



Upper 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

Upper 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 Upper 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 Upper Heyford boundary remains within Rousham Conservation Area and is subject to the same planning constraints. Any development in the area immediately outside the Upper Heyford boundary will be assessed to consider the impact it has upon the setting of the Upper Heyford Conservation Area as well as Rousham Conservation Area.

The village largely consists of 17th and 18th century farmhouses and cottages. Agriculture was of primary importance to Upper Heyford. Enclosure took place late in Upper Heyford (1842) and a substantial number of allotments were granted to the settlement to compensate for the loss of common land for the poor. There are two working farms remaining in Upper Heyford.

New College, Oxford had a major impact on the development of Upper Heyford. The manor was sold to William Wykham in 1380 as

an endowment for New College. A tythe barn was built for the college in the 15th century. New College bought up large areas of land in the parish and leased it back to the villagers.

Upper Heyford is a linear village with two principal lanes and a back lane to service the farm yards, which were pre-dominantly located in the centre of the settlement.

Upper Heyford lies in close proximity to the Oxford Canal, but never became an archetypal canal village.

Upper Heyford lies immediately adjacent to RAF Upper Heyford airbase, which developed during the 20th century and had a significant impact on the settlement during those years.

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:

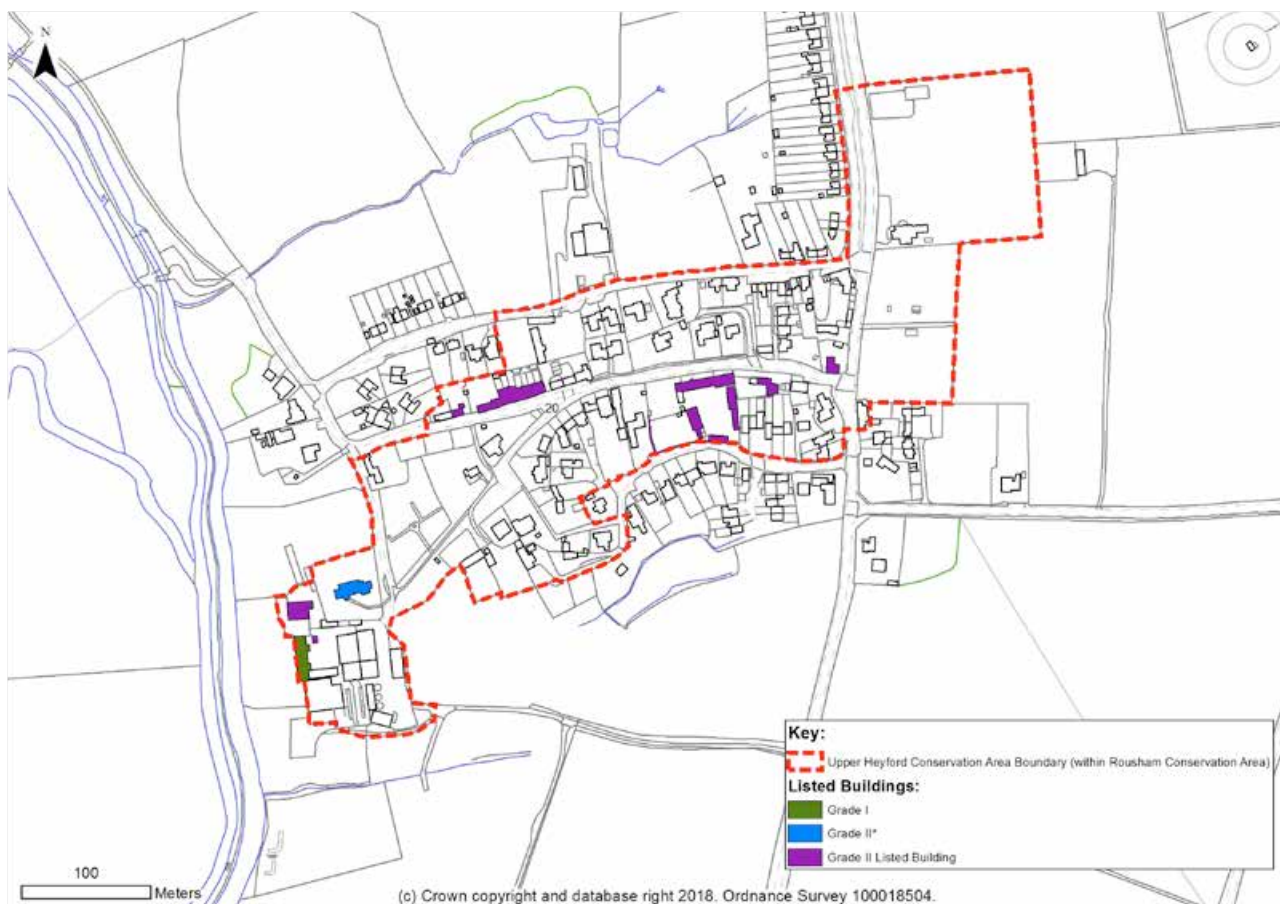
- add to the register of Local Heritage Assets and establish policies for their protection;
- establish a boundary for Upper Heyford Character Area, which lies within the wider Rousham Conservation Area.
- encourage the protection of historic detail and the reinstatement of missing architectural details;
- 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
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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 Upper 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 final 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 Upper 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 Upper Heyford is located approximately half way between Oxford and Banbury. It is slightly set back from the major routes of the A4260 and the B4030, which are accessed through the villages of Lower Heyford, Somerton and North Aston.
- 3.1 Upper Heyford is located just off the local road between Somerton and Kirtlington.
- 3.1 The Cherwell Valley Railway, Oxford Canal and River Cherwell all run to the west of the village.
- 3.1 Upper Heyford lies within the Cherwell Valley and the designed landscape of Rousham Park.
- 3.1 Upper Heyford is located immediately adjacent to the RAF Upper Heyford airbase which developed during the 20th century.
- 3.1 There are footpaths leading from Upper Heyford to the surrounding settlements of Caulcott and Lower Heyford. The Oxford Canal Walk also runs along the tow path in close proximity to Upper Heyford and also provides a link to Steeple Aston on the other side of the River Cherwell.

Figure 2. Location



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



4. Geology and Topography

4. Geology and Topography

- 4.1 The Upper 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.
- 4.3 The geology of the area is also influenced by the River Cherwell with two distinct geological strata running to either side of the river. To the east of the Cherwell there is a band of the Great Oolite Group and to the west there is a band of Dynham Formation. Separate bands of Marlestone Rock Formation, Horsehay Sand Formation and Cornbrash foundation run along the trajectory of the river

Figure 4. Flood Zone



Figure 5. Topography

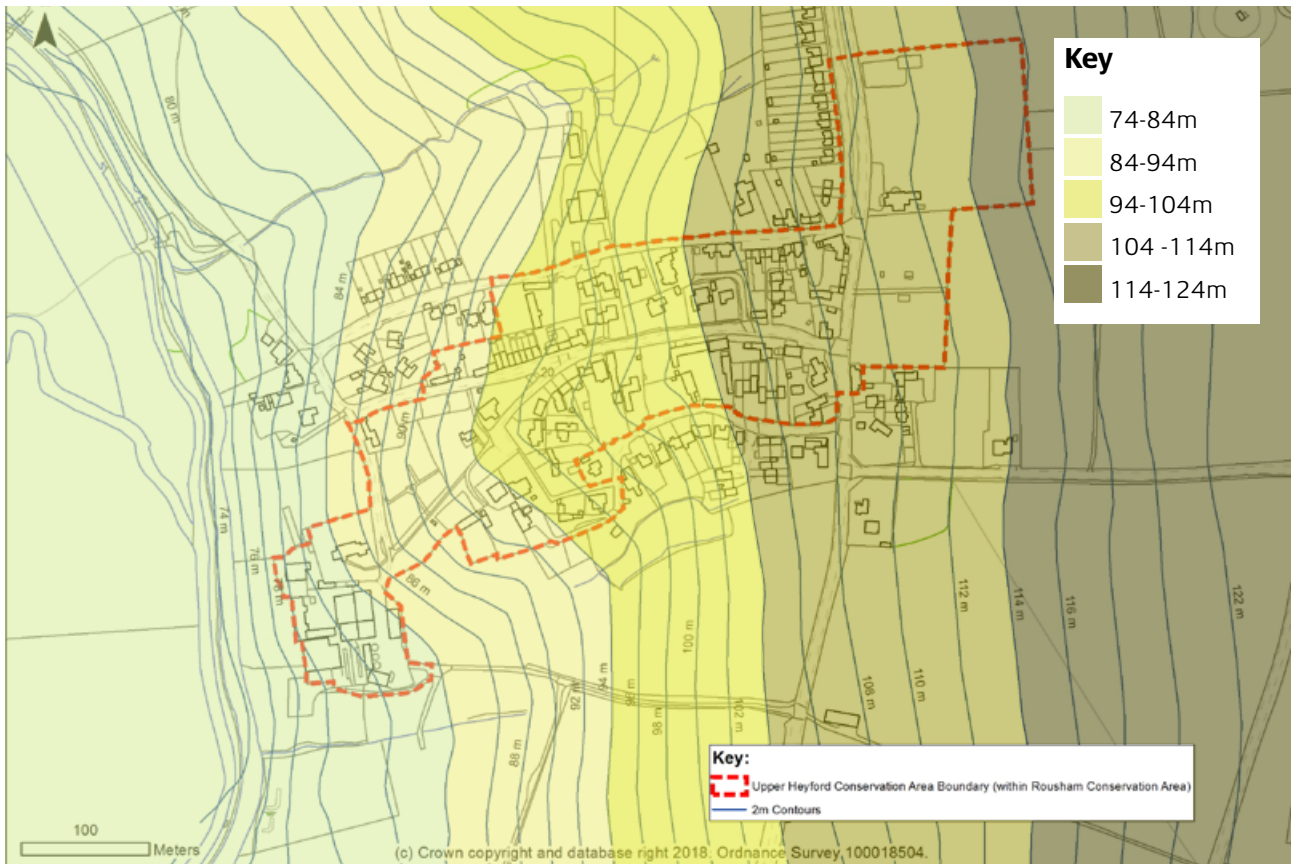
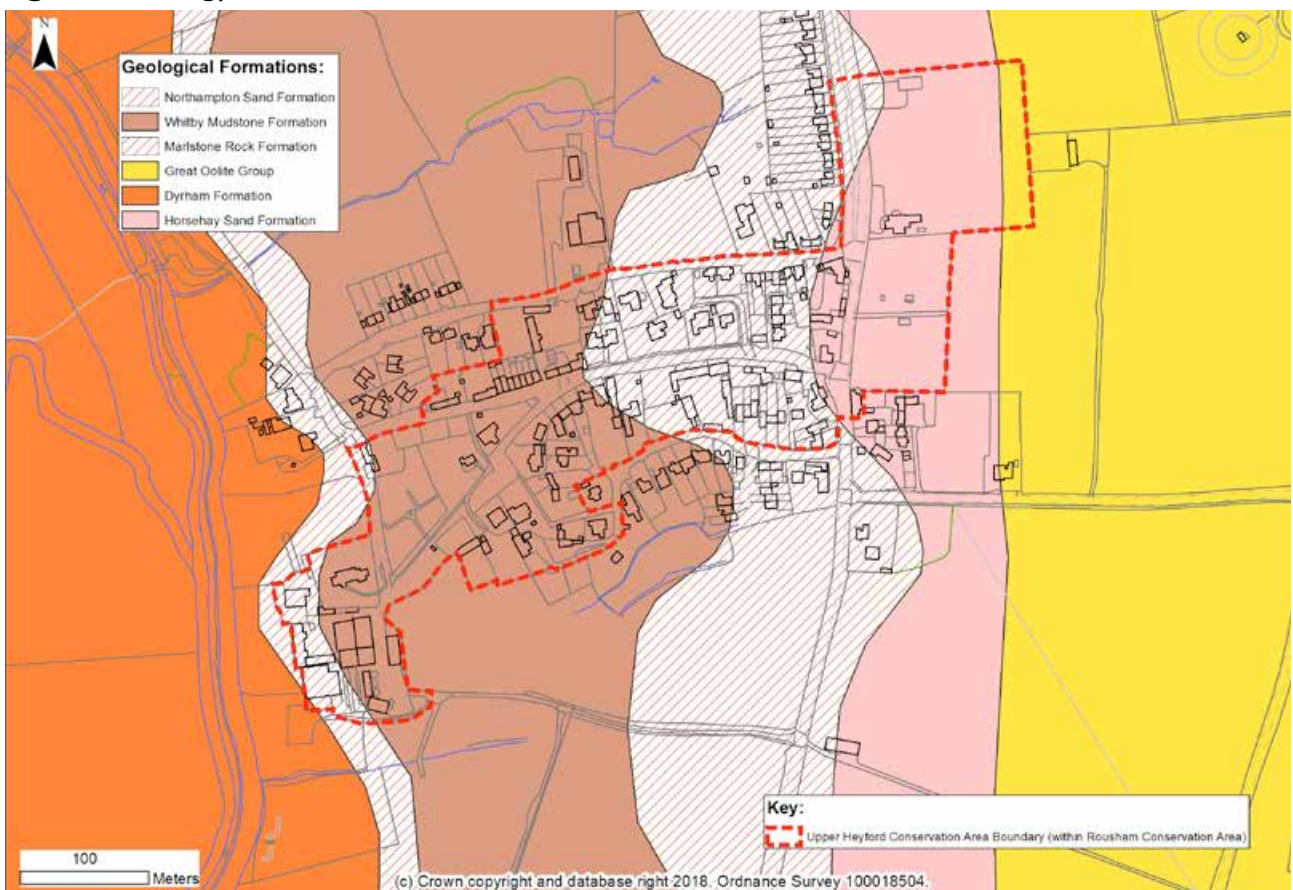


