



# Lower Heyford Conservation Area Appraisal (within Rousham Conservation Area)

September 2018

Place and Growth

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# 1. Introduction

## 1. Introduction

### 1.1 What is a conservation area?

Conservation area status is awarded to places that are deemed to be of 'special architectural or historical interest'. The intention is not to prevent change or development in conservation areas, but to try and manage change in order to protect or enhance the special character and appearance of the area.

### 1.2 Key characteristics

Lower Heyford is a small settlement in the Cherwell Valley which lies within Rousham Conservation Area. In addition to the contribution it makes to the William Kent's designed landscape the village is considered to have historic merit as a settlement in its own right.

The Lower Heyford appraisal identifies the significance of the village as an historic settlement and draws out the specific features which create its unique special character and appearance. The boundary is based around historic features of the settlement which have physical surviving presence today. The approach taken in determining the boundary is consistent with that used for other settlements throughout the district. The area outside of the Lower Heyford boundary remains within Rousham Conservation Area and is subject to the same planning constraints. Any development in the area immediately outside the Lower Heyford boundary will be assessed to consider the impact it has upon the setting of the Lower Heyford Conservation Area as well as Rousham Conservation Area.

'Lower Heyford owes its existence to the presence of the ford and later the medieval bridge crossing the River Cherwell a short distance to the west. The settlement had a strong agricultural base, but also benefited from a thriving market and several annual fairs, which took place on its central Market Square. The commercial success of the settlement was based on its strategic location in relation to the ford.

The village largely consists of 17th and 18th century farmhouses and cottages with substantial 19th century development along Freehold Street, where the village Reverend

owned a piece of waste land and gave leases to villagers to build houses on.

There were a number of important families and institutions who had an influence on Lower Heyford. Corpus Christi College were lords of the manor and major landholders. Other important families were the Merry, Bruce and Purcell families who resided in the farmhouses. The Dew family were of importance in the 19th century and the Cottrell-Dormer family of Rousham House were major landholders in the 19th century.

Lower Heyford is surrounded by transport networks on three sides. The major road, with medieval causeway and bridge to the south, the Cherwell Valley Railway to the west and the Oxford Canal and River Cherwell to the north and west. The village became and remained prosperous because of these communication routes, but never became an archetypal canal or railway village.

### 1.3 Summary of issues and opportunities

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:

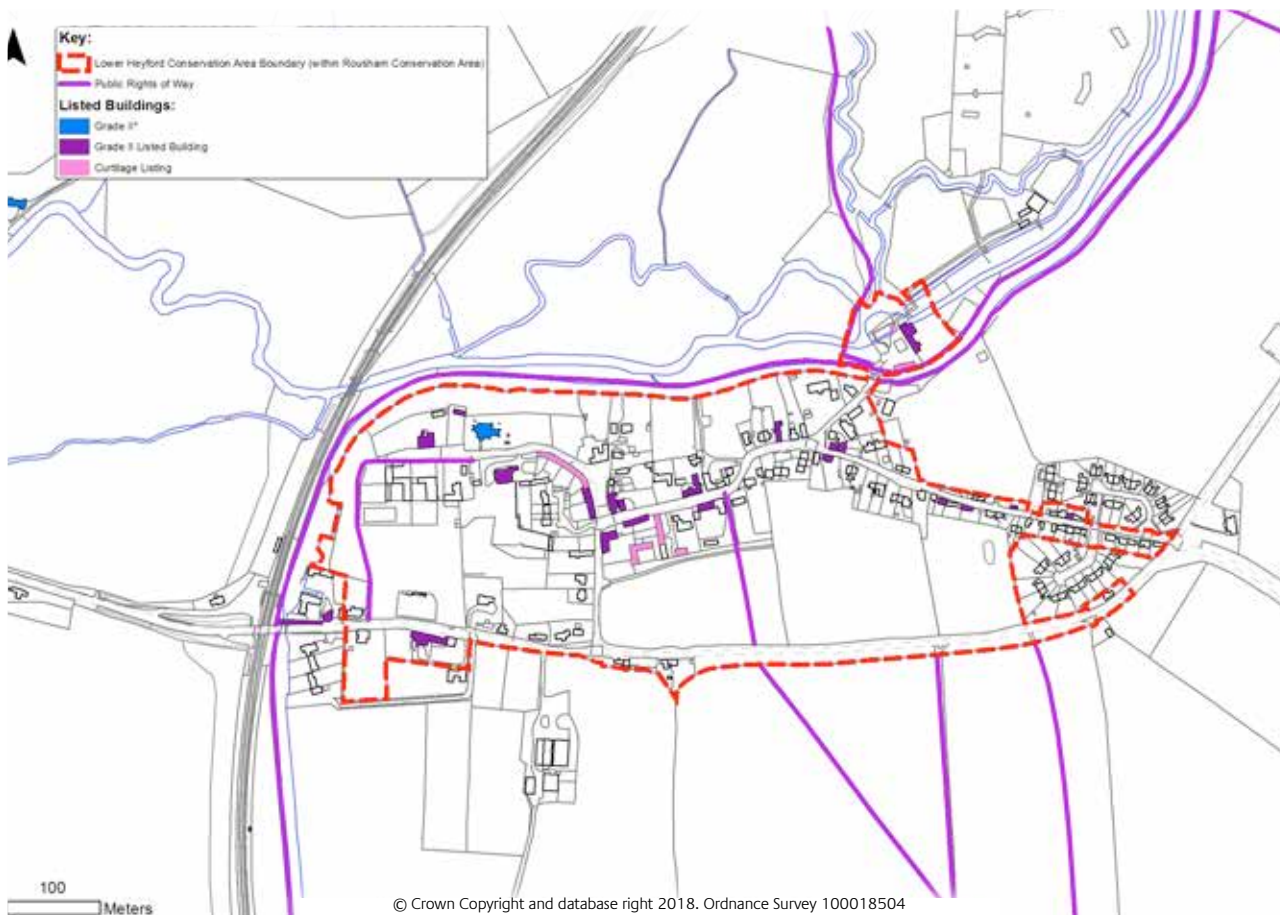
- add to the register of Local Heritage Assets and establish policies for their protection;
- establish a boundary for Lower Heyford Character Area, which lies within the wider Rousham Conservation Area.
- encourage the protection of historic detail and the reinstatement of missing architectural details;
- 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 Context

## 2. Planning 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 Lower Heyford 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

**Figure 1.** Plan showing conservation area boundary with listed buildings.



- 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 Lower Heyford 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. Mid Cherwell Neighbourhood Plan 2018-2031 (Submission Document).

# 3. Location

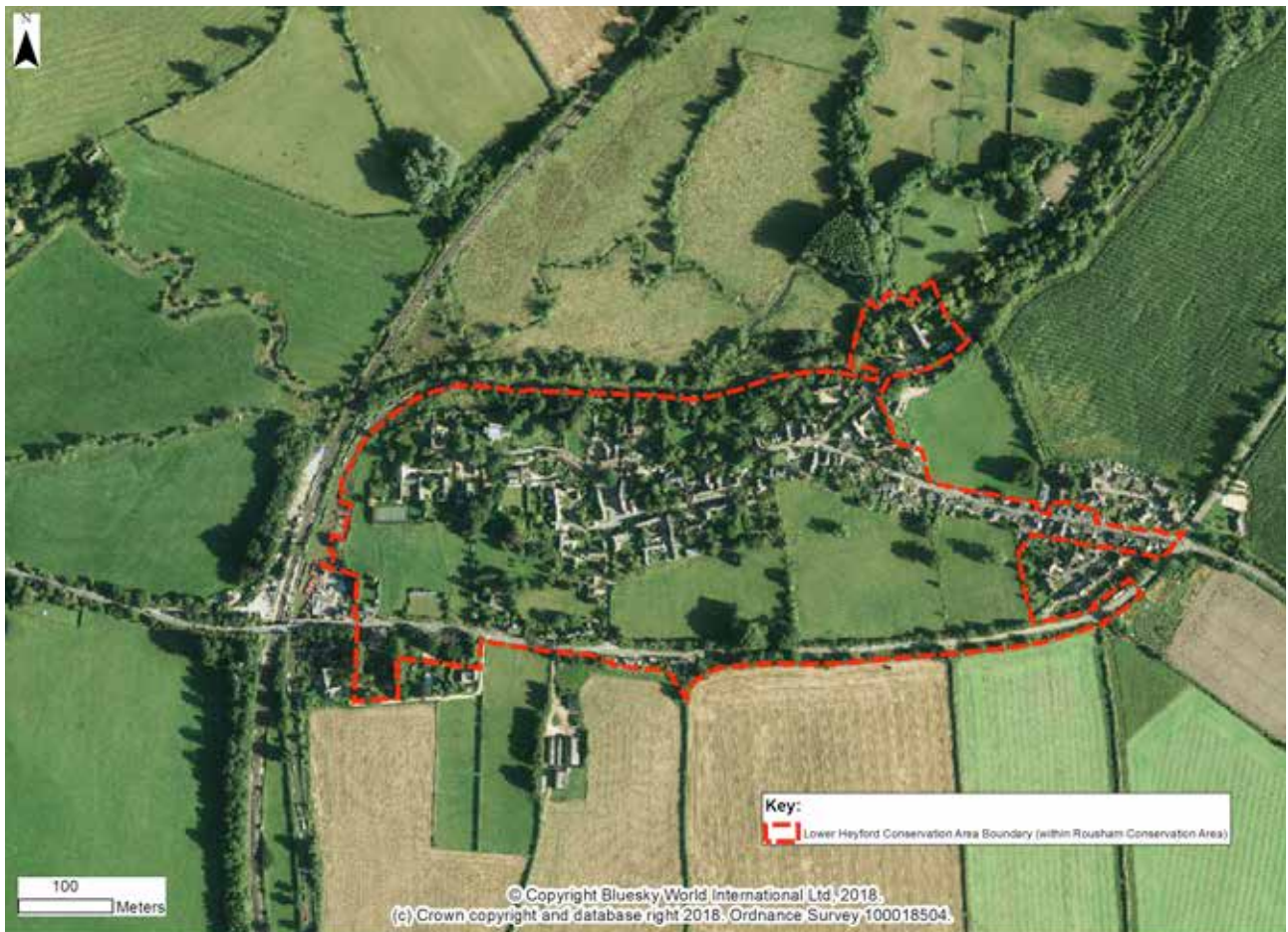
## 3. Location

- 3.1 Lower Heyford is located approximately half way between Oxford and Banbury. It is also on the Bicester to Enstone Road, which was a turnpike trust in the 18th and 19th centuries.
- 3.2 Lower Heyford is surrounded by transport networks with the B4030 to the south, the Cherwell Valley Railway to the west and the Oxford Canal and River Cherwell to the north and west.
- 3.3 Lower Heyford lies within the Cherwell Valley and the designed landscape of Rousham Park. The church originally featured in key views, but these have now been obscured.
- 3.4 There are footpaths leading from Lower Heyford to the surrounding settlements of Northbrook and Upper Heyford. There is no direct footpath to Caulcott which lies within Lower Heyford parish. The Oxford Canal Walk also runs along the tow path in close proximity to Lower Heyford.

