



Williamscot Conservation Area Appraisal

September 2018

Development Management

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1. Introduction and Location

1. Introduction and Location

What is a conservation area?

- 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.

Key Characteristics

- 1.2 Williamscot is a small hamlet which lies between Cropredy and Wardington; the administration of the settlement has at various times been associated with either or both settlements.
- 1.3 The current settlement of Williamscot predominantly consists of a mixture of vernacular and former yeoman's houses lined along the principle road leading between Cropredy and Williamscot and along one additional lane.
- 1.4 The two principal buildings of Williamscot House and the former Williamscot Grammar School are now accessed via a private road. A number of private houses along the main road were previously associated with Williamscot Manor.
- 1.5 Williamscot was previously larger and was substantially remodelled in 1830 by the Lord of the Manor Loveday when it is reported that up to 35 properties were demolished. There are surviving archaeological remains of the former settlement in the surrounding area.
- 1.6 Williamscot played a significant role in the Civil War. A significant part of the Battle of Cropredy Bridge was fought in land belonging to Williamscot Manor and King Charles I is understood to have stayed at a 'poor man's house' in Williamscot on the nights of 29th and 30th June 1644.

Assessment of conservation area

- 1.7 Access was not permitted to Williamscot House and surrounding landscape, which is a private estate. The assessment of this area has therefore been based on historic and contemporary documents, maps and photographs available in the public realm including maps, plans and aerial photographs as well as views in to the site from public rights of way.

Summary of issues and opportunities

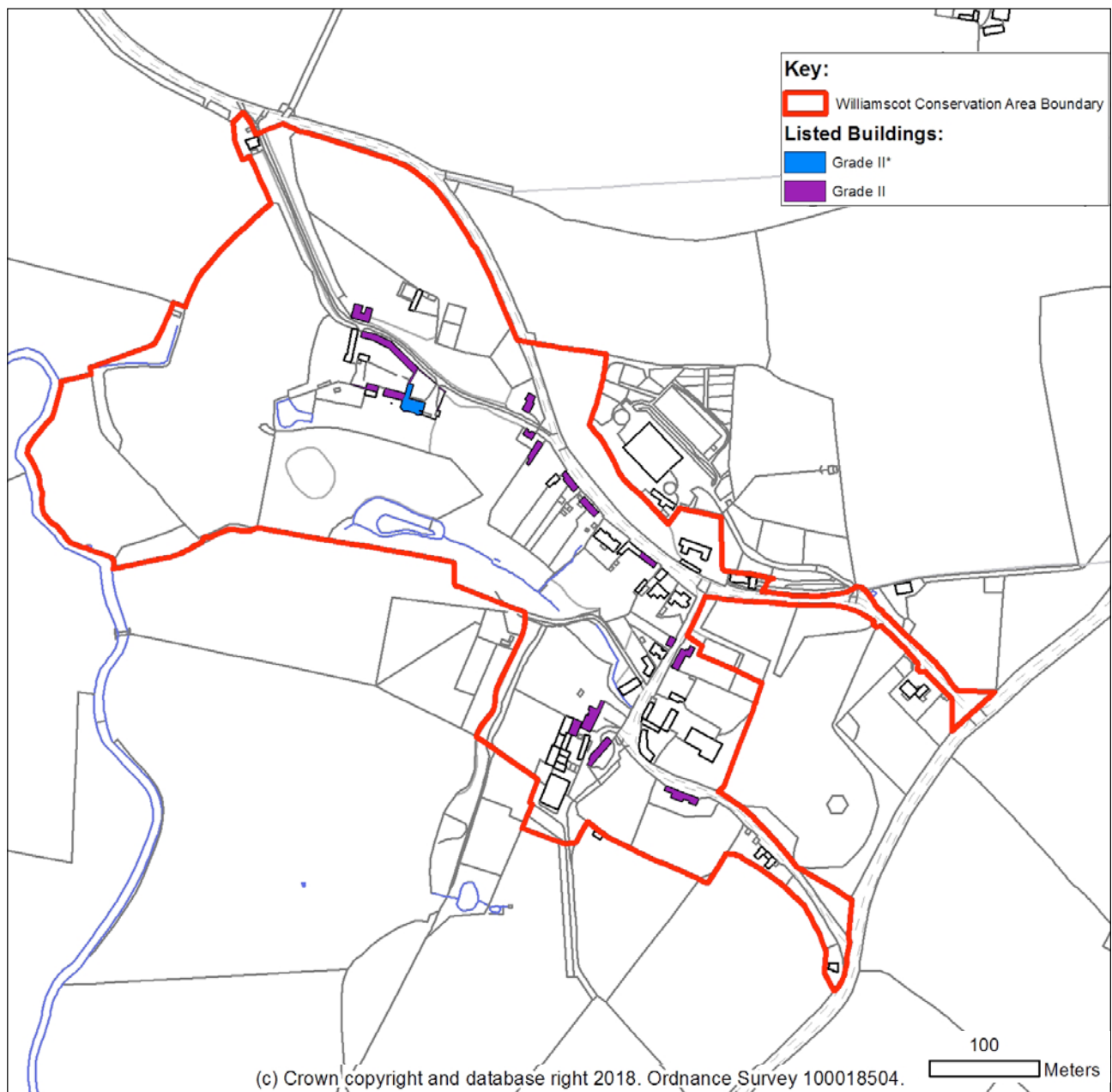
- 1.8 The future preservation and enhancement of the special character of the conservation area will owe much to the positive management of the area by homeowners, landowners, highways, and service providers. In addition to existing national statutory legislation and local planning control, the following 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 conservation area whilst also providing for the highway requirements necessitated by the location of Williamscot along the road to Cropredy .
 - Consider how to effectively manage the distinctive characteristics of the settlement

Location

1.9 Williamscot is a small hamlet located 5 miles north east of Banbury. It is located 1 mile south-west of Wardington and 1 mile south-east of Cropredy.

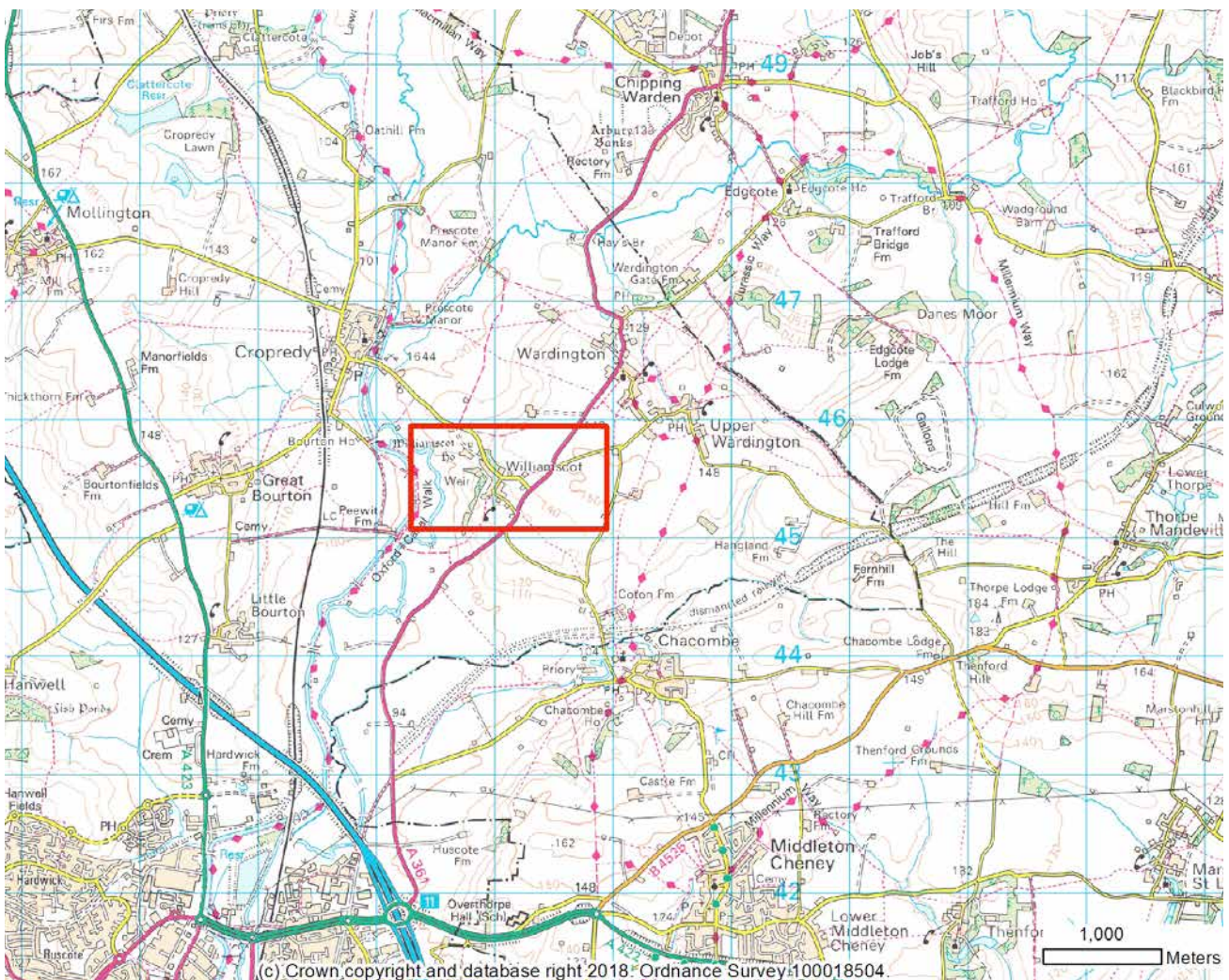
1.10 The settlement lies just off the A361 road, a major route which runs between Ilfracombe in North Devon and Kilsby near Rugby (on the Northamptonshire / Warwickshire border). The nearest local towns along the route are Banbury and Daventry.

Figure 1. Existing and proposed CA boundaries with Listed buildings



- 1.11 There are a large number of footpaths and bridleways leading from Williamscot to the neighbouring villages of Waddington, Cropredy, Great Bourton and Chacombe; hamlets of Prescott and Coton as well as to the Oxford Canal.
- 1.12 Williamscot is located on high ground (between 400 and 425 feet) at the point where the land begins to decline towards the River Cherwell.

Figure 2. Current OS map showing location of Williamscot



2. Planning Policy and Context

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; and
 - to consult with the public and raise awareness of conservation area issues
- 2.3 This assessment and management plan aims to promote and support developments that help to preserve and/or enhance the character of the Williamscot 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 Williamscot are shown in figure 1. These include designated heritage assets, the conservation boundary and tree preservation orders.
- 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, the National Planning Policy Framework and the Design and Conservation Strategy 2012-2015.

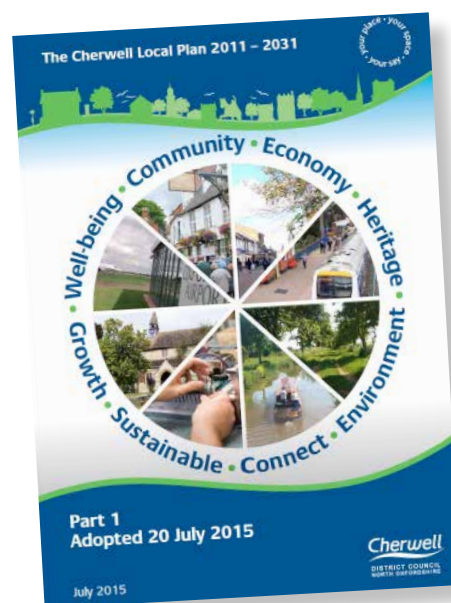


Figure 3. Cherwell Local Plan

3. Geology and Topography

3. Geology and Topography

- 3.1 Williamscot lies within the Upper Cherwell basin Landscape Character Area; an area of relatively high ground in close proximity to the River Cherwell . The area lies on Lower and Middle Lias with bedded layers of siltstones, mudstone and clays. The geology of Williamscot is divided between Carmouth mudstone formation for Williamscot house and a small number of properties along the rural lane and Dyrham formation for the remainder of the settlement.
- 3.2 Williamscot lies on high ground at a point where the land begins to slope more steeply towards the Cherwell. The settlement occupies a ridge of land overlooking the valley, although the contours of the land ensure that only Williamscot House can be seen from the valley with the remainder of the settlement positioned in a slight dip.