Figure 6. Geology

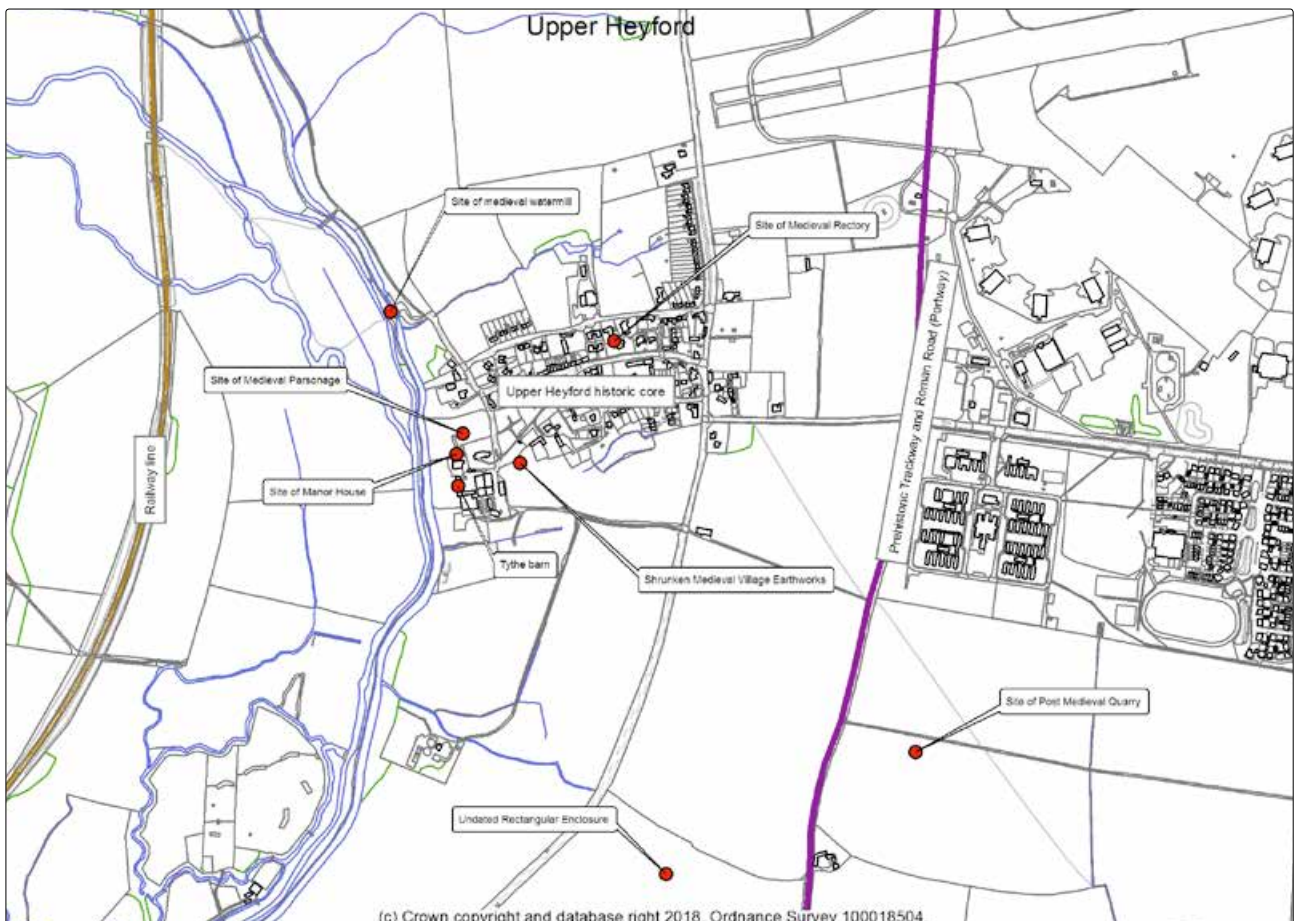


5. Archaeology

5. Archaeology

- 5.1 Upper 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 Oxford Canal (including a former canal wharf shown on the Enclosure Map), the 15th century Tythe Barn which is a Scheduled Ancient Monument, the sites of a medieval watermill, rectory, manor house and parsonage.
- 5.3 There is also evidence of a shrunken medieval settlement with earthworks and platforms around the village in particular in close proximity to the east of the church.
- 5.4 Evidence for possible early activity exists in the form of undated rectilinear enclosures identified by aerial photography. The pre-historic and Roman track the Portway lies in the east of Upper Heyford parish and a post-medieval quarry is located immediately adjacent to it.

