

Bloxham Conservation Area Appraisal

December 2025



Planning Policy, Conservation and Design



Cherwell
DISTRICT COUNCIL
NORTH OXFORDSHIRE

Contents

	Page No.
1. Introduction	3
2. Planning Policy Context	6
3. Location	8
4. Geology and Topography	9
5. Archaeology.....	11
6. History	13
7. Historic Maps and Photographs	17
8. Architectural History	23
9. Character and Appearance	31
10. Character Areas.....	35
11. Materials and Details.....	67
12. Conservation Area Boundary	70
13. Effects of Conservation Area Designation	73
14. Management Plan	76
15. Design and Repair Guidance	82
16. Bibliography.....	88
17. Acknowledgments.....	89

	Page No.
Appendices	90
Appendix 1. Policies	90
Appendix 2. List of Designated Heritage Assets	91
Appendix 3. Local Heritage Assets	97
Appendix 4. Article 4 Directions.....	112
Appendix 5. Public consultation.....	114

1. Introduction

What is a conservation area?

1.1 Conservation area status is awarded to places that are deemed to be of ‘special architectural and historic interest’. The intention of designating a conservation area is not to prevent change or development but to positively manage change in order to protect and/or enhance the special character and appearance of an area.

1.2 Bloxham was designated a conservation area in 1975. This conservation area appraisal and management plan is the third review of the Bloxham Conservation Area boundary, and the third appraisal. An updated draft appraisal was first produced in 2019/2020 and this was further updated in 2025 as part of the rolling programme to keep conservation areas within Cherwell up to date.

1.3 The appraisal involved a combination of walk over surveys of the settlement (undertaken in the winter of 2019/20), research using historic sources and an assessment of known management data for the area. The appraisal is based on a template produced by Cherwell District Council for conservation area appraisals and has taken into account Historic England Advice Note 1: Conservation Area Appraisal, Designation and Management 2019.

1.4 An initial public consultation on the draft document took place between 10 February and 23 March 2020. This draft document was not finalised. Subsequently, the draft document was re-appraised in early 2025 and amended in line with feedback received as part of the first

public consultation. A second public consultation on the re-appraised draft document was then held between 6 May and 17 June 2025. As part of the re-appraisal process, changes were proposed to the Bloxham Conservation Area boundary, five of which have now been adopted (see Chapter 12).

Key characteristics of Bloxham

1.5 Bloxham is a large village settlement which lies along one of the country’s key roads (turnpiked and alignment altered in 1815) now known as the A361 leading between Devon and Northamptonshire. The settlement has developed around the road.

1.6 Bloxham retains part of its medieval core and street pattern with a number of winding alleys and lanes. The line of the original road can still be seen within the settlement pattern.

1.7 Bloxham has a particularly good survival of 16th and 17th vernacular stone buildings, which are characteristic of the regional style of architecture associated with the Banbury region.

1.8 Bloxham’s wealth in the 16th and 17th centuries was based on a combination of agriculture and plush weaving and the characteristic buildings in the settlement are yeoman’s houses, farmhouses and a small number of weavers cottages, which date from this period.

1.9 Bloxham School, founded in 1853 as a Woodard (Church of England) school, has a major influence on the social life and character of Bloxham today. The principal building was designed by GE Street, but there are a large number of buildings owned by the school throughout the settlement.