Figure 4. Geological map

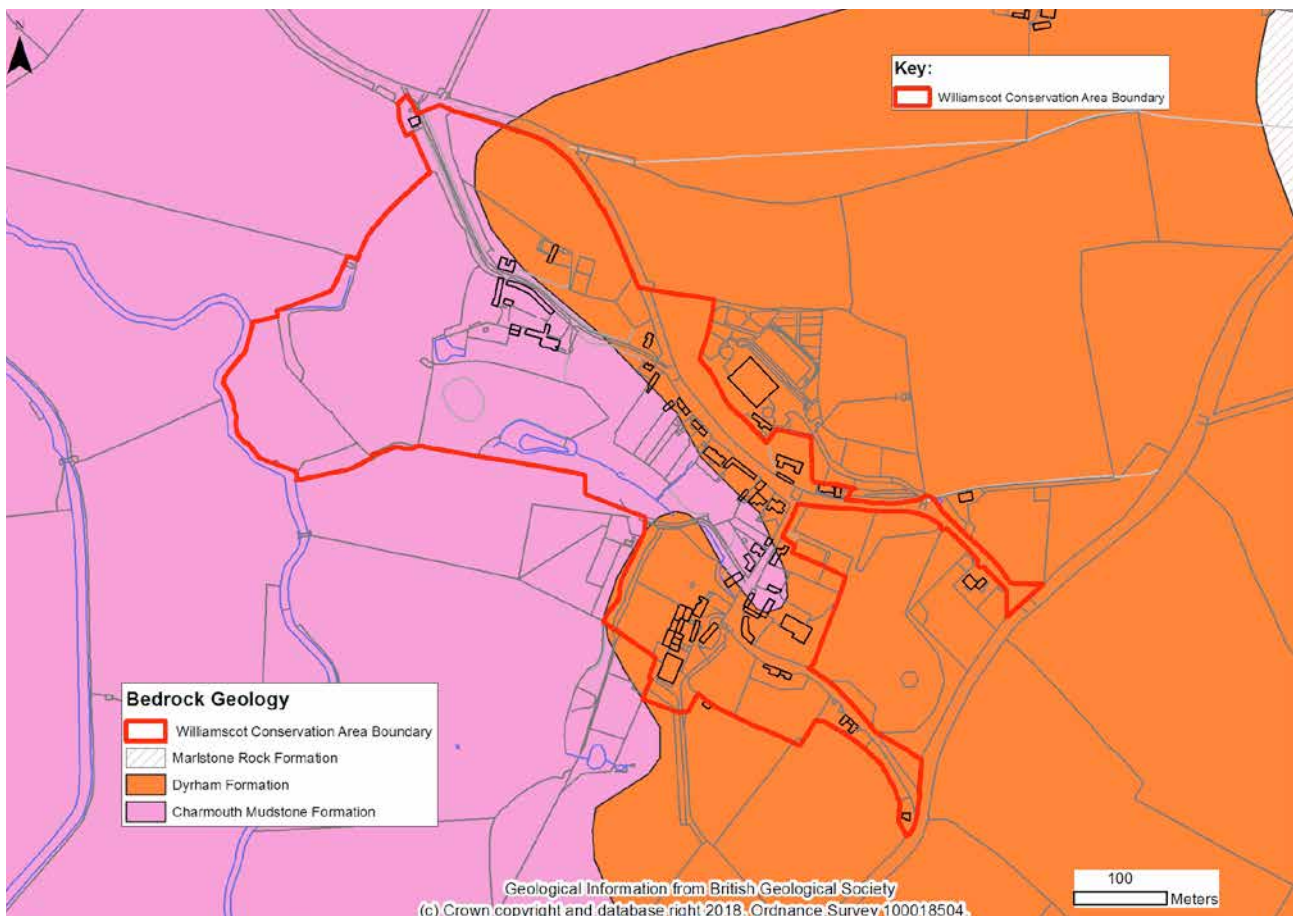
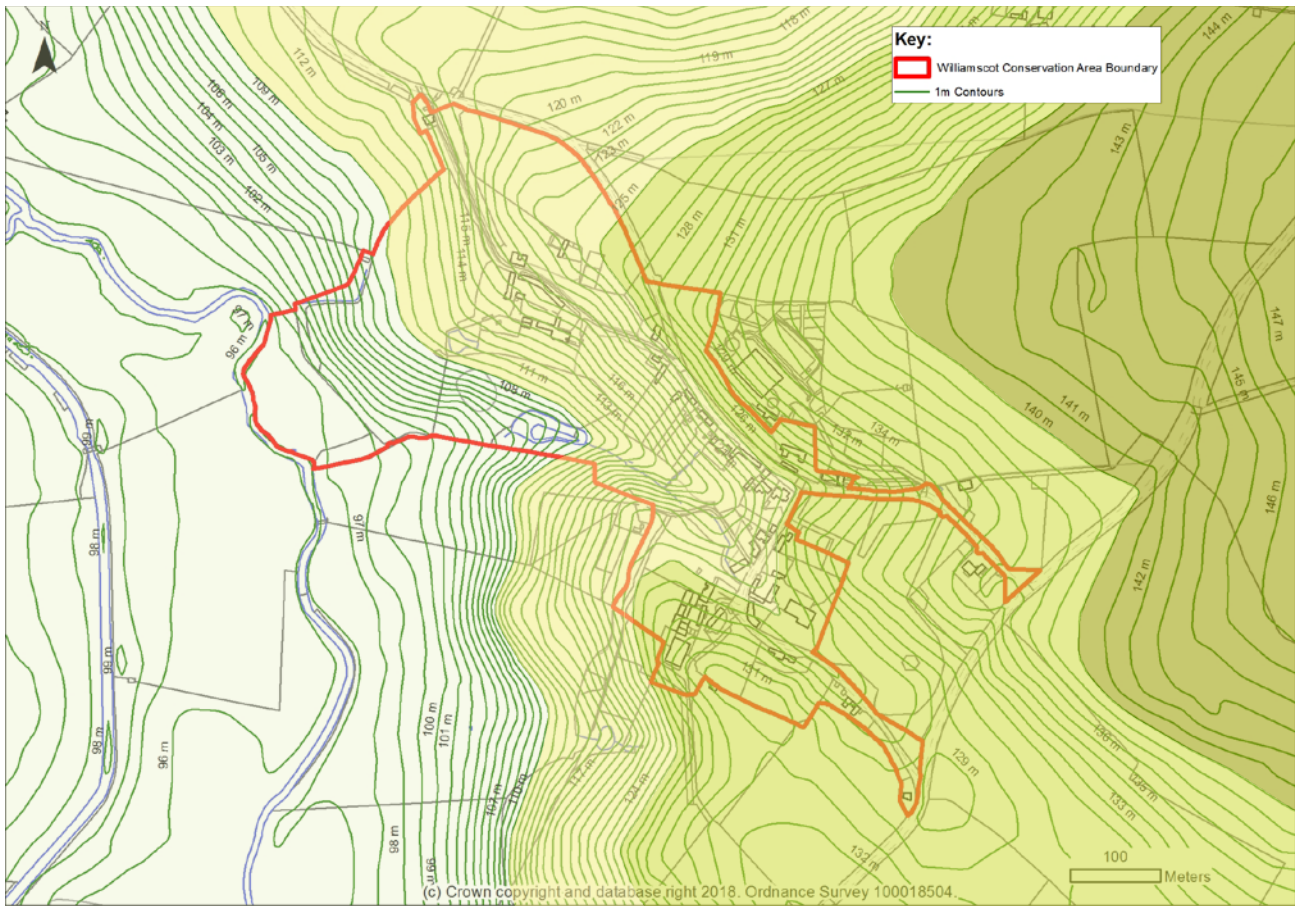


Figure 5. Topographical map



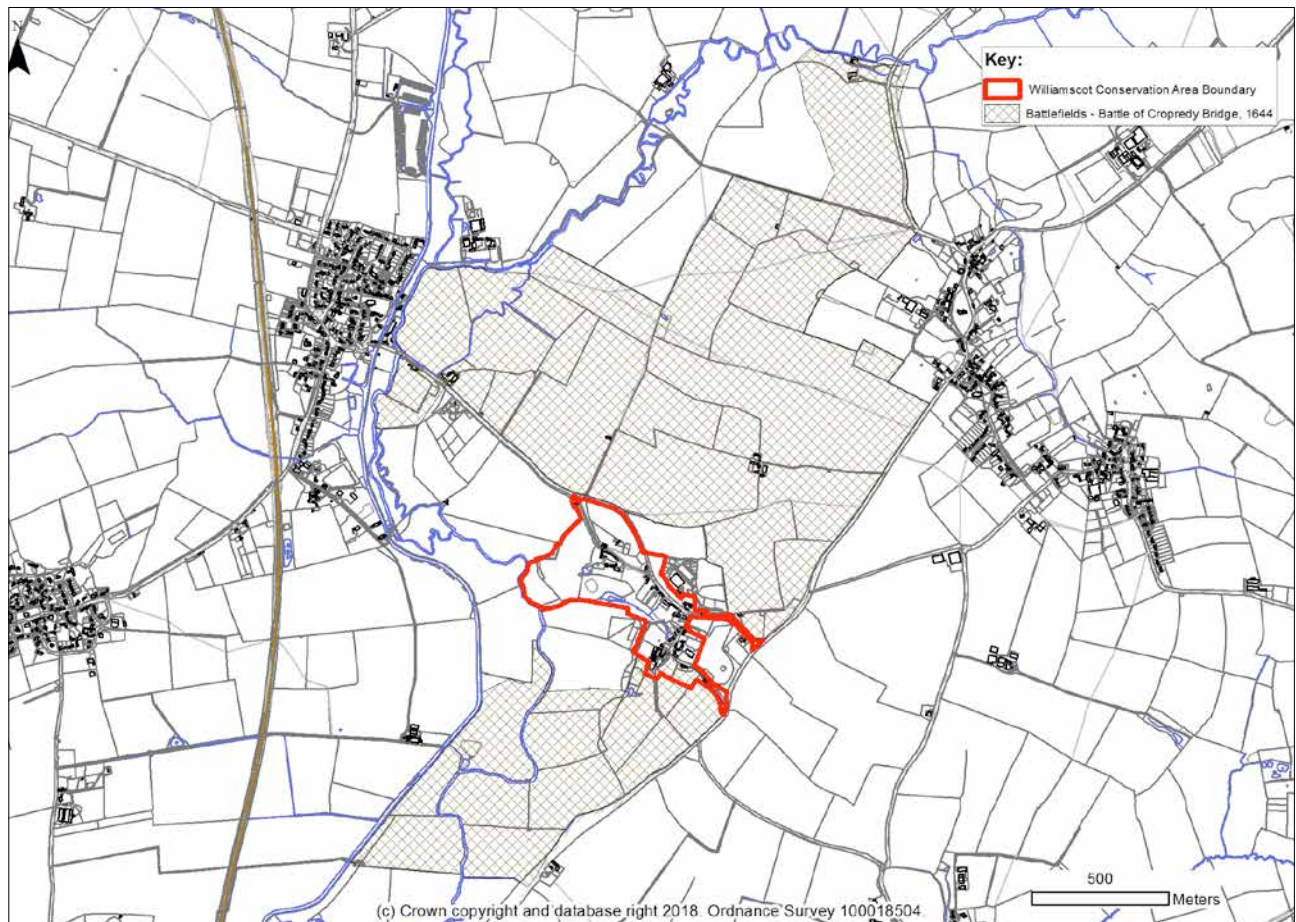
Rolling landscape character

4. Archaeology

4. Archaeology

- 4.1 There is relatively little archaeological activity recorded for the Williamscot area of the Wardington parish.
- 4.2 There are two areas of former settlement around Poplars Farm and within the spinney to the east of the main road. These are believed to be the extent of the original settlement before remodelling of the hamlet by Loveday in the 1830s.
- 4.3 The Battle of Cropredy Bridge was fought in the area immediately surrounding Williamscot and the area is now a Registered Battlefield. The battle was fought between the Parliamentary army under Sir William Waller and the Royalist army of King Charles on 29 June 1644 and extended over several miles involving several river crossings. The battle itself was indecisive, but demoralised Parliamentary forces and ultimately led to the formation of the New Model Army.

Figure 6. Area of Registered Battlefield



5. History and Development

5. History and Development

- 5.1 The Williamscot 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 Oxfordshire Local History Centre.
- 5.2 The settlement of Williamscot (Williams's Cottage) was first mentioned in 1166 and has had a number of different forms since that date including Willescote, Wiemescote and Willyonscote.
- 5.3 Williamscot is a small hamlet physically located between Cropredy and Wardington. The settlement was historically within Wardington parish (along with the neighbouring hamlet of Coton), but has also been included within Cropredy township and part of the settlement (Williamscot House and Grammar School) came within the civil parish of Cropredy after 1888 at the same time as some land to the north of Williamscot transferred to Wardington. Williamscot did, however have its own manor which was taxed separately and in historic records Williamscot is sometimes registered within Wardington, but at other times is separately identified. Until 1633 a manorial court was held at Williamscot.
- 5.4 Williamscot historically formed part of the large episcopal parish of Cropredy; held by the Bishop of Lincoln from the time of the Domesday book until 1547 when it was transferred to the crown. Williamscot Manor remained in crown hands for quite some time and had close links with Banbury Castle.
- 5.5 The Williamscot 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 Oxfordshire Local History Centre.
- 5.6 During the poll tax of 1377 31 people were assessed in Williamscot. The census details of 1801 included Williamscot and Coton together with a total population of 181, this number had risen to 193 by 1841. The two hamlets were recorded separately in 1811 and of a total of 202 people 142 were from Williamscot.
- 5.7 Williamscot was a relatively prosperous settlement. A total of 14 people were assessed for tax in 1279 and again in 1524. It is likely that the township was populated by the bishop's villeins and wealth was relatively evenly distributed. This trend continued after the land transferred to the crown and subsequently private ownership. There were a number of gentry families in the area and peasant families were able to rise to affluence after the break up of the estate. Wardington and Williamscot had relatively low levels of poor relief throughout history and managed to avoid major economic crisis in the early 1800s.
- 5.8 The population of Williamscot declined in the mid 19th century partially as a result of the remodelling of the settlement by John Loveday. It is reported that by 1877 the population had declined by 2/3 and 35 buildings including 8 farm houses had been demolished.

