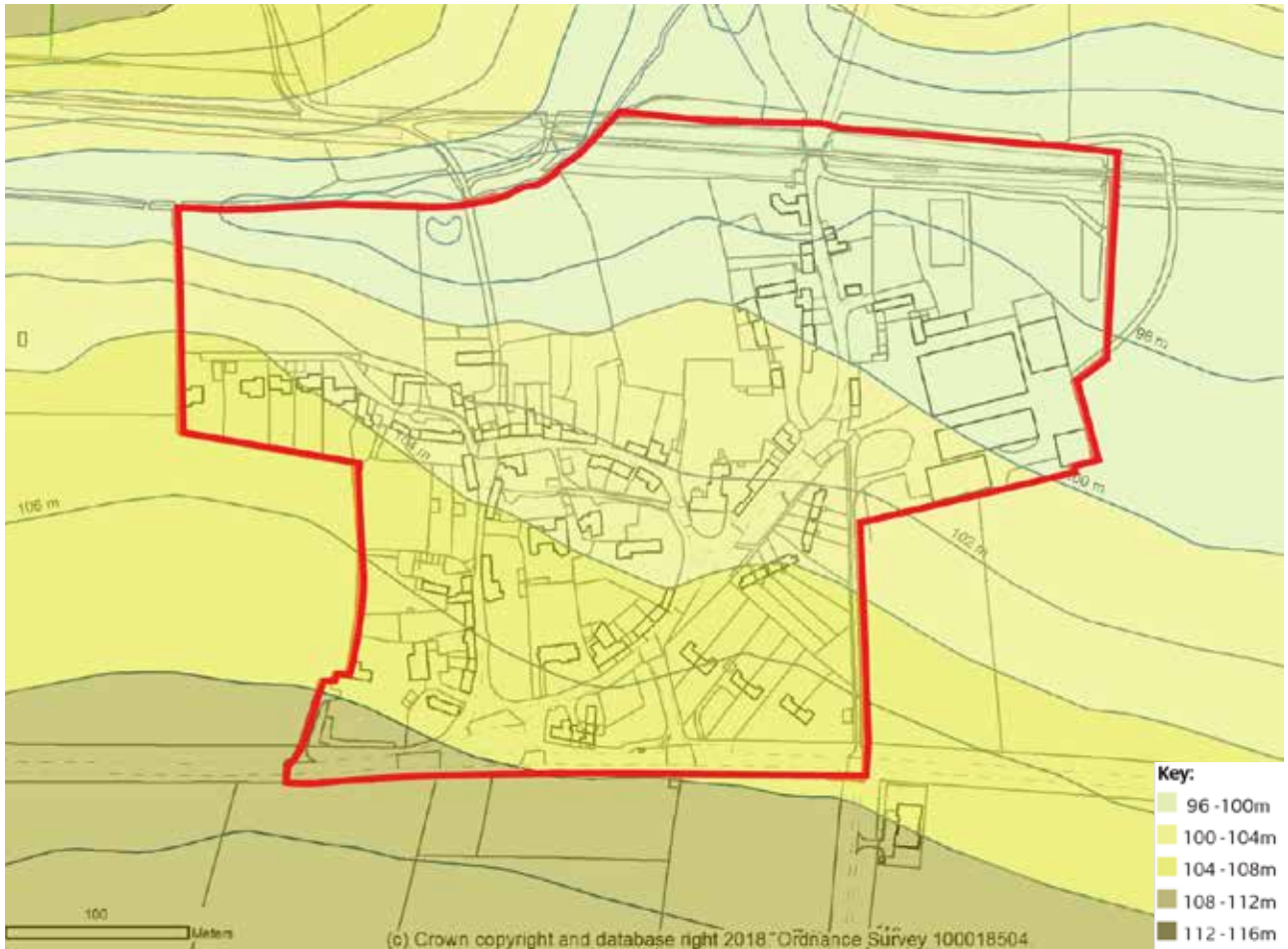


Figure 5. Geological map

Figure 6. Topographical map



The Black Boy Inn Car Park - an area once used for small scale quarrying

4. Archaeology

4. Archaeology

4.1 There is little evidence of prehistoric habitation within the current settlement limits. However, there have been a number of archaeological structures and finds which indicate Roman and prehistoric occupation of the surrounding area.

Historic record

4.2 The Historic Environment Record indicates a number of archaeological monuments and find spots close to the settlement.

A) Towards Adderbury at the east of the settlement there is evidence of a Roman villa. Like much of Oxfordshire, Adderbury parish was home to the pre-Roman Dobunni and Catuvellauni tribes and administered from Cirencester and St Albans;

B) An area called Round Hill to the west of the settlement;

C) Just to the north of the Milton Road there is evidence of a Neolithic Long Barrow;

D) To the south west of the settlement, in an area that now forms part of the airfield there is evidence of a possible Bronze Age Round Barrow;

E) Immediately east of the Milton Gated Road to the south of the settlement prehistoric finds have been recorded, including an arrow head;

F) Medieval or post-medieval extractive pit indicating ironstone works.

Figure 7. Archaeological constraints area



5. History and Development

5. History and Development

- 5.1 The Milton Conservation Area Appraisal provides a brief overview of the history and development of the settlement. It is not intended to be the definitive history of the area. Further information about the history of the settlement can be gained from the Victoria County History, the Oxfordshire Local History Centre and other sources. The Milton Appraisal of 2014 provides a review of the issues facing the hamlet.
- 5.2 Milton is a small settlement that historically formed part of the ancient ecclesiastic Parish of Adderbury. As a small agricultural hamlet, its history and development has been intertwined with its larger neighbours. Nonetheless, the hamlet has maintained its own identity and through the centuries has had its own Clerk / Overseer.

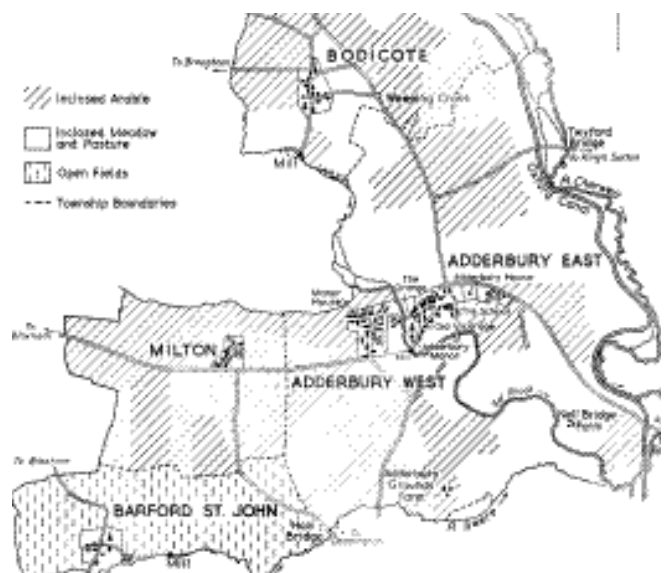


Properties on Milton Road

Early and Manorial History

- 5.3 It is not clear when the current settlement was formed, however the archaeological records indicate significant Roman and prehistoric activity in the surrounding area (page 10). The first records of Milton are from the 11th century, when it formed part of a large royal estate, which also including Adderbury, Bloxham and Bodicote. The oldest part of the hamlet is thought to lie on the branch lane adjacent to the Milton Road and the origins of this area can be traced back to the 11th century (VCH). William the Conqueror divided the parish into three manors: one retained for the crown, the others gifted to the Bishop of Winchester and the Earl of Stafford. Milton never had its own manor and for much of its history land ownership was divided between the manorial systems in Bloxham and Adderbury. In 1316 the principle land owners in the area were the Bishop of Winchester, St Amand's Manor, Cirencester Manor and Hagele Manor.

Figure 8. The Ecclesiastical Parish of Adderbury Parish 1790



5.7 In 1665 records indicate that Milton had seven substantial houses and fourteen smaller ones. What is known as the Manor House at Milton is the most significant house within the hamlet. The main part was constructed in the early 17th century, but did not form part of a manorial system. The enclosure award shows the land around the Manor House as being owned by the Mr Do'yley. This is likely to be Bray Do'yley who was lord of Adderbury West. Bray West lived in the house known as Little Manor in West Adderbury (which may have been the manor-house of St Amand) he was also an influential non-conformist and land owner in area. The Enclosure Map and more latterly the Batholomew map indicates routes to the east of the settlement linking to Adderbury.

belonged to the King, 14 ½ hides belonged to the Bishop of Winchester and 1 hide belonged to Robert of Stafford. In 1334 tax records indicate evidence of free tennants in the area.

5.9 In 1786, following enclosure, there were 19 farmers in the hamlet, though only 6 were owner / occupiers. This had reduced to 5 farms by the mid 19th century, these can be seen on the historic OS maps from the period. It is likely that mixed and sheep farming were predominant. Today Manor Farm (CR Adams and Sons) remains as the only working farm in Milton and modern agricultural buildings are prominent at the eastern edge of the hamlet. the land is owned by New College.

Agriculture

5.8 Milton has always been an agricultural hamlet. At the time of the Domesday Book a survey of the settlement formed part of the Bloxham and Adderbury record, with 3 estates – 34 1/2 hides

5.10 Evidence from the census and trade directories indicates that the economy relied heavily on agriculture., with the majority of the population employed as labourers. There is however evidence of other industry in the hamlet, including harness makers, shoe makers and



Figure 10: Batholomew Map of Oxfordshire 1920

plush weavers. In 1841 six plush weavers are known to have lived in the settlement. Small quarrying has historically taken place in the hamlet. Local historians had indicated that the carpark for the Black Boy Inn gained its form from small scale early quarrying in the area. In 1918 an ironstone mine for use in smelting was opened to the northwest of the hamlet and much of the land in this area was purchased by the mine, including Ironstone Farm and its associated buildings. The quarries and associated works were served by a tramway, which connected to the railway sidings to the north west of the hamlet. Work ceased in 1929, after which the quarry became a municipal rubbish dump, before being returned to agricultural use. Until the 1990's there were cement bungalows located adjacent to Ironstone Farm which originally housed mine workers.

Religion

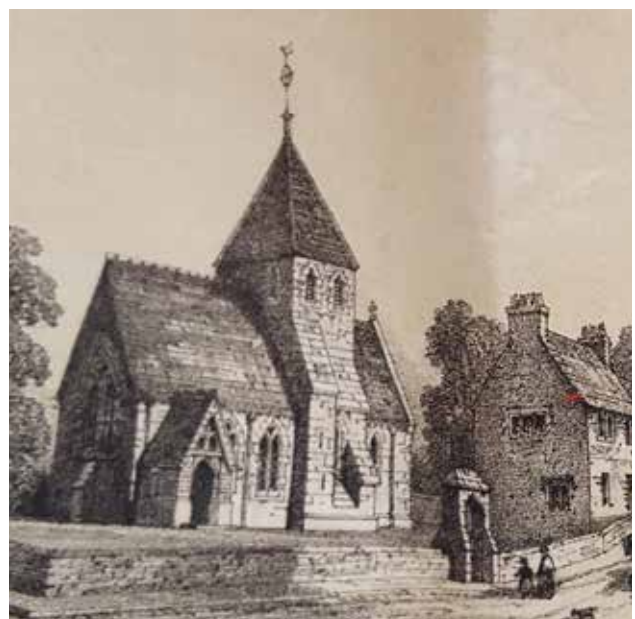
5.11 Records indicate that there was a medieval chapel dedicated to St John in the settlement, though this is unlikely to have survived the reformation (1527) and was described in 1783 as 'destructa' (VCH). The enclosure map from 1756 indicates that land to the north east of the hamlet (beyond the railway bridge) as being 'Church Briar' and other names indicative of Church land. There is also evidence of a 14th century tracery window and door in cottages in the area which may have been reused from the chapel. For a long period there was no Church or Chapel in Milton and the Medieval Church of Saint Mary the Virgin in Adderbury would have been the principal place of worship for residents of Milton. The Church of St John the Evangelist was constructed in 1856/57 by Butterworth, the architect for Keble College, Oxford, with significant funding from New College, Oxford.