Figure 7. Archaeological Constraint Area



6. History

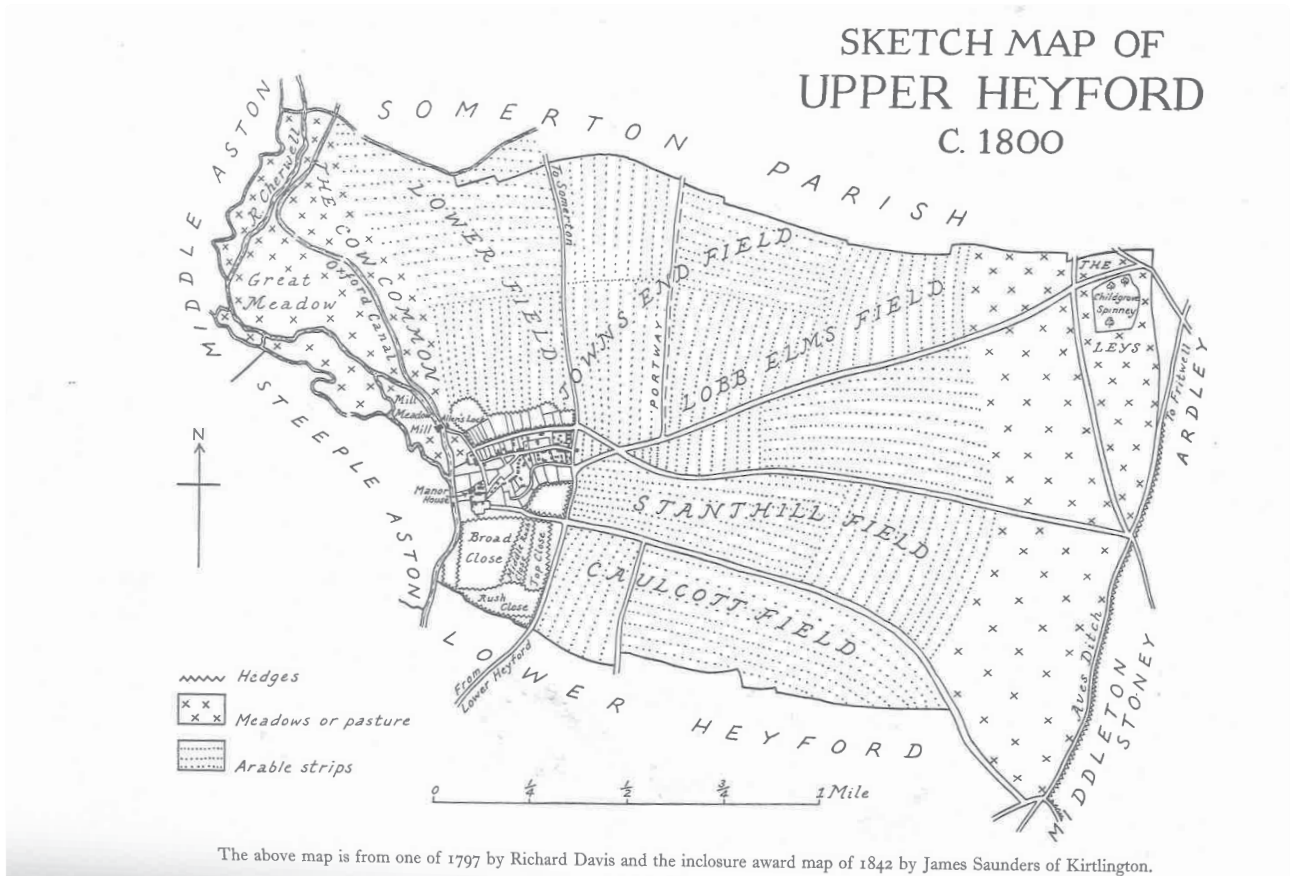


Figure 8. 1800 map of Upper Heyford - reproduced from The Victoria History of the Counties of England

6. History

- 6.1 Upper Heyford took its name from 'the ford used at hay harvest'. The ford was lost during the alteration of the course of the River Cherwell to incorporate it into the Oxford Canal in the late 18th century. The village became known as Heyford Warren in the 12th century as the Lord of the Manor at that time was Lord Warin Fitzgerold. The settlement later became known as Over Heyford and then Upper Heyford from the 15th century onwards.
- 6.2 At the time of the Domesday survey the manor was owned by Robert D'Oilly and tenanted by Roger de Chesney. There were 10 villeins, 1 bordar and 3 serfs and the estate was worth £12 (a rise of £4 since 1066 due to the establishment of a mill and some fisheries). The manor passed through the female line of the de Chesney family to Warin Fitzgerold.
- 6.3 In 1380 the land in Heyford Warren was sold to William of Wykeham for £1,000 for endowment of New College; the estate was formally handed over to the college in 1382. New College had a substantial impact on the settlement of Upper Heyford. The medieval manor was improved and extended and the parsonage or rectory was moved from its original site near the church to part way up the village street. It was later replaced again in 1865. A large tithe barn, similar to those built at Swalcliffe and Adderbury also for New College, was constructed in the early 15th century and

substantial fish ponds were also dug out and kept well stocked. New College had a policy of buying up all freehold in the village and then leasing it out. The manor was leased to a number of different tenants over time including Sir Francis Eure who became Chief Justice of North Wales and John Yonge Fellow of New College, Master of the Rolls and Dean of York. In the 17th and 18th centuries the land was leased to the Merry family who were related to a family by the same name in Lower Heyford. In the 19th century the college were responsible for the construction of a small number of cottages along New College Yard and gave land for the construction of the village school (1859) and Reading Room (1891).

- 6.4 Upper Heyford was a 'free' or 'open' settlement meaning settlement was unrestricted, but never-the-less it was historically relatively small. In 1662 there were just 20 households and this had risen to approximately 30 in the 18th century. The population grew in the 19th century partly due to the proximity of the railway and canal. A total of 44 additional dwellings were constructed during this time. The latter part of the 19th century saw a process of rural depopulation and by 1901 the population was just 319. The population in 2011 was 1,295, but this included the rapidly growing settlement of Heyford Park and not just the village of Upper Heyford itself.

Agriculture

- 6.5 Agriculture in the medieval period was predominantly sheep breeding in addition to the growing of corn. There are detailed records of accounts of buying and selling wool. In 1410 New College sold its flock and there were no further records of sheep in the accounts, but it is possible that tenants kept their own flocks. There were rights to sheep commons up to the 17th century. The 19th century saw an emphasis on the cultivation of the turnip and farms became more general and

increased in size. There was a substantial loss of farm land in the early 20th century with the arrival of the RAF airbase.

- 6.6 It is believed that there was a two field system in Upper Heyford, an area known as 'Shephards Ground' closed every other year suggesting a 2 year rotation. Other areas were known as 'Towne Sheepe Common', 'Cow Pasture' and 'Town Meade'. New College owned the majority of land around the parish and the majority was leased out on long copyhold leases of 20 years. The estate was divided into 4 farms - Manor Farm, Rectory Farm, Mudginwill Farm and Common Farm.
- 6.7 Enclosure was late in Upper Heyford and did not take place until 1842. In 1830 the open fields around the settlement were described as '1,300 acres in different occupation and the parcels were so intermixed that it was difficult to say where one began and another ended'. Bloomfield writing in the late 19th century suggested that enclosure was desperately wanted to 'abate a public nuisance' as the fields were dirty and undrained and areas close to the village were being used for unruly sports.
- 6.8 In the enclosure award there were three freeholders including the rector, 2 leaseholders and 11 copyholders also received allotments. 20 acres were set aside as Poor's Allotments as compensation for loss of right to collect fuel. 19th century maps show large areas of allotments surrounding the village; only a small area of allotment remains to the east of the village. Rents from the allotments were distributed to the poor in coal and clothing on St Thomas Day. An area of land was also allocated as 'Recreation Ground' (which is still remains in use as a park today) due to concerns that there was a lack of access to the countryside.



Figure 9. Enclosure map of Upper Heyford

Industry

6.9 Upper Heyford was predominantly an agricultural settlement. A number of additional trades and crafts were identified in the village in 19th and early 20th century trade directories including boot makers, carpenters, miller, butcher, grocer, stone mason and carrier, but it wasn't until the early 20th century with the establishment of the RAF airbase at Heyford in 1925 that there were striking changes in the occupation pattern in the village. By the mid 20th century there were only a minority of traditional occupations including 4 farmers, 8 farm labourers, 3 thatchers and 2 publicans. Other than that the remainder of the villagers were either employed at the airbase (26), labourers on canal or railway (24) or in professional jobs in Oxford and elsewhere. RAF Heyford airbase remained in use until 1994 and has it's own conservation area appraisal.

Education

- 6.10 There was no school at Upper Heyford at the beginning of the 19th century and children travelled to either Somerton or Lower Heyford. A small school opened for 5 boys and 5 girls in 1815, by 1833 there were 12 pupils, but it had closed by 1854. A Sunday School supported by New College opened in 1828.
- 6.11 The National School was built in 1850 on the village green on land given by New College and R Greaves. The school opened in 1861. It originally had an associated teacher's house, but this was converted to an additional classroom in 1893. A new teacher's house was built in 1904 by New College. The Reading Room was converted into an infant's classroom in 1920 and in 1925 the school became a junior school and the seniors went to Steeple Aston. The school closed in 1997 and the children were bused to Fritwell school.

- 6.12 New College was associated with Winchester College and over time 10 boys from Upper Heyford attended Winchester College and New College on scholarships.

Religion



St Marys Church

- 6.13 A church was first recorded in Upper Heyford in 1074. The earliest part of the existing church is the tower which dates to the 1450; the remainder of the building is a 19th century reconstruction. The Church of St Mary was designed by the

architect Talbot Bury (a pupil of Pugin) and constructed by H Cowley of Oxford at a cost of £2,000. Money was raised from local funds as well as money given by the rector and New College. The buttresses bear the arms of New College and Thomas Caundler (the warden from 1455-1475).

- 6.14 The rectors in the early medieval period tended to be from the parish, but from the 15th century onwards the rectors were Fellows of New College and tended to be buried in Upper Heyford Church. The rectory was the largest, most prestigious property in the village.
- 6.15 In the 19th century there was no strong religious leadership in the settlement and many of the rectors were not resident in the parish. This provided the opportunity for dissent to flourish in the village. There had been no history of Catholicism in the village since the Reformation, but there was a thriving Methodist population from the 1820s onwards. A Wesleyan Methodist meeting place was set up in 1829 with a building constructed later that year. It was re-built in 1867 and remained in use until the 1950s, but was later converted to business and then residential premises. The

Reformed Methodist group set up in 1849 and continued as a group until the 1880s. The Primitive Methodists also had a meeting place in the 1850s and 1860s and this group were described as a nuisance and disturbance' to the parish.

Transport

- 6.16 Upper Heyford lies in close proximity to the Ancient Routeway – the Portway which predates Roman occupation. The route is still in use as a public right of way.
- 6.17 The Heyford section of the Oxford Canal was completed in 1790 and lies immediately to the west of Upper Heyford. Allen's Lock and a bridge are located in close proximity to the settlement, but the Oxford Canal Conservation Area Appraisal states 'Although there is a lock and a bridge there seems to be little real contact between the village and the canal'.
- 6.18 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 the closest station lies immediately to the south of Lower Heyford.