Population

- 5.5 The historic population of Williamscot is difficult to ascertain due to its administrative history and tendency to be included in records for either Wardington or Cropredy.



Portrait of George Eaves

Important families

- 5.9 Williamscot was owned by the Bishop of Lincoln until 1547. In 1166 Richard of Williamscot held the Bishop's fee and the settlement appears to have remained in the same family until it was sold to Walter Calcott, a staple merchant from Hook Norton, in 1559. He had a significant impact on the physical development of the settlement as he built the main range of Williamscot House and endowed the free grammar school in the settlement.
- 5.10 The estate was sold to Edward Taylor, a lawyer from Banbury in 1633 and descended through the family and then through marriage to the Loveday family. John Loveday is credited with the remodelling of the hamlet including the demolition of a number of farm houses and cottages, the realignment of the road and the construction of Upper Lodge in 1830. The manor remained in the Loveday family until 1968 when it was divided up and sold off.

Civil War

- 5.11 Williamscot played a significant role in the Civil War. The Battle of Cropredy Bridge took place on the 29th and 30th June 1644, a detailed account of the battle is included in the Cropredy Conservation Area Appraisal. The battle took place either side of the River Cherwell including extensive lands owned by Williamscot Manor. King Charles is reputed to have stayed for two nights in a 'poor man's house' in Williamscot as there was a case of smallpox at Williamscot Manor. He is also understood to have dined under an ash tree to the north of Williamscot, with the place names Ash Quarter and Ash Furlong later being given to the area.

Agriculture and industry

- 5.12 In Williamscot, as in many other rural settlements, the predominant occupation was agriculture. Williamscot formed part of the Waddington farming system which was predominantly a two field system.



Part of Civil War Battle Field

5.13 In the 16th century Walter Calcott attempted to re-organise the open fields and set all his tenants out to 'sett and mere' all the fields, to repair roads and plant trees. There was later a dispute over the rights of the common which suggests that they were over stocked.

5.14 Parliamentary enclosure eventually took place for the Wardington area in 1760 at a cost of £ 1,349 (the earliest and cheapest of 5 enclosure acts in Cropredy). Six individuals were allocated land and this led to larger farms. By 1830 there were just 4 large farms for Williamscot and Coton, of between 145 and 194 acres each, which was far larger than most Oxfordshire farms.

5.15 In addition to agriculture there were a number of bespoke trades recorded in Williamscot between the 1700s and the mid-19th century including wheelwrights, mercers, a mason, tailor, glazier, tallow chandler and butcher. There are records of a small weaving industry in the hamlet from the 1670s with a family employed as fullers. The census of 1851 recorded a rope and cloth

maker, plush weaver and lace maker and a rope walk and loom is understood to have survived in the hamlet until the mid 19th century.

5.16 One of five mills in the Domesday account of Cropredy may have been in Wardington / Williamscot and Thokys Mill is likely to have been named after William Thoky of Williamscot who was killed in 1349. There are surviving physical remains of Slat Mill located to the south of Williamscot in close proximity to the Oxford Canal. There are also records of Williamscot Windmill, built in 1628 in Flax Furlong, which was located to the east of the main road along Williamscot Hill and remained standing until 1829.

Education

5.17 Walter Calcott founded a free grammar school in Williamscot in 1574; which opened in 1575. The school was to take 40 scholars of between 8 and 18 years of age to include the children of the Lord of Williamscot and 6 children of his choosing from the hamlet and



Rope Walk at Eave's Cottage



Physical surviving remains from rope walk



George Eaves working on his rope walk



Historic photo of Eaves Cottage



Surviving remains of Slat Mill



Williamscot Grammar School

others from the villages of Wardington, Coton, Cropredy, Great Bourton, Little Bourton, Mollington and Claydon. The fact that it was a grammar school suggests that there were high levels of literacy in the area at the time. The master was to teach reading, writing and grammar and was to be appointed by the Lord of the Manor, who would be responsible for the master's salary and the upkeep of the school and master's house. Several of the early scholars went to Oxford University including Peter Alibone (French and Latin translator and later Rector of Cheney's in Buckingham) and William Chancy of Edgcote who became Sheriff of Northamptonshire.

- 5.18 The school became an elementary school by 1815 and closed in 1847 (as it was too small and too distant to serve the surrounding villages) when the endowment was transferred to support Cropredy National School.

Religion

- 5.19 There was no church building in Williamscot as the hamlet formed part of the chapelry of Wardington (which was established in the 12th century) under the mother church at Cropredy. There were however close links with both Church of St Mary in Cropredy and Church of Mary Magdalene in Wardington.

- 5.20 The south aisle of the Church of St Mary was for the hamlets of Williamscot and Prescote with memorials to the Taylor and Loveday families displayed in there. The tenor bell in the church was given by Calcott Chambre, Lord of the Manor in the late 16th century.
- 5.21 The south aisle of Wardington church also has memorials to the Loveday family and in the late 19th century George Loveday successfully resisted the removal of the organ from the south aisle on the basis that the chapel belonged to him as Lord of Williamscot Manor. Early 20th century renovations to the church were undertaken by the architect WT Loveday. The residents of Williamscot are recorded in the Wardington parish registers and it is likely that this was their predominant place of worship.
- 5.22 There was some history of dissenting in the hamlet with two Quaker families residing in the parish in 1690 and in 1816 the home of Richard Barns of Williamscot was registered as a Methodist place of worship.

Transport

5.23 Williamscot is well connected to the villages of Cropredy and Wardington as well as Edgcote and Chacombe. Its proximity to the A361 also means that it has had ease of access to the town of Banbury.

5.24 The majority of roads were in place prior to enclosure, although an additional road linking Williamscot to Chacombe was established by the Enclosure Award. It is likely that some of the footpaths in the area, including the one between Cropredy and Williamscot towards Wardington and the one directly between Williamscot and Chacombe were originally roads.

5.25 The road system within Williamscot was realigned in 1830 by John Loveday in order to move the public road and associated settlement away from Williamscot House. This was undertaken officially with an Order by the Justices of the Court and the new highway was declared fit for purpose on 1st November 1830.

5.26 Williamscot was located close enough to Cropredy to benefit from the opening of the Oxford Canal in 1790. Shortly after the coming of the canal WH Chauncy and Robert Turner left money in their wills for the sale of coals to the poor of Wardington parish at wharf prices.

5.27 The settlement also benefited from Chacombe Halt Railway Station on the link line between Great Central Railway and Great Western Railway, which opening in 1911 and closed in 1954. The line, which passed very close to the north of Chacombe has now been demolished.

Figure 7. Plan of 1839 showing road realignment

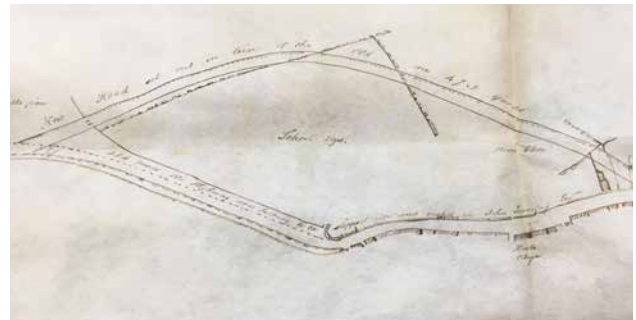
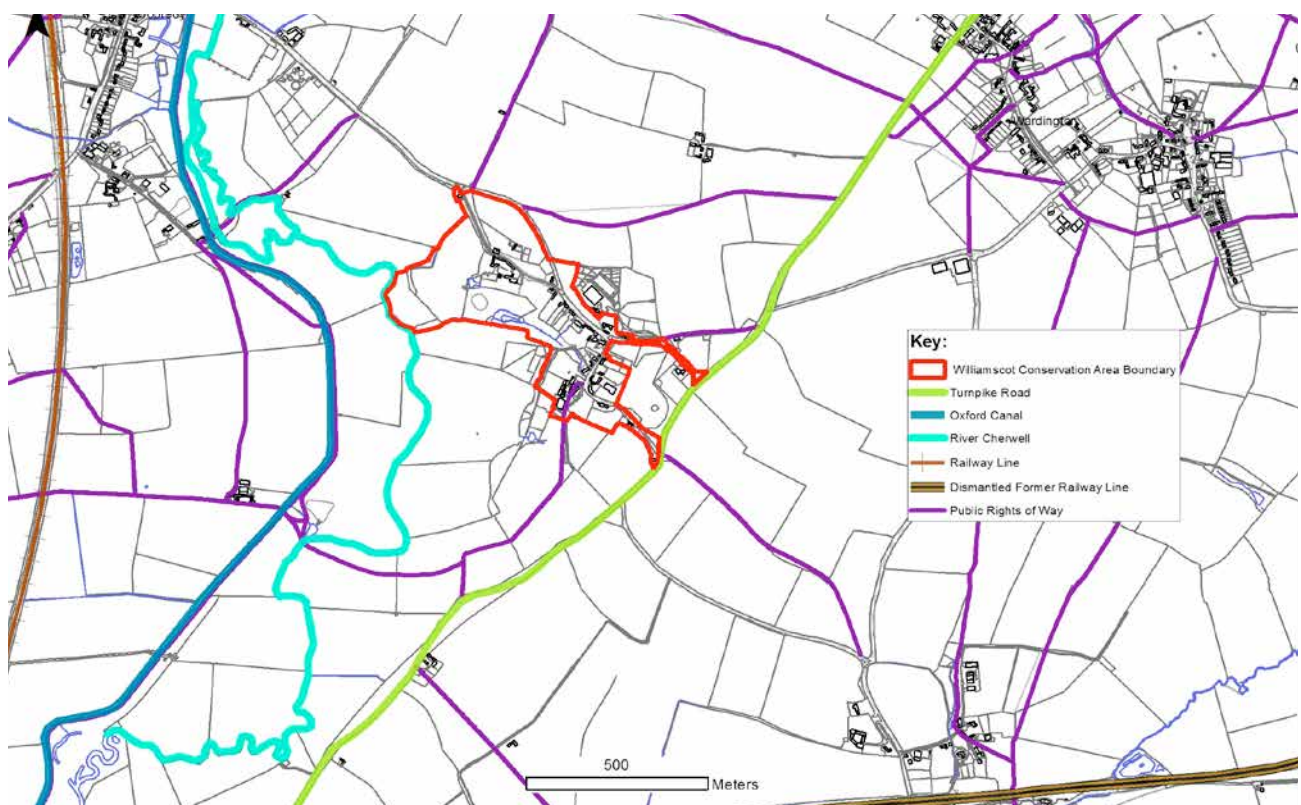


Figure 8. Transport routes



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6. Historic Maps and Photographs