**Figure 2.** Location



**Figure 3.** Outline of conservation area on vertical aerial photograph background

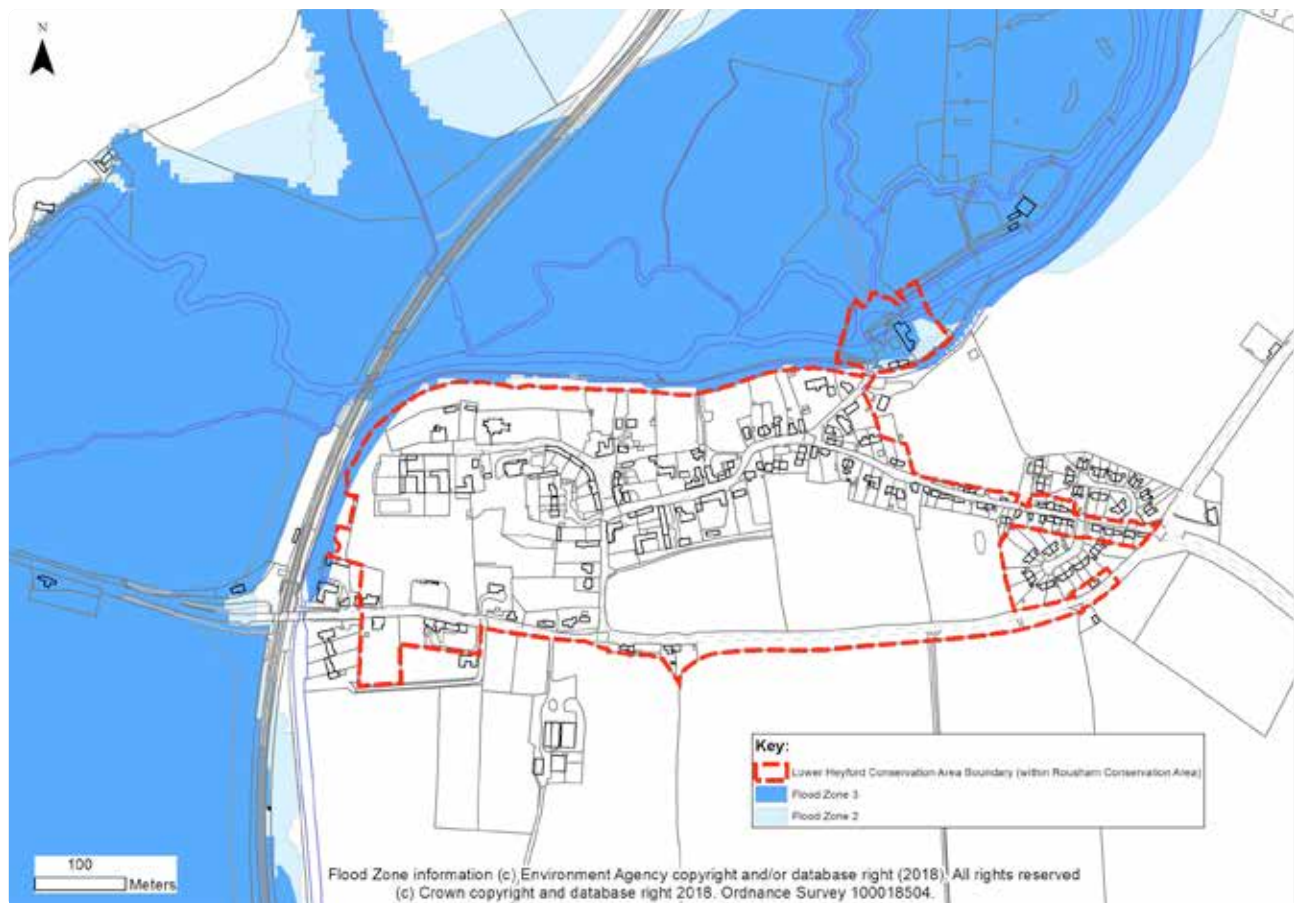


# 4. Geology and Topography

## 4. Geology and Topography

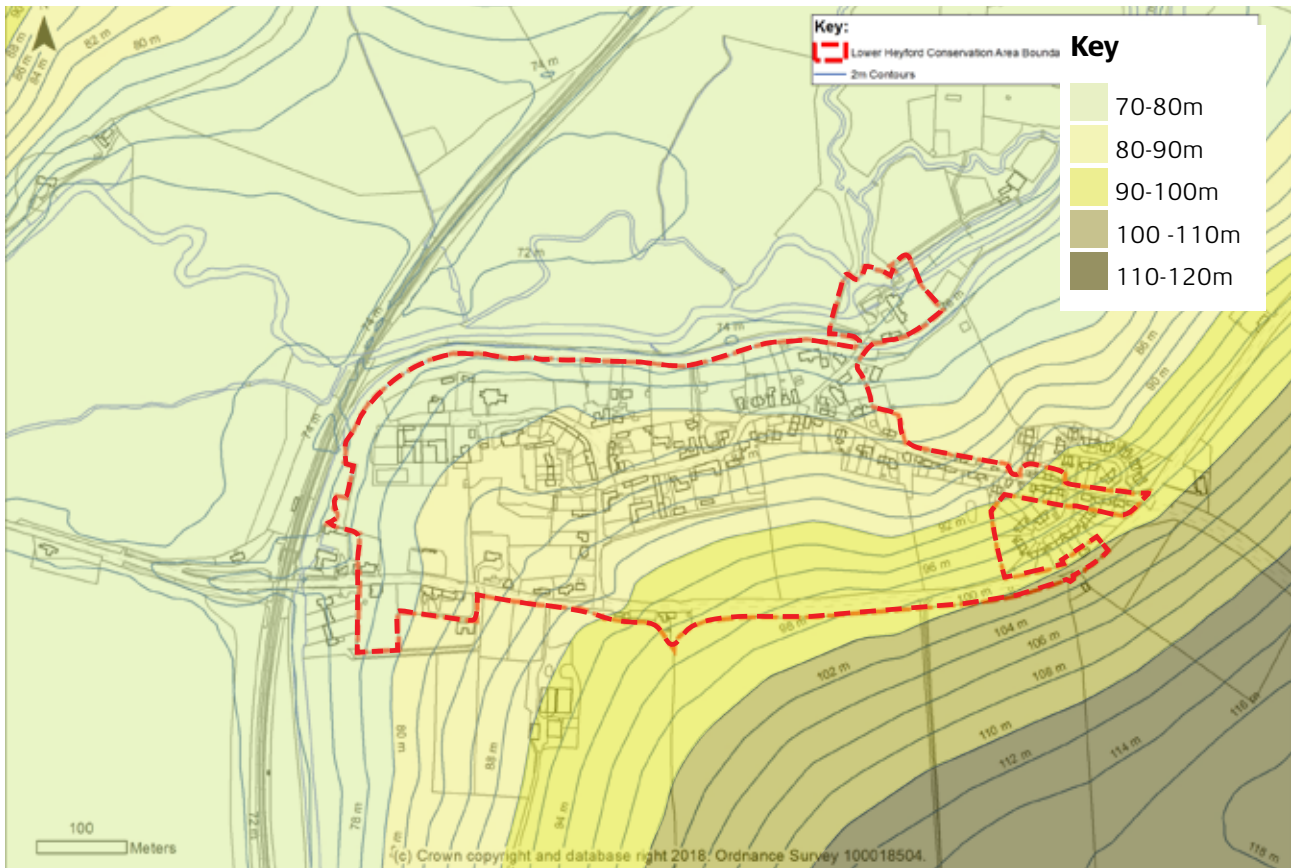
- 4.1 The Lower Heyford Conservation Area lies within two character areas as identified by the Cobham Landscape Survey. The Cherwell Valley character area to the west with its clearly defined valley sides with open fields and water meadows to either side of the River Cherwell and the Upper Heyford Plateau Character Area to the east with its distinctive landform unit on elevated land.
- 4.2 The topography of the area is entirely influenced by the river Cherwell with a well defined valley bottom and steep slopes to either side. The area is green and well-wooded. The size of the Cherwell valley is considerable considering the current size of the river. The area immediately to the north and west of the Oxford Canal is classified as Flood Zone 3, which impacts on land use for the area.