Former Chapel

Figure 10. Upper Heyford 1875 - 1887 map

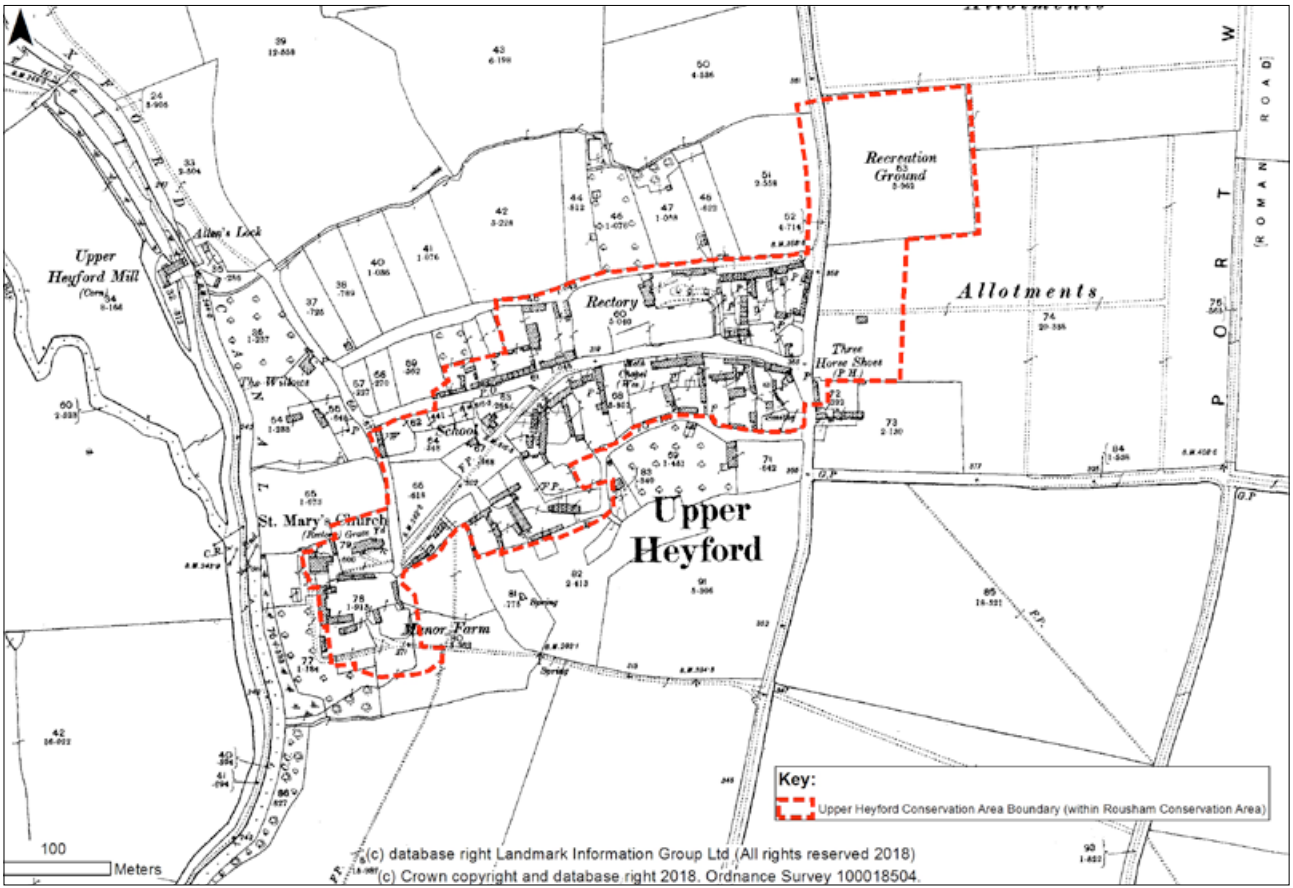


Figure 11. Upper Heyford 1899 - 1905 map

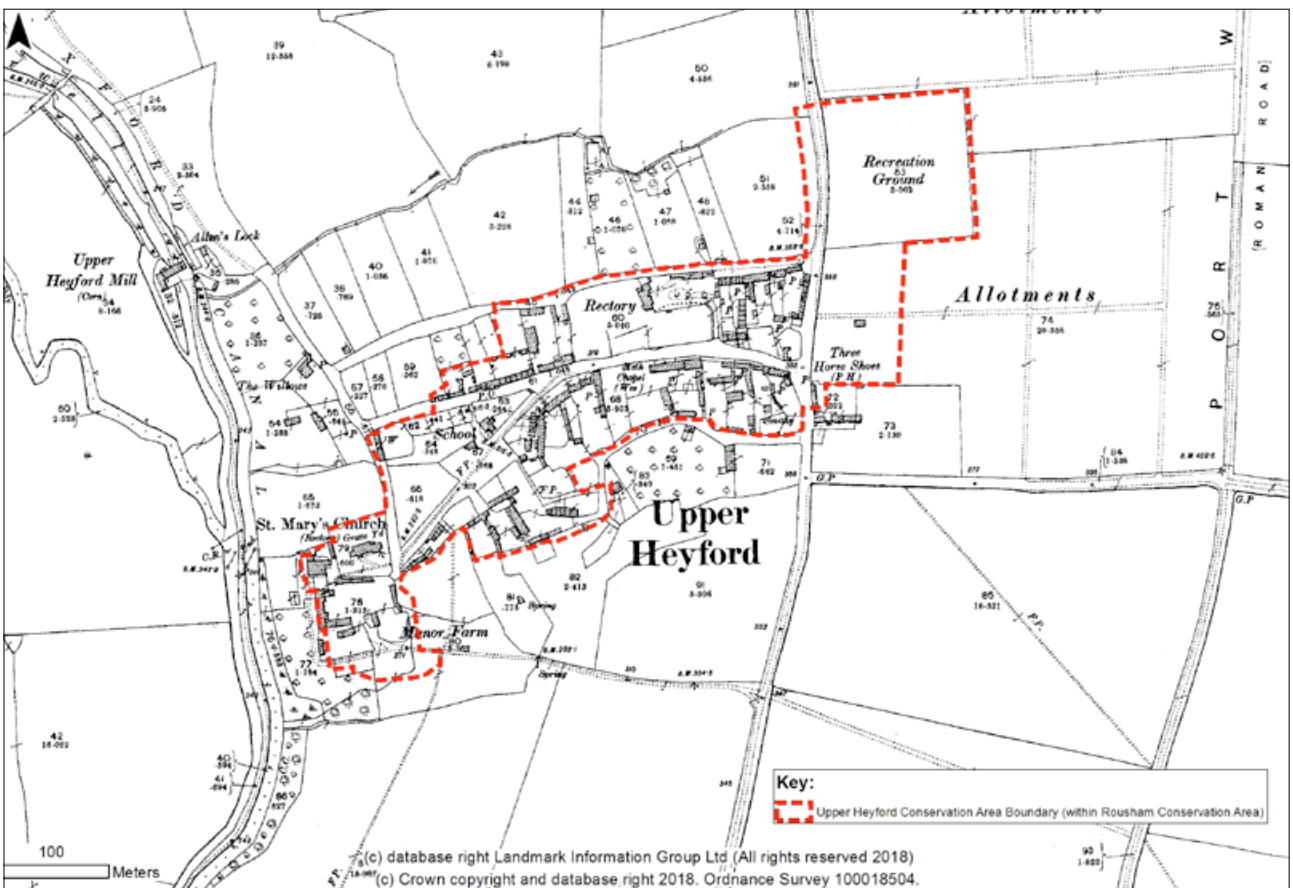


Figure 12. Upper Heyford 1913 - 1923 map

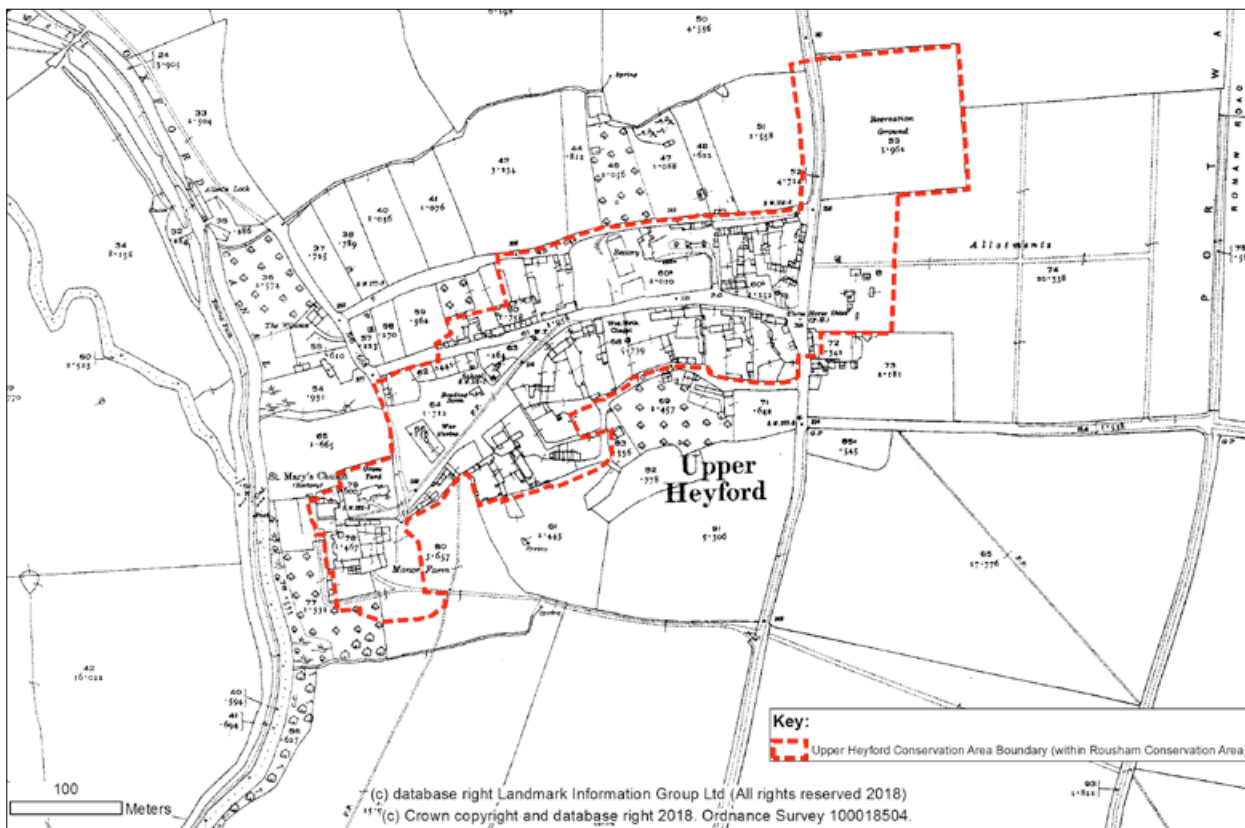
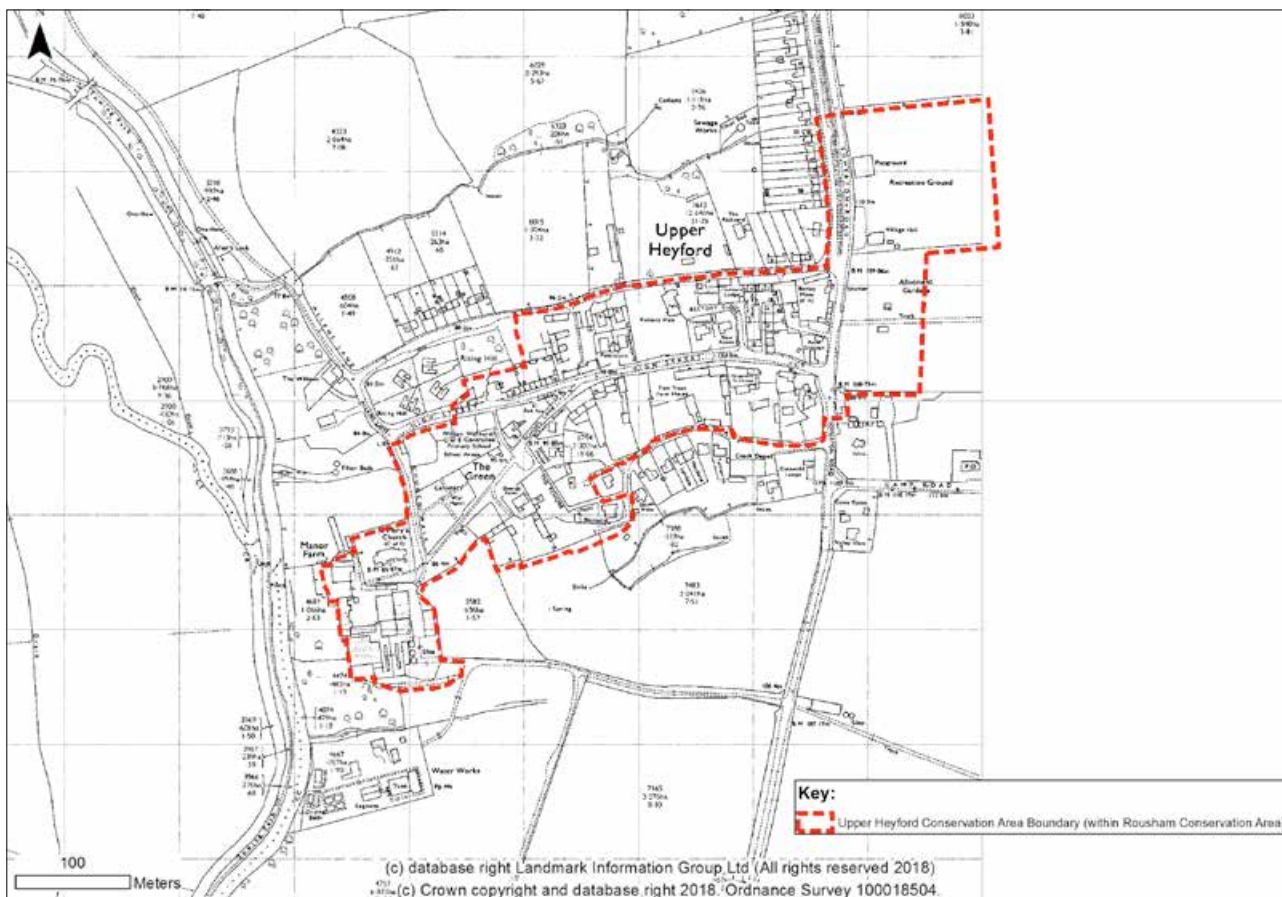