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Figure 9: O.S. map 1875

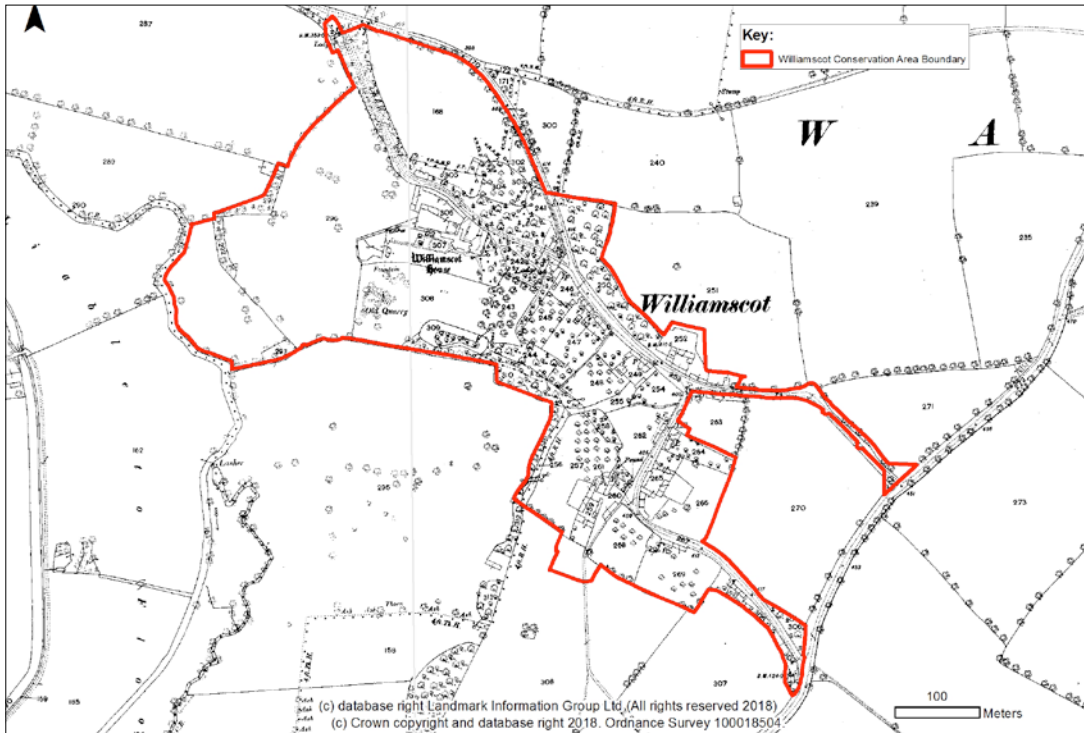


Figure 10: O.S. map 1899

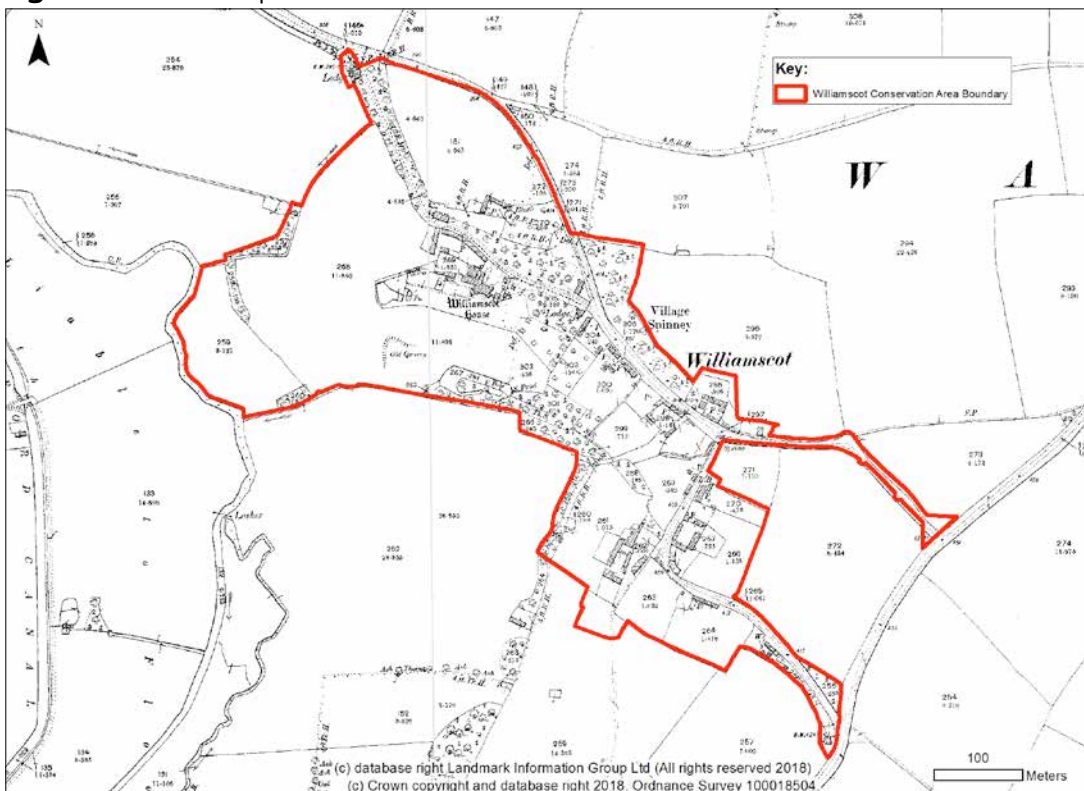


Figure 11: O.S. map 1957

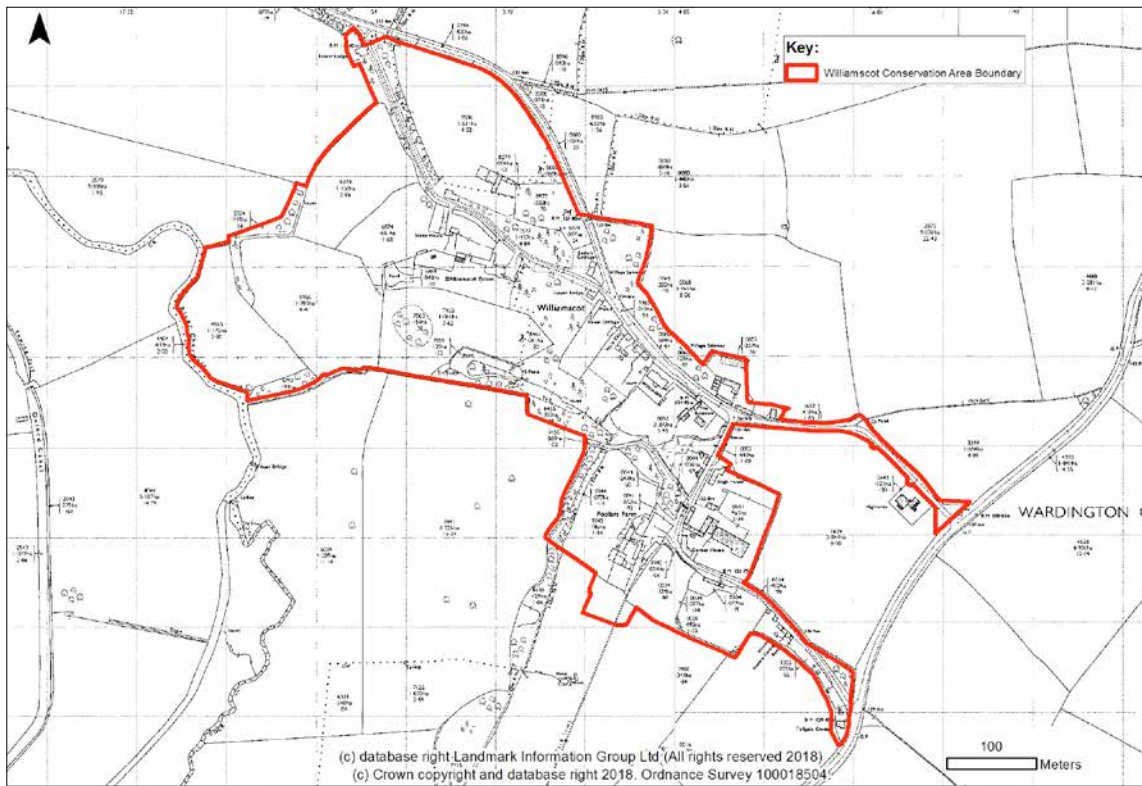
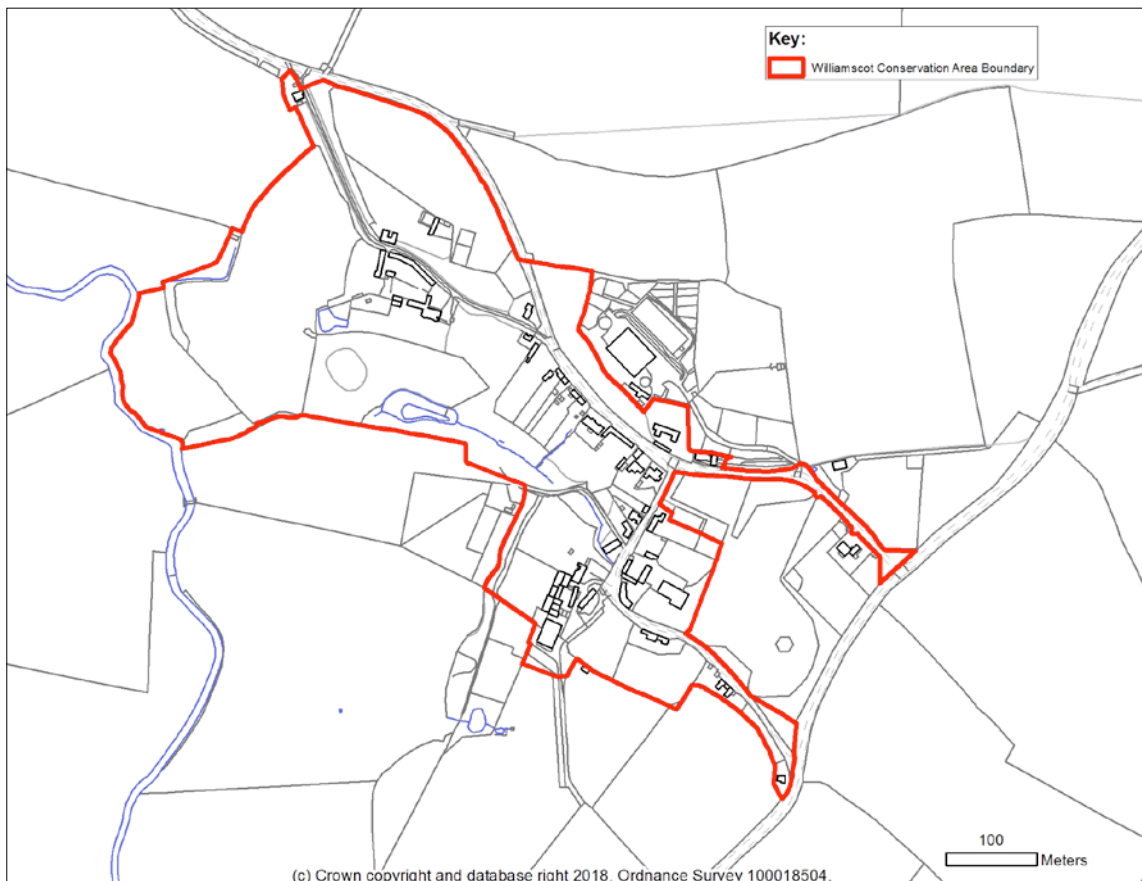


Figure 12: O.S. map today





Williamscot House east wing (with Georgian wing to left)



East - west range of Williamscot House east-west range



Williamscot Grammar School



7. Architectural History

7. Architectural History

- 7.1 Williamscot is a small hamlet and the majority of buildings in the settlement are vernacular cottages of ironstone construction, originally thatched but now with a variety of roofing materials. A number of small quarries are shown in the area and it is likely that the stone was sourced locally.
- 7.2 There are also some more substantial farmhouses and a minority of specialist buildings including Williamscot House, the former grammar school and two lodges. There is no church in the hamlet and the population within the settlement used both Cropredy and Wardington churches.

Cottages

- 7.3 The majority of cottages in the hamlet are of a simple rectangular form and constructed of the local ironstone and tend to date from the 17th and 18th centuries. A substantial number of the properties have stone mullioned windows and wooden or metal casements with leaded lights; these properties were presumably associated with Williamscot House.



Cottages along Cropredy Road, Williamscot

- 7.4 Butler's House, Eaves Cottage and Gardener's Cottage were directly associated with Williamscot House, although Butler's Cottage later became the home of the rope maker George Eaves. Sadie's Cottage was used as the laundry. It is likely that 2 and 3 Cropredy Lane, which are semi-detached to Sadie's cottage and Gardener's Cottage, were also associated with the estate.
- 7.5 At the southern edge of the village and facing on to the A361 (a former turnpike road) is Tollgate Cottage, which is named as such on historic OS maps. A tollgate keeper was recorded as living there in 1795. The building is of standard rectilinear, ironstone construction and is not designed in typical toll house style.

Farm houses

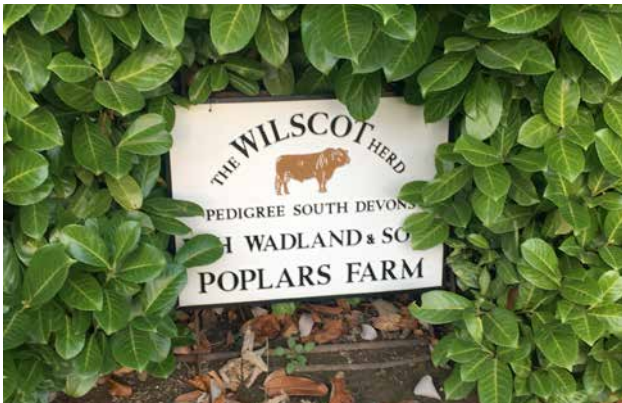
- 7.6 There are two major farm houses remaining in the hamlet, Poplar's Farmhouse and Home Farm, both of which are listed.
- 7.7 Poplar's Farm dates to the late 17th century and is a high quality building constructed



Butlers House

of finely jointed ashlar ironstone with an imposing frontage on to the lane. The building has wooden mullioned and transomed windows and a six panel door. It remains as a working farm and has been in the Wadland family ownership since at least the late 19th century. A stable, cottage and barn, all dating to the late 17th century and associated with the farmhouse, are separately listed, but have now been converted to domestic accommodation.

- 7.8 There are two Home Farms in Williamscot – one Home Farm House along Cropredy Lane and the other Home Farm along the lane leading to Williamscot Hill. Both buildings are rectilinear in form and constructed of ashlar stone and have barn ranges attached.



Poplar's Farmhouse



Poplar's Farmhouse

Williamscot House

- 7.9 Williamscot House is in two parts. The 16th century range was constructed by Walter Calcott in 1568. This element of the building is of L-plan construction which is listed grade II* and retains much of its historic core and many original features including 16th century stained glass and stone mullioned windows. There are also some interesting historic additions including crenelated and balustraded parapets and an 18th century staircase. The Georgian wing is listed grade II and is constructed in two phases of 1704 and 1777. The Victoria County History provides a detailed analysis of the development of the building. The estate was put up for sale in 1968 and was described as 'Williamscot House A delightful scheduled manor house: an outstanding setting – Hall, 3 reception rooms, 5 principal bedrooms, 2 dressing rooms, 3 bathrooms, good attic accommodation, superb modern kitchen,
- 7.10 There are also a number of garden features associated with Williamscot House, which are separately listed including garden walls, a dovecot converted to an orangery and a sundial commemorating the marriage of John and Anne Loveday in 1777. The full estate was described in the sale particulars



Porch to Home Farm, Williamscot Lane



Home Farm House, Cropredy Road



Formal front elevation of the Manor House

as 'Stabling for 7, garages for 4 cars, outbuildings, attractive garden and grounds, 2 entrance lodges, 2 cottages. 16 acres pasture, 5 acres woodland, further 62 acres (let). About 97 acres in all'.