**Figure 4.** Flood Zone

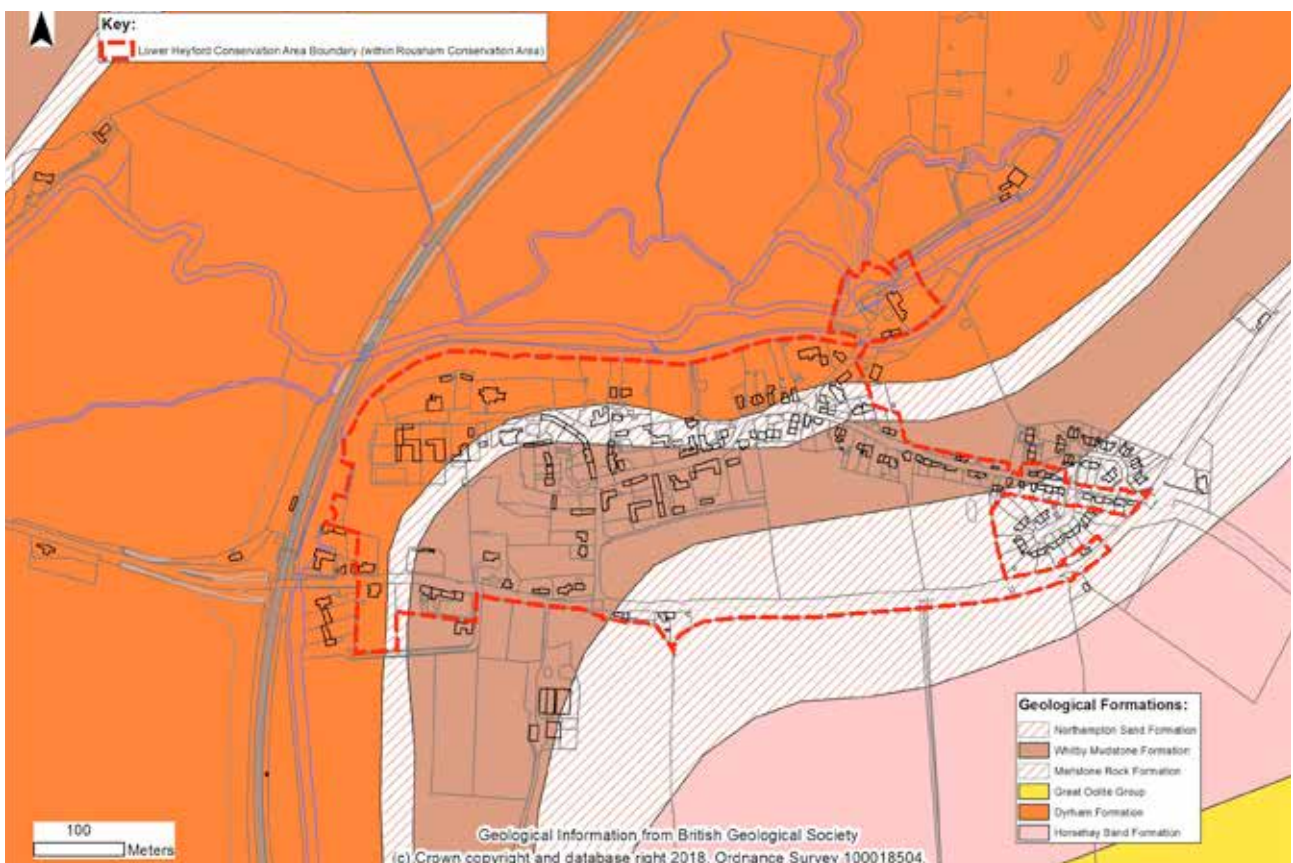




**Figure 5.** Topography



**Figure 6.** Geology

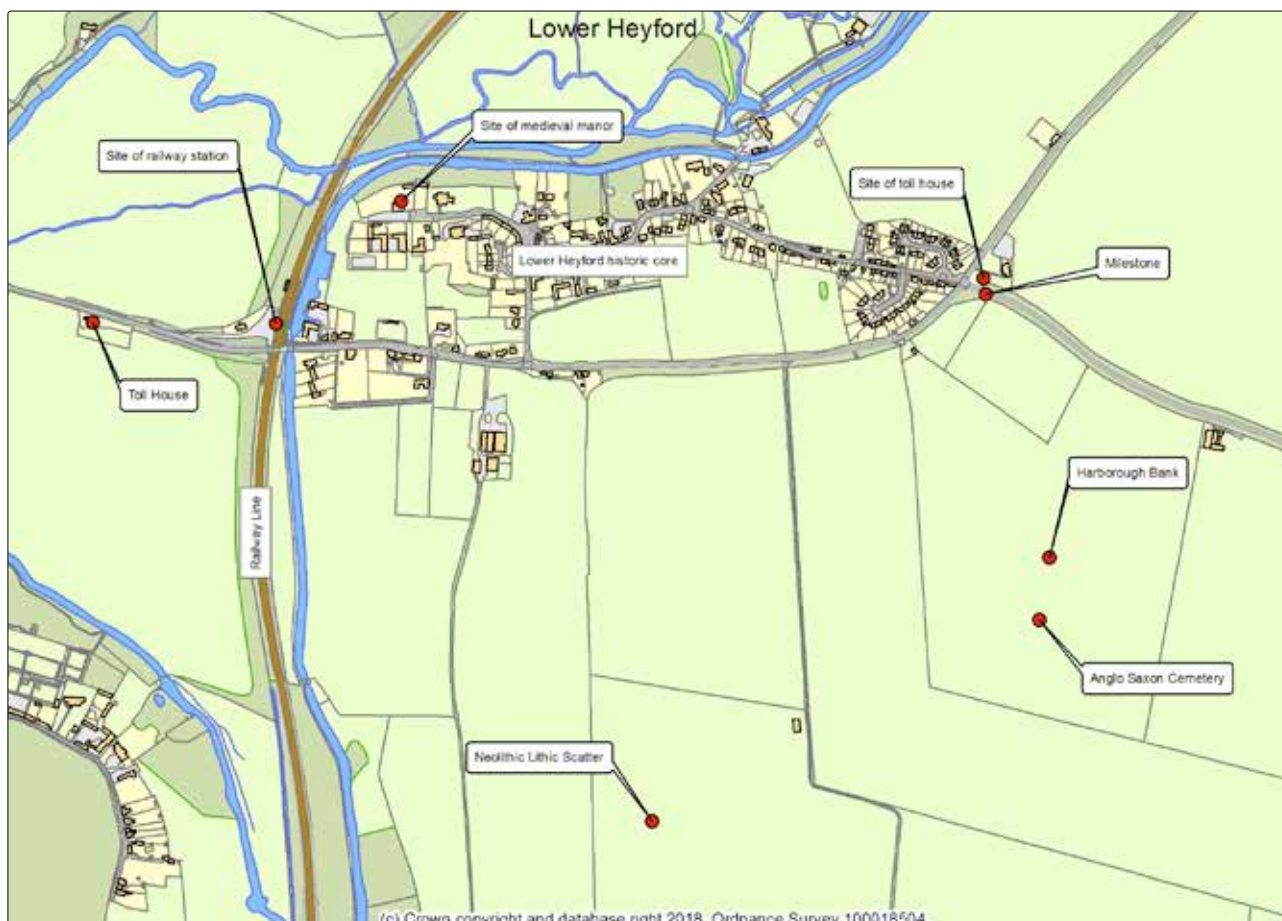


# 5. Archaeology

## 5. Archaeology

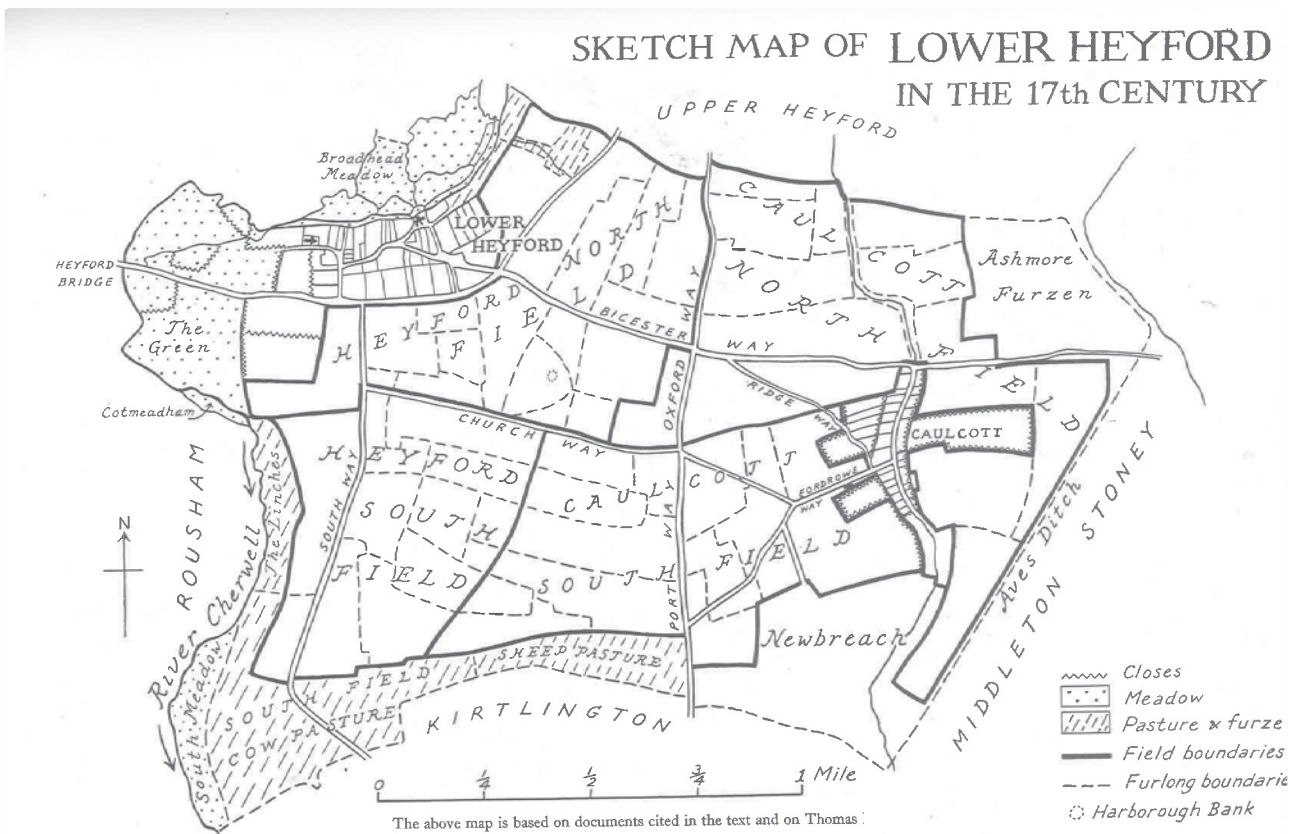
- 5.1 Lower Heyford Conservation Area lies in an archaeologically rich area.
- 5.2 There are a number of archaeological monuments recorded on the Historic Environment Record including a number of structures relating to the transport routes through the parish – bridge, lock and weigh bridge for Oxford Canal; site of original railway station and site of milestone and former toll house (as well as existing toll house associated with turnpike road).
- 5.3 Evidence for possible early activity exists in the form of undated rectilinear enclosures identified by aerial photography and a Neolithic scatter of flints.
- 5.4 There was also an artificial bank and ditch in a horseshoe shape recorded on a map of the parish of 1606. The feature was destroyed shortly after enclosure (1801), but is reported to have had an Anglo-Saxon burial ground within it. The feature is known as Harborough Bank and there is debate about whether it was a henge or an Iron Age Hillfort. Bloomfield writing in the mid 19th century suggested it may have been an temporary army camp or shelter.
- 5.5 The pre-historic and Roman track the Portway lies to the east of Lower Heyford parish.

**Figure 7.** Archaeological Constraint Area



# 6. History

## 6. History



**Figure 8.** Historic layout of settlement reproduced from The Victoria History of the Counties of England

6.1 The village of Lower Heyford was originally known simply as Heyford or 'the ford used at hay harvest'. Until the River Cherwell was re-routed the majority of the meadowland associated with the settlement lay on the far side of a loop of the Cherwell. The river was fordable near Heyford Bridge and further upstream there was another ford which gave access to an island of meadow. It was the presence of the ford, which provided strategic access across the River Cherwell, which led to the development of Lower Heyford in this location.



Manor House

6.2 Heyford Bridge was constructed in 1255 and after this date the settlement was known as 'Heyford ad pontem' or 'Heyford Bridge', but Little Heyford, Lower Heyford and Parva Heyford were also used. The

village was referred to as Heyford Purcell on a map of 1677 and was frequently referred to as this in the 19th century.

- 6.3 At Domesday Lower Heyford was the only recorded settlement in the parish with two estates each of 30 acres with a mill each. In 1199 there was the first mention of a new settlement Caulcott within Lower Heyford parish; this was a small, but vibrant hamlet with a public house, former Methodist chapel and a garage.
- 6.4 Corpus Christi College purchased the manor of Lower Heyford in 1533 and from that date onwards many of the rectors were Fellows of the college, but the manor was leased to various tenants and the college's input to village life was limited.
- 6.5 The village followed a fairly typical pattern for a rural settlement with an increase in population from the 16th to 19th centuries. There was a peak in population in 1861 with 625 residents recorded during the census. In line with many other settlements there was then a process of rural decline, de-population and emigration as people moved into towns and cities. By 1951 the population was just 398 and at the last census in 2011 was 492.
- 6.6 Lower Heyford was more prosperous than many local villages and did not purely rely on agriculture. Regular markets and fairs were held at the Market Square and the canal, railway and turnpike road encouraged regular visitors to the settlement. There were even instances of agricultural shows being held at the railway station.



View of Market Square

- 6.7 The settlement expanded physically during the 19th century with a substantial number of houses being built along Freehold Street. The Reverend Filmer owned a narrow strip of waste land along the lane and he gave leases to people who then built on the lane. In 1888 the Deddington, Heyford and Aston Permanent Building Society was established and loaned money to those looking to build new houses. The population was beginning to decline by this stage, but there was considerable new building to replace old cottages.
- 6.8 Further modernisation of the village took place in the early 20th century with a piped water supply provided in 1900, although many households still had to rely on wells, and a mains water supply in 1954. Electricity was provided to the village in 1932.

#### **Important families and landowners**

- 6.9 Lower Heyford was divided into two estates in 1086 and by the 12th century these were owned by the Earls of Cornwall and Gloucester, but were tenanted by Roger de Lisle and Peter de la Mare respectively. The manors were owned by a succession of minor gentry and lords until they were sold by Sir Edward Baynton in 1533 to Corpus Christi College.
- 6.10 The land in the parish was predominantly tenanted and prominent tenant families included the Merry, Bruce and Purcell families – the latter perhaps lending their name to the settlement in the 14th century. The Bruce family were responsible for re-building the manor house.
- 6.11 In the 19th century the Dew family were prominent in the village; the local school was run by Mrs Mary Dew and later by her daughter. George Dew was the Overseer for the Poor. The Rose family associated with the mill were prominent in non-conformist circles.



**Figure 9.** 1606 map of Lower Hayford

## Agriculture

- 6.12 Lower Heyford had a complex history in terms of its field system. It originally had 2 separate systems of 2 open fields, but by the 16th century these four fields had been united into one system. By 1679 the fields around Lower Heyford had effectively been re-arranged into a three field system – North Field, South Field and Middle Field.
- 6.13 There were documented problems during the 16th century with a lengthy controversy between Lower Heyford and Steeple Aston over rights to hay in Broadhead meadow. Corpus Christi College had been awarded rights to the meadow when they bought the manor in 1575, but problems arose after the original course of the River Cherwell had been diverted – the meadow was accessible to Steeple Aston during times of flood, but not to Lower Heyford. A compromise was reached and by the 17th century – the meadow was common to Heyford between the hay harvest and 8 September and common to Steeple Aston between 8 September and 25 March.
- 6.14 The Inclosure Act for the parish was granted in 1801 and enacted in 1802. At the time the Cotterall-Dormer family of Rousham owned approximately 5/6 of the leasehold land in the parish and were awarded 280 acres. Benjamin Churchill was awarded 177 acres and 90 acres were given to the Reverend William Filmer. The rector of Steeple Aston was also given an acre in exchange for tythes from Broadhead manor and Corpus Christi College were awarded an acre for manorial rights. Reverend William Filmer made good use of his allocation as he was an agricultural expert who experimented with a number of innovations including using new machinery, a 6 crop rotation and was the first to grow swedes on a major scale.

## Industry

- 6.15 Lower Heyford was an active trade centre with a regular market, which began in the 13th century and continued until the 19th century, and frequent annual fairs were held. In the 19th century there was also an annual agricultural show. There were also three public houses in the village – the Red Lion, The Bell and the White Lion. The latter closed after the turnpike failed and the Red Lion continued in use until the 20th century. The Bell is still in operation as a public house. There were two watermills recorded at Domesday, but only one in operation after 1535. The mill has now been converted to a domestic residence.
- 6.16 The presence of the market and the proximity to transport networks including canal, railway and road network ensured that there were a wide variety of occupations in the village. In the 1851 census returns there were 3 boatmen, a carrier, corn merchant, maltster, blacksmith, mason, 2 carpenters, a canal porter, a timber merchant, road contractor, 4 railway workers, hurdle maker and a wheelwright in addition to a number of agricultural labourers. The farmers were also beginning to diversify at this time with 3 also having alternative occupations including an inn-keeper, coal merchant and miller.
- 6.17 A steam mill, originally a pair of 1820s workers cottages, was in operation along the road to Upper Heyford from 1873, but was no longer in operation by the 1890s. A cement works was constructed along the canal bank and had a small wharf to serve it, it operated between 1907 and 1928 (until it was re-located to a more convenient location for road transportation). The physical structures remained in place until the 1970s.

## Education

- 6.18 There was an erratic approach to education in Lower Heyford, as with many other small rural settlements. There had been a number of attempts at providing education for the poor including two dame schools which



The Old School House, Market Square

- were operating at the beginning of the 19th century, but they were considered inadequate. There were also two fee paying schools including a ladies boarding college for farmer's daughters within the parish. Thomas Rose, the miller, who was a prominent Methodist in the village provided a legacy for 4 pupils to receive a free education at the fee-paying schools.
- 6.19 The National School opened 1867 and originally operated from the teacher's house until the school building was opened a year later in 1868. The building was situated at the heart of the village to the northern side of the Market Square. The school had a single teacher and a single classroom, for much of the period of operation the school was run by Mrs Mary Dew (nee Banfield) and later her daughter Miss Dew. Thomas Rose's bequest was invested in the National School and the money was used to provide school prizes. The school converted to a junior school in 1932 and a controlled school in 1952. It was converted to a domestic residence in 1993 following a period of time as a nursery school.

## Religion

- 6.20 The main church in the village is St Mary's Church was founded during the 11th century. The earliest surviving fabric on the current church building dates to the 13th century, but the church was largely rebuilt in 1338 with later additions in the 14th century and significant renovations in the 19th century.

6.21 The church estate in Lower Heyford was divided into two parts through most of the medieval period, with two separate rectors and two separate set of glebe lands. This caused financial problems for the church and the system broke down from the 15th century onwards. A substantial number of Rectors were former scholars and Fellows from Corpus Christi College following the College's purchase of the manor in 1533.

6.22 There is no recorded evidence of Roman Catholicism following the Reformation, but there was a small Quaker community of 17 people in the 1680s, but this had reduced to one by 1738. There was a strong Methodist presence in the village in 19th century. A house in the village was registered as a meeting place in 1804 and soon after a chapel was built by Thomas Rose, the miller. This is believed to be the building that stands to the rear of 19 Freehold Street. A new chapel was built in 1906, which had a large school room (to seat up to 200 pupils) as well as the main chapel. It has now been converted to a domestic residence. The Lower Heyford congregation originally belonged to the United Methodist group, which later combined with the Wesleyan Methodists.