Figure 13. Upper Heyford 1957 - 1976 map



7. Architectural History

7. Architectural History

7.1 Upper Heyford is a small village which has been subject to later infill, but the core building types to be expected in a village of this size including church, school, houses and cottages, public houses and farms can all be found here. There is also a 15th century tythe barn associated with New College, Oxford.

Houses and cottages

7.2 There are a relatively small number 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 tile, slate or thatched roofs. A terraced row of 8 thatched cottages of 18th century date survive along the back of pavement in High Street. The remainder of cottages are isolated examples around the streets and lanes as well as the village green and tend to be set back behind mature gardens.



Thatched, terraced cottage, High Street



New College Yard

7.3 New College Yard was constructed by New College in the 19th century and is a group of stone built cottages fronting on to Mill Street with a carriage arch leading to another row in the parcel of land between Mill Street and High Street.

Farm houses

7.4 There are a number of substantial farmhouses within Upper Heyford. Rectory Farm and Manor Farm are located in Mill Street and to the south of the church respectively. The outbuildings of both were converted during the late 20th century.



Manor Farm

7.5 The remaining farms Caleb's Farmhouse, Glebe Farmhouse, Two Trees Farmhouse and Mudgenwell Farmhouse are all substantial yeoman houses which are located on the south side of High Street with former yard entrances which were accessed along Orchard Lane.



Two Trees Farmhouse



Caleb's Farmhouse

7.6 The buildings are all of two storey construction of the local limestone with restrained architectural detailing, but are substantial in size. The farmhouses date to the 17th. There are also some substantial stone outbuildings and barns associated with the farmhouses, many of which have now been converted. There is an 18th century raised granary of timber construction with brick infilling associated with Manor Farm.

Tythe Barn



Tythe barn

7.7 A large tythe barn was constructed in close proximity to the church in the 15th century. It was built by William Wykham, Bishop of Winchester as an endowment for New College, Oxford. It is constructed of rubble stone with ashlar quoins and is 120 by 24 feet. It is similar in style and detailing to tythe barns constructed for the same college in Swalcliffe and Adderbury. The building has a distinctive cruck construction roof.

Church of St Mary



View of church from village green

7.8 There has been a church in Upper Heyford since 1074, but the earliest fabric on the current building is the tower which dates to the 15th century. The buttresses of the tower bear the arms of New College, Oxford. The remainder of the building was reconstructed in 1867 by architect Talbot Bury, but incorporates some earlier fabric and there are also a number of earlier fittings on the interior of the building. The building is grade II* listed.

Manor Farm

7.9 Manor Farmhouse forms a group with the Church of St Mary and the Tythe Barn. A medieval manor stood on the site, but was substantially rebuilt by New College in the 15th century and was remodelled in the 17th and 19th centuries. The current building is of coursed limestone rubble with ashlar dressings and incorporates earlier fabric likely from former buildings on the site.

Rectory



The Rectory

7.10 The Rectory was moved to its current location (from a site near the church) in the late 14th century by New College. The 14th century building was replaced in 1696 and the most recent building on the site was constructed in 1865. The building is a large building of the local stone (lined with brick on the interior) and designed by the local Gothic Revival Architect William Wilkinson. The boundary wall to the south of the Rectory has some building fabric including blocked windows likely to represent earlier phases of building.



The Reading Room

Upper Heyford School and Reading Room

- 7.11 The two buildings were 19th century additions to the settlement and both are in a typical style for their form and function.
- 7.12 Upper Heyford School is constructed of stone in typical board school style with gothic features and a prominent housing for the school bell on the gable end. The school itself is immediately adjacent to the school house which is simpler in design, but constructed of the same materials.



The School

- 7.13 Upper Heyford Reading Room is a small, functional, single storey building. It has little ornamental detailing other than heavy barge boards along the gables, but is a distinctive building within the settlement due to its location and its red brick construction which contrasts with the stone of the remainder of the village.

8. Character and Appearance

8. Character and Appearance

Settlement pattern

- 8.1 Upper Heyford is a small village located immediately to the west of the Somerton to Lower Heyford Road and the east of River Cherwell and Oxford Canal, which briefly merge in close proximity to the settlement. The village did not historically embrace the road; only the former pub The Three Horse Shoes and a couple of cottages positively address the road, but in recent years additional properties have been built around the roadside.
- 8.2 The settlement has a linear pattern and is based around two parallel streets and a back lane which serviced the farm yards to a number of farmhouses. The church and Manor Farm are located to the south west of the main settlement in close proximity to The Green, a focal point for the village with Reading Room, former school and a number of historic properties.
- 8.3 There are a number of important footpaths including The Tchure and New College Square, which provide cut throughs in the village.



Footpath leading to school and reading room

Land use

- 8.4 The majority of the historic village is now in domestic use, but the agricultural history of the settlement is clear through the number of former farmsteads in the centre of the settlement. There are 2 working farms remaining within the settlement.



Lane leading to Manor Farm

- 8.5 The church, reading room, chapel, school, rectory and public houses also historically had community functions within the village. All but the church and public houses have now been converted to residential.
- 8.6 Facilities such as a recreational ground, allotments and village hall are located at the edge of the settlement.

Building age, type and style

- 8.7 The majority of historic buildings in the village 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. There are a distinctive row of thatched cottages along High Street.
- 8.8 A number of buildings were built or endowed by New College, Oxford, including the reading room and new rectory. The Rectory was rebuilt several times on the same land, the current building dating to the late 19th century.

Construction and materials

- 8.9 The buildings throughout the settlement are constructed of the local limestone. There are a number of thatched buildings with the remainder being roofed in slate or tile.
- 8.10 The reading room is constructed in red brick and along the High Street there are a number of painted brick cottages. Brick is also used for chimney stacks in the village.

Means of enclosure

- 8.11 A large number of buildings in Upper Heyford are located to the rear of the pavement and there is no need for front boundary features.
- 8.12 Where boundary features do exist they tend to be low stone walls which make a positive contribution to the area. The Tchure and New College Square are both footpaths / passageways lined with low stone walls.
- 8.13 The Rectory and some of the former farmsteads have high stone boundary walls surrounding them. This creates a particular sense of enclosure in these areas.

Trees and green spaces



Lime trees outside Rectory Garden wall

- 8.14 There are a number of important green spaces within Upper Heyford.
- 8.15 The Green is perhaps the most important green space in the village and no doubt of social and community value. It has some of the community facilities including reading room and former school as well as a number of residential properties. It is designated as a 'safe play space' and vehicles are minimised. There are a number of signs informing people not to

park on the grass. The area appears to be well maintained.

- 8.16 Upper Heyford was surrounded by a large number of allotments in the late 19th and early 20th centuries, which had been established to compensate for the loss of common land during enclosure.



View of Church from village green



Farm yards along Orchard Lane

- 8.17 The churchyard and graveyard immediately opposite are important green spaces within the village. The churchyard is surrounded by a low stone wall and has a number of mature trees. The graveyard appears to be relatively modern and provides a link between the church and the green. It is surrounded by a hedge.
- 8.18 There are 5 mature lime trees located in front of the Rectory garden wall along High Street, which are subject to a Tree Preservation Order and make a positive contribution to the character of the area.