Williamscot School

7.11 The building, also known as Calcott School, is a rectangular 2 storey building, originally thatched but now with a Welsh slate roof. There are three and four light stone mullion windows and a twin entrance way with 4 centred arches above. The Calcott Arms dated 1574 is placed above the entrances. The bell, dated 1588, which originally stood in a wooden bell turret at the east end of Williamscot school is now in the grounds of Cropredy School. The eastern part of the building contained the school and the western part the school masters house. The dunce's stool originally sat outside the building along the former roadside. The school is now converted to domestic accommodation.

7.12 Upper Lodge is a grade II listed building constructed by John Loveday in 1842 following the re-alignment of the road in 1830. The building is single storey with a hipped and gabled roof, decorative barge boards and a number of gothic features. The building has a tiny plan form and remains in domestic usage.



Upper Lodge

7.13 Lower Lodge is curtilage listed to Williamscoth House and is located at the northern end of the 1830s road. It is of a slightly different design, but has similar characteristics to Upper Lodge. It has a large flat roofed extension to the rear.

Public House

7.14 Blaize House is a 17th century building, which was originally 3 cottages. The building is of coursed ironstone and has a red tile roof. It is believed to have been the former Bishop's Blaize Public House, the last remaining inn in Williamscoth, but is now indistinguishable from the domestic properties in the settlement.



Blaize Farmhouse (former Public House)

8. The Character and Appearance of Williamscot

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Settlement pattern

- 8.1 Williamscot is small hamlet, linear in form, located just to the west of the A361. There were historically two roads leading into the settlement, but the southern most , which originally continued to Chacombe, has recently been truncated to form a single direction lane with no access to the main road. The majority of the historic settlement appears to have been located along this lane and it is possible that the current road to Cropredy was a later addition.
- 8.2 The form of the settlement was changed in 1830 by the Lord of the Manor John Loveday. The road through the hamlet was re-aligned to bypass Williamscot House and School and a substantial number of properties were demolished.

Land use

- 8.3 The majority of the hamlet is in domestic use with houses and cottages lining both Cropredy Road and the rural lane. Williamscot House is surrounded by associated parkland and there is a small spinney to east of Cropredy Road, in which historic settlement remains are understood to survive. The area is designated as a District Wildlife site. Immediately outside the conservation area are a range of stables and a smallholding. The settlement is surrounded by agricultural fields, which were the location for the Battle of Cropredy Bridge.



Village spinney

Building age, type and style

- 8.4 The majority of the buildings in the hamlet are simple, rectilinear cottages and farmhouses dating to the 17th century and later. The buildings are of simple vernacular style and of two storey construction.
- 8.5 The Williamscot House estate contains the 16th century manor house and school, two 19th century lodges and a range of garden features.

Construction and materials

- 8.6 The buildings throughout the settlement are constructed of the local ironstone. The higher status buildings are of coursed ashlar and the cottages of rubble stone. The buildings, including Williamscot House and the school were originally thatched, but there are now no remaining thatched buildings in the area and a range of roofing materials have been used.
- 8.7 There is a red brick farmhouse range to the rear of Cannons Yard and there are a number brick outbuildings to the rear of some of the cottages. It is anticipated that these may have been introduced following the opening up of the canal in the late 18th century. Brick is also used for the chimney stacks in the area.



Boundary Wall

Means of enclosure

- 8.8 The majority of buildings in Williamscot are located along the edge of the road or lane and therefore do not have front boundary features. Boundaries, where they exist, lining the eastern side of the lane and alongside the spinney to the east of the road leading to Cropredy are traditional stone boundary walls.
- 8.9 The walls and gate piers around Williamscot house are grade II listed. The boundaries of the original estate are formed by natural features including the River Cherwell to the west.

Trees and green spaces

- 8.10 Williamscot is a small settlement and the major area of green space are the gardens and parkland surrounding Williamscot House, some of the parkland has now been sold into private ownership. The Village Spinney to the east of Cropredy Road contains some mature trees and makes a positive contribution to the entrance to the settlement.
- 8.11 There were historically a number of important trees in the area including the ash tree under which Charles I dined after the Battle of Cropredy Bridge. The original tree has long gone, but was replaced with a similar tree in the mid 19th century. The area is known as Ash Quarter and lies within Wardington parish.
- 8.12 There were also some significant trees around Williamscot House including some large hawthorns (one reached 60 ft high with a 3ft girth) and a large white throne which was 63ft high. The historic OS map of 1887, unusually shows a hedge of ash, oak and thorns in the area leading down towards the River Cherwell. It is assumed that these trees were of some significance.
- 8.13 There is an individual TPO to the rear of Stonebrook House and some woodland TPOs in the area.
- 8.14 There is currently a tree commemorating VE day located outside Poplars Farmhouse dated 8th May 1995.

Carriageways, pavements, footpaths

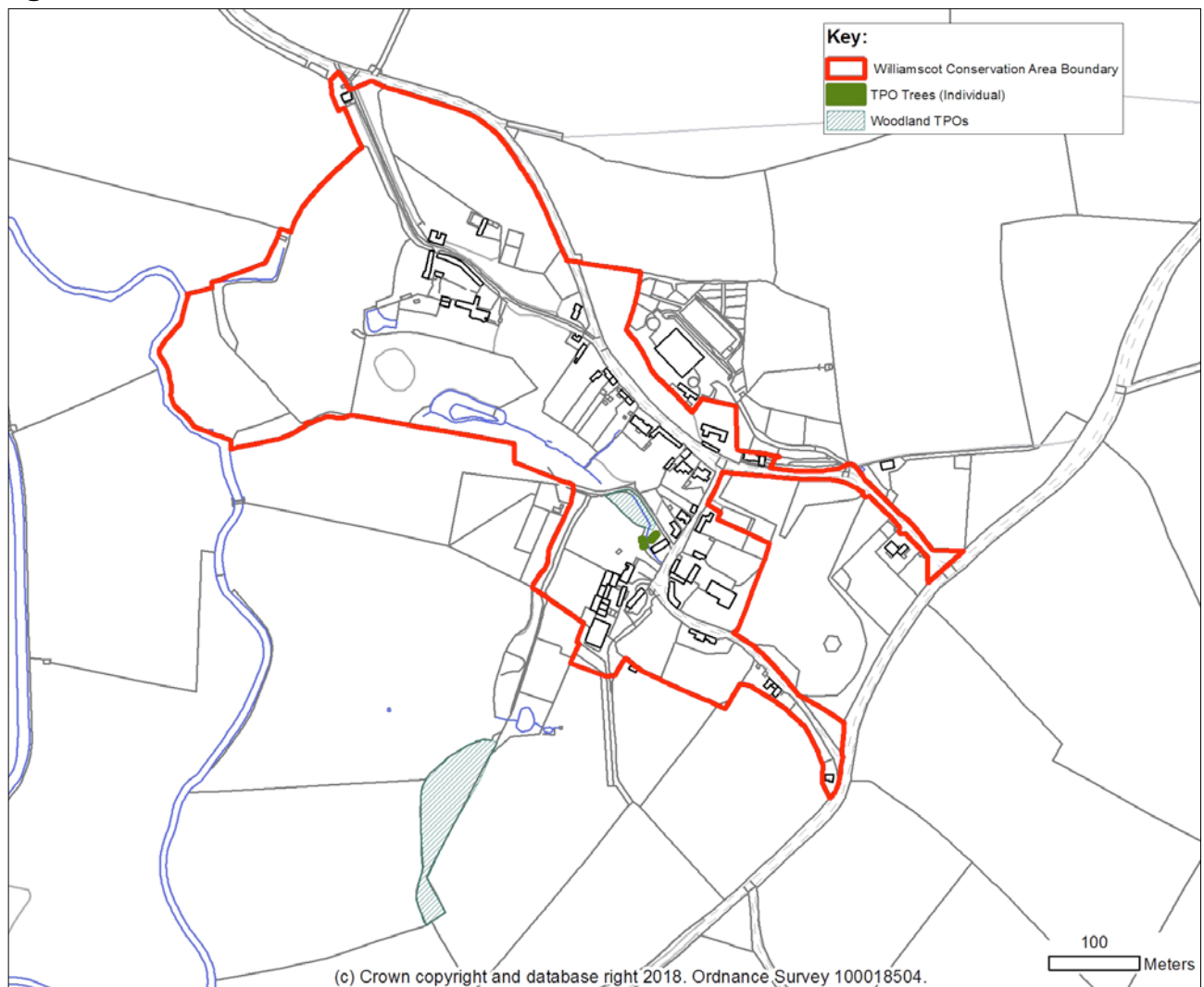
8.15 The modern road running through Williamscot to Cropredy is developed to highways standards, but is not overly urbanised. The original layout of the road prior to the 1830s alterations now forms a driveway to Williamscot Estate. The north end of the road in close proximity to Lower Lodge has a very enclosed, rural appearance.

8.16 The lane, which originally formed a core route through the village has a tarmac topping, but otherwise has a very rural appearance with grass verges, a mature hedge and stone boundary walls.



Footpath between Cropredy and Williamscot

Figure 13. Tree Preservation Orders



8.17 Historically there was a raised path between 2 hedges on the south side of the lane leading towards Cropredy. This was provided for children attending the school in Williamscot and the population attending church in Cropredy on a Sunday. There was also a plank path by Cropredy Bridge.

8.18 In the area surrounding Williamscot there are a number of 18th century roads as well as routes (now predominantly footpaths) which were laid out prior to enclosure.

Key Views

8.19 The settlement of Williamscot is surrounded by countryside, but its location in a slight dip means that there are no real views or vistas of it from outside the settlement. There are however, a number of key views within the settlement.

8.20 By contrast there are extensive views of Williamscot House from across the Cherwell Valley (and over the Battle of Cropredy Bridge battlefield). These views contribute significantly to the setting of Williamscot House and its associated grounds. There are also key views from Williamscot House out across the Picturesque landscape to the south.