### Transport

6.23 Transport networks now surround Lower Heyford with the B4030 to the south and the Cherwell Valley Railway line and the Oxford Canal to the west with the latter sweeping round in close proximity to the village to the north. These transport links did not influence the citing of Lower Heyford which pre-dated them all, but the road, railway and canal have all had an influence on the development of the settlement in different ways.

6.24 The River Cherwell lies to the north of the settlement and the ford which crossed the river was fundamental to influencing the location of the settlement. The course of the river was diverted in the 16th century to its current configuration.



View into village from Oxford Canal

### Oxford Canal

6.25 The Heyford section of the Oxford Canal was completed in 1790 and a canal wharf was constructed to the south west of the village, which remains in use today. The canal and wharf are in the Oxford Canal Conservation Area where the wharf is described '*Heyford Wharf is another well - equipped boatyard which retains several older buildings on the offside of the canal, including a wharf house, stores and possible former stables, all once owned by the canal company. Much of its character again comes from the narrowboats that use it*'.

6.26 The Oxford Canal Conservation Area appraisal states 'Both the railway and the canal are clearly on the edge of the village and are not integral parts of its character'. The canal did not have a major impact on the form of the village and there is no particular evidence of building out towards the canal (the site of the mill predates the canal), but it did increase the amount of development in the 19th century (particularly along Freehold Street) with building materials being brought in by canal.

### Railway

6.27 The Oxford and Banbury Branch of Great Western Railway runs to the west of the village. It is now known as the Cherwell Valley Line. The line opened in 1850 and one of the three original intermediate stations is based at Lower Heyford. The original station building has been

demolished, but the platform remains and the station is used as a regular commuting station. The current footbridge (erected in 2005) replaces the earlier bridge of 1911 which was weakened due to corrosion. Station House remains in situ and appears to be in domestic use.

- 6.28 The railway is located at a short distance from Lower Heyford and there are no railway workers cottages or other associated infrastructure in the village. The presence of the railway did, however, contribute to the general prosperity of the settlement in the 19th century with the development of new housing and a thriving market and fairs.

### Road

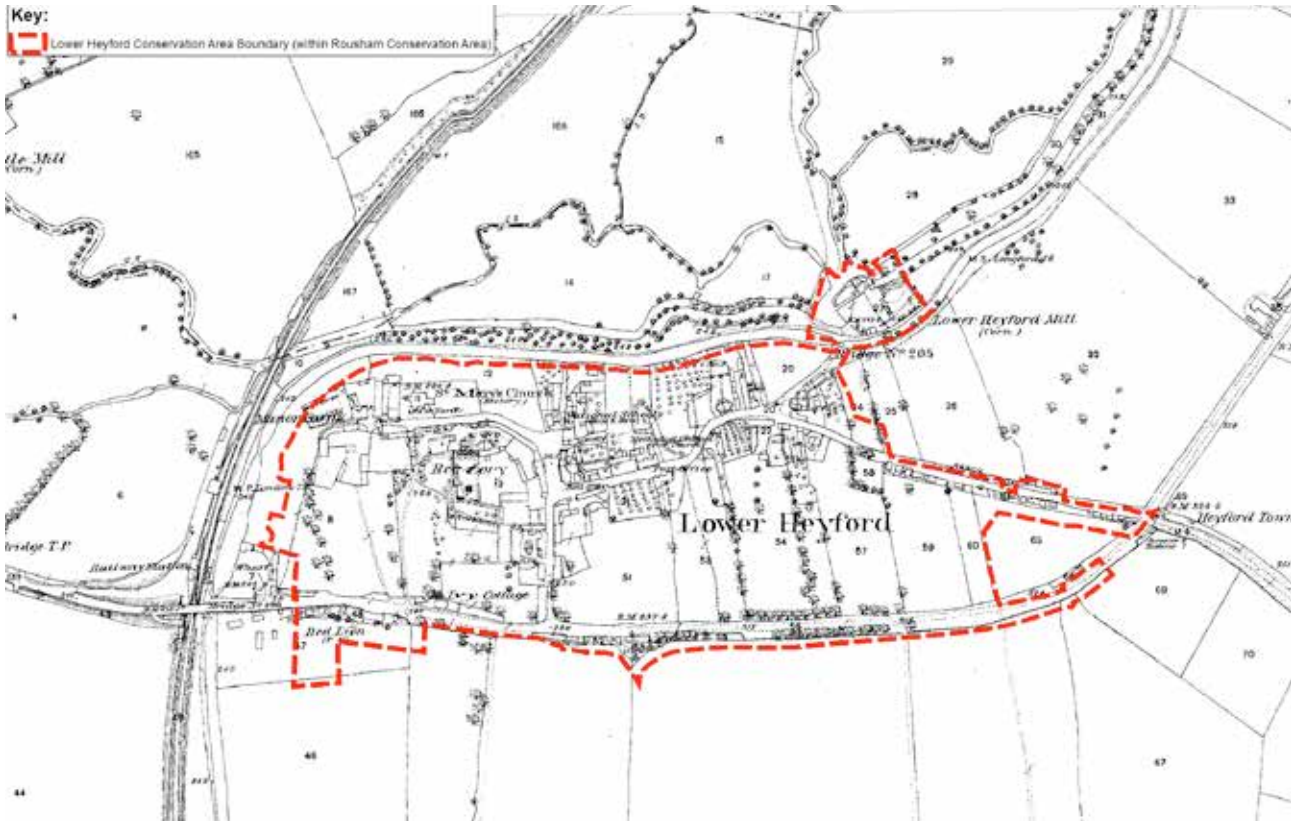
- 6.29 The principle road running to the south of the settlement, now the B4030, is of historic origin. The road was turnpiked by the Bicester, Heyford and Enstone Turnpike Trust in 1793 and there were two tollgates at Heyford Bridge and to the east side of the village. The turnpike suffered from the competition from the canal and railways and was no longer in operation by 1870. The tollgates were taken down and the toll houses sold off in 1877. One of the cottages, Toll Bridge Cottage is still in existence alongside Heyford Bridge.
- 6.30 Heyford Bridge, which crosses the River Cherwell is of 13th century origin. The bridge was subject to alterations in the 17th century and widening in the 19th century. It is grade II\* listed and has significance as part of William Kent's designed landscape at Rousham. The list description states '*The bridge extends for approximately 190 metres across the*

*valley, the remainder forming a causeway which has 6 further arches, 2 medieval with chamfered ribs. The bridge extends for approximately 190 metres across the valley, the remainder forming a causeway which has 6 further arches, 2 medieval with chamfered ribs'*

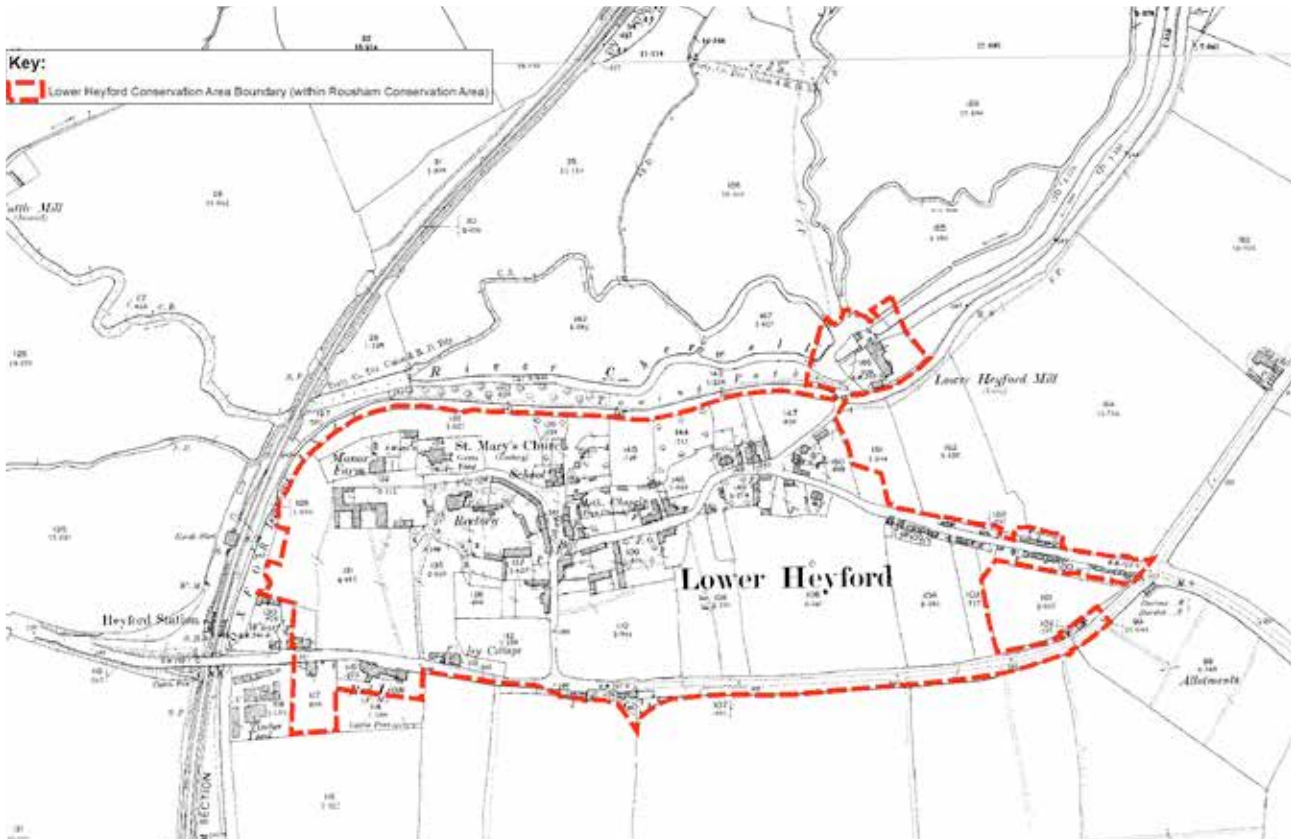
- 6.31 The maintenance of the bridge has been an ongoing issue – there were specific bequests from the 16th century for the upkeep of the bridge and levies were also made on the parish. By the 1840s the bridge was reported to be in ruins due to the heavy traffic on the turnpike and the County sued the parish for neglect. The County became responsible for its upkeep and remains so to this day. There are continuing problems with the bridge due to the heavy use of the traffic, although it has now been made single file traffic and is controlled by traffic lights. There is an ongoing programme of maintenance for the bridge.



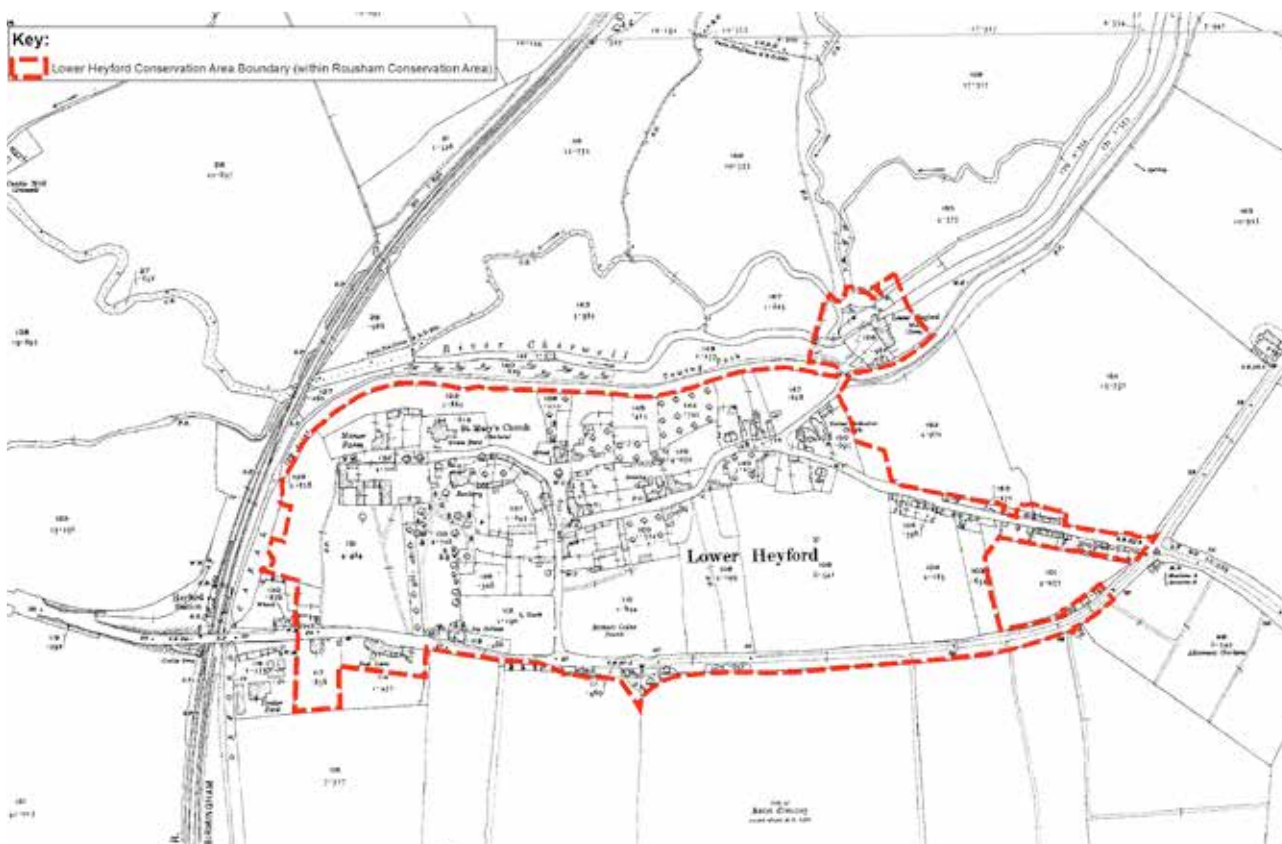
**Figure 10.** Lower Heyford 1875-1887 map