Carriageways, pavements, footpaths

- 8.19 The majority of streets in Upper Heyford are informal tarmac lanes with no road markings, few street signs, simple low level pavements

and grass verges. This helps to maintain the rural character of the settlement. The road between Somerton and Lower Heyford is clearly a slightly more formal road with a central white line, but still retains a rural appearance.

8.20 The lane, now known as Orchard Lane, which historically provided a rear entrance to farm yards has been upgraded and is now similar to the other streets in the village with footpaths to either side of the road.

8.21 Footpaths are a distinctive element of the settlement with both The Tchure and New College Square being good examples of an Oxfordshire 'tchure' – an alleyway lined with stone walls. These narrow footpaths lined with walls and buildings provide important links through the settlement and remain intact. There is an additional footpath (lined with natural hedges) which links the school and reading room to the High Street.

Key Views

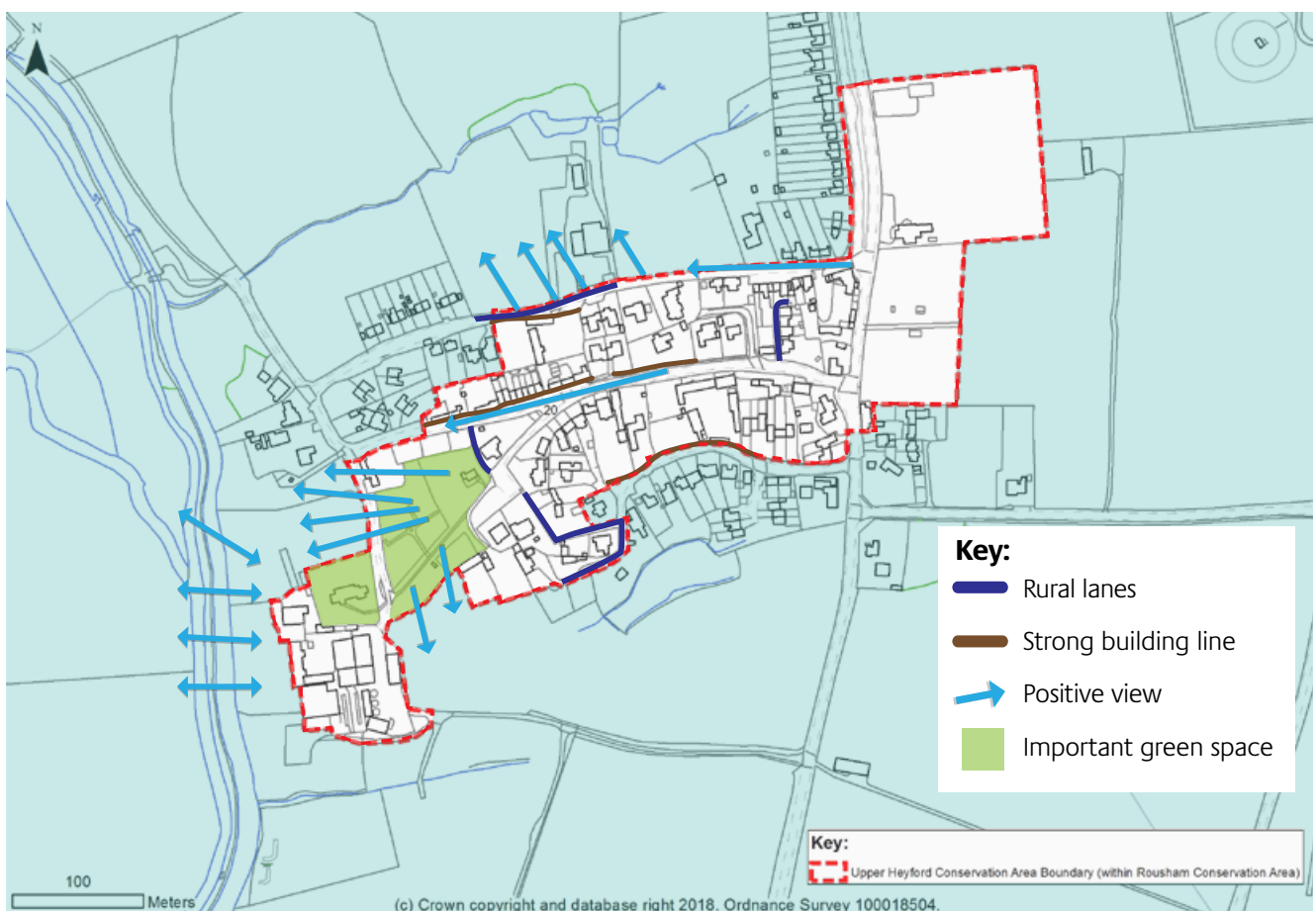
8.22 There are key views out to the Cherwell valley from the western side of the village. These are particularly prominent from the area around the church and village green and from the end of Mill Street and High Street.

8.23 There are good views of the grouping of church, manor and tythe barn from the Oxford Canal and River Cherwell.



View of Cherwell Valley from church

Figure 14. Visual Analysis



9. Character areas

9. Character areas

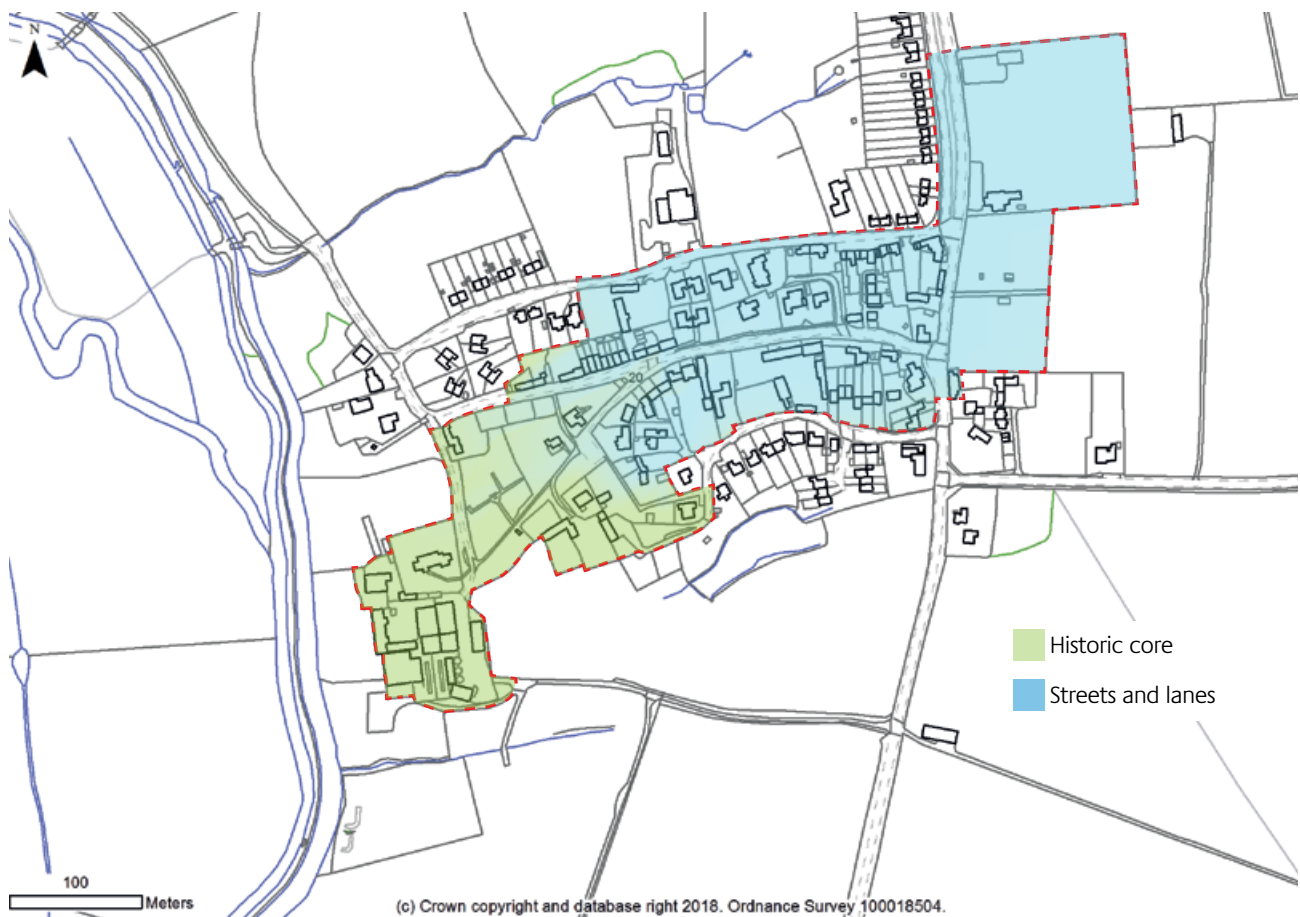
Historic core

9.1 The historic core encompasses the main historic monuments in the village – the church, manor house and tythe barn which are all located to the south west of the main village and are linked by a footpath to The Green with school and reading room.

Streets and lanes

9.2 The streets and lanes are linear streets with the majority of the houses and farmsteads for the village. The older properties line the streets, but more recent infill is set back. Orchard Lane was originally a back lane to access the rear of the farmyards which line High Street but has now been infilled with modern development. The alignment of the lane remains intact but has become suburbanised.

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 Heritage 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	The village has a linear settlement pattern with two parallel streets and a back lane forming the core of the settlement. It is important that this settlement form is retained in any new development.
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.
Important Views	Upper Heyford lies within a key location in the Cherwell Valley. There are views out towards the Cherwell, Oxford Canal and villages of Steeple Aston, Middle Aston and Lower Heyford. Upper Heyford church is visible in views from around the Cherwell Valley.