View of Williamscot Lane



View of the main road leading to Cropredy

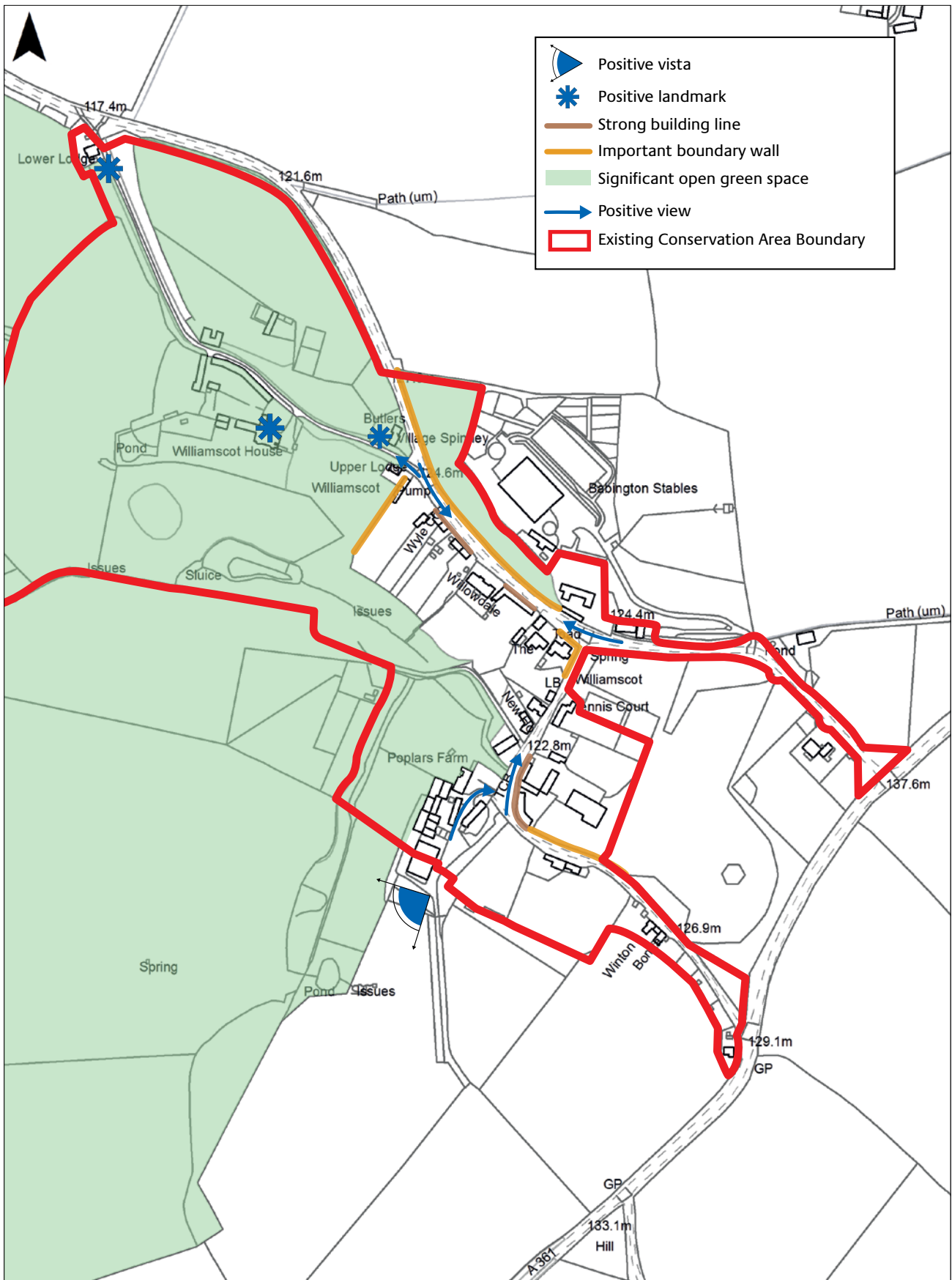


Views of Williamscot House across its parkland



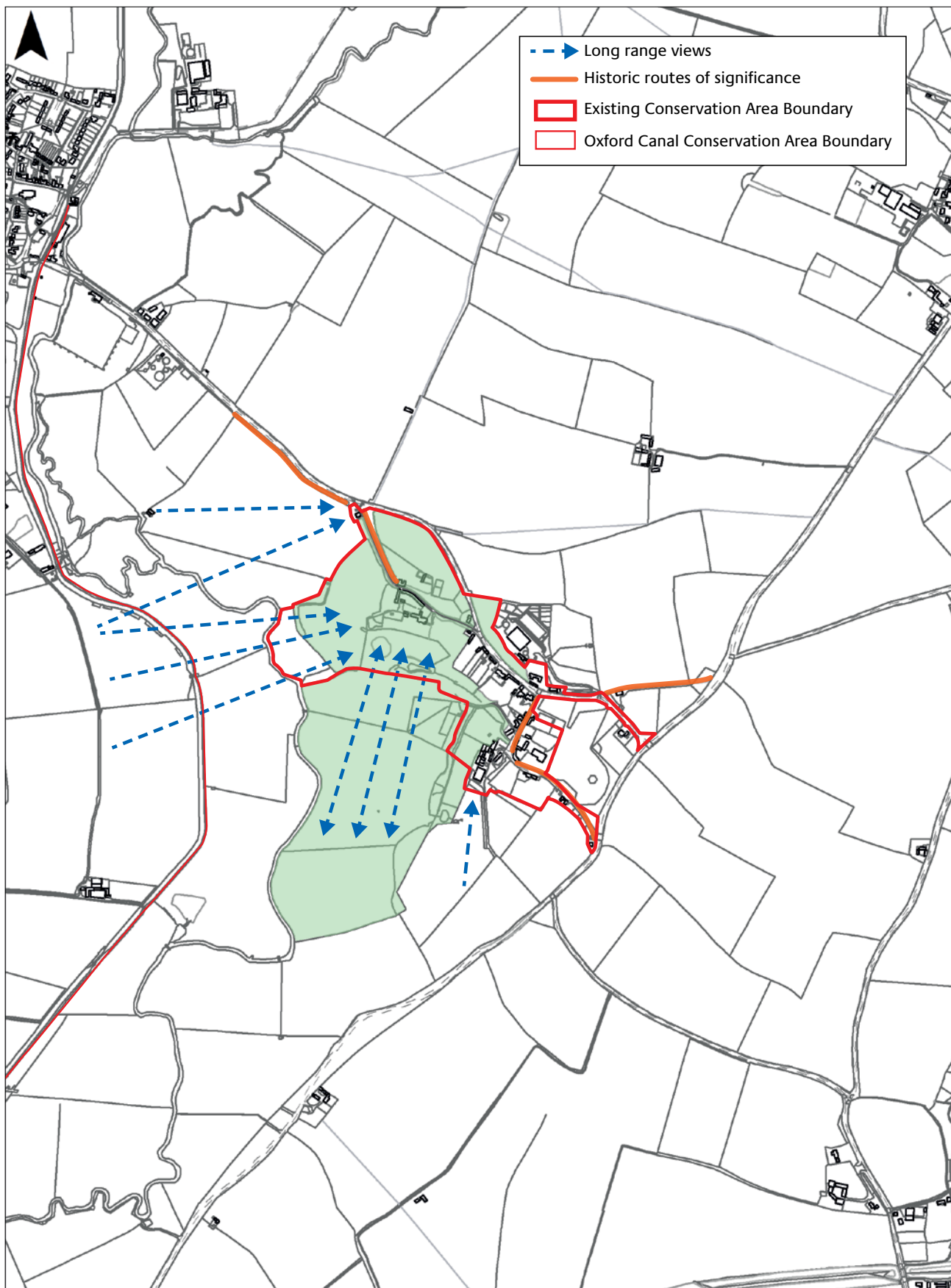
Picturesque landscape

Figure 14. Visual analysis 1



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Figure 15. Visual analysis 2



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9. Character Areas

9. Character Areas

9.1 The current pattern of Williamscot is very simple with the hamlet strung out in linear form along the main road and rural lane. The Williamscot estate is located to the north and now forms a separate entity. There are just two character areas.

Williamscot Hamlet

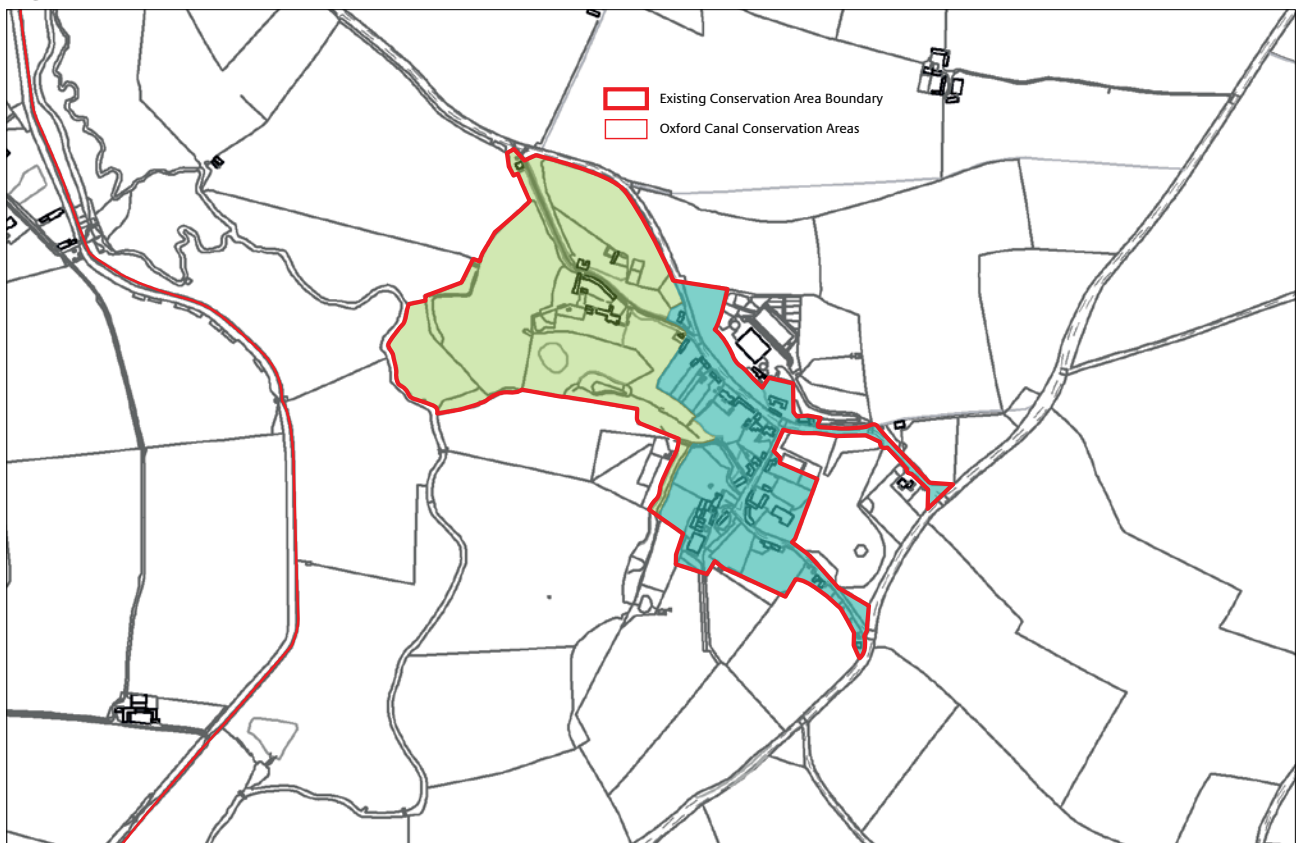
9.2 The settlement of Williamscot is laid out predominantly on the western side of both the road leading through to Cropredy and the associated lane.

9.3 The hamlet retains its informal, rural character despite the presence of the main road running through it. The settlement layout is little altered from its historic form and changes are limited to a small number of late 20th century houses inserted into the existing settlement pattern.

9.4 The properties along Cropredy Lane (with the exception of Babington Barn) are all located to the western side of the road and form a strong building line and sense of enclosure. A grass verge and stone boundary wall dominate the eastern side.

9.5 The character of Williamscot Lane is similar with historic (and some later 20th century) buildings lining both sides of the lane at the northern end. The south-eastern end of the lane is more sparsely developed with stone boundary walls and green space to either side. The lane itself has a very informal character with grass verges lining much of the area.

Figure 16. Character Areas



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Williamscot House estate

- 9.6 The character of Williamscot House estate is formed through a combination of the principal property and other associated historic buildings (as well as the former grammar school now dwelling) and the formal gardens surrounding the property.
- 9.7 The surrounding Picturesque landscape can be clearly seen from the central vantage point of the house and makes a significant contribution to the setting of the conservation area. A small area of the original parkland remains within the ownership of the Williamscot Estate and is included within the conservation area boundary.



Williamscot House estate view across parkland

Figure 17. Williamscot House Ground on aerial background





Williamscot House gardens



Williamscot House gardens

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 English Heritage 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, usually with uPVC double-glazing, replacement of original doors, additions such as non-traditional porches and erection of satellite dishes on the front elevations of properties. Such alterations to unlisted residential properties are for the most part permitted development and therefore do not require planning permission. Unauthorised alterations and additions 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 also make a positive contribution.
Important Views	The key view of importance is between Williamscot House and the Cherwell Valley to the west. This relates to both the setting of the grade II* house and the Registered Battlefield for the Battle of Cropredy Bridge.
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 Williamscot. The metal frame windows and leaded lights in Williamscot are of particular merit and were presumably associated with Williamscot House. An Article 4 Direction could ensure that existing original and traditional details are protected and where necessary sensitively replaced in the future.
Archaeology	There are a number of important archaeological areas within Williamscot including former settlement remains and the Registered Battlefield for the Battle of Cropredy Bridge. 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 at the application submission stage.
New Development	As a Category C village (Cherwell Local Plan 2006-2031) considered suitable for conversion of existing buildings only. This is no different from the adopted Local Plan 1996. 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	<p>The main road running through Williamscot is developed to comply with highway standards, but has not been overly urbanised. It is important to ensure that the traditional rural character and appearance of the hamlet is retained and any roadside clutter minimised.</p> <p>The lanes within the settlement and leading to Williamscot House have an informal, rural character which make a significant contribution to the settlement. It is important that this character is retained in any developments in the settlement.</p> <p>It is important to ensure that the traditional rural character and appearance of the hamlet is retained, any roadside clutter minimised and that any alterations and repairs are undertaken using sympathetic materials and techniques</p>
Overhead electricity lines	Overhead electricity lines can have a significant negative impact on historic buildings and areas and any opportunity to remove, underground or place these in a more sensitive setting should be taken.