5.12 In the 17th century the hamlet achieved importance as a centre of early non conformity in north Oxfordshire. The house of Samuel and Joshua Cox was licensed in 1672. In 1682 the Vicar of Adderbury stated that the Presbyterian 'conventicle' at Milton was 'peopled from all quarters roundabout'; and that Whately and

Stedham of Banbury preached there (VCH). The social and political importance of this group is made evident by the vicar's comment that the meeting was 'a great exchange for politics' and that 'by reason of our numerous freeholders herabouts the county knights are generally chosen in it'. A permanent chapel was constructed behind Chapel Lane, on land belonging to Samuel Cox adjacent to where Yew Tree Cottage now stands. The movement declined in Milton throughout the 18th century and by 1811 the numbers of Presbyterians had been reduced to 2 families of 6 persons. The use of the chapel by the Presbyterians ended in the 1840s and by 1851 it had been taken over temporarily by the Church of England for services held by the Curate of Barford. There is no record of its demolition.

Population

5.13 Milton has always been a small rural settlement. In 1665 Milton had 7 substantial houses and 14 other smaller houses. Population figures for the hamlet before 1801 are unclear, however the census for that year recorded 105 residents, this rose to 168 by 1841 and 149 in 1901. The population has increased in the 20th century, reflecting some small scale housing development in the hamlet. In 2011 the population was 192.



St John's Church

Education

5.14 Milton is a small settlement and for most of its history children attended school in Adderbury where a boys school was established in 1589 and the girls school in 1831 (see the Adderbury Conservation Area for more details). The Victoria County History notes that Glebe Farm was once used as a Sunday School and this is shown in the 1913 Ordnance Survey Map.

Charity

5.15 In 1802 – 1803 39 people were in receipt of poor relief (compared to only 7 in Barford St John over the same period). £156 was spent at a rate of 4s 2d. Milton had its own Overseer of the Poor and the Adderbury and Milton Feoffees also provided additional support.

5.16 The Adderbury and Milton Feoffees held land and property in the area, the returns of which were for charitable use. The Victoria County History notes that 'the portion allotted to Adderbury and Milton was not well used'. In the 19th century the Feoffees sold land to raise £203 to redeem land tax. The work of the Adderbury and Milton Feoffees continues today and Milton elects two of the trustees.



The Glebe Farmhouse - used as Sunday School

Transport

5.17 Today the Milton Road is a local road connecting the Oxford Road and Adderbury to Bloxham. Early maps describe this route as 'New Road' and it is thought that this route was established following the early inclosure of the land around Milton in the 16th century. While Milton Road provides the only road in and out of the hamlet today, historically there were other connections to the north and east of the hamlet.

5.18 The Bartholomew map from 1920 shows Manor Road in Adderbury continuing west as far as Milton and the Enclosure Award Map from 1756 also indicates that two roads running east from Manor Farm to Adderbury. The Deddington – Banbury bridleway was also an important route in the 18th and 19th century. When the Oxford Road through Adderbury was turnpiked in 1755 it became well used to by-pass the toll road. There were plans to establish a road in this area up until the 19th century.

5.19 The arrival of the Banbury to Cheltenham Railway and the Milton Halt in 1908 brought wider access to goods and industrial opportunities. The halt was located to the north east of the settlement at the bottom of Manor Lane. Sidings to the northwest of the hamlet transported ironstone from the quarry. Milton Halt was closed to passengers in 1951 and the line closed in 1964.

Commercial

5.20 The Black Boy is a historic Inn remains an important feature of the hamlets life and social scene. The building dates from the 16/17th century and would historically have served local and passing trade. Historically the Milton Road was an important route linking to the Midlands. In the 18th century the Inn also benefited from trade bypassing the toll road. In the mid 20th century there was a post office and shop in the hamlet. Today, only the Inn remains.

Figure 13: O.S. map 1957

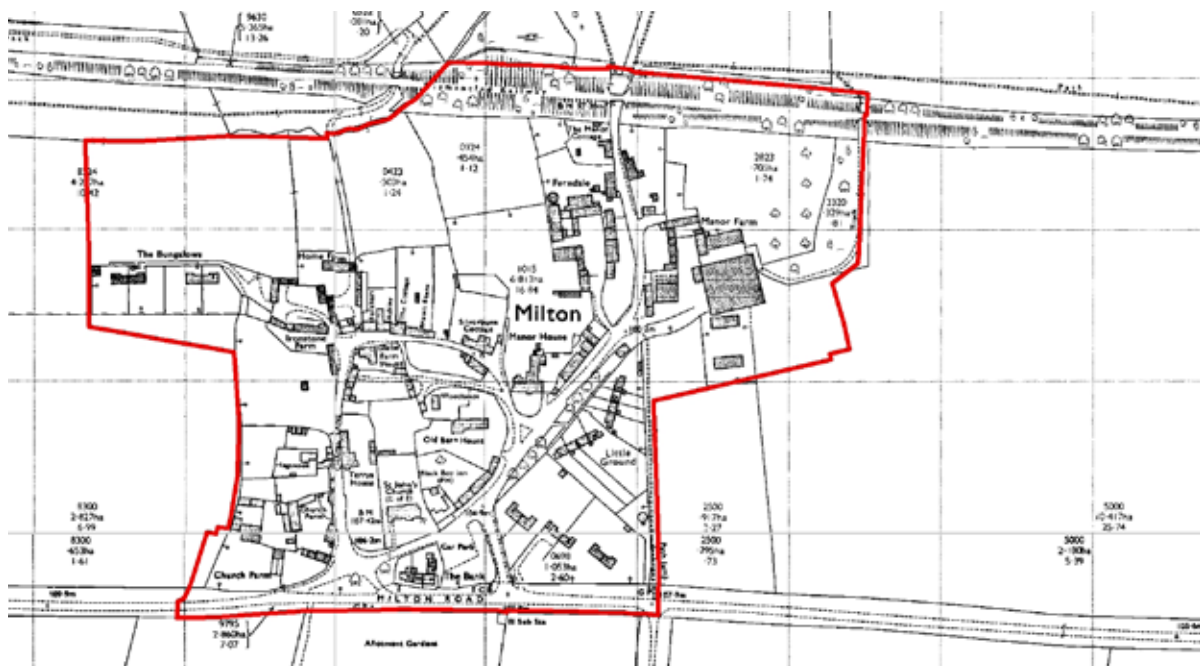


Figure 14: O.S. map today





St Johns Church



St Johns Church



The Manor House





Little Ground



7. Architectural History

7. Architectural History

- 7.1 The architectural history of Milton is strongly influenced by its location, particularly in relation to building materials. There were a number of small quarries in and around the settlement, noted for their ironstone and 'spongy chalk' used for pointing and the majority of the building material would have been locally sourced.
- 7.2 The majority of buildings in Milton date from the 17th and 18th century, though the oldest part of settlement lies just off the main Milton Road (VCH). Many of the buildings on Chapel Lane and the lane which runs east - west date from the 17th century, with the buildings along Manor farm Lane largely dating from the 18th century. In 1665 Milton was recorded as having seven substantial houses and fourteen smaller houses.
- 7.3 The predominant form of development is vernacular cottages and farm houses with their associated buildings built of the local ironstone. In addition, the Black Boy Inn, Church and Manor House offer buildings with a different character, scale and role than their neighbours. While the scale and form of buildings varies across the hamlet, the simple character of the vernacular architecture and universal use of ironstone creates a harmonious scene across the settlement.
- 7.4 An appraisal of key building typologies, alongside a summary of the character and history of key buildings can be found below. Further information can be found in the Victoria County History, Historic England's listing records, alongside historic documents at the Records Office. In addition an in depth review of Old House (formerly McGreals Frmhuse) can be found in Wood-Jones, R.B., Traditional Domestic Architecture in the Banbury Region.



Looking towards Milton Cottage

Church

- 7.5 The Parish Church of St John's is one of the more recent buildings in the hamlet and is also the tallest, with long views of the bell tower being visible from many parts of the hamlet. The church is of early Victorian. It was designed in 1856 by William Butterfield, architects for Keble College Oxford, and built by Franklin's and Hopcrafts of Deddington at a cost of £1339. It is a grade II listed building.
- 7.6 The building is in regular coursed ironstone rubble and limestone dressings with a steeply pitched plain tile roof. The bell tower is prominent in the hamlet and has a plain red clay tile pyramidal roof and slits to the stairs. The east window is by F. Preedy of London.
- 7.7 The construction of the Church was an endeavour championed by the then Vicar of Adderbury Rev Alcock and his curate. The church was built on the vicar's glebe and supported by significant donations by the Vicar and New College, among others.



St John's Parish Church

Blackboy Inn

- 7.8 The Black Boy Public House was constructed in the 16th/17th century in local ironstone. While the front has been remodelled, the building retains some of its original mullioned windows and has a 17th century stair-case projection to the rear.
- 7.9 The Inn was ideally located for travelling trade and to the right of the building lie a series of outbuildings .



The Black Boy Inn

Manor House

7.10 The Manor House was built in the 17th century, with 18th century and early 19th century additions. It is the grandest house in the hamlet. The property was not a formal manor house with associated estate, but a private home to various prominent families through the ages. It has a two unit plan over three storeys. A small part of the rear of the property is thought to date from the 16th century (JC) and the VCH states that the 17th century rear of the property was once used as an Inn.

7.11 While other houses have a close relationship to the lanes, the Manor House sits back in its own grounds and is surrounded by a high brick wall. The house has a commanding position in the hamlet and the eye is drawn to the formal façade when approaching the property from the southeast.

7.12 The front façade is in ironstone ashlar and was most likely refashioned in the early 19th century. This façade is formally arranged around a stone porch with paired columns and moulded entablature. The building is organised over three storeys with formally arranged sash windows on the ground floor, first floor and second floor. The roof is welsh slate roof. Two stone end stacks and stone copings.



Formal front elevation of the Manor House

Farm complexes

7.13 Milton was a predominantly agricultural settlement and this is reflected in the historic farm complexes which form much of the structure of the hamlet. There were various farmsteads across the hamlet over the centuries, reflecting changes in landownership and family affairs. While many of these have been converted, their structure and relationship with their original barns and agricultural outbuildings is still evident. Four of the farmhouses are listed. While only Manor Farm is still in agricultural use these buildings form a key part of the settlements character. The majority of these buildings and many of their outbuildings have now converted to residential use.

7.14 Church Farmhouse, Glebe Farmhouse, Old House (formerly McGreal's Farmhouse) and Ironstone Farmhouse all date from the 17th century and Manor Farm House date from the 18th century. In addition Post House on High Street was a small holding in the 19th century, before becoming the hamlet post office and more latterly a dwelling. Most buildings retain their historic plan forms and much of their original fabric. They largely retain a clear relationship with their outbuildings, including their barns, shelters sheds and hovels.