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 unsympathetic alteration of minor features could have a significant impact on the character and appearance of Upper 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 C village (Cherwell Local Plan 2006-2031) Upper Heyford is considered suitable for conversions and extensions only.</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 majority of roads within the village are small lanes which 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> <p>The Lower Heyford to Somerton Road passes to the east of the village. It is a main road and has a central white line, but has not been overly urbanised and does not detract from the character of the village. It is important that this rural aspect is retained.</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

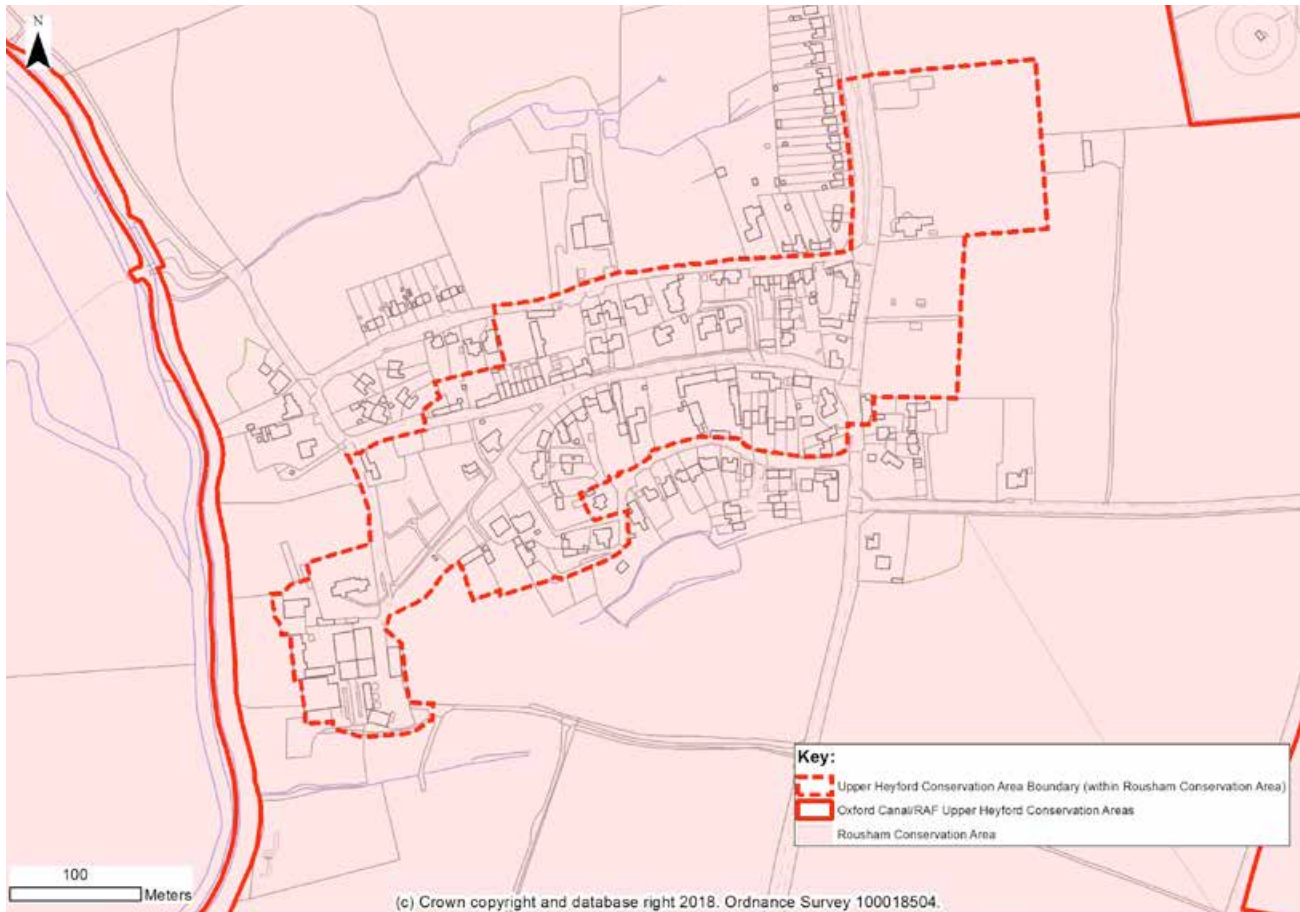


Figure 16. Proposed conservation area boundary

Conservation Area Boundary – Upper Heyford

11.1 Upper Heyford lies within Rousham Conservation Area, which was designated in 1991 and the boundary reviewed in 1996. Upper Heyford is of significance within William Kent's designed landscape around Rousham Park, but also has a significance as a historic settlement in its own right.

11.2 The boundary of the Upper Heyford Conservation Area has been drawn to reflect the unique special character and appearance of the Upper Heyford settlement based on the physical surviving heritage assets. The boundary has been tightly drawn around the remaining historic properties in the area. 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 Upper Heyford remains within Rousham Conservation Area and the Oxford Canal Conservation areas runs to the west of the area.

Northern boundary

11.3 To the north the boundary follows the northern extent of mill lane to include the lane and extends to include the converted outbuildings associated with Rectory Farm. The boundary then cuts down to the rear of 20-23 and 28 High Street to include their rear garden and then crosses High Street excluding the council houses to the western end of Mill Street and High Street.

Western boundary

11.4 The boundary follows the western extent of Church Lane to the Church and then follows the western extent of the boundary of the church, Manor Farm and the barn.

Southern boundary

11.5 The boundary extends around the modern farm buildings associated with Manor Farm for the sake of completeness (although the buildings themselves are not of historic merit). The boundary then follows the outer extent of the village green including the properties surrounding it and then follows the northern extent of Orchard Lane to the rear of the original farmyard accesses. The modern properties in the area are excluded from the boundary as is Orchard Lane itself as the former lane is now a suburbanised road.

Eastern boundary

11.5 The boundary follows the eastern extent of the Lower Heyford to Somerton Road between Orchard Lane and Mill Lane and includes the single historic property of the former 'Three Horse Shoes' Public House now 'Shop House'.

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 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 Upper Heyford is a village with a defined settlement pattern of streets and lanes 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 later properties tend to be set back from the street frontage.

13.3 The buildings in the Historic Core are individual structures with large spaces between. The majority of buildings in this area are community buildings, but the properties surrounding the church and village green are all individual structures set apart and in their own plots. The historic buildings in the Streets and Lanes area are located in close proximity to each other and follow the contours of the streets. The character of the distinct areas needs to be respected in any repair or conversion scheme.

Proportion

13.4 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

13.5 There are a variety of roof types in Upper Heyford including thatch, slate, clay and concrete tile.

13.6 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.

13.7 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

13.8 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

13.9 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

- 13.10 There are a range of windows in Upper 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.
- 13.11 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.
- 13.12 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 an uPVC alternative, no matter what the pattern or design, is inappropriate.

Doors

- 13.13 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

- 13.14 Stone boundary walls make a significant contribution to the character of Upper 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

- 13.15 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

- 13.16 The road to the east of the settlement leads between Lower Heyford and Somerton and needs to conform to highway standards. 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.
- 13.17 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

This document has been produced as part of Cherwell District Council's ongoing programme of conservation area appraisals.

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 Local Plan 2011-2031: (Adopted Document 20 July 2015)

National Planning Policy Framework

<https://www.gov.uk/government/publications/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 Rousham 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.

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

Policy Villages 2: distributing growth across the rural areas

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

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

H20: The council will normally resit 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.

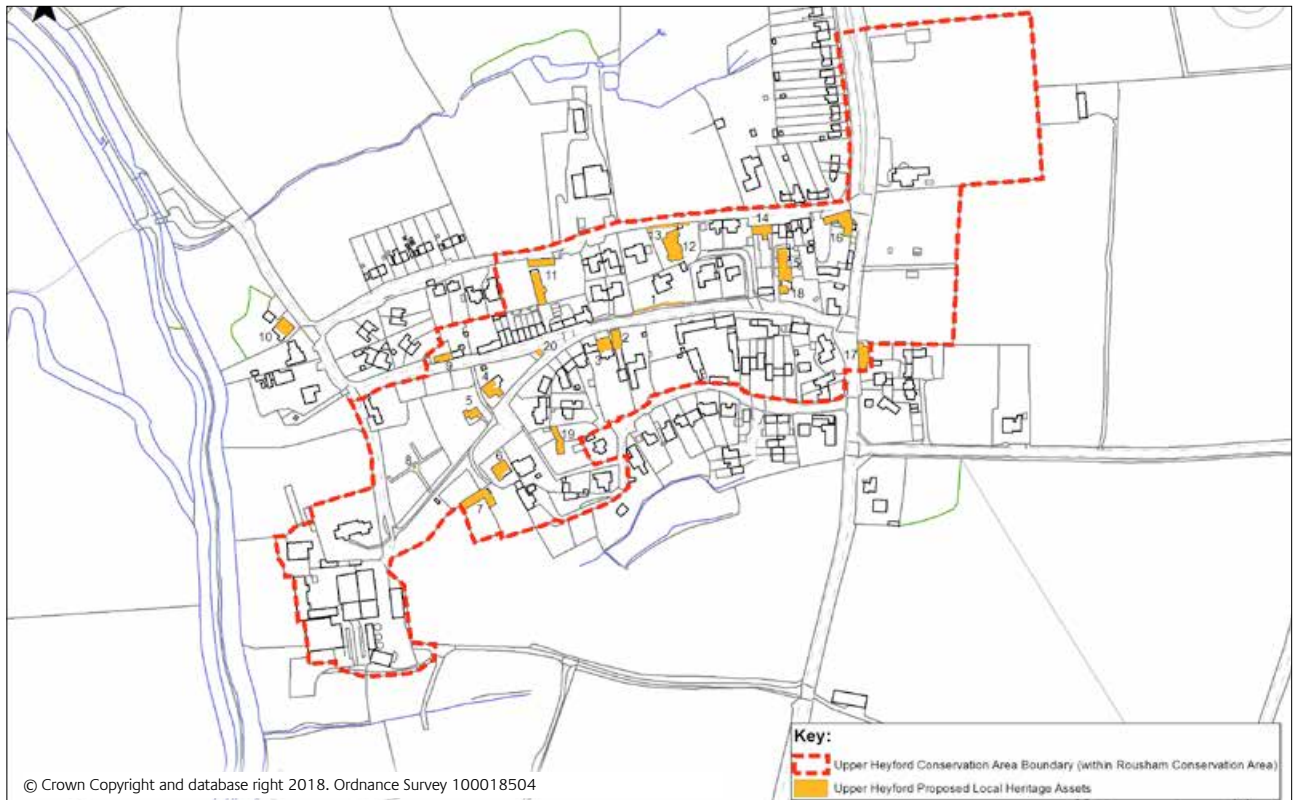
C38: Satellite dishes within a conservation area or on a listed building will not normally be permitted when they would be visible from a public highway.