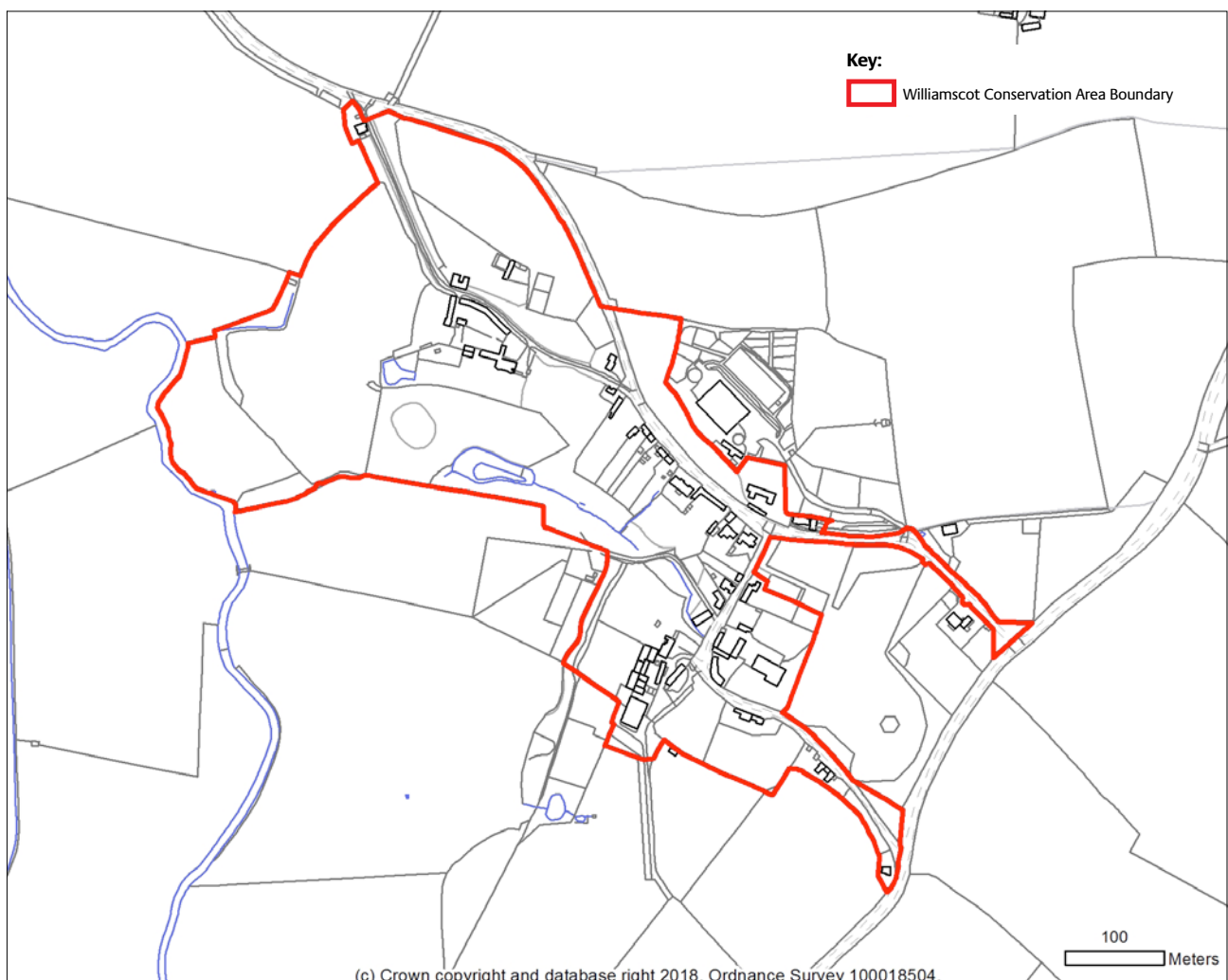
12. Conservation Area Boundary

12. Conservation Area Boundary

12.1 Williamscot Conservation Area boundary was established in October 1992 and reviewed in November 1995. A subsequent 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'

12.2 The boundary is based on the current extent of both the settlement and the Williamscot House estate. The boundary has been extended to include additional areas of parkland to the west (which remain in the ownership of the house) and the principal road leading into Williamscot along Croppedy Lane which forms a distinctive part of the plan form of the settlement. Wherever possible the conservation area coincides with physical features such as walls and hedges and other land boundaries for ease of identification and takes into account land ownership wherever possible.

Figure 18. The conservation area boundary for Williamscot



Eastern boundary

12.3 The boundary begins at Lower Lodge and then follows the southern boundary of the road until the Village Spinney where it crosses the road and incorporates the spinney in its entirety. The boundary then follows the rear of Babington Barn and associated outbuildings and then follows the length of the road to the junction with the A361.

Southern boundary

12.4 The boundary returns up the southern side of the road to meet with the lane to the south of Toad Hall. The boundary contains the land and buildings and associated with Blaize House, Cannons Yard and Corner House and then continues along the lane to the junction with the A361.

Western boundary

12.5 The boundary is taken to the rear of Tollgate Cottage and the paddocks lining the south western boundary of the lane. It then follows the rear of the paddock associated with Home Farm and then follows the line to encompass the yard and paddocks immediately associated with Poplars Farm. The boundary then follows the current line of the land associated with Williamscot House to the River Cherwell and across the edge of the parkland to return to Lower Lodge.

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.

13.3 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. Proposals for new development will only be acceptable if they assist in the achievement of that objective

Control over demolition of buildings

13.4 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

13.5 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

13.6 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

13.7 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

13.8 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

13.9 There are no permitted development rights for commercial properties.

13.10 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.

13.11 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 www.planningportal.gov.uk/permission or by contacting the Development Management Team of Cherwell District Council planning@cherwell-dc.gov.uk or telephone 01295 221006.

14. Design and Repair Guidance

14. Design and Repair Guidance

- 14.1 High quality design and informed decision making are essential if we are to preserve or enhance the character and appearance of the conservation area. The following considerations are particularly important:

Scale and settlement pattern

- 14.2 Williamscot is a small hamlet with a defined linear pattern with all properties directly addressing the road and the majority being lined close to the edge of the road or lane. Any new development should respect this pattern.
- 14.3 The historic properties within Williamscot hamlet are all simple, two storey, rectilinear, ironstone buildings. The majority of later properties have been constructed in sympathetic materials and simple proportions and make a neutral rather than negative impact on the conservation area.

Proportion

- 14.4 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 very important. Traditional proportions should be emulated in new development. It is of particular importance that traditional proportions are respected when designing an extension to an existing building. In most instances these will need to be subservient to the existing properties.

Roofs

- 14.5 The roofs in Williamscot were traditionally thatched. There are no remaining thatched buildings in the hamlet, but the steep pitches of the former thatched roofs can still be identified. The material is now predominantly tile with some slate. It is very important that the original pitch of roofs is maintained. Traditional eaves, verge and ridge details

should be retained. Chimneys are important features of the roof-scape, often constructed in brick, and should be retained even if no longer required for fireplaces. Where historic roofing materials are to be replaced the new materials should preferably match the original in colour, size, texture and provenance. Where ventilation is required (where roofs have been insulated for example), this should be achieved by inconspicuous means (e.g. under-eaves ventilation) and visible roof vents will 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 ordinarily be rendered, pebble-dashed or painted. Repointing should be carried out with a lime mortar to match the existing in colour, type and texture. Hard, modern Portland cement mortars are inappropriate as they prevent the evaporation of moisture through the joints.

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.

Windows

- 14.8 In Williamscot there are a significant number of metal windows with leaded lights, it is assumed that these were originally associated with the Williamscot Estate. These windows should be retained wherever possible with specialised repair where replacement is necessary it should match the original in every detail. Elsewhere there are timber casement windows, many of them more recent replacements. The style, design

and construction of windows can have a significant impact on the character of the property and any replacement windows should be appropriate to the host building (casement or sash windows depending on building type). Windows should be correctly proportioned, well related to each other and neighbouring buildings and should respect any existing openings. Where more recent replacements have occurred it may not be appropriate to replace on a like for like basis, but to ensure a more appropriate form of window is utilised. 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 and history of a building.

- 14.9 Inappropriate replacement windows can be extremely damaging to the character and appearance of a building and conservation area alike and can undermine a property's monetary value. Replacement of timber or metal windows with uPVC alternative, no matter what the pattern or design, is inappropriate.

Doors

- 14.10 Old timber doors should be repaired rather than replaced wherever possible. The thermal performance of existing doors can be improved by the use of draught-stripping and curtains. uPVC doors are not appropriate for the conservation area. Where the replacement of an existing door is necessary, appropriate traditional designs of sheeted or panelled timber doors should be used.

Boundary Treatment

- 14.11 Stone boundary walls make a significant contribution to the conservation area and should be retained in-situ where possible. Repairs should be carried out on a like-for-like basis using identical materials and techniques. Pointing existing walls with sand-and-cement mortar, for example, would be entirely inappropriate.

Micro Energy Generation

- 14.12 Whilst the use of micro energy systems are generally encouraged and satellite information systems generally tolerated, special care will be necessary to find suitable sites for their use within the conservation area. Preference will be given to equipment located away from principal frontages. Equipment fixed to main or visible elevations or roof planes will damage the character and appearance of the conservation area.

Highway Works

- 14.13 It is recognised that the hamlet of Williamscot is located along the roadside to Cropredy. The area hasn't been overly urbanised and it is important that the conservation area status is respected when any roadworks are undertaken and that no unnecessary items such as bollards, signs etc are introduced to the area.
- 14.14 The rural lanes in the settlement, which was originally a through road, makes a particular contribution to the character and appearance of the conservation area and special care should be taken to retain its informal character. It is anticipated that the lane leading through Williamscot estate is of a similar character albeit within an estate landscape and should be similarly protected.

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16. Acknowledgments

16. Acknowledgments

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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.

EDS5: Renewable energy.

EDS10: Protection and enhancement of biodiversity and the natural environment.

EDS13: Local landscape protection and enhancement.

EDS15: 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 Williamscot

1	Williamscot House, late 16th century range	Listing	Williamscot House, Cropredy Road, Wardington	II*
2	Williamscot House, Georgian wing	Listing	Williamscot House, Cropredy Road, Wardington	II
3	Williamscot House, attached wall, doorway and gatepier	Listing	Williamscot House, Cropredy Road, Wardington	II
4	Williamscot House, orangery	Listing	Williamscot House, Cropredy Road, Wardington	II
5	Williamscot House, stable	Listing	Williamscot House, Cropredy Road, Wardington	II
6	Williamscot House, School house	Listing	Williamscot House, Cropredy Road, Wardington	II
7	Williamscot House, lodge on ESE	Listing	Williamscot House, Cropredy Road, Wardington	II
8	Williamscot House, Georgian range, Sundial dated 1777 approx 10 metres west	Listing	Williamscot House, Cropredy Road, Wardington	II
9	Poplar's Farmhouse	Listing	Williamscot, Wardington	II
10	Poplar's Farmhouse, stable and attached cottage approx. 30m south	Listing	Williamscot, Wardington	II
11	Poplar's Farmhouse Barn	Listing	Williamscot, Wardington	II
12	Post Box Cottage	Listing	Williamscot, Wardington	II
13	Home Farmhouse	Listing	Cropredy Road, Wardington	II
14	Number 4 and house abutting to left	Listing	Cropredy Road, Wardington	II
15	Eaves Cottage	Listing	Cropredy Road, Wardington	II
16	Butler's Cottage	Listing	Cropredy Road, Wardington	II
17	Wyatt's End and cottage abutting on left	Listing	Cropredy Road, Wardington	II
18	Blaize House	Listing	Williamscot, Wardington	II
19	Battle of Cropredy Bridge	Register of Historic Battlefields	Wardington	