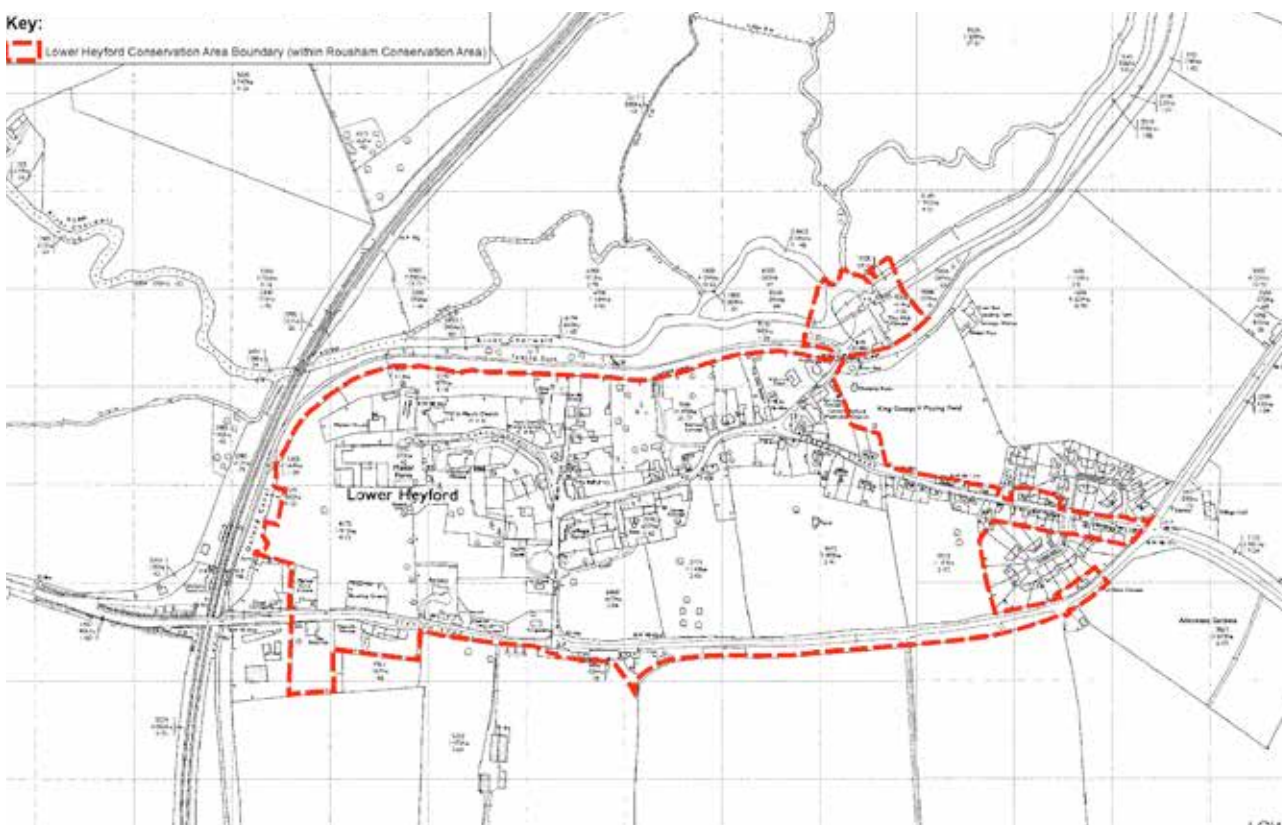
**Figure 11.** Lower Heyford 1899-1905 map



**Figure 12.** Lower Heyford 1913-1923 map



**Figure 13.** Lower Heyford 1957-1976 map



# 7. Architectural History

## 7. Architectural History

7.1 Lower Heyford is a medium sized village with the usual range of building types to be expected in a village of this size including church, school, houses and cottages, public houses and farms.

### Houses and cottages

7.2 There are a wide range of historic cottages within the village. The buildings are of two storey construction and a simple rectilinear form. They are built of the local coursed rubble stone with a mixture of both limestone and ironstone. The roofs are of tile, slate or thatch. The houses in the historic core of the village tend to be larger and are exclusively of stone. There are a number of smaller cottages in a range of materials including stone, brick and render along Freehold Street.



Church Cottage



Cottage with banded limestone and marlstone



Cottages Station Road



21-22 Freehold Street, Post Office



Purcell Cottage



Mixture of building materials along Freehold Street

## Farm houses

7.3 There were four substantial farmhouses in Lower Heyford – College Farm (formerly Knapton’s Farm), Manor Farm (the Manor House described below), Merrys Farm and Glebe Farm (now cottage). The farmhouses are of substantial construction and all have associated barns and outbuildings which have now been converted to residential. Ivy House along Station Road also has the appearance of a possible farmhouse.



College Farm



Merry's Farmhouse

## Church of St Mary

7.4 The Church of St Mary was established in the village in the 11th century, but the earliest surviving fabric dates to the 13th century. The church was largely rebuilt in the 14th and there is some 15th century fabric. The church was subject to extensive restoration work at two different periods in the 19th century (1848 and 1867). The building is constructed



St Mary's Church and churchyard

of limestone and marlstone rubble with limestone ashlar dressings. There are a number of historic monuments, memorials and fixtures and fittings that remain in the church including a 15th century screen, a medieval chest and a 14th century font.

## Heyford House

7.5 Heyford House is the former Rectory for Lower Heyford. The current building dates to 1731 with alterations in 1867 by Charles Buckeridge, the Gothic Revival Architect who worked predominantly with church buildings. The building is set back behind a stone boundary wall and extensive gardens. There are small elements of 16th century fabric (including a doorway with a Tudor arch, chimney breasts and a bread oven), but these are believed to have been re-used from previous buildings on the site. The building is constructed of coursed, squared marlstone with ashlar quoins.



Rectory Heyford House

## Manor House



Manor House

7.6 The Manor House dates to 1669, although it is understood to have occupied the site of an earlier manor house on the site. The house was tenanted by the Bruce family for many years and WEB the initials of William and Elizabeth Bruce are associated with the date stone. The building is of an L shaped plan with squared and coursed marlstone and limestone. The building has some surviving historic features including mullioned and transomed windows, an inglenook fireplace and a bread oven, but some of the windows were replaced in the 20th century.

## Lower Heyford Mill



Lower Heyford Mill now a domestic dwelling

7.7 The existing mill building was a watermill and associated millhouse. The building dates to the late 18th or early 19th century, although it is likely to be constructed on the site of one of the two mills noted in the Domesday Book.

The building is constructed of limestone rubble with some ashlar dressings and course squared marlstone. At the date of listing substantial portions of the drive mechanism remained, but only the shaft of the waterwheel.

## Lower Heyford School

7.8 The National School for the village was located at the north end of Market Square. The building comprises of a teacher's house constructed of a mixture of limestone and marlstone which opened in 1867, a classroom block to the rear constructed predominantly of limestone and a single storey addition of 1894 to the west of the building in marlstone. The building operated as a school and later nursery until the late 20th century, but has now been converted to a residential property.



School and Schoolhouse



School - side view

## Public houses

7.9 The Bell Inn is a late 17th century building of coursed, squared marlstone and a thatched roof. It has an associated outbuilding to the rear. The building is still in use as a public house, although it is currently in need of a little maintenance on the exterior of the building.



The Bell Inn



Bell Inn outbuilding

7.10 The Red Lion is located along the former turnpike road. The building remained in use as a public house into the 20th century, but is now converted into three private houses - Darville House, Darville Cottage and Old Barn Cottage. The building is of 18th century date and originally comprised of an historic inn and associated outbuildings. The list description notes a number of surviving historic features on the interior of the building.



Former Red Lion Public House

## Heyford Bridge

7.11 Heyford Bridge was first recorded in 1255, but the current structure dates from the 14th century. The bridge is constructed of limestone with ashlar dressings. It was altered in the 17th century and widened in the 19th century and has been subject to a number of bridge repairs. Repair work in the 19th century revealed fragments of worked stones that had previously been used in a building with coats of whitewash visible.

7.12 The bridge is 190 metres long and forms a causeway across the valley. It has been used a main route for traffic across the River Cherwell since the medieval period. It is also an important part of William Kent's designed landscape and features in a number of key views. The bridge is grade II\* listed.

# 8. Character and Appearance

## 8. Character and Appearance

8.1 Lower Heyford has a predominantly linear settlement form with a single long road (Freehold Street leading through to Church Lane) with a couple of outshots to Mill Lane to the north (towards the Oxford Canal) and The Lane to the south to the Enstone to Bicester Road. The Market Square forms a central focal point for the village.



Freehold Street entrance to settlement



Mixture of building materials along Freehold Street



View of Market Square

8.2 The village, which has been continually occupied since the Saxon period, is now enclosed on three sides by transport routes - the B4030 to the south, The Oxford Canal / River Cherwell to the north and the railway line to the west. The village pre-dates both the canal and the railway and possibly the road route. The village expands out on to the Enstone to Bicester Road with the former Red Lion and a number of 19th century houses. There is also development along the Oxford Canal including Heyford Wharf and boat yard and three cottages, but this links functionally and physically to the canal rather than the village. Heyford Mill predates the canal and has strong links to the village.



Heyford Mill

### Land use

8.3 The village was historically an agricultural settlement, although it also had a strong trade base with regular fairs and markets in the central Market Square.

8.4 The village is now predominantly residential with a large number of the agricultural barns and community functions in the village - including the reading room and library, chapels, school, rectory, public houses - now converted to residential. The church and Bell Inn remain in their original uses.

8.5 Facilities such as the Lower Heyford Bowling Club and George V Recreation Ground are located at the periphery of the settlement to the south and north respectively.

### Building age, type and style

- 8.6 The majority of historic buildings in the village are simple, rectilinear cottages dating to the 17th century and later. There are a mixture of detached, semi-detached and small terraced rows. The buildings are of simple vernacular style and of two storey construction.
- 8.7 There are also number of larger, more prestigious buildings including farm houses (including Manor Farm), the former Rectory and Church. Manor Farm and Heyford House (former Rectory) were constructed on the site of earlier buildings and re-used some of the material.



Rectory Heyford House



Methodist chapel now house

### Construction and materials

- 8.8 The buildings throughout the settlement are constructed of a mixture of local limestone and ironstone. Lower Heyford lies in a geological area where both types of stone are readily available. This is very similar to the neighbouring settlement of Steeple Aston on the other side of

the Cherwell Valley. The limestone is dominant in the upper part of Freehold Street whilst ironstone is more dominant in the centre of the settlement. There are a substantial number of buildings which mix the two for decorative effect.

- 8.9 There is a small amount of brick in the village, particularly along the main road and to the upper end of Freehold Street. The majority of these buildings date to the 19th century when different materials were being brought in to the settlement by rail and canal networks. Brick is also used on a number of chimney stacks within the settlement.
- 8.10 There are a range of roof coverings including thatch, slate, stonesfield slate and 20th century replica materials.



Boundary wall

### Means of enclosure

- 8.11 The predominant means of enclosure throughout the settlement is low stone boundary walls (approx. 1 metre in height) which are located throughout the settlement including alongside the main road. These are constructed of rubble stone and are of differing types of stone depending on location. There are also higher walls surrounding some of the larger properties and to the rear of the buildings associated with Heyford Wharf.
- 8.12 There are areas of the settlement, particularly around Market Square and the eastern side of Freehold Street where the buildings line the back of the pavement and there is no need for boundary features.



## Trees and green spaces

8.13 There is very little green space within the Lower Heyford settlement area, with the exception of the graveyard surrounding St Mary's Church which makes a positive contribution to the character of the area. The green space immediately surrounding the settlement has been curtailed by the development of the transport networks of canal, railway and road.



Tree in Market Square

8.14 There is a mature oak tree in the centre of the Market Square which was planted in 1887 to commemorate Queen Victoria's Jubilee. It continues to make a positive contribution to the character and appearance of the conservation area. There are few other trees within the public streets of the conservation area, but there are clusters of mature trees in the George V Recreational Ground.

## Carriageways, pavements, footpaths

8.15 The roads throughout the settlement are predominantly informal. They are of tarmac construction, but there is little in the way of road markings, street furniture or signage which helps to retain the rural character of the settlement. The market square has been recently re-laid with tarmac which has changed the character, but has avoided becoming overly urbanised. There are a small number of pavements, but grass verges dominate throughout.

8.16 There are a couple of footpaths leading out of the core of the settlement including that which continues the line of Church Lane and cuts across paddock to the side of the canal to join the rear of Heyford Wharf. Other footpaths lead out of the village to Northbrook and Steeple Aston.