7.15 Manor Farm is still in agricultural use and has a range of stone built agricultural buildings, some of which have been converted. These simple structures make a very significant contribution to the character and appearance of Milton. These buildings are now juxtaposed against modern agricultural sheds.

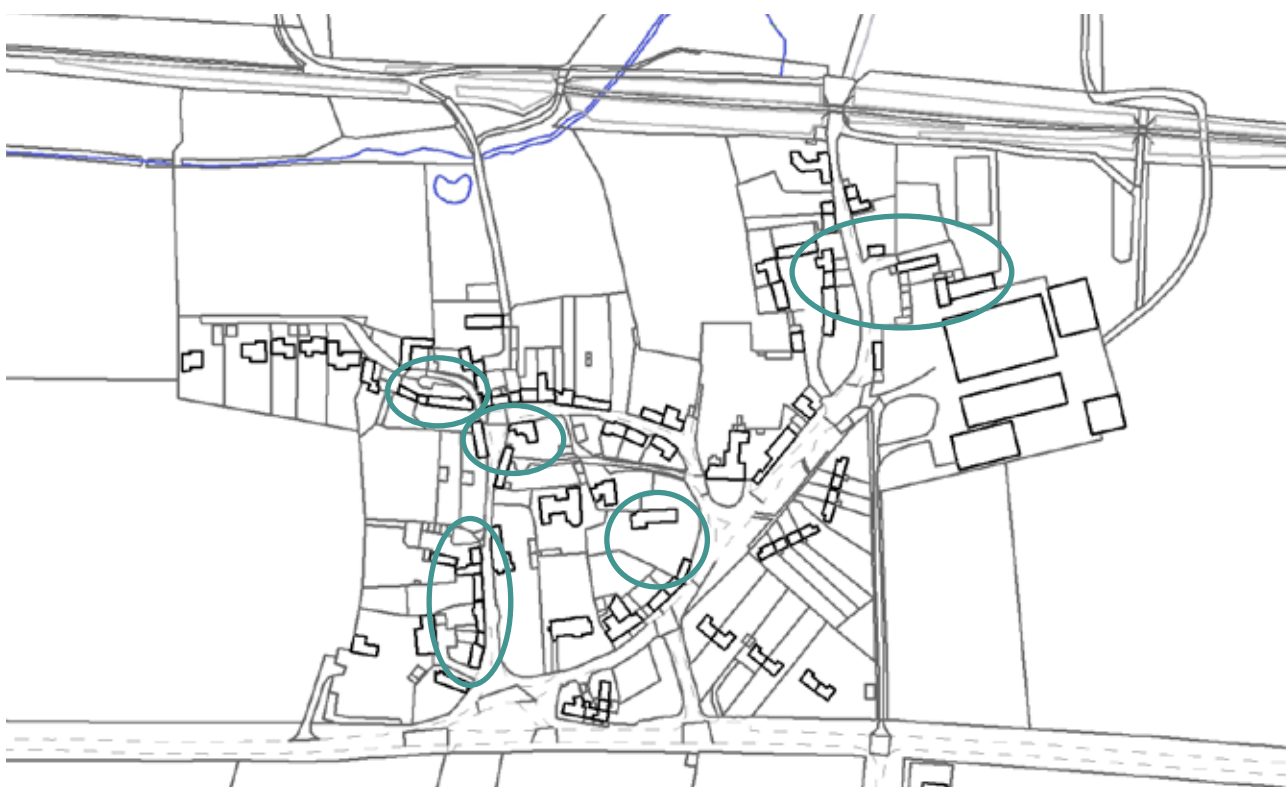


Figure 15: Map of farmsteads

Church Farmhouse

7.16 The farmhouse and attached cottage on Chapel Lane form are prominent in the entrance to the hamlet and glimpsed views can be seen of these properties from Milton Road. The building dates from the 17th century and is constructed from regular coursed ironstone rubble and is single storey with an attic. The farmhouse has steeply pitched Welsh slate roof with stone copings, with brick chimneys. The three downstairs windows have stone hood moulding, an expensive detail reflecting the status of the building.

7.17 There are a number of former outbuildings and workers cottages which are likely to have been associated with this farmstead along Chapel Lane. To the rear of the farmhouse is a small courtyard where the (milking) Parlour and Church Farm Stables can be found. While these buildings are now domestic in function the courtyard retains its original spatial character. To the west of these buildings is also the Bothy which was also originally part of Church Farm, though this building feels more detached from the settlement, in part due to its access point along the Milton Road.



Church Farmhouse

Glebe Farmhouse

7.18 Glebe farmhouse has two date stones, one from 1694, with another from 1876, reflecting a reconstruction or extension. The building is two storeys with an attic and formed in a T-plan and constructed in regular coursed ironstone rubble with a steeply pitched plain tile roof. Stone mullion windows are a key feature. The small single storey extension along Chapel Lane that adds interest.

7.19 There are a number of buildings that would have been associated with Glebe Farm, including Glebe Farm Cottages and two barns – Wheatcroft to the west and Glebe Barn to the south. The generous junction space in this area is likely to have functioned in part as a yard in previous years. The VCH notes that this building was used as a Sunday School in the 19th century.



Glebe Farmhouse

Ironstone Farmhouse

- 7.20 Farmhouse dates from the C17/C18. The farm was purchased by the ironstone quarry in the early 20th century and was in domestic use when the Victoria County history was written in 1969. The house is constructed in two parts with coursed rubble to left and regular coursed rubble to right part. It has a steeply pitched roof and dark engineering brick stacks.
- 7.21 A number of outbuildings lie to the south and west of the farmhouse which would have originally supported the farm. The topography of the area is slightly constrained at this point, leading to a long narrow courtyard structure. To the west of the courtyard is an area where four quarry workers bungalows were constructed in concrete in the early 20th century. These have subsequently been demolished and the area redeveloped with modern housing.



Ironstone Farmhouse

Manor Farmhouse

- 7.22 The building is now used as the farmhouse for Manor Farm, though was originally constructed as a private house in the 18th century. The original farmhouse lies on the other side of the lane. The position of the building in the settlement is unusual, with the main frontage at a right angle to the lane. This reflects the position of the house on one of the historic lanes which used to run to the east of the settlement, before connecting with Manor Lane in Adderbury.
- 7.23 The building is two stories high with a cellars. The roof is steeply pitched and now has a 20th century tile roof, though originally would have been thatched. The building is based on a three unit plan and has stone mullioned windows with metal casements. A historic tithe barn lies to the rear, which at the time of the VCH (1968) was thatched.
- 7.24 There are a number of barns and outbuildings associated with Manor Farm, many of these are late 20th century and are very different in character and scale from the traditional agricultural barns.



Manor Farmhouse

Manor Farm Cottages

7.25 1 and 2 Manor Farm Cottages lie on the west side of the lane by Manor Farm and are thought to have been the original Farmhouse associated with Manor Farm. The building is set above the lane on a grass bank. The house has a mixture of architectural details, including arch headers and high dormers, reflecting a significant refurbishment in the past. It is however an old building the remains of a tracery window on the lane frontage, can be seen which may have been reused from the Chapel.

7.26 To the rear of the buildings is a large courtyard. While the building in this courtyard has now largely been converted, it still reads as an agricultural courtyard and would have originally included stables, a hay barn and an open cart shed.



Manor Farm Cottages

The Old House

7.27 Formerly McGreal's Farmhouse, this is a large 17th century house, originally constructed to a two unit plan, though extended to a three unit plan in the 18th century. This structure has been well documented and is a good example of the 17th century regional style. The accommodation is over three storeys, including the attic. The building is constructed from coursed rubble. Originally the building had a thatch roof, though this was replaced by tile in the 20th century. There are two historic projections to the front building façade, with a staircase projection to the rear and a brick oven at the north east corner (part of the 18th century extension) The house was extended in the mid 20th century to the side and a front porch has been more recently added.

7.28 The barns for Old House are located to the south of the property, adjacent to the Black Boy Inn and have now been converted.



The Old House

Barns and Outbuildings

7.29 Barns and outbuildings are an important part of the fabric of Milton. These buildings are typically part of a larger farm complex. Outside of the Manor Farm complex, most of the barns in Milton have now been converted into residential use, though there are some used as car barns and for general storage. The Old Smithy, close to the Manor House remains in use as storage for Manor Farm.

7.30 The character of the former agricultural buildings varies depending upon their age and use. The conversion of these buildings has had some impact on the character of the conservation area, though many of the conversions have been very successful. Architecturally the buildings are very simple, and can be characterised by their lack of ornamentation and functional openings.

7.31 Cherwell District Council has written guidance on the conversion of agricultural buildings which can be found on our website.



The Smithy



McGreal's Barn



Wheatcroft

Cottages

7.32 There are a range of vernacular cottages in Milton, many of which are listed. A large number of cottages date from the 17th century and display the simple regional character and rectilinear plan form. Typically cottages are in a two form plan, with gabled roofs and with ridgelines facing the roadside. These buildings were constructed in coursed ironstone rubble. A number of buildings retain their thatched roofs, although many have been replaced in tile or slate. The doors and windows in the cottages would traditionally have been simply detailed, with wood or stone headers and sills.

7.33 Many of the cottages are Listed within the hamlet and Historic England's website provides a more detailed overview of details for specific buildings. Of particular historic interest are the following buildings:

- There are a number of cottages along Manor Lane which have reused medieval doorways and windows in their structure, these include 2 Manor Farm Cottage and Lodge Cottage. It is thought that these are likely to have been reused from the medieval chapel that was located in this area.
- Yew Tree cottage (also known as Hag's Hook) is located to the rear of the cottage. The 18th century Methodist Chapel was located adjacent to this property and the carport wall is thought to partially include part of the original Chapel wall.
- Post cottage is marked through its use of stone mullioned windows. An expensive feature which is more often found in grander properties in the hamlet and is likely to reflect its owners status as a smallholder.



Chapel Cottage



Post Cottage



Milton Cottage



Woodlands

- Lodge Cottage, Old Cottage and Milton Cottage are marked in the rare survival of the original thatch roof.
- The Granary and Woodlands are brick properties, built in the 19th century, when the new railway halt brought access to mass produced brick. Woodlands was originally constructed as two workers cottages, but incorporates part of an older ironstone structure. Both properties have been significantly altered through the 20th century and their interest to the conservation area lies in the use of brick and the variety that this brings.



Lodge Cottage



Ashley

Modern Development

7.34 There has been relatively limited change to the hamlet through the 20th century, especially compared to development in neighbouring Adderbury and Bloxham. The development that has taken place is largely discrete and while different in character to the historic buildings, fits comfortably with the overall character of the conservation area.

3.35 The most significant development was in the early /mid of the 20th century when New College sold the land to the east of the hamlet for new council housing. The topography separates this area from the main hamlet and the architecture is clearly from the first part of the 20th century. The development is characterised by modest properties in brick and render. The first phase of the development, which was between wars, is typified by short rendered terraces that sit above the Manor House. The second, post war, phase of development is typified by 'Cornish Units' which are typical of this era, with the Mansard roofs giving a cottage scale and feel. This area is clearly visible and provides a gateway to the hamlet from Milton Road.

7.36 In the early 20th century four concrete bungalows were constructed for quarry workers at the end of Ironstone Farm Lane. These buildings were demolished in the late 20th century and replaced by six suburban detached houses. While the layout and form of these houses is very different from others in the hamlet, they are simply constructed in ironstone and fit comfortably with their environs.