Figure 19. Designated heritage assets

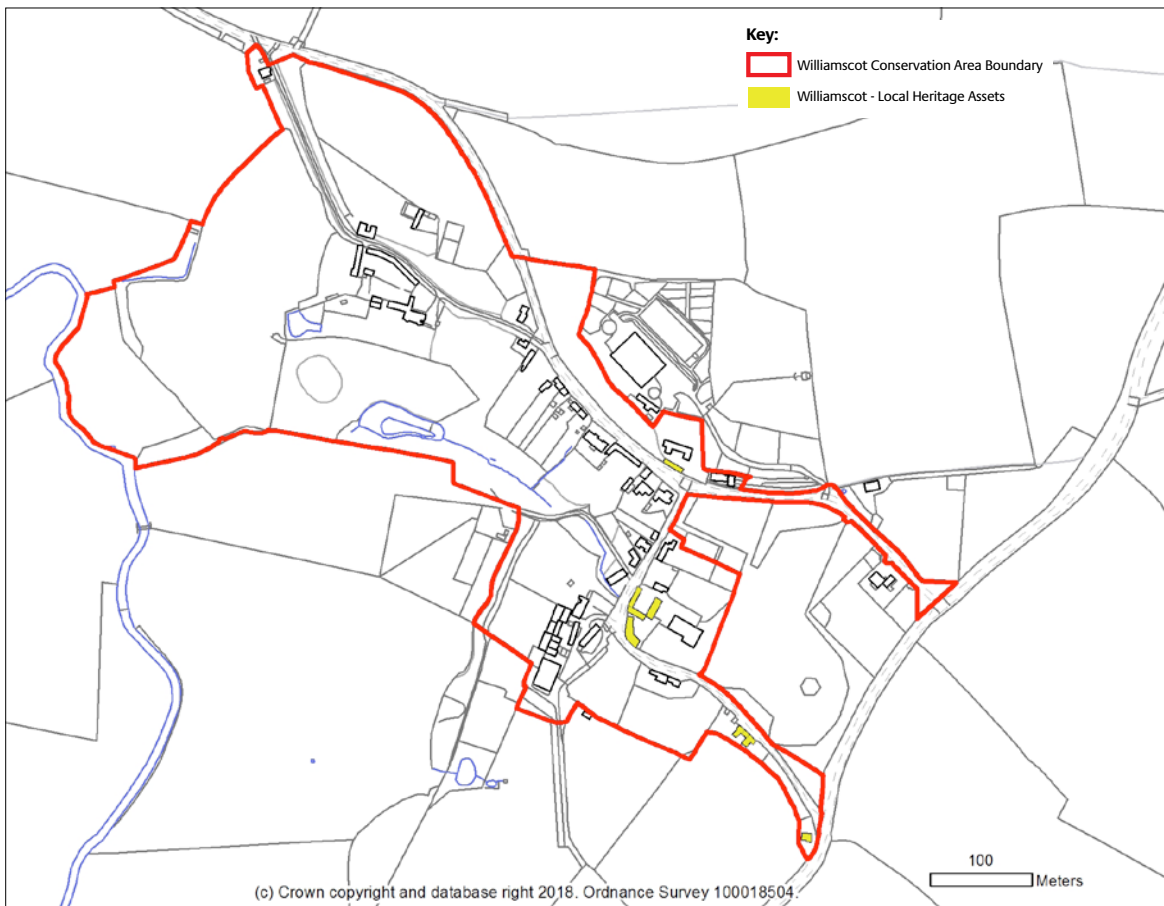
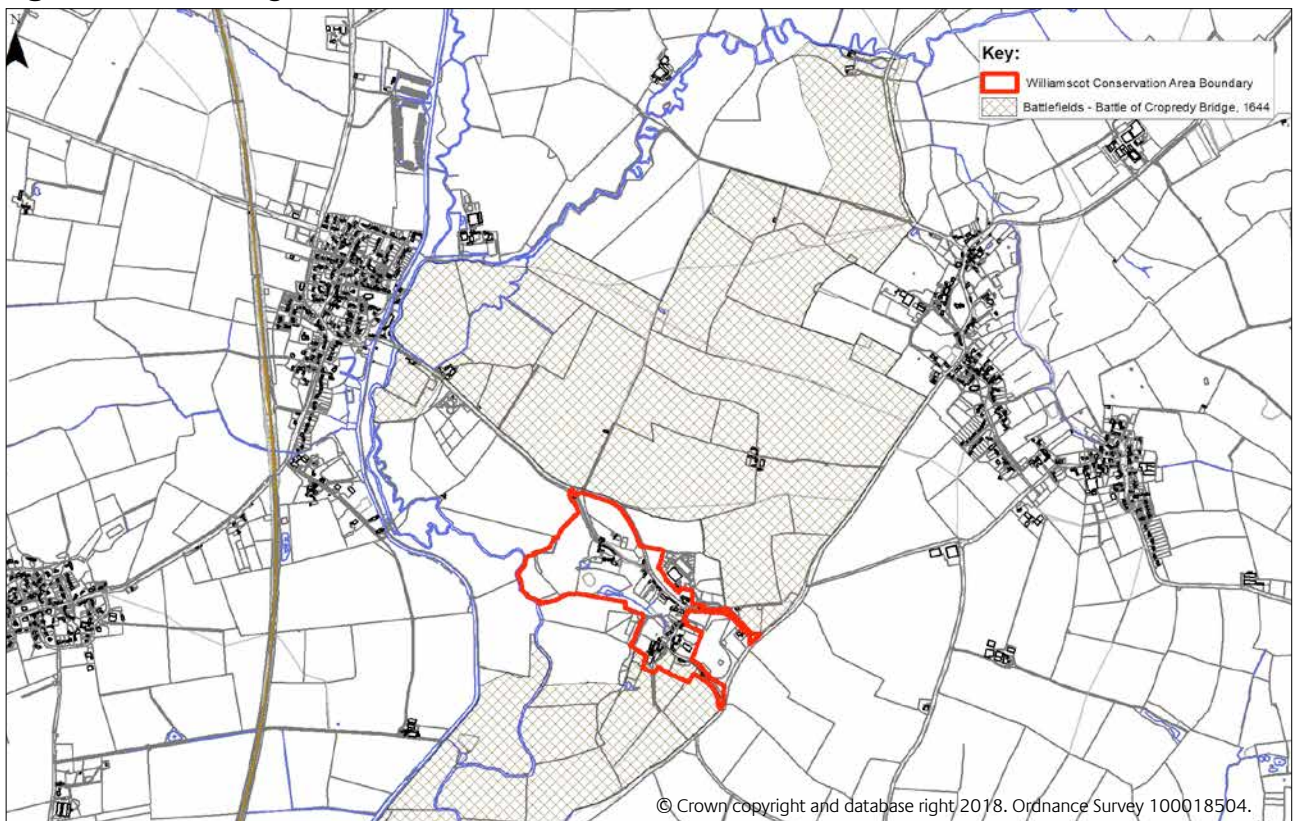


Figure 20. Area of Registered Battlefield



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

Local Heritage Assets

A number of 'non-designated heritage assets' or local heritage assets within the settlements 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 and monuments are considered regionally or locally significant either for their architectural detail or for their part in the social history of Tadmarton and therefore have been put forward for consideration for including in the district wide register of local heritage assets.



Corner Cottage



The Slat Mill

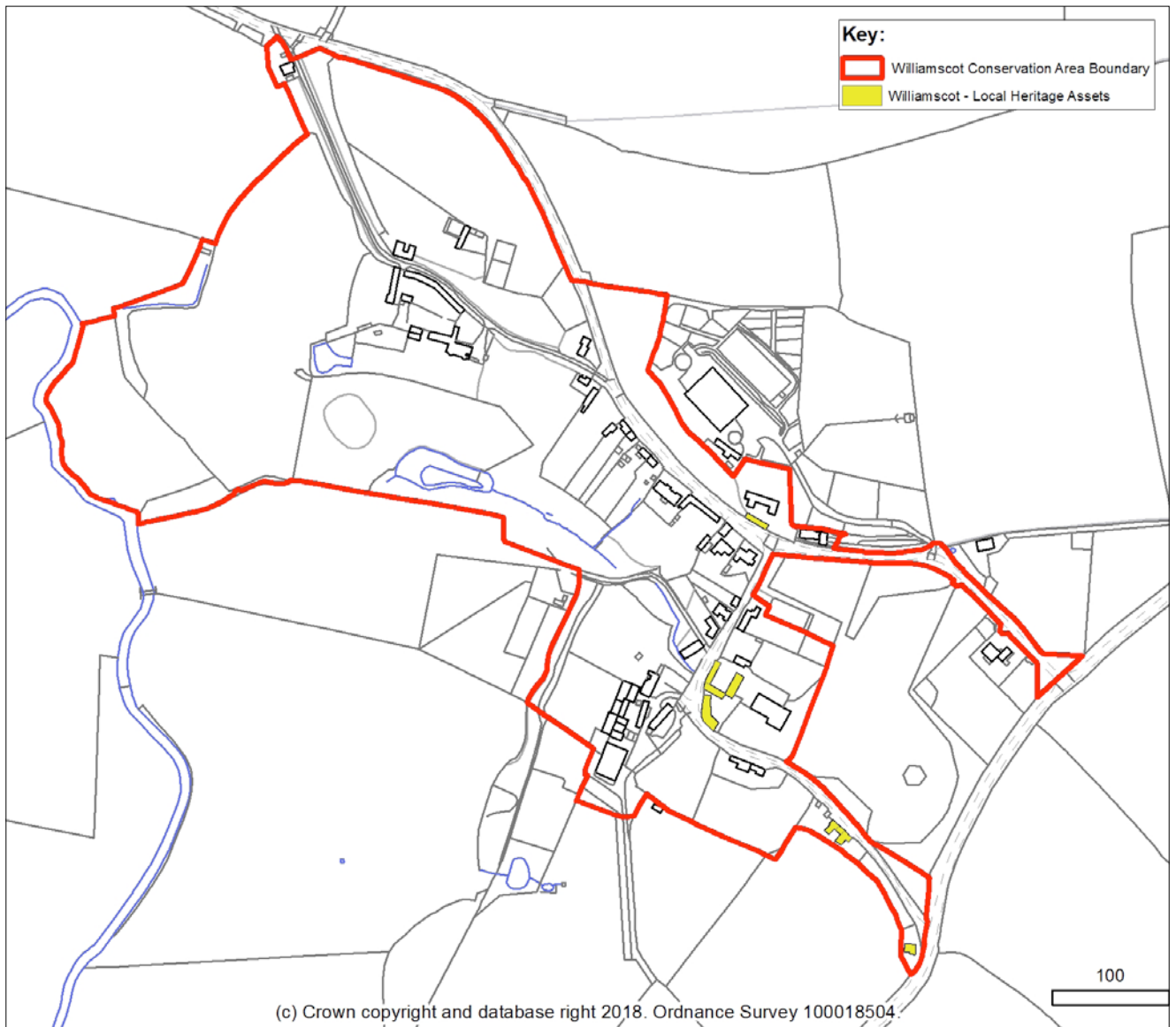


Tollgate Cottage



Winton and Bonita

Figure 21. Local Heritage Assets



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.

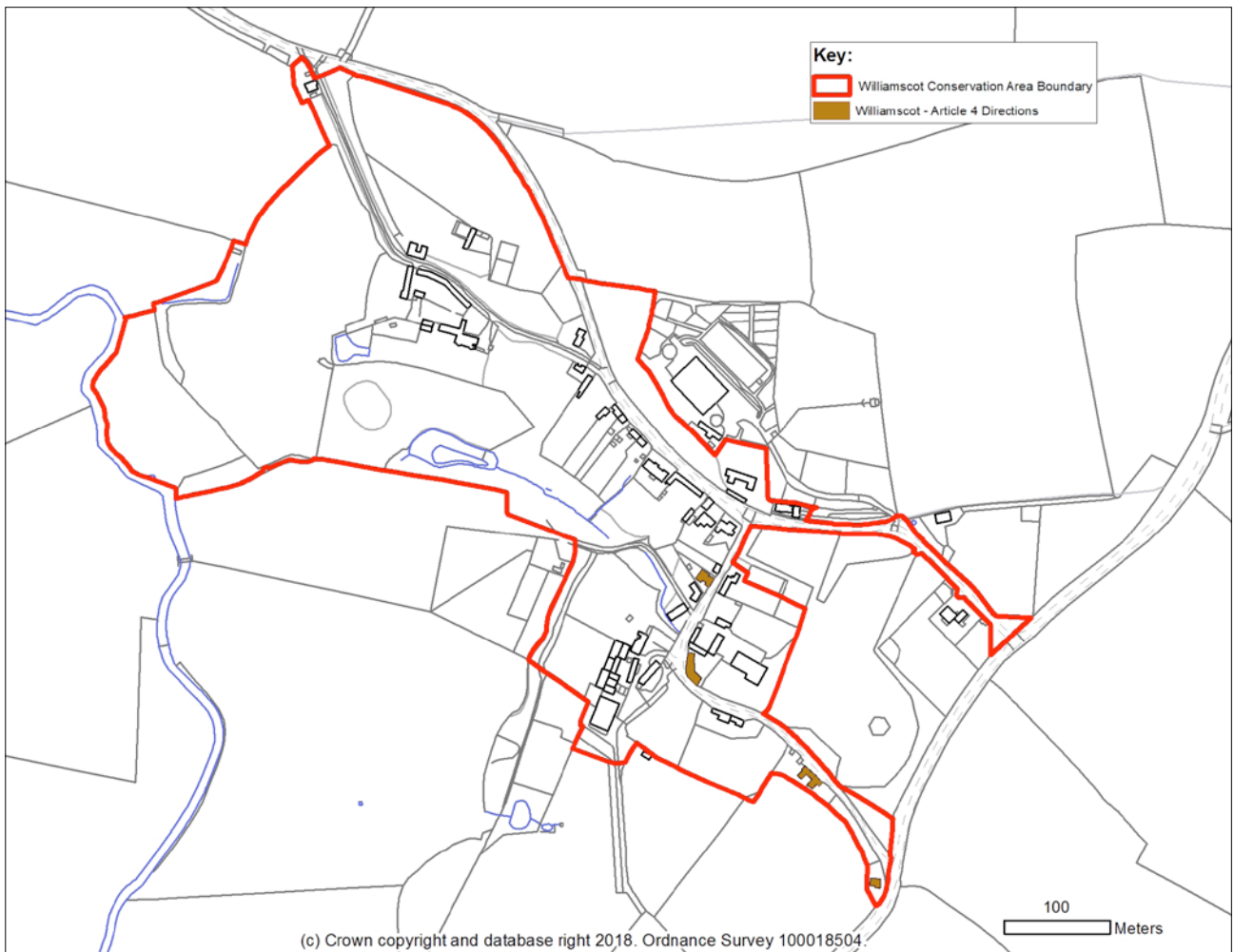
How will an Article 4 direction affect Williamscot?

The Conservation Area Appraisal identifies a number of non-listed dwellings which make a special contribution to the character and appearance of Souldern. 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 22. Proposed Article 4 Directions





Tollgate Cottage



Post Box Cottage



Winton



Bonita



Corner Cottage

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.

An exhibition and public meeting were held on Thursday 27 July to enable local residents to inspect the draft document and talk to the Design and Conservation team and planning colleagues.

The draft document was available to be viewed on-line from Cherwell District Council's website (www.cherwell.gov.uk/conservation) and hard copies were available at Banbury library and the mobile library.

Comments on the draft document and suggestions for inclusion or exclusion of areas and/or buildings within the conservation area were considered by the Design and Conservation Team. Where appropriate amendments were made and incorporated into the final document. The document was assessed and signed off by the Lead Member for Planning.

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