View down Freehold Street



View of Church Lane



Footpath leading to meadow adjacent to canal

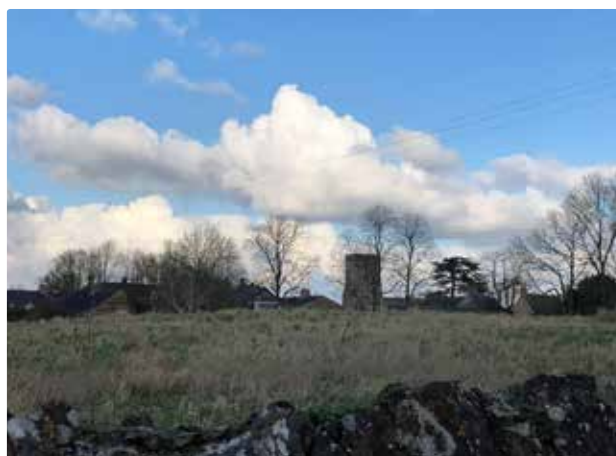
### Key Views

- 8.17 Lower Heyford lies in a key location in the Cherwell Valley, but its particular location in a dip in the valley mean that views of the settlement are less than might be expected.
- 8.18 St Mary's Church, Lower Heyford was one of the key 'views' in William Kent's landscape at Rousham, but unfortunately later tree growth has obscured this view from most designed viewpoints.



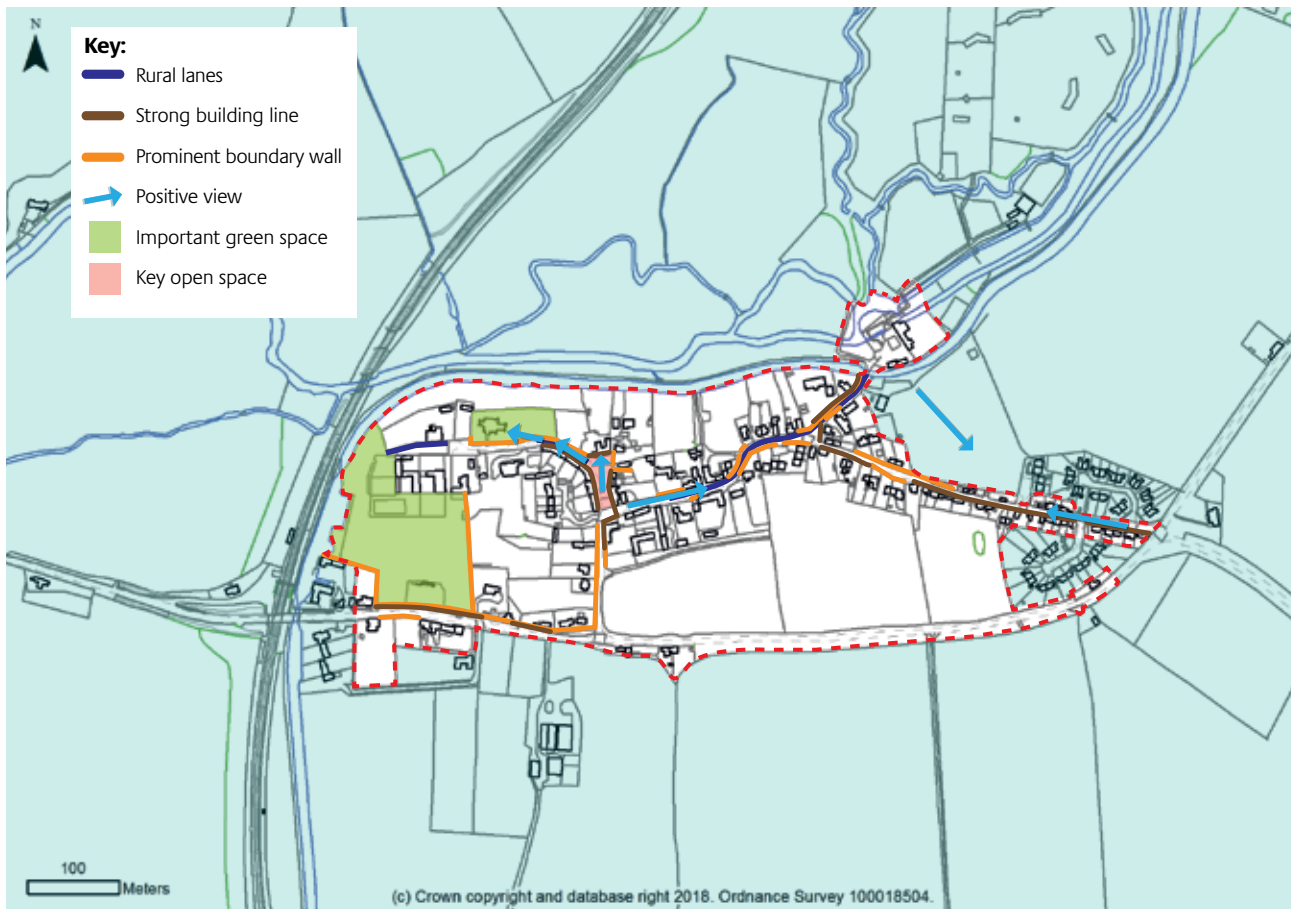
View of Freehold Street from across playing fields

- 8.19 There are a number of glimpse views out to the surrounding area from Freehold Street, with particular emphasis on the view from the eastern end of the settlement.
- 8.20 There are some views into key parts of the settlement including a distance view of Freehold Street from the Sports and Social Club and views of the rooftops of the core part of the village from the main road.
- 8.21 There are some glimpse views from the Oxford Canal into the rear gardens of some of the properties along the canal, but this is of individual buildings rather than the settlement as a whole. There are also views from the public rights of way to the south of the settlement, but unfortunately the historic form has been diluted by later development in these areas.



Views of rooftops of Lower Heyford from Station Road

- 8.22 There are also important views within the settlement including of the key monuments of church and school and along Freehold Street.



**Figure 14.** Visual Analysis

# 9. Character areas

## 9. Character areas

### Land use

9.1 Lower Heyford is divided into three character areas – the historic core which covers most of the village, Freehold Street which was predominantly developed during the 19th century and has a mixed character and Roadside development along the B4030.

### Historic Core

9.2 The historic core covers most of the village and relates to the key buildings and institutions in the historic settlement including the church, rectory, manor, mill and market square as well as a number of historic farms. The area extends up to and along the boundary with the Oxford Canal which post-dates most of the village and cuts Lower Heyford Mill off from the remainder of the settlement.

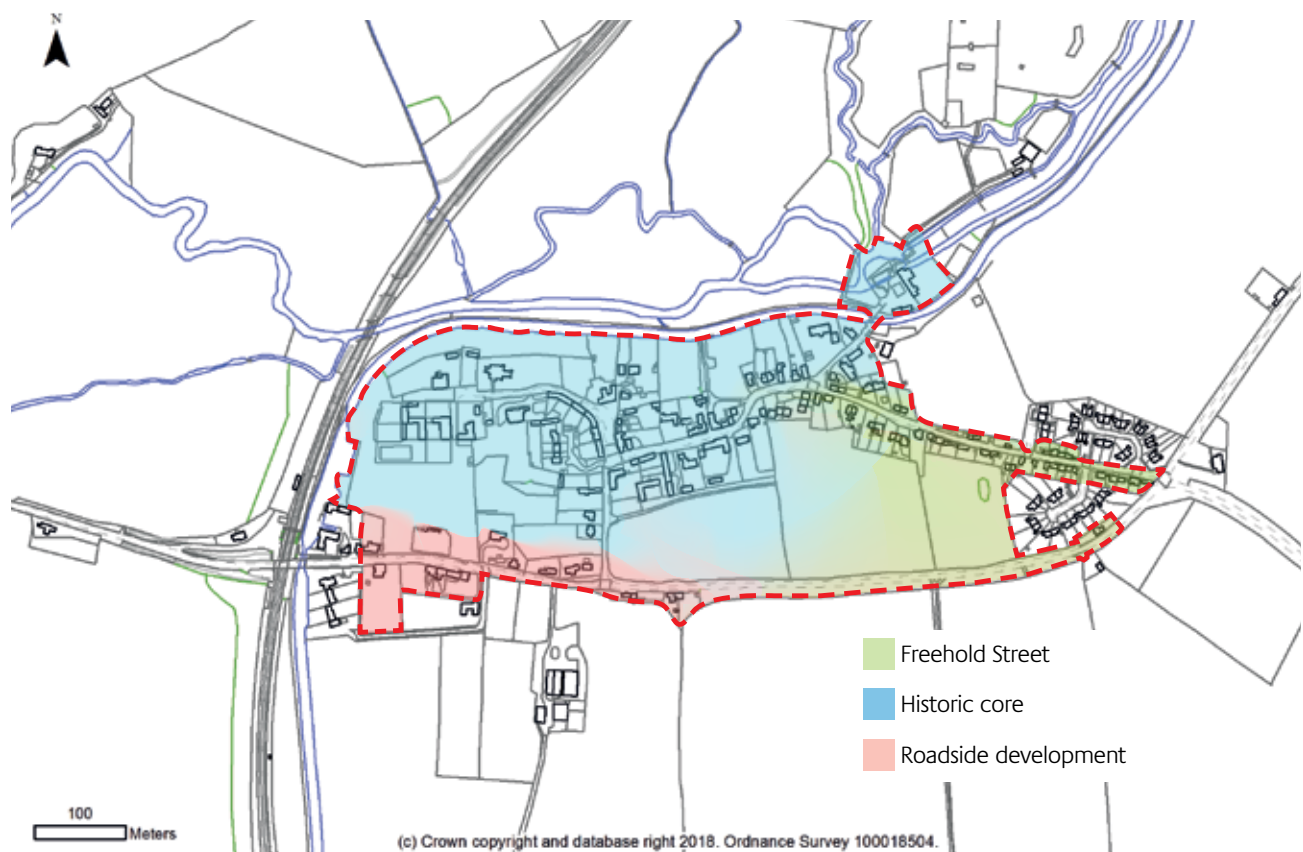
### Freehold Street

9.3 Freehold Street was predominantly developed in the 19th century, although there are a few older buildings. The street was developed from 1810 onwards when a parcel of freehold land was made available for villagers to build their own houses on. The majority of buildings along the street are houses, but there is also a reading room and a small number of industrial workshops. The houses are of a mixture of styles, sizes, alignment and materials including brick (brought in by canal and railway), render and stone. The houses form a sense of enclosure along the street.

### Roadside development

9.4 The main road through the village, historically a turnpike road and now the B4030 has some development along it including some specifically linked to the functioning of the road (former Red Lion Public house and toll houses).

Figure 15. Character Area



# 10. Management Plan

## 10. Management Plan

### Policy context

- 10.1 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 (2016) 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.
- 10.2 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.

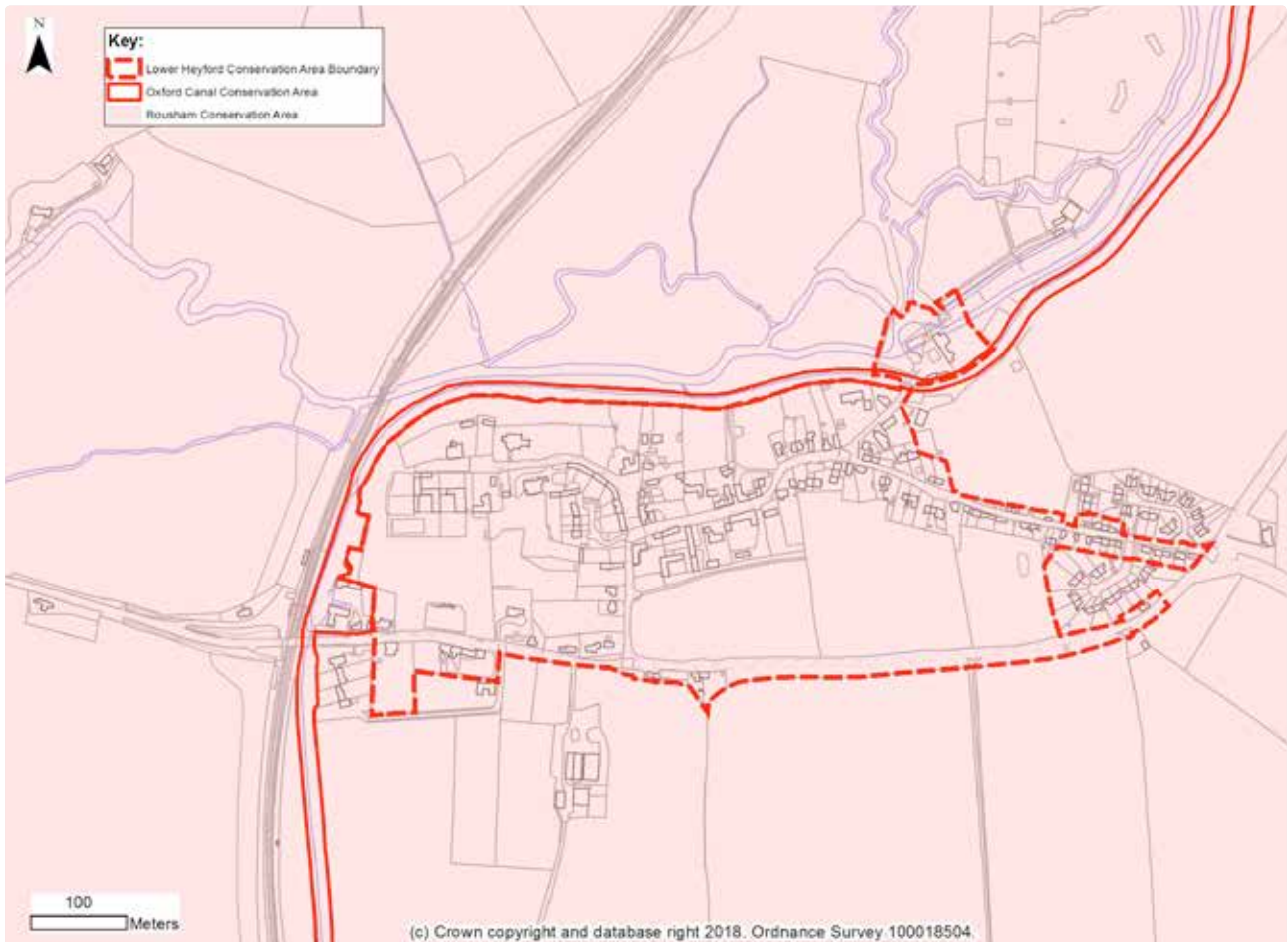
- 10.3 The aim of management proposals is not to prevent changes but to ensure that any such changes are both sympathetic to the individual property, sympathetic to the streetscape and overall enhance the character and appearance of the conservation area.
- 10.4 The principal policies covering alterations and development of the historic built environment are given in Appendix 1