7.37 The land to the west of Old Cottage was owned by New College and two new properties were constructed in ironstone. These dwellings follow the character and form of the street and overall fit comfortably within the streetscene.

8. The Character and Appearance of Milton

8. The Character and Appearance of Milton

Settlement pattern

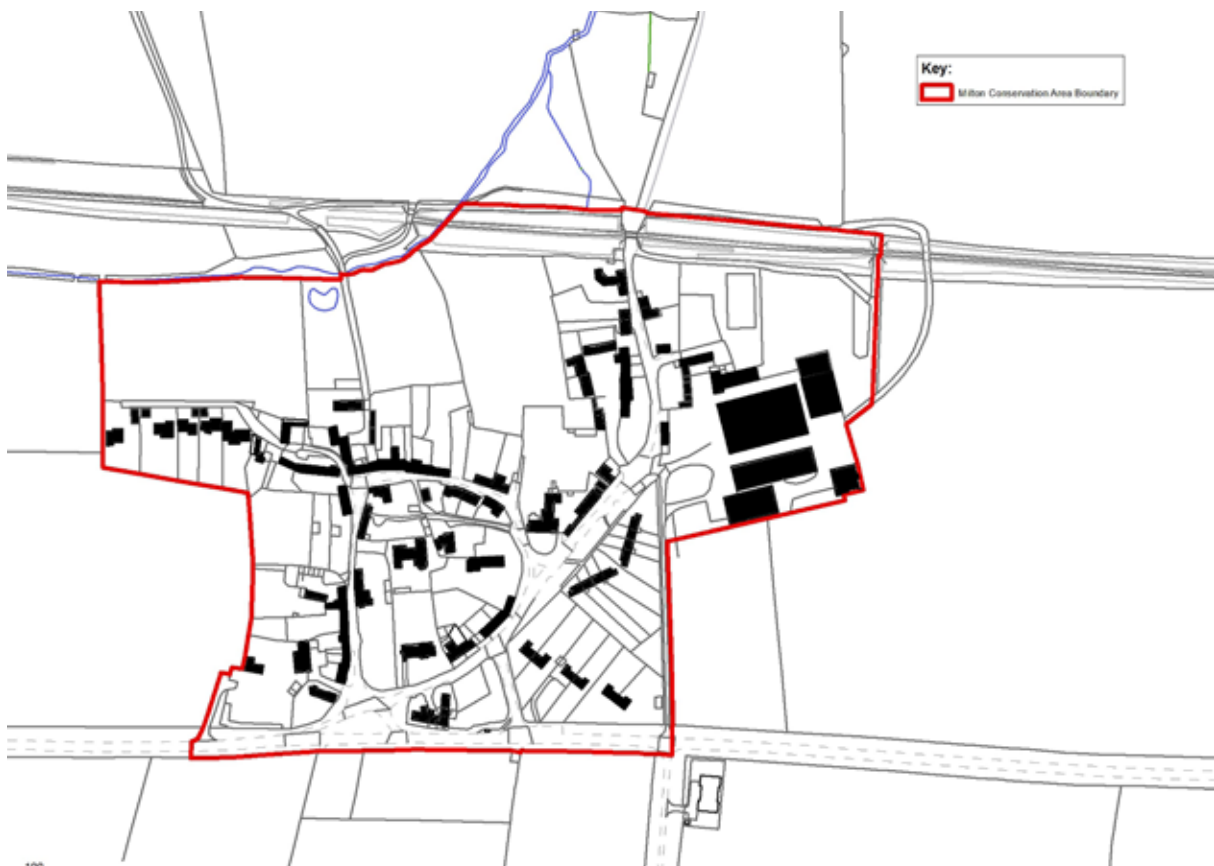
8.1 Many settlements in Cherwell are tightly formed around a main road that connects the settlement to other larger settlements. Milton is quite distinct in this respect, with the majority of the settlement being well set back from the Milton Road . This change in level in this area also emphasises the feeling of physical separation from the road.

8.2 Today the Milton Road provides the only vehicular connection in and out of the hamlet.

The settlement pattern is based on a loose 'O' shape loop and a number of low key lanes. A small lane runs to the north of Old House and there are two simple lanes that extend at the north of the settlement .

8.3 The form of development is largely based on a series of farmsteads and this is reflected in the varied form of the settlement. Areas of continuous building frontage are often focused around a farmstead and often juxtaposed against a more open development pattern. These characteristics reflect the history and role of the Milton as an agricultural settlement and are typical of settlements of this type.

Figure 16 – Ground figure plan of Milton



8.4 There are two simple lanes which extend northwards of the loop and one that dissects the loop from the east:

- Lane through Ironstone Farm
- Lane alongside Manor Farm
- Lane running alongside The Old House

Land use

8.5 The majority of buildings in Milton are now private, domestic dwellings, with the Church and Inn focused to the south of the settlement alongside the Milton Road. Much of the settlement was historically formed around the farmsteads and associated farmyards. The majority of these have been converted to domestic accommodation, but most have been converted in a way that retains their agricultural character and form.

8.6 Manor Farm remains in agricultural use, and makes a significant contribution to the character of the settlement; providing a link between the rural settlement and its surrounding landscape. The settlement is surrounded by open countryside, the majority of which is used as pasture for grazing animals.



Manor Farm Sign

Building type, age and style

8.7 A large proportion of buildings in Milton are simple vernacular cottages which were constructed from the 17th century. There are a number of more substantial farm houses and other specialist agricultural buildings. Further information can be found in chapter 7 – Architectural History.

Scale and massing

8.8 The majority of buildings in Milton are of two storey construction and moderate scale. The Church of St Johns and the grander properties of the Manor and Old House are set back from the roadside giving them a greater sense of scale and importance. Glimpsed views of the church bell tower can be seen from many parts of the hamlet which contributes to the areas overall picturesque character.

Construction and materials

8.9 The buildings throughout the settlement are constructed of the local ironstone. While the coursing, finishing and detail of the stone may vary according to the status of the building, the consistent use of local stones helps to establish a harmonious character.

8.10 Brick is used sparingly in the settlement, but there is some use that is likely to date from the arrival of the railway in the late 19th century. Brick is used for a number of chimney stacks in the area and there are a handful of brick buildings, including the Granary and Woodlands Cottage, both of which are of 19th century construction. The boundary wall to the Manor is also brick. These buildings, while distinctive from others in the area, sit gently with their neighbours and add interest and character.

8.11 It is likely that a large proportion of the buildings in Milton were thatched, however renovations over the 20th century have led to a wide range of roofing materials including welsh slate and concrete tile. Milton Cottage, Lodge Cottage and part of Old Cottage retain their thatch and are prominent in the streetscape.

Means of Enclosure

8.12 Milton has a number of significant stone boundary walls. These often provide a sense of enclosure and continuity of building line. This is especially the case along Chapel Lane and High Street where walls constructed up to the edge of the road / pavement and form their own enclosure to the street.



The Church wall

Trees and Green Space

8.13 Milton is surrounded by open countryside on all sides, with open fields giving onto the east and west of the settlement. The southern boundary is defined by the Milton Road and the northern boundary to the area is clearly defined by the brook and former railway line.

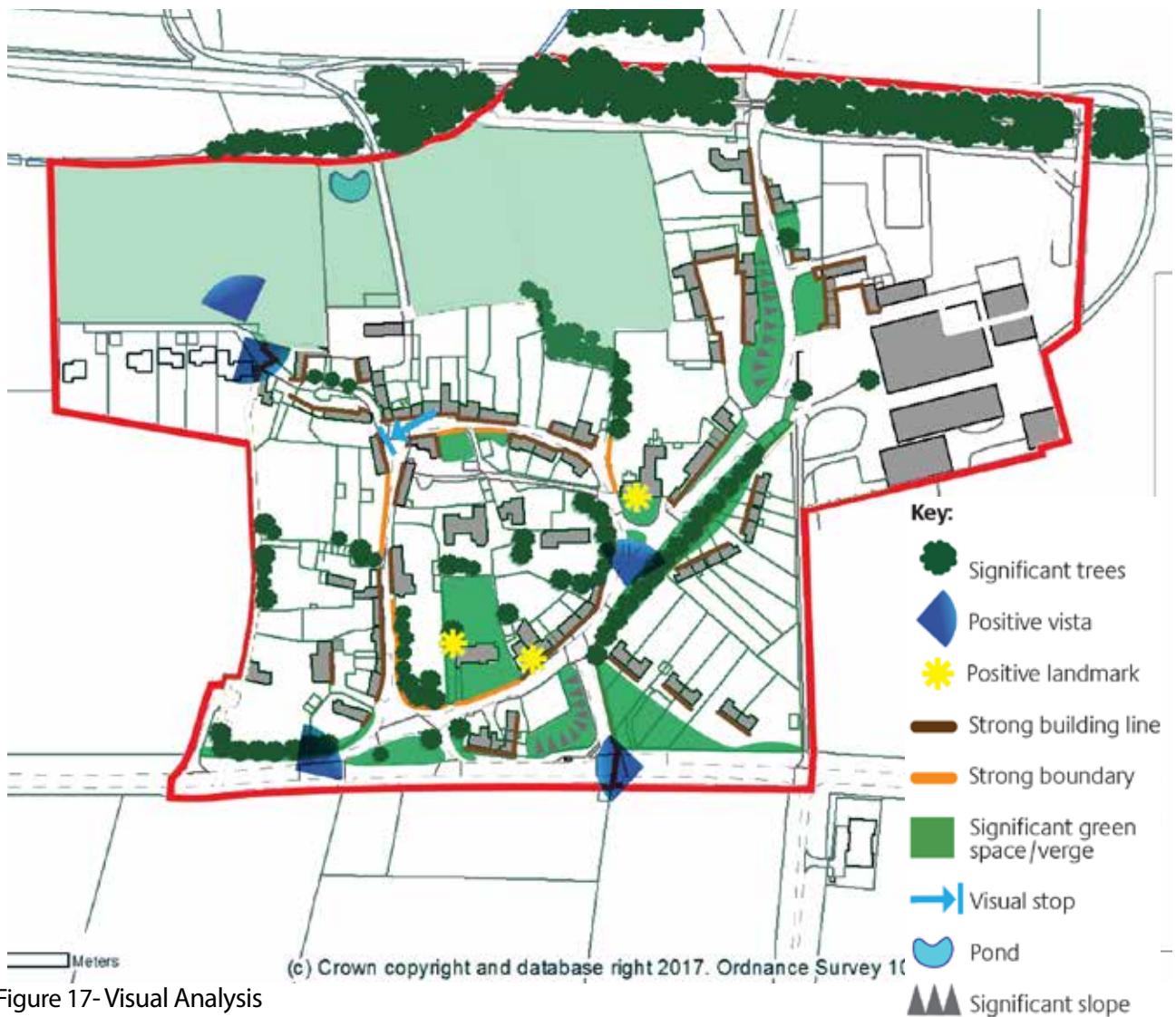


Figure 17- Visual Analysis

8.14 There is very little formal green space within the settlement other than the churchyard surrounding St John's Parish Church. This area has a very mature, tranquil feel and looks out on to Black Boy Inn.

8.15 There are a number of triangular greens at key places throughout the settlement, most notably outside the Manor House and the Church as you enter the settlement. These make a significant contribution to the character of the settlement. A number of properties in the settlement are set within large plots of land which contribute to the sense of greenery and provide a contrast to areas of enclosure, where the buildings are located hard against the road edge.