Appendix 2: Listed Buildings

Rose Cottage	Listing	Rose Cottage, High Street, Upper Heyford Cherwell, Oxfordshire	II
Mudginwell Farmhouse	Listing	Mudginwell Farmhouse, High Street, Upper Heyford , Cherwell, Oxfordshire	II
Two Trees Farmhouse and attached farmbuildings	Listing	Two Trees Farmhouse, High Street, Cherwell, Oxfordshire	II
Barn approx. 10 meters SE of Two Trees Farmhouse	Listing	Barn, 10 meters SE of Two Trees Farmhouse, Upper Heyford, Cherwell, Oxfordshire	II
Farmbuilding approx. 30 metres SE of Two Trees Farmhouse	Listing	Farmbuilding approx. 30 metres SE of Two Trees Farmhouse, Upper Heyford Cherwell, Oxfordshire	II
Cartshed approx. 50 metres south of Two Trees Farmhouse	Listing	Cartshed approx. 50 metres south of Two Trees Farmhouse, Upper Heyford Cherwell, Oxfordshire	II
Stable range approx. 20 metres south of Two Trees Farmhouse	Listing	Stable range approx. 20 metres south of Two Trees Farmhouse, Upper Heyford, Cherwell, Oxfordshire	II
Walled garden approx. 40 metres SW of Two Trees Farmhouse	Listing	Walled garden approx. 40 metres SW of Two Trees Farmhouse, Upper Heyford, Cherwell, Oxfordshire	II
15-22 High Street	Listing	15-22 High Street, Upper Heyford, Cherwell, Oxfordshire	II
Oddstones	Listing	Oddstones, High Street, Upper Heyford, Cherwell, Oxfordshire	II
Manor Farmhouse	Listing	Manor Farmhouse, Church Walk, Upper Heyford, Cherwell, Oxfordshire	II
Church of St Mary	Listing	Church of St Mary, Church Walk, Upper Heyford, Cherwell, Oxfordshire	II*
Tythe Barn approx. 30 metres south of Manor Farmhouse	Listing	Tythe barn, Chuch Walk, Upper Heyford, Cherwell, Oxfordshire	I

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 Upper 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 Upper Heyford and therefore have been put forward for consideration for inclusion to the district-wide register of non-designated heritage assets.



Wall, North side of High Street, Upper Heyford

2-2.5m high wall constructed of stone, likely to be part of the wall to the first rectory between High Street and Mill Lane.



Heyford Galleries, High Street, Upper Heyford

Wesleyan Methodist Chapel rebuilt in 1867. The current building has a date stone showing this date. Constructed of limestone rubble with ashlar quoins. Gable front almost directly adjacent to the road.



Chapel House, High Street, Upper Heyford

3 bay 2 and a half storey dwelling, central door with canopy over. Three dormers to the roof, the name Chapel House suggests the property may have been associated with the chapel which is adjacent.



The Old School, The Green, Upper Heyford

National school built 1859 on land given by New College. Originally there was a teacher's house.

connected to the school. This was converted to a classroom in 1893 and a new teacher's house built by New College in 1904.



The former Reading Room, The Green, Upper Heyford

Red brick former reading room built in 1891 at the expense of the Earl of Jersey on land given by New College.



Boards Farm, The Green, Upper Heyford

Substantial (Farm) House protruding gable to the front, L shape plan, set within a front garden.



1 The Green, Upper Heyford

Farm cottage, garden to the rear, coursed limestone with a red tile roof.



War Memorial, East of Church Walk, Upper Heyford

War memorial located in a central place in the cemetery, the memorial is a large plinth surmounted by pedestal, tapering shaft and small cross. Inscription carved on two sides of the pedestal and plinth.



Westerly Cottage, High Street, Upper Heyford

Cottage with stone gable end and painted brick front. Adjoining Listed Building Oddstones Cottage dates to the late 17th/early 18th century. Therefore there is possible earlier fabric enclosed



in Westerly Cottage.



The Willows, Allens Lane, Upper Heyford

Farmhouse on the edge of the village, two storey traditional form, constructed of coursed limestone, surrounded by a boundary wall.



Rectory Farm, Mill Lane, Upper Heyford

Two converted barns, associated with the Rectory/ Rectory Farm. One barn sits adjacent to the road the other at right angles, around a courtyard.

Old Rectory, High Street, Upper Heyford



Rectory built in 1865 replacing a previous building on the site. Designed by a local Gothic architect William Wilkinson. Substantial building located on the higher land at the top of Mill Lane, positioned closer to Mill Lane.



Wall, South side of Mill Lane, Upper Heyford

2-2.5m high wall constructed of stone, likely to be part of the wall to the first rectory between High street and Mill Lane.



remaining as a public house, mentioned in the 19th century documentation although may well be earlier.



3, 4, 5 New College Square, Upper Heyford

Part of New College yard, 19th century development in the village built on land owned by New College.



The Shophouse, Somerton Road, Upper Heyford

19th century former shop sold at public auction in July 1902. Now private house.



8,9,10 New College Square, Upper Heyford

Part of New College yard, 19th century development in the village built on land owned by New College.



Gable Cottage, High Street, Upper Heyford

Coursed rubblestone cottage with stonesfield slate roof, two gabled dormers with cross eaves windows. Garden to the front.

Barley Mow, Somerton Road, Upper Heyford

One of the two village pubs and the only one

Walnut Tree Cottage, The Green, Upper Heyford

Cottage, possibly the former post office.

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 Upper Heyford?

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

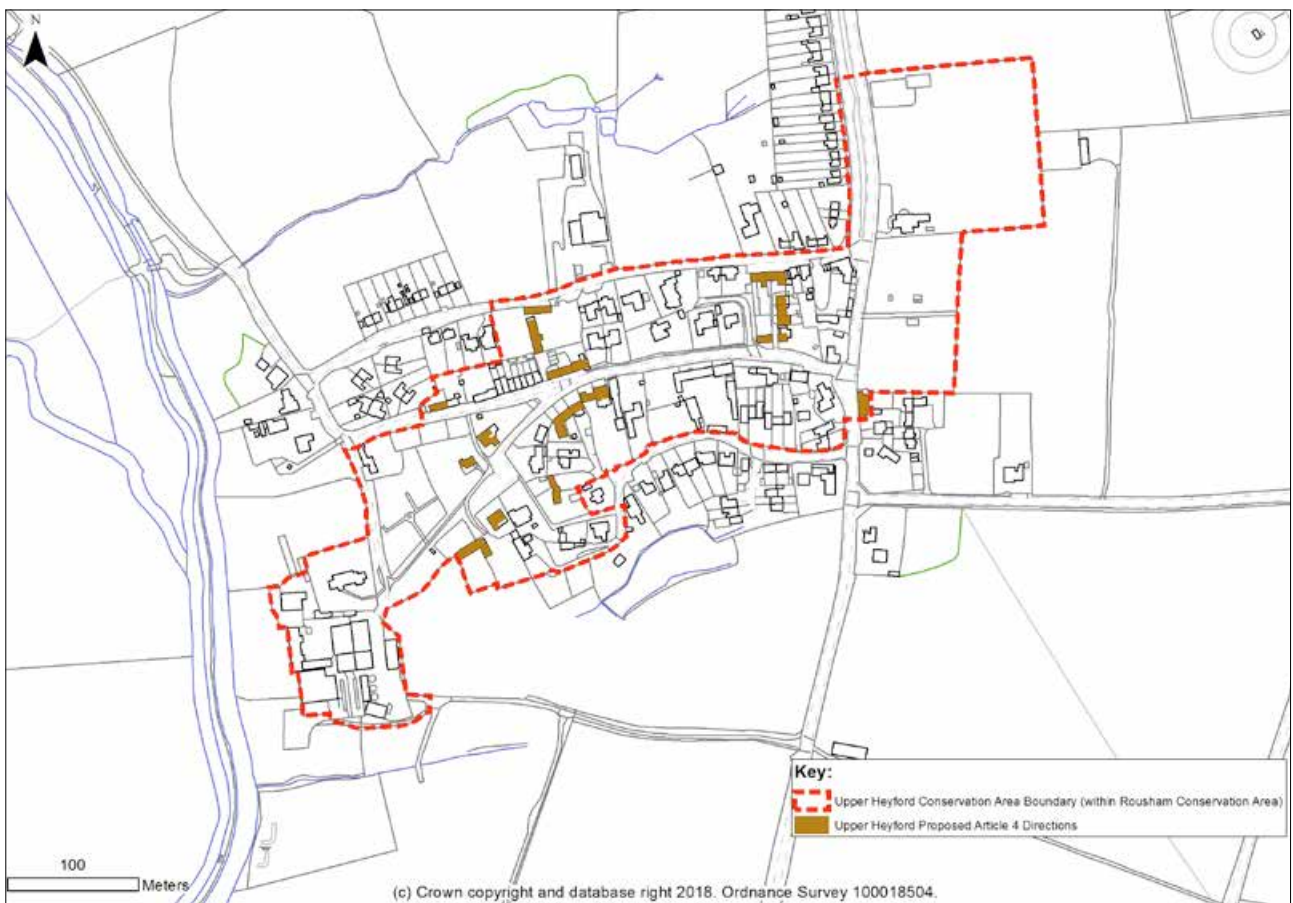
- The Shophouse, Somerton Road
- Gable Cottage, 11 High Street
- Serendipity, 12 High Street
- Chapel House, High Street
- Chapel Cottages, High Street
- Calebs Farmhouse, High Street
- Calips Cottage, School Lane
- Calips Barn, School Lane
- The Old School, The Green
- The Former Reading Room, The Green
- Walnut Tree Cottage, 25 The Green
- Boards Farm, The Green
- 1 The Green
- Westerly Cottage, 28 High street
- Granary Cottage, High Street
- Stables Cottage, High Street
- Glebe Farm House, High Street
- Rectory Farm, Mill Lane
- 5 New College Square
- 4 New College Square
- 3 New College Square
- 8 New College Square
- 9 New College Square
- 10 New College Square
- Dairy Cottage, Mill Lane
- Violet Cottage, Mill Lane

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 28 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) 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.





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

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