General Proposals for Preservation and Enhancement	
Settlement form	<p>The linear settlement pattern is a key part of the significance of Lower Heyford and this should be preserved in any future development. It would be unfortunate to see large areas of development eroding the basic form of the village.</p> <p>Mid to late 20th century developments have not successfully integrated to the historic plan form and a more sensitive approach will be required.</p>
Boundary Treatments	<p>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.</p>

Important Views	<p>Lower Heyford lies in a key point in the Cherwell Valley. The church was featured in key views from William Kent's designed landscape at Rousham, but many of these views have been obscured by later tree planting. Any proposal to reinstate these views would be welcome.</p> <p>Views of the settlement as a whole are limited due to its location in a natural bowl. There are some key views out to the surrounding countryside from Freehold Street.</p>
Retention of historic features and building maintenance	<p>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.</p> <p>The use of a combination of limestone and marlstone is a distinctive feature of the village and should be retained and re-adapted wherever possible.</p> <p>The unsympathetic alteration of minor features could have a significant impact on the character and appearance of Lower Heyford. An Article 4 Direction could ensure that existing original and traditional details are protected and where necessary sensitively replaced in the future.</p>
New Development	<p>As a Category B village (Cherwell Local Plan 2006-2031) Lower Heyford is considered suitable for minor development. The form and layout of this will be crucial to ensure a suitable development which does not detract from the historic layout of the settlement.</p> <p>Any proposed extensions or infill must respect the scale, design, proportions and materials of the immediately surrounding architecture to strengthen the cohesion of the street scene. There are distinctive character areas within the village and any development must use an imaginative and high quality design which reflects its immediate context.</p>
Character of roads and lanes	<p>The main road running through Lower Heyford needs to comply with highway standards, but it is important to ensure that it does not become overly urbanised with road markings and signage.</p> <p>The lanes within the village have an informal, rural character which make a significant contribution to the settlement. It is important that this character is retained in any proposed development.</p>
Overhead electricity lines	<p>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.</p>

# 11. Conservation Area Boundary

## 11. Conservation Area Boundary



**Figure 16.** Final conservation area boundary

### **Conservation Area Boundary – Lower Heyford**

- 11.1 Lower Heyford lies within Rousham Conservation Area, which was designated in 1991 and the boundary reviewed in 1996. Lower Heyford is of significance within William Kent’s Rousham designed landscape, but also has a significance as a historic settlement in its own right.
- 11.2 The boundary of the Lower Heyford Conservation Area has been drawn to reflect the unique special character and appearance of the Lower Heyford settlement based on the physical surviving heritage assets. A number of later properties have been included within the boundary for the sake of completeness,

but large areas of 20th century housing have not been included. The area immediately surrounding Lower Heyford remains within Rousham Conservation Area and the Oxford Canal Conservation areas runs to the west of the area.

### **Northern boundary**

- 11.3 The boundary begins at the eastern extent of Freehold Street and continues along the road to incorporate all historic properties( including 101-107, 93, 85 and 83 Freehold Street), but not the later infill. The boundary continues around the outer extent of the King George V recreational ground and along the southern side of the Oxford Canal and the continues

to the north of the Oxford Canal (to include Lower Heyford Mill and associated properties of Dairy Cottage, The Cottage and Mill House) before crossing the canal over bridge and continuing immediately to the south of the Oxford Canal.

### **Western boundary**

11.4 The boundary continues the line to the south of the Oxford Canal and then follows the line of the wall surrounding Lower Heyford Wharf which abuts the Oxford Canal Conservation Area along this stretch and continues to the main road to include Manor Farm House.

### **Southern boundary**

11.5 The boundary continues across the B4030 and includes the historic properties of The Beeches and the former Red Lion Public House (Darville House, Darville Cottage, Old Barn House and Darvill Lodge) and Black Horse Cottage and 1a-4 Station Road. The boundary curves back to The Lane and then follows the rear of the property boundaries along Freehold Street including the historic and 19th century street. The later infill development at the eastern end of the street is not included.



# 12. Effects of Conservation Area Designation

## 12. Effects of Conservation Area Designation

12.1 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**

12.2 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.

12.3 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**

12.4 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**

12.5 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**

12.6 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**

12.7 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**

12.8 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**

12.9 There are no permitted development rights for commercial properties.

12.10 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.

12.11 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 <http://www.planningportal.gov.uk/permission> or by contacting the Development Management Team of Cherwell District Council [planning@cherwell-dc.gov.uk](mailto:planning@cherwell-dc.gov.uk) or telephone 01295 221006.

# 13. Design and Repair Guidance

## 13. Design and Repair Guidance

13.1 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

13.2 Lower Heyford is a village with a defined linear settlement pattern which should be respected in any new development. The properties through the settlement are of two storey construction. The majority of properties directly address the road with the majority being aligned along the edge of the road or lane, although there are examples of large properties which are set back in small gardens.

13.3 The buildings in the Historic Core are generally larger and well-spaced whilst the character of Freehold Street is closely knit with small houses constructed in close proximity to each other.

13.4 The character of the distinct areas needs to be respected in any repair or conversion scheme.

### Proportion

13.5 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

13.6 There are a variety of roof types in Lower Heyford including thatch, slate, clay tile (including some red), concrete tile and some isolated examples of surviving Stonesfield slate.

13.7 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 roofscape, often constructed in brick, and should be retained even if no longer required for fireplaces.

13.8 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

13.9 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

13.10 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

13.11 There are a range of windows in Lower Heyford including timber sash and casement windows and a wide range of later replacements. Historic windows should be retained wherever possible with specialised repair where replacement is necessary it should match the original in every detail.

13.12 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.

13.13 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**

13.14 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**

13.15 Stone boundary walls make a significant contribution to the character of Lower Heyford and should be retained in-situ where possible. Repairs should be carried out on a like-for-like basis using identical materials and techniques. The copings of walls are usually regionally distinctive and should be replicated with the appropriate technique.

### **Micro Energy Generation**

13.16 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**

13.17 It is recognised that Lower Heyford lies alongside the B4030, one of the principal roads through the area. 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. Heyford Bridge, which is not within the Lower Heyford Conservation area, but within Rousham Conservation Area is a listed structure of significance both for its historic fabric and origin and its pivotal role within William Kent's designed landscape. It is a structure vulnerable to damage from traffic and should be subject to a regular maintenance programme.

13.18 The rural lanes in the settlement make a particular contribution to the character and appearance of the conservation area and special care should be taken to retain their informal character. The grass verges are of particular interest and any attempt to urbanise the area with formal pavements and additional road markings should be resisted.

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# 15. Acknowledgments

## 15. Acknowledgments

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Images used produced by Cherwell District Council or sourced from Oxfordshire Local History Centre unless otherwise accredited.

Grateful thanks are due to the staff at the Oxfordshire History Centre and Banbury Local Studies Library for providing access to documents and Susan Lisk of the Historic Environment Record for providing information on the archaeology and historic environment of the area.

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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) 2018	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

## National Planning Policy Framework

<https://www.gov.uk/government/collections/revISED-national-planning-policy-framework>

**Section 16** – Conserving and enhancing the historic environment; paragraphs 184-202

## Mid Cherwell Neighbourhood Plan 2018-2031 (Submission Document)

At the time of publication of the Lower Heyford Conservation Area Appraisal the document had completed Regulation 16 Submission and is awaiting Independent Examination.

Individual policies (both wording and numbers) could be subject to change and therefore cross reference to the document is necessary.

## 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.

**ESD16:** 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.

## Cherwell Local Plan 1996 (saved policies)

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

**H20:** The council will normally resist proposals to convert rural buildings to provide two or more dwellings within a farmstead situated beyond the built up limits of a settlement unless the buildings are unsuitable for conversion to an employment generating use.

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

**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.

**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.



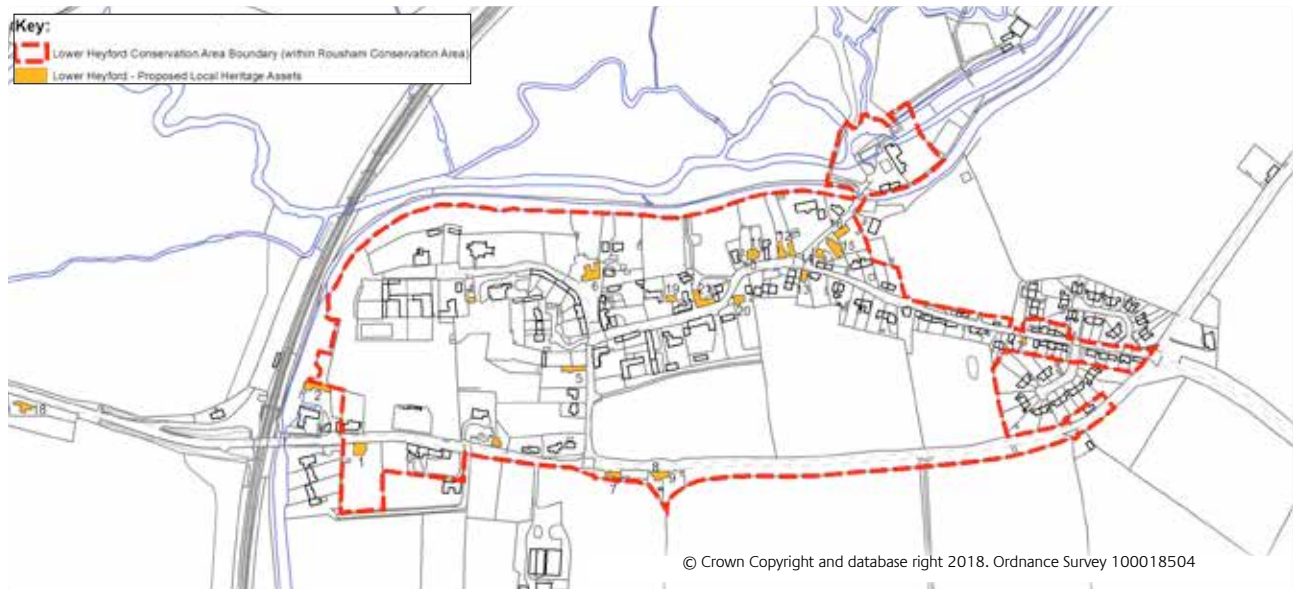
# Appendix 2: Listed Buildings

The Mill	Listing	The Mill, Mill Lane, Lower Heyford, Cherwell, Oxfordshire	II
105, Freehold Street	Listing	105, Freehold Street, Lower Heyford, Cherwell, Oxfordshire	II
93, Freehold Street	Listing	93, Freehold Street, Lower Heyford, Cherwell, Oxfordshire	II
86 Freehold Street	Listing	86, Freehold Street, Lower Heyford, Cherwell, Oxfordshire	II
80, Freehold Street	Listing	80 Freehold Street, Lower Heyford, Cherwell, Oxfordshire	II
50 Freehold Street	Listing	50 Freehold Street, Lower Heyford, Cherwell, Oxfordshire	II
Linton Cottage	Listing	Linton Cottage, 49 Freehold Street, Lower Heyford, Cherwell, Oxfordshire	II
47 Freehold Street	Listing	47 Freehold Street, Lower Heyford, Cherwell, Oxfordshire	II
White Horse Cottage	Listing	White Horse Cottage, Freehold Street, Souldern, Cherwell, Oxfordshire	II
Paine's Cottage	Listing	Paine's Cottage, Freehold Street, Lower Heyford, Cherwell, Oxfordshire	II
Forge House and attached farm building	Listing	Forge House, Freehold Street, Lower Heyford, Cherwell, Oxfordshire	II
Farmbuilding approx. 20 metres NE of College Farmhouse	Listing	Farmbuilding, College Farmhouse, Market Square, Lower Heyford, Cherwell, Oxfordshire	II
College Farmhouse	Listing	College Farmhouse, Market Square, Cherwell, Oxfordshire (outside conservation area)	II
The Bell Inn	Listing	The Bell Inn, Market Square, Lower Heyford, Cherwell, Oxfordshire	II
Outbuilding approx. 5 metres east of The Bell Inn	Listing	Outbuilding, The Bell Inn, Market Square, Lower Heyford, Cherwell, Oxfordshire	II
Glebe Cottage	Listing	Glebe Cottage, 5 Market Square, Lower Heyford, Cherwell, Oxfordshire	II
Heyford House	Listing	Heyford House, Church Lane, Lower Heyford, Cherwell, Oxfordshire	II
Walled gardens approx. 10 metres SE of Heyford House	Listing	Walled gardens, Heyford House, Lower Heyford., Cherwell, Oxfordshire	II
Manor House	Listing	Manor House, Church Lane, Lower Heyford, Cherwell, Oxfordshire	II
Manor Cottage and attached outbuilding	Listing	Manor Cottage, 16 Church Lane, Lower Heyford, Cherwell, Oxfordshire	II
St Mary's Church	Listing	St Mary's Church, Church Lane, Lower Heyford, Cherwell, Oxfordshire	II*
Barrett Memorial approx.. 8 metres SE of chancel of Church of St Mary	Listing	Barrett Memorial, Church of St Mary, Church Lane, Cherwell, Oxfordshire	II
Group of 2 headstones approx.. 4 metres SE of chancel of Church of St Mary	Listing	2 headstones, Church of St Mary, Church Lane, Lower Heyford, Cherwell, Oxfordshire (outside conservation area)	II