Carriageway, pavements, footpaths

8.16 The nature of the carriageways within Milton is largely low key with an informal rural character. There is no formal demarcation for a footpath or pavement and the roadway merging directly into green verges. The Milton Road by contrast is car dominated and constructed to adhere to highway standards.



The Green at the western entrance to the village

Key views

8.17 Milton is surrounded by countryside, but there are only limited views in and out of the settlements at key points. There are however a number of views to key buildings which help define the character within the settlement and the church bell tower provides the focus to many glimpsed views throughout the settlement.

8.18 The elevated location of Milton Road offers views down to the historic settlement, with the eye drawn to the Church and Black Boy Inn and glimpsed, limited views further into the historic core. Bank Cottages are also prominent from the road, though they are a little confused in aspect.

8.19 The main core of the hamlet has a sense of enclosure provided by the continuous built frontage and walls, which vary from the wide views- that greets you from the Milton Road.

8.20 There are views of the hamlet from the surrounding landscape, especially west and north and northwest where there is an open landscape character. To the east views of Manor Farm, with its mix of traditional and modern agricultural building dominate. Glimpsed views of the hamlet can also be gained from the railway embankment.



View to the Church from Ironstone Farm

9. Character Areas

9. Character Areas

9.1 Milton has a very simple settlement pattern defined a simple 'O' shaped loop which forms the core settlement. In addition, there are two lanes which branch off to the north. The character of the hamlet can be more easily defined by dividing it into a number of character areas which are set out below. The purpose of explaining the character and relationships between the different character areas is an important part of a conservation area appraisal; helping to assess the impact of any proposed changes to an area on the character set out within the appraisal. These areas are:

- Milton Road
- Core settlement area
- The Lanes

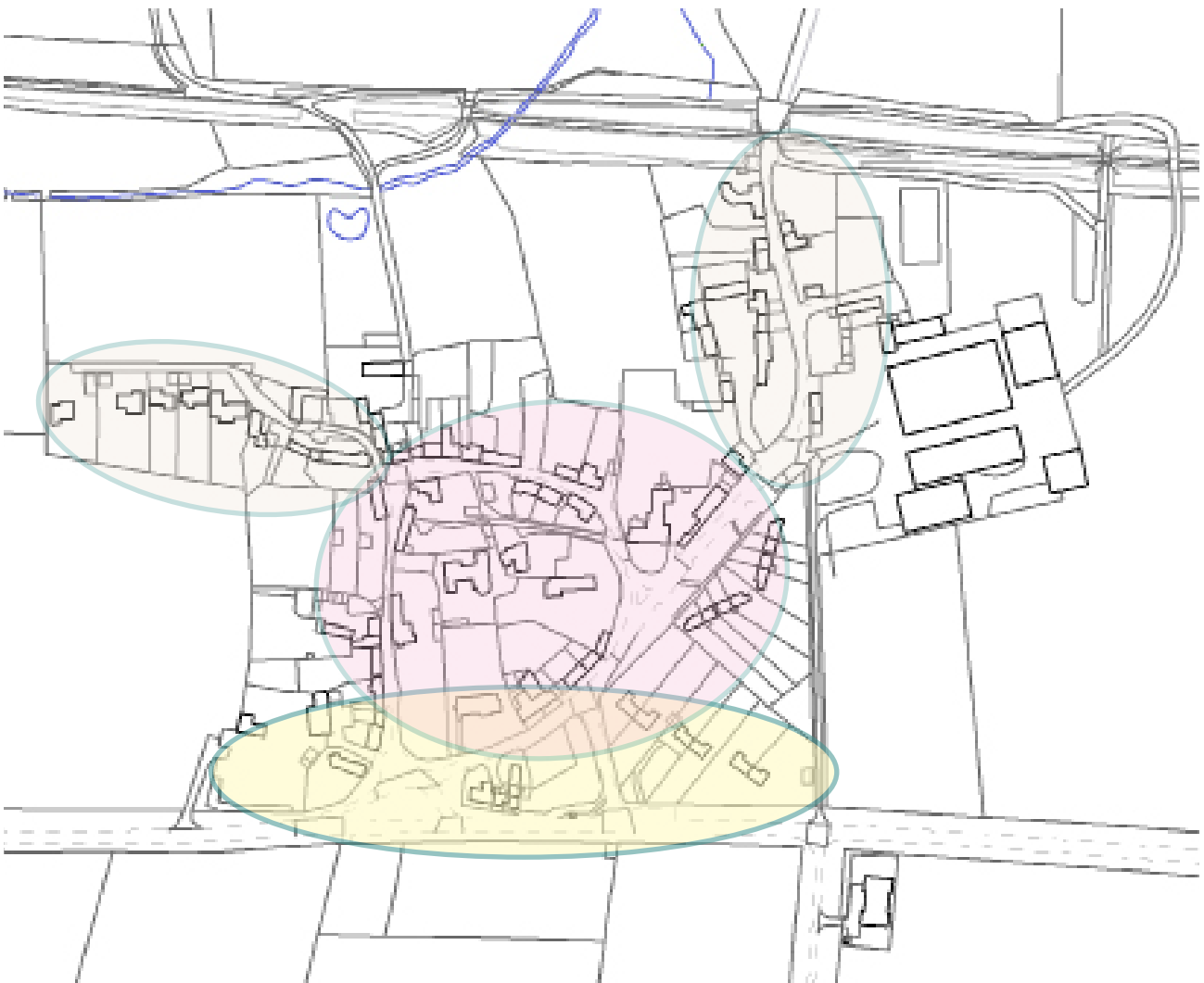


Figure 18: Character Areas

Milton Road

- 9.2 While the settlement is largely set back and down from the Milton Road, the relationship with this route is important. For many people passing along the Milton Road, the character of the hamlet is defined by the glimpsed views to the Church, the Black Boy Inn and Little Ground. The entrance into the settlement is experienced from Milton Road.h
- 9.3 The topography is particularly important in this area and allows medium length views over the hamlet. The carpark of the Black Boy Inn is thought to have been a historic quarry, which explains the significant drop in levels between the Milton Road and the majority of the settlement.



Figure 19: Milton Road Character Area

- 9.4 This area of the settlement is likely to be the oldest part of Milton (the Victoria County History). Today there are a handful of houses which sit tightly to the Milton Road and turn the corner to the east (Bank Cottage and Well Cottage). These buildings have been subject to significant modification and adaptations throughout the years and are difficult to date without detailed survey work.
- 9.5 As you approach Milton from Adderbury, the mid 20th century properties of Little Ground and the Bankside Cottages frame open views of the Parish Church of St John's. The elevated position of the road offers long views into the village where the Black Boy Inn and the Church are prominent.
- 9.6 The character of the settlement is less coherent as you enter from the west, with the backs of properties and glimpsed views of the Church. The small triangular greens dominate this area and are an important gateway feature.



The Green at the western entrance to the village



View from Milton Road across Inn Carpark

Core Settlement

- 9.7 The Core settlement is formed around informal lanes which form a continuous 'O' shaped loop. This area has an enclosed feel and is quite distinct from open character of Milton Road. The core area is largely defined by distinct farmsteads and related properties, which give a distinctive pattern to the built form. There is a strong sense of enclosure along these lanes which alongside gentle changes in geometry and topography give the hamlet a picturesque feel.
- 9.8 This area contains a range of building types, from quite grand, spacious farmhouses, with expensive stone mullion windows, to vernacular cottages, barns and outbuildings. While the area is now entirely domestic, the historic range of building types and their varied building form is an important part of this areas character.
- 9.9 The boundary walls make a major contribution to the character of this area, providing a sense of continuity and enclosure where the built form ends. The walls vary in height from a little over a metre (as in the paddock on the High Street) to over two metres (Milton House).



Figure 20: Core Area Character Area

- 9.10 In a number of places, such as Church Farm historic farmyards are set behind the main building line. These semi-private areas have a distinct and intimate character.

West Area

- 9.11 The south of Chapel Lane is defined by Church Farm, with its farm house barn and cottages forming a distinct grouping of 17th century buildings to the lane. To the rear of these buildings lies a yard, where barns and other outbuildings have now been converted into residential use.

North Area

- 9.12 This area has a higher level of built frontage along the north side of the lane, with less built form on the south side. The slight variation in eaves heights and building form adds interest and the thatched roof of Milton Cottage particularly draws the eye. To the south of the lane a mid-level stone wall defines the boundary of Glebe Farm House and paddock adjacent to New Cottage, providing a more open aspect in this area. Halfway along the lane the eye is drawn to the high gable of the Manor House.



Church Farm Yard

9.13 At the junction of Chapel Lane there is an interesting grouping of buildings which make up a distinctive space. This area is likely to have functioned as a yard for Glebe Farmhouse and associated buildings

East Area

9.14 The east area of the loop has a more informal structure and low key character. As the loop turns north past the manor house towards Old House the character of the area opens up. The houses of Little Ground sit high on a vegetated embankment, with only glimpsed views to these properties. Old House and Manor house are prominent in this location and form the focus of the area.

9.15 The Manor House is a prominent feature in the east of the settlement and sits gently behind a small green. From the north views to the house are framed by a low wall and hedge which lead the eye to the formal façade.

9.16 A lane dissects the core character area. This is very low key in scale and form and feels semi private in character. The backs of properties from Chapel Lane and High Street emphasise this character. The entrance to this is dominated by the setting of Old House, with views opening out to Woodlands, a 19th century brick cottage; one of only a small handful of brick structures in the hamlet.



McGreal's Barn



High Street

The Lanes

9.17 There are two historic lanes which run to the north of the core settlement which have a distinct character. To the west of the settlement a lane runs through Ironstone Farm, which was extended in the early 20th century to provide access to the quarry. To the east of the settlement a lane provides access to Manor Farm and the former rail halt. There were also a number of lanes in this area which originally ran to Adderbury. These are clearly visible on the Enclosure Map and the Bartholomew Map.



Figure 21: Lane Character Area - Lane by Manor



View towards former railway bridge

Lane along Manor Farm

9.18 The land to the east of Manor House was historically owned by New College and formed part of the Manor Farm complex. The character of this area is varied, with a wide variety of buildings and forms. In many parts the lane is lower than the buildings on either side, reflecting the overall topography of the area.

9.19 Manor Farm is the only working farm remaining in Milton and the prominent modern agricultural buildings offer a reminder to the hamlets agricultural past. There is a small green before the land rises up to the main farm entrance. Manor Farmhouse is set back from the road and at a right angle to the road with the gable facing the public realm. This most likely reflects its relationship with the original lane which ran to Adderbury

9.20 Behind the Manor House a series of outbuildings form an elevated yard. These have now been converted to residential, but would have originally served as a farmyard with a cart barn, hay barn, stables and outbuildings. Granary Cottage as you enter this area is distinctive through its use of brick.

9.21 Halfway along the lane glimpsed views of the brick railway bridge can be seen. The Milton Halt was located to the east of this bridge. Low key cottages line the route providing a sense of continuity and enclosure. Beyond the railway bridge the landscape opens out, with undulating views over open countryside.

Lane along Ironstone Farm

9.22 This area was once a simple farmyard structure for Ironstone Farm which was converted in the Mid 20th century. In the early 20th century four concrete bungalows were constructed to house the ironstone quarry workers. These were demolished in the late 20th century and modern houses in ironstone have now been constructed.

9.23 The original farmyard still retains traces of its original character, despite the conversion of buildings into domestic properties. The main change has been the introduction of boundary walls and front gardens in an area which would have been an open yard. While the character and form of this area has changed over the years it is still very much a distinctive and attractive area. The topography undulates here and on the higher ground there are glimpsed views of the Church Bell Tower as you look towards the hamlet.



Figure 22: Lane Character Area - Lane by Manor Farm

9.24 As you move past the courtyard, there are views to the open countryside and five detached houses now sit where the former quarry workers cottages once lay. These buildings reflect the era they were developed in, and garages and parking areas dominate the street scene. Nonetheless, their location, use of materials and simple form allow them to sit comfortably at the edge of the conservation area.



View to Church



Tight entrance to lane



10. Materials and Details



11. Management Plan

11. Management Plan

Policy context

11.1 The 1990 Planning (Listed Buildings and Conservation Areas) Act places a duty on local planning authorities to formulate and publish proposals for the preservation and enhancement of its conservation areas. In line with Historic England guidance (2011) Conservation Area Management Proposals are published as part of the process of area designation or review. The Conservation Area appraisal document is designed to inform planning decisions, and other actions that the Council and/ or property owners within the designated area take. The role of the Management Proposals is to identify actions that could contribute to the enhancement of the special character and appearance of the area by the Council, owners and other stakeholders alike.

11.2 The main threat to the character and appearance of any Conservation Area is the cumulative impact of numerous alterations, some quite small in themselves, to the traditional but unlisted buildings within the

area. These changes include such works as the replacement of traditional window casements with uPVC double-glazing, replacement of original doors, additions such as non-traditional porches and erection of satellite dishes on the front elevations of properties. Such alterations to unlisted residential properties are for the most part permitted development and therefore do not require planning permission. Unauthorised alterations and additions may also be a cause for concern and are often detrimental to the appearance of a property. The loss of dilapidated stone walls can also have a significant impact. Both unsympathetic permitted development and unauthorised development cumulatively result in the erosion of the historic character and appearance of the conservation area.

11.3 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.

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

General Proposals for Preservation and Enhancement	
Boundary Treatments	The traditional stone boundary walls surrounding properties make a valuable contribution to the character of the settlement and the demolition of these features will be resisted. Hedges and mature trees, which sometimes line the boundary of properties also make a positive contribution.
Important Views	Views into and out of the Conservation Areas are fundamental to understanding the relationship between the settlements and their surrounding landscaping. These views should be protected.a.
Retention of historic features and building maintenance	Traditional architectural details and local materials are important and should be retained, repaired or reinstated where lost. It is important that traditional techniques and materials (including the use of lime mortar and the like for like repair of buildings) are used to retain the special historic character and appearance of the area. The unsympathetic alteration of minor features could have a significant impact on the character and appearance of Milton. An Article 4 Direction could ensure that existing original and traditional details are protected and where necessary sensitively replaced in the future. There are a number of thatch buildings across the settlement and it is important that these are retained .
New Development	As a Category B village (Cherwell Local Plan 2006-2031 (Adopted July 2015), the hamlet is considered suitable for conversion of existing buildings, infilling and minor development. Any proposed development or extensions must respect the scale, design, proportions and materials of the surrounding architecture to strengthen the cohesion of the street scene. It is crucial that the scale and diversity of the surrounding architecture is respected and that an imaginative and high quality design is employed.
Character of roads and lanes	The lanes in Milton have a rural, informal character which make a significant contribution to the settlement. It is important that this character is retained in any developments in the settlement. Informal greens and verges are an important characteristic The relationship of the Milton Road with the settlement is important. It is important that the character of this area is retained and that roadside clutter is minimised.
Archaeology	Milton is an archaeologically rich area with evidence of pre-historic, Roman and medieval occupation of the area. Early consultation with Oxfordshire County Council's Archaeology Department in relation to any proposed new works involving foundation excavation or ground levelling is encouraged at the outset to prevent delay.
Car parking	Car parking is an issue in some areas of the village with cars being parked along the verge side even during the day. This is partly as a result of the form of the housing with mid terraces having no off-road parking area. The Village survey in 2013 saw an 70% increase in the number of cars in the settlement since 1994.

12. Conservation Area Boundary Justification

12. Conservation Area Boundary justification

12.1 Milton Conservation Area boundary was established March 1988 and reviewed in March 1996. No review of the conservation area or boundary has taken place since that date.

12.2 A review of the boundary has now taken place; this was based on an analysis of current and historical maps supplemented by investigation on the ground from public rights of way. The proposed boundary has been drawn based on current heritage policy and guidance and considers the importance of spaces and settings as well as buildings.

Key changes include

- Extension of area to include Little Ground
- Inclusion of Manor Farm including modern agricultural buildings
- Amendments to boundary around The Bothy to reflect land ownership.
- Extension of area to include the housing, paddocks and footpath to the west of Ironstone Farm

Southern Boundary

12.3 The boundary follows the southern edge of Milton Road. It starts at the Deddington Road, and follows this line until opposite the entrance to The Bothy.

Western Boundary

12.4 The boundary crosses Milton Road and runs north, following the boundary of The Bothy and the rear boundary of the properties along Chapel Lane.

12.5 The boundary follows the property line of the Barn and those of the former outbuildings of Ironstone Farm and continues on this course until the last building – Westside Lodge.

12.6 At Westside Lodge the boundary changes direction to follow the side boundary of this property, then continues along the field boundary until the brook.

The Northern Boundary

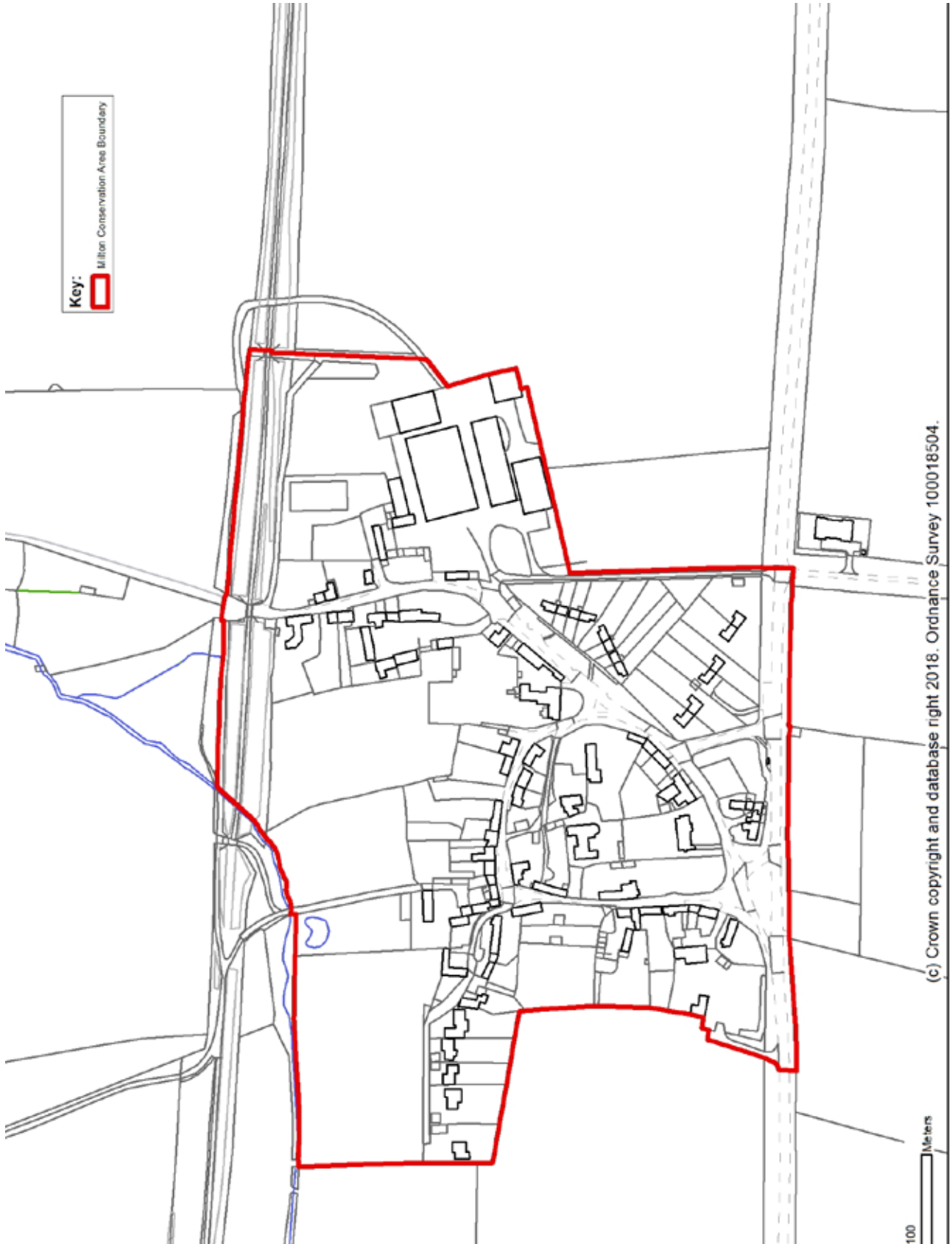
12.7 The boundary follows the line of the brook until it meets the northern edge of the railway embankment. The boundary follows the line of the embankment to track and the edge of the former railway and when the track end it continues along the edge of the former railway boundary until the access lane to Manor Farm.

Eastern Boundary

12.8 From the railway embankment, the boundary follows the footpath to Manor Farm and cuts back towards the farmyard.

12.9 When the track meets the farmyard the route follows the edge of the farmyard to the corner and then moves east until it reaches the bridleway at the rear of Little Ground. From there it runs south along the bridleway before closing at Milton Road.

Figure 23 – The conservation area boundary for Milton



13. Effects of Conservation Area Designation

13. Effects of Conservation Area Designation

13.1 Conservation areas are designated by the Council under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. There are different planning controls in conservation areas and anyone proposing development should seek advice from Development Control and Major Developments at an early stage. The main effects of designation are as follows:

Development should preserve or enhance the area

13.2 Development should preserve or enhance the character or appearance of the conservation area, 'the special architectural or historic interest of which it is desirable to conserve or enhance'. This enables the achievement of higher standards of design in new developments and secures the conservation of existing important features and characteristics. Information supporting planning applications must demonstrate the proposal, and its impact on the conservation area, in sufficient detail to enable a thorough assessment.

Control over demolition of buildings

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

Control over trees

13.4 The Council must be notified of any intention to carry out works to fell, lop or top any tree over 75mm (3 inches approx.) in diameter not already the subject of a tree preservation order. This provides the Council with an opportunity to consider making a tree preservation order and the provision of an extra degree of control over the many trees that are important to the appearance of the conservation area.

Protection of important open spaces and views

13.5 It is important to protect the open and aesthetic quality of the countryside adjacent to the village because it is integral to the character and appearance of the conservation area. Open space sometimes has its own historic significance. The inclusion of peripheral open spaces around the settlement in the designation of the conservation area is specifically to ensure that the character of these spaces is preserved.

Control over the demolition of enclosures

13.6 Consent is also required to demolish any means of enclosure over 1 metre in height abutting a 'highway' (including a public footpath or bridleway), waterway or open space; or above 2 metres in height in any other case. This means that walls not relating to listed buildings, that add so much to the character and appearance of the street scene, are afforded protection.