Min memorial approx.. 5 metres north of chancel of Church of St Mary	Listing	Min memorial, Church of St Mary, Church Lane, Lower Heyford, Cherwell, Oxfordshire	II
King memorial approx.. 8 metres north of Tower of Church of St Mary,	Listing	King memorial, Church of St Mary, Church Lane, Lower Heyford, Cherwell, Oxfordshire	II
Darville Cottage, Darville House, Old Barn Cottage	Listing	Darville Cottage, Darville House, Old Barn Cottage , Station Road, Lower Heyford, Cherwell, Oxfordshire	II
Canal Cottage and attached railings		Canal cottage, Station Road, Lower Heyford, Cherwell, Oxfordshire	
Bridge at junction with Station Road plus approach walls	Listing	Bridge, Station Road, Lower Heyford, Cherwell, Oxfordshire	II
K6 Telephone kiosk	Listing	K6 Telephone kiosk, Freehold Street, Lower Heyford	II

# Appendix 3: Local Heritage Assets

**Figure 17** Local Heritage Assets



## **Buildings and Features that make a Positive Contribution**

A number of 'non-designated heritage assets' (unlisted buildings) within the village make a significant positive contribution to the character and appearance of the conservation area. There are also a number of buildings outside the conservation area which nevertheless are associated with Lower Heyford and similarly make a positive contribution to the character and appearance of the 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 Lower Heyford and therefore have been put forward for consideration for inclusion to the district-wide register of non-designated heritage assets.



### **The Beech House, Station Road, Lower Heyford**

Substantial building to the side of the main Road, prominent on entrance to the village, Constructed of Limestone with tile roof. Gabled Dormers. Extended.



### **Heyford Wharf, Station Road, Lower Heyford**

Wharf building associated with the canal, the coming of the canal was important to the economics of the village the canal was finished in 1790 and the wharf built after that. The building is constructed of limestone.



**Ivy House, Station Road, Lower Heyford**

Three storey dwelling constructed of coursed limestone with a Welsh slate roof. Stone lintels with keystone detail. The windows are six over six sash windows. The building is possibly a former farmhouse with a polite appearance; the front elevation addresses the road.



**The Old School House, Market Square, Lower Heyford**

The building is the old school House (The National School), it occupies a prominent position on the north side of the Market Square. The school opened in 1867 and the extension has a date stone 1894. The building is two storeys constructed of ironstone rubble with a red tile roof, it has gable roof windows and two elevations are visible. To the rear is a 20th century conservatory extension. The school closed by the 1950's and is now a dwelling.



**15 Church Cottage, Church Lane, Lower Heyford**

Cottage 2 storey, Limestone and ironstone with a tile roof. Set back from the road, opposite the church. The position of the cottage could indicate a connection with the Rectory/church.



**3 Leathes Cottage, Station Road, Lower Heyford**

Semi-detached cottages, limestone with possible Stonesfield Slate roofs



**4 Woodside Cottage, Station Road, Lower Heyford**

Semi-detached cottages, limestone with possible Stonesfield Slate roofs

**Merrys Farmhouse**

One of the four substantial farmhouses in Lower Heyford, coursed rubble ironstone with a red tile roof. Altered and extended early 20th century.



**33 -35 Freehold Street, Lower Heyford**

Semi- detached handed cottages, coursed ironstone with limestone quoins, slate roof with Gabled dormer windows across the eaves. Decorative chimney stacks.



**1-2 Mill Lane, Lower Heyford**

Square building with a pyramid roof and central chimney. Now two dwellings



**The Old Bakehouse, Freehold Street, Lower Heyford**

The building to the right of the house is recorded as being the bakehouse. The building runs perpendicular to the road and adjacent to the cottage. Both are constructed of coursed rubble stone.



**The Old Chapel, Mill Lane, Lower Heyford**

Methodist Chapel built 1906 when the chapel moved from previous site , brick with stone quoins and mullioned windows, tile roof with decorative roof tiles



**48 Freehold Street, Lower Heyford**

The building is the old reading room, constructed of limestone with a thatch roof.



**Tollgate Cottage, Station Road, Lower Heyford**

Former Toll House alongside of road at Lower Heyford. The building is a simple two storey vernacular building constructed of limestone with a slate roof. Originally isolated from the village along the former toll road it now backs on to later development in Lower Heyford.



**3 Mill Lane, Lower Heyford**

Coursed rubble stone cottage with thatched roof, timber window lintels



**Building to rear of 19 Freehold Street, Lower Heyford**

Building to the rear possibly the site of the former Methodist chapel. Possible parts of a barn remain that pre date the use as a chapel.



**102 Freehold Street, Lower Heyford**

Workshop building located in the garden, indicative of cottage industry.



**32 Freehold Street, Lower Heyford**

Focal building at the end of the street, formerly the post office, later moved to 19 Freehold Street, Stone with slate roof



**Tollbridge Cottage, Station Road, Lower Heyford**

The former toll cottage along the Turnpike Road.



**21 & 23 Freehold Street, Lower Heyford**

2 and a half storey limestone building with a red tile roof, two gabled dormers to the roof with windows above the eaves. Two storey section to the right.

# 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 conservation areas 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 Lower Heyford?

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

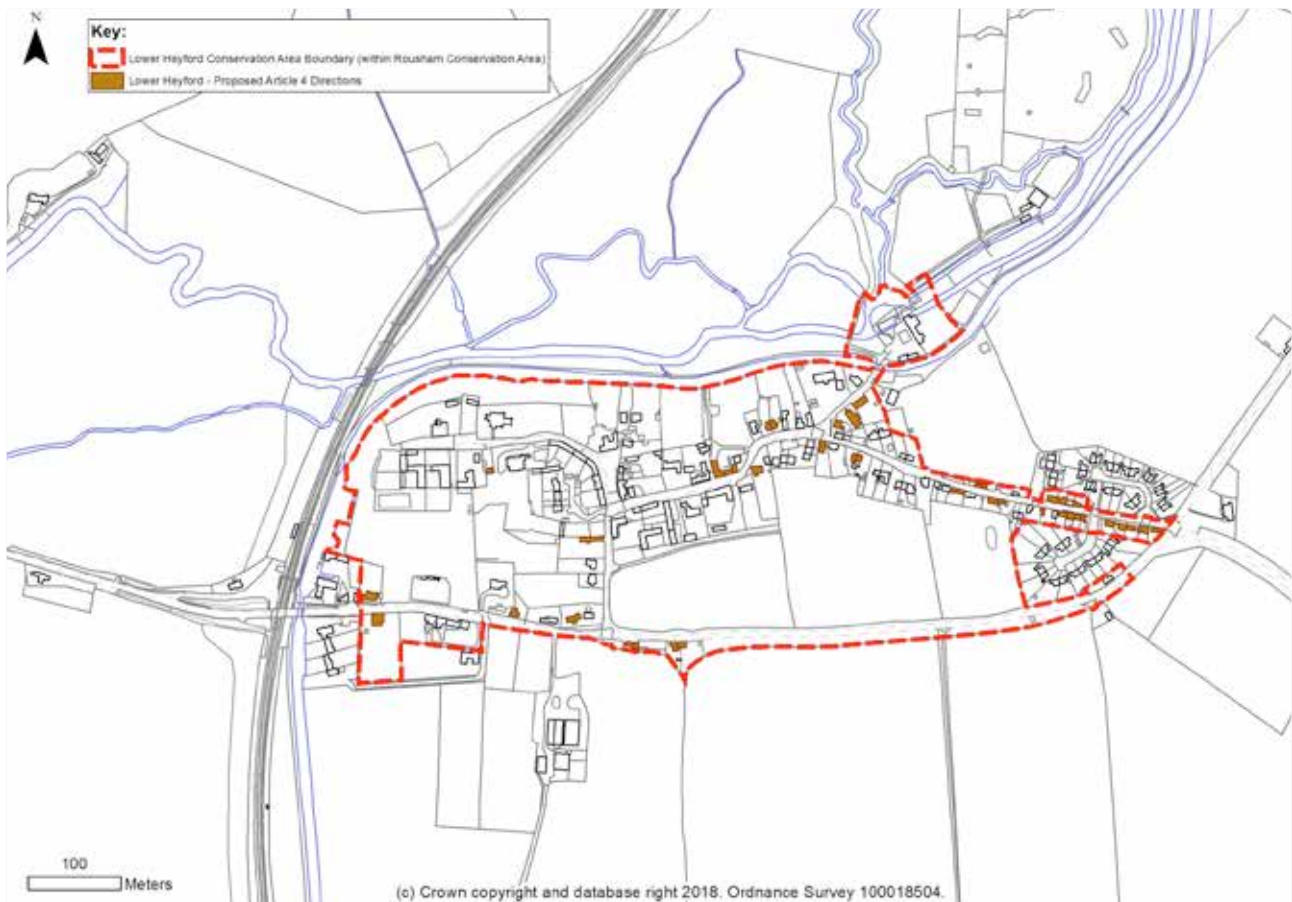
- Manor Farm House, Station Road
- The Beech House, Station Road
- Ivy House, Station Road
- Overmead, Station Road
- Black Horse Cottage, 1 Station Road
- 1A Station Road
- 2 Station Road
- Leathes Cottage, 3 Station Road
- Woodside Cottage, 4 Station Road
- Merrys Farmhouse, 6 The Lane
- Church Cottage, 15 Church Lane
- 21 Freehold Street
- 23 Freehold Street
- 25 Freehold Street
- 32 Freehold Street
- 33 Freehold Street
- 35 Freehold Street
- 1-2 Mill Lane
- The Old Chapel, Mill Lane
- 3 Mill Lane
- 54 Freehold Street
- 56 Freehold Street
- Jay Cottage, 78 Freehold Street
- Carpenters Cottage, 82 Freehold Street
- 92 Freehold Street
- 94 Freehold Street
- 102 Freehold Street
- 110, Freehold Street
- 112, Freehold Street
- 114, Freehold Street
- 116, Freehold Street

- Skylark Cottage, 122 Freehold Street
- Ivy Cottage, 126 Freehold Street
- Monomatapa Too, 128 Freehold Street
- 130 Freehold Street
- 134 Freehold Street
- 107 Freehold Street
- 103 Freehold Street
- Corpus Christie Cottage, Freehold Street
- 85 Freehold Street
- Damson Cottage, 83 Freehold Street

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 18** 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.

An exhibition and public meeting were held on Thursday 28th June 2018 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](http://www.cherwell.gov.uk/conservation)) and hard copies were available at Bicester 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.


## How to contact us

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<b>Document title</b> Lower Hayford Conservation Area Appraisal	<b>Executive date</b> N/A
<b>Recommendation of the Executive</b> Delegate authority to Lead Member for Planning	
<b>Further recommended changes to the document</b> No changes undertaken	
<b>Amended document approved by</b>  Lead Member for Planning	<b>Date approved</b> 20 September 2018



Call **01295 227006**  
or visit **[www.cherwell.gov.uk](http://www.cherwell.gov.uk)**

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Jeżeli chcieliby Państwo uzyskać informacje w innym języku lub w innym formacie, prosimy dać nam znać. 01295 227001

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如欲索取以另一語文印製或另一格式製作的資料，請與我們聯絡。01295 227001

اگر آپ کو معلومات کسی دیگر زبان یا دیگر شکل میں درکار ہوں تو براۓ مہربانی ہم سے پوچھیے۔  
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