Powers to seek repair of unlisted historic buildings

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

Reduced permitted development

13.8 There are no permitted development rights for commercial properties. Within conservation areas there are restrictions on the size of extensions to domestic properties that may be carried out without specific planning permission including:

- A two storey rear extension of any dimension
- A single storey side extension of any dimension
- A building, enclosure, pool or container at the side of a dwelling
- Cladding in any material;
- Any alteration or extension to the roof;
- A satellite dish on any chimney, wall or roof slope that faces onto or is visible from a highway.
- A flue, chimney, soil or vent pipe on a wall or roof slope that fronts a highway or can be seen from a highway and forms the principal or side elevation of the house.

Enhancements should preserve and enhance the area

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

13.10 Permitted developments rights before within and outside conservation areas can be subject to change. Further up to date information can be found on the:

Planning Portal <http://www.planningportal.gov.uk/permission>

or by contacting the Development Management Team of Cherwell District Council

planning@cherwell-dc.gov.uk

telephone 01295 221006.

14. Design and Repair Guidance

14. Design and Repair Guidance

14.1 The following design guidance seeks to ensure that the character of the Conservation Area is enhanced, through imaginative and high quality design. The following aspects are particularly important:

Scale

14.2 Restoration and re-development must respect traditional plot widths and avoid repetitive and unrelieved facades which typify so many modern designs. Milton has variations of plot size, but there is a consistency in the scale and mass of traditional buildings and this should be respected in any prospective development associated with the village.

Proportion

14.3 In most buildings within the Conservation Area, the relationship between windows, doors, floor heights and the relationship of solid to void in the design of elevations is crucial. Traditional proportions should be emulated in new development. It is of particular importance that traditional proportions are respected in concern with any extensions to existing properties; in most instances they will need to be subservient to the existing properties.

Building Line

14.4 Frontage development must conform to the historic street pattern. In the majority of cases, especially around Main Street, Mills Lane and Church Street, the historic layout of the village is linear with the buildings facing onto the road with their rooflines parallel to it.

Roofs

14.5 The roof line is a dominant feature of a building and retention of the original height, shape, pitch, verge and eaves detail and ornamentation is essential. Flat roofs are alien to local tradition and should be resisted where possible. Chimneys are important features of the roofscape and should be retained even if no longer required. Where roofing materials are to be replaced the new materials should match those being replaced if those were traditional and historically appropriate. Thatch is a very significant feature in Milton and these roofs should maintain their thatch, including the patterned ridges where appropriate. The loss of thatch will not be considered favourably. If ventilation is required, this should be achieved by inconspicuous means (e.g. under-eaves ventilation); visible roof vents would be discouraged.

External Walls

14.6 Any alteration or repair to external walls must respect the existing building materials and match them in texture, quality and colour. Every effort should be made to retain or re-use facing stonework which should not be rendered, pebble-dashed or painted. Repointing should be carried out with a mortar to match the existing in colour, type and texture; historically this would have consisted of lime and sand. Hard, modern cement mortars are inappropriate as they prevent the evaporation of moisture through the joints, which instead is drawn through the next softest material, the masonry itself, thereby damaging both the appearance and structure of the building. Original render should not be stripped off to expose rubble stone or brick walls, which were not intended to be exposed. Traditionally, render finishes were lime-based. More modern, hard cement renders prevent the evaporation of moisture, which can accumulate between the wall and the render causing damp internally. When appropriate,

hard cement renders should be replaced with a lime alternative.

Rainwater goods

14.7 Rainwater goods (guttering, downpipes, hoppers) should be repaired if original or reinstated in original materials. Plastic guttering is not appropriate for listed buildings or buildings in conservation areas as it is not historically authentic and does not enhance a building's character. Cast iron or aluminium should be used.

Windows

14.8 Windows should be correctly proportioned, well related to each other and neighbouring buildings, and should respect any existing openings. Retention and repair of original windows is the preferred option, but any

replacement should match the original. This not only includes the structural elements of the window (e.g. frame, lintel) but also historic glass and window furniture.

Particularly important is the method of opening, the set back within the reveal and the sections of glazing bars. The thickness and moulding of glazing bars, the size and arrangement of panes are vital elements in determining appropriate replacement windows, which respect the age of a building. Replacement of timber or metal windows in a UPVC alternative, no matter what the pattern or design, is unacceptable. Dormers are not a traditional feature for this area, although there are some later examples within the district. Rooflights to the rear would be preferable where possible. Where inappropriate windows are proposed to be replaced, historically correct fenestration will be required.

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16. Acknowledgments

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Images used are sourced from the Victoria County History Vol. VI and from the Oxfordshire Studies Library unless otherwise accredited.

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Appendix 1: Policies

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.

Main Legislation	National Policy Guidance	Local Policies
Town and Country Planning Act 1990	NPPF (National Planning Policy Framework) 2012	Adopted Cherwell Local Plan 1996
Planning (Listed Buildings and Conservation Areas) Act 1990	NPPG (National Planning Policy Guidance) 2014	Cherwell Non-Statutory Local Plan 2011
		Cherwell Local Plan 2011-2031

National Planning Policy Framework

<https://www.gov.uk/government/publications/national-planning-policy-framework-2>

in particular:

Point 17 Core planning principles.

Points 56 to 68 Section 7 – Requiring good design.

Point 77 Local green space identification.

Points 126 to 141 Section 12 - Conserving and enhancing the historic environment.

Point 157 Identification of land within the Local Plan.

Point 169 Using a proportionate data base.

Cherwell Local Plan 1996

H5: Affordable housing to meet local needs will be negotiated within substantial new residential development schemes.

H12: New housing in the rural areas of the district will be permitted within existing settlements in accordance with policies H13, H14 and H15.

H13: Residential development will be restricted to infilling, minor developments within the built-up area, and conversion of non-residential buildings in accordance with policy H21.

H19: Proposed conversions will need to retain existing appearance and not cause harm to historic assets or wider countryside.

H21: Residential conversion favoured unless it would harm the character or interest of a building of historic interest.

C13: The ironstone downs, the Cherwell Valley, the Thames Valley, North Ploughley, Muswell Hill and Otmoor are designated areas of High Landscape Value within which the Council will seek to conserve and enhance the environment.

C18: Works to a listed building should preserve the building, its setting and any features of special architectural or historic interest. Alterations or extensions to a listed building should be minor and sympathetic.

C23: Presumption in favour of retaining positive features within a Conservation Area.

C27: Proposals should respect the historic settlement pattern.

C28: The layout, design and materials proposed within a new development should respect the existing local character.

C30: The design of the proposed scheme should show compatibility with the existing street scene and vicinity.

C33: Undeveloped gaps of land which have historic value, preserve the character of a loose-knit settlement or the setting of a listed building should be retained.

C38: Satellite dishes within a conservation area or on a listed building will not normally be permitted when they would be visible from a public highway.

Non-statutory Cherwell Local Plan 2011

EN34: Conserve and enhance the character and appearance of the landscape.

EN35: Retain features important to the character or appearance of the local landscape.

EN39: Preserve listed buildings and preserve and enhance the character and appearance of designated conservation areas.

EN40: Design control within a conservation area.

EN42: Consideration for change of use of a listed building.

EN43: Demolition of a listed building will need clear and convincing evidence.

EN44 The setting of a listed building will be respected.

EN45: Likely impact of proposals will need to be assessed before determining listed building consent applications.

EN45A: Local listing will be a material consideration.

EN47: Conserve, protect and enhance archaeological heritage, including its interpretation and presentation to the public.

EN48: Refuse development which would harm a designated landscape and/or battlefield.

EN51: Adverts in conservation area will need to pay special attention to preserving and enhancing the character and appearance of the area.

Cherwell Local Plan 2011-2031: Part 1 Adopted 20 July 2015

EDS1: Mitigating and adapting to climate change.

ESD5: Renewable energy.

ESD10: Protection and enhancement of biodiversity and the natural environment.

ESD13: Local landscape protection and enhancement.

ESD15: The character of the built and historic environment.

Policy Villages 1: village categorisation: the village is Category C and therefore development will be restricted to conversions only.

Policy Villages 2: distributing growth; the village is Category C and therefore development will be restricted to infilling and conversions only.

Policy Villages 3: rural exception sites: rural exception sites will only be considered where there is an identified and demonstrable need which has the support of the local community.

Appendix 2: Listed Buildings

Designated assets within Milton Conservation Area boundary

1	CHURCH OF ST JOHN THE EVANGELIST	Listing	Milton, Cherwell, Oxfordshire	II
2	IRONSTONE FARMHOUSE	Listing	CHAPEL LANE, Milton, Cherwell, Oxfordshire	II
3	CHURCH FARMHOUSE AND COTTAGE TO LEFT	Listing	CHAPEL LANE, Milton, Cherwell, Oxfordshire	II
4	MILTON COTTAGE	Listing	HIGH STREET, Milton, Cherwell, Oxfordshire	II
5	ASHLEY FERNHAM	Listing	HIGH STREET, Milton, Cherwell, Oxfordshire	II
6	COTTAGE OPPOSITE POST COTTAGE	Listing	HIGH STREET, Milton, Cherwell, Oxfordshire	II
7	GLEBE FARMHOUSE	Listing	HIGH STREET, Milton, Cherwell, Oxfordshire	II
8	MANOR COTTAGES	Listing	STATION ROAD, Milton, Cherwell, Oxfordshire	II
9	LODGE COTTAGE	Listing	STATION ROAD, Milton, Cherwell, Oxfordshire	II
10	MANOR FARMHOUSE	Listing	STATION ROAD, Milton, Cherwell, Oxfordshire	II
11	THE OLD HOUSE	Listing	HIGH STREET, Milton, Cherwell, Oxfordshire	II
12	CHURCH OF ST JOHN THE EVANGELIST, LYCHGATE AND ATTACHED WALLS	Listing	Milton, Cherwell, Oxfordshire	II
13	CHAPEL HOUSE	Listing	CHAPEL LANE, Milton, Cherwell, Oxfordshire	II
14	CHAPEL COTTAGE	Listing	CHAPEL LANE, Milton, Cherwell, Oxfordshire	II
15	MANOR HOUSE AND ATTACHED WALL TO LEFT	Listing	Milton, Cherwell, Oxfordshire	II
16	POST COTTAGE	Listing	HIGH STREET, Milton, Cherwell, Oxfordshire	II

Appendix 3: Local Heritage Assets - Buildings and Features that make a Positive Contribution

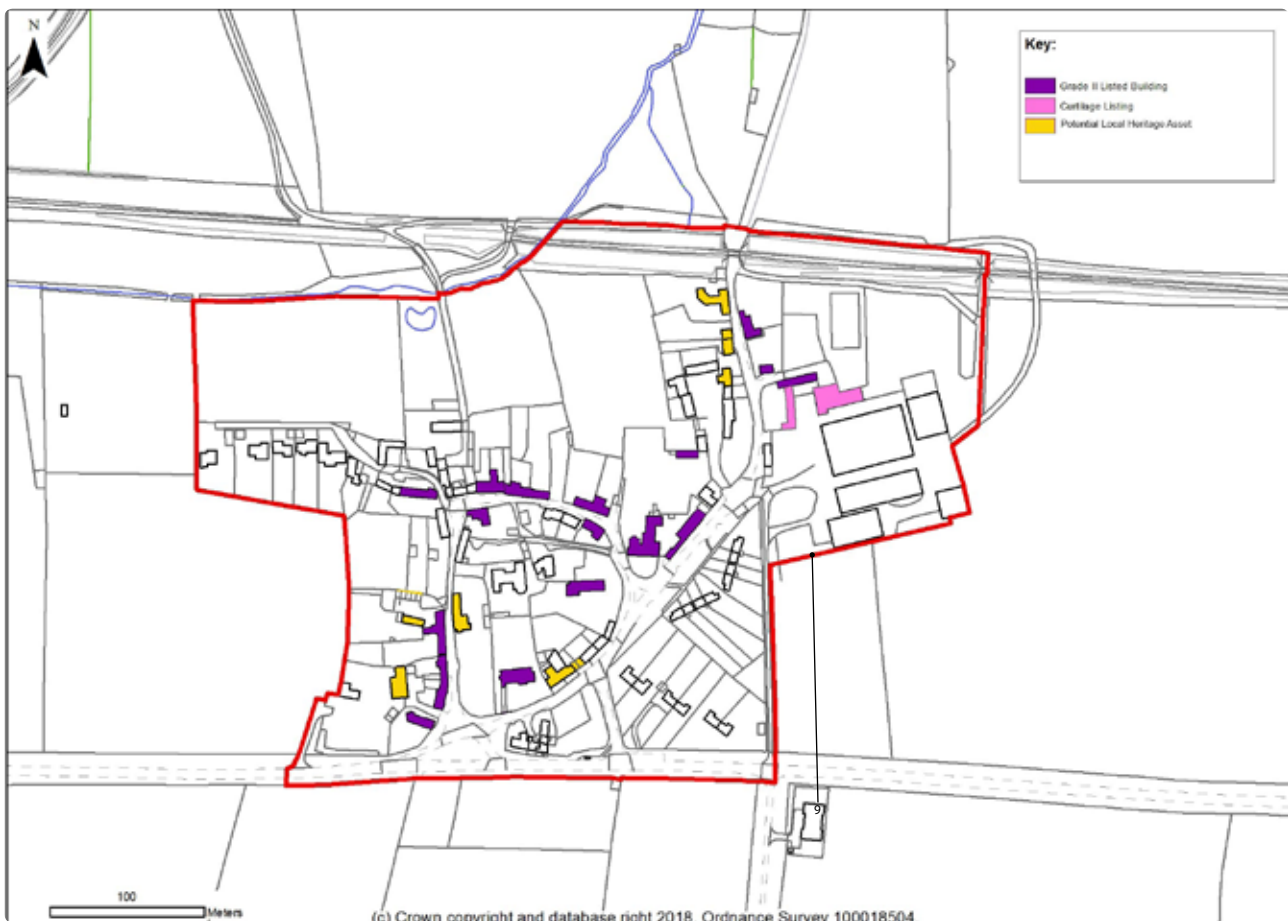
8. Local Heritage Assets

A number of unlisted buildings within the village make a significant positive contribution to the character and appearance of the conservation area.

Significance can be harmed or lost through alteration of the heritage asset. Therefore, non-designated heritage assets are protected under the NPPF and the retention of such buildings within any conservation area is preferable to demolition and redevelopment.

The following buildings are considered regionally or locally significant either for their architectural detail or for their part of the social history of Milton and therefore have been put forward for consideration for inclusion to the district-wide register of Local Heritage Assets.

Figure 24. Local Heritage Assets - buildings that make a positive contribution to the character of the conservation area.



Appendix 4: Article 4 Directions

What is an Article 4 direction?

Certain types of minor alterations, extensions to buildings and changes of use of buildings do not require full planning permission from the council. These forms of development are called 'permitted development'. An Article 4 Direction is a special planning regulation adopted by a Local Planning Authority. It operates by removing permitted development rights from whatever is specified in the Article 4 Direction.

The effect of these Article 4 Directions is that planning permission is required for developments that would otherwise not require an application.

In September 2013 the executive of Cherwell District Council approved the rolling out of a district-wide programme of limited Article 4 Directions to ensure that accumulative minor changes do not undermine the visual amenity of heritage within the district. By doing so this enables the Council to consider these developments through the planning process so as to ensure that they accord with its policies to improve the local environment, protect businesses or any other issues.

The Planning Portal (<http://www.planningportal.gov.uk/permission/responsibilities/planningpermission/permitted>) provides a useful summary of permitted development and provides links to the legislation which need to be referred to. It also sets out the Use Classes Order and permitted changes of use.

What are the effects of Article 4 directions?

Once an Article 4 Direction has been made planning permission becomes necessary for the specific changes as set out in the Direction. This is only the case for the buildings covered by the Direction.

There is no fee for any application made necessary by the serving of an Article 4 Direction.

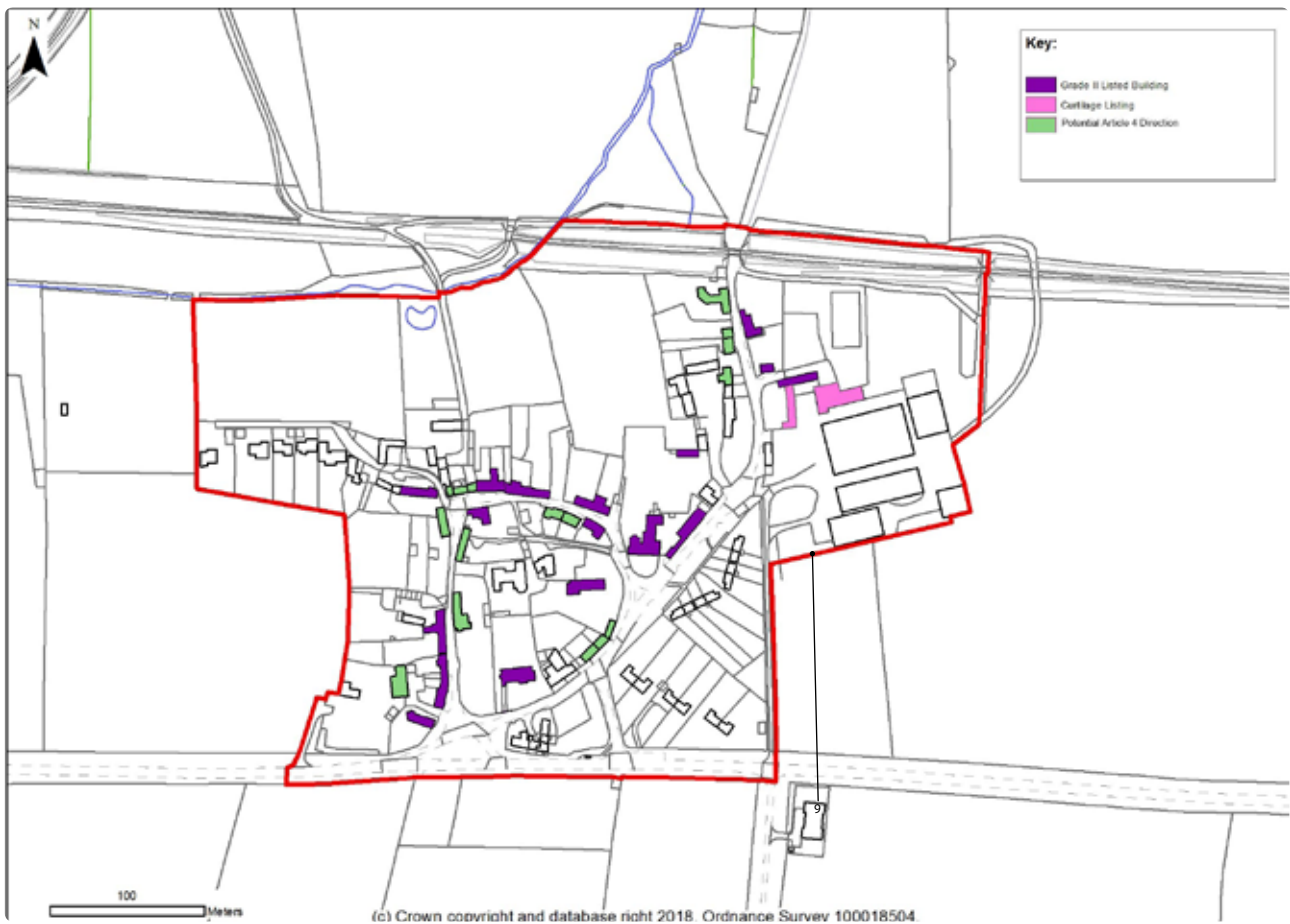
How will an Article 4 direction affect Milton?

The Conservation Area Appraisal identifies a number of non-listed dwellings which make a special contribution to the character and appearance of Milton. Article 4 Directions are proposed for the following non-listed buildings because of their contribution to the conservation area and its environs:

The Directions cover changes to the front elevations of these buildings which may include:

- The removal of traditional boundary walls
- The removal or rebuilding of chimney stacks
- The replacement of doors
- Changes to roofing materials and the insertion of rooflights
- Erection of porches
- Erection of renewable technology including solar panels
- Replacement of rainwater goods + external drainage
- Erection of satellite dishes and other antennae/aerials
- Replacement of windows

Figure 25. Proposed Article 4 Directions



Appendix 5: Public Consultation

Cherwell District Council considers public consultation an important part of conservation area designation and review.

As part of the designation/review process the historic settlement in question and the environs are assessed and an appraisal document produced setting out what is significant about the place.

A similar process is undertaken for individual buildings, either for putting a structure forward for statutory designation as a heritage asset (formerly known as 'listing'), or for those buildings, structures or archaeological features that are locally significant for inclusion in the district-wide Register of Local Heritage Assets.

A draft appraisal document was prepared and an exhibition and public meeting arranged for Tuesday 12th December 2017 to enable local residents and those interested to inspect the draft document in order to comment upon the proposed conservation areas boundary and to identify buildings of local interest.

Public consultation took place on the draft appraisal between 12th December 2017 and 16th January 2017 with the approval of the lead member. The document was available to download from the Council's website and in hard copy from Bodicote House and available to view at Banbury and Adderbury libraries. Copies of the document were available at the public meeting and additional copies made available by request. Publicity was undertaken through posters in the hamlet and a leaflet that was e-mailed to residents by the Parish Meeting.

Residents and members of the public are asked to complete the map and a questionnaire and comments on the draft document were welcomed. Respondents were asked to annotate the map to indicate where the boundaries should be changed (if at all) and secondly to make a list of buildings and structures that they would like to see identified as special.

The public meeting was attended by Cllr. Heath, Cllr. Bishop, the Team Leader for Design and Conservation and a Senior Design and Conservation Officer. It was attended by around twenty residents, who engaged in debate about the proposals.

At the meeting a number of key issues were discussed:

- General agreement with the principle of the conservation area
- The role of a Conservation Area in relation to the Local Plan / strategic planning
- Concern about the threat of residential development in fields adjacent to village and desire for further extension of the Conservation Area to the south and the west
- Concern about the potential loss of the pub - the Black Boy Inn

A total of nine written responses were received. Of these, eight were positive about the conservation area appraisal and proposed extension and one was neutral about the overall proposals but made specific comments expressing concern about the extension of the conservation area to the southwest.

Many of the consultation responses suggested that the boundary should be larger. Six responses suggested extending the Conservation Area to include the west of the settlement. A single response proposed the extension of the Conservation Area to the east of the settlement.

Following a review of the consultation findings, the conservation area boundary has been amended to include the houses and lane associated with the former ironstone works. Other proposals for the extension of the area have not been taken forward. Any development in the surrounding area would impact on the setting of the conservation area and would be considered accordingly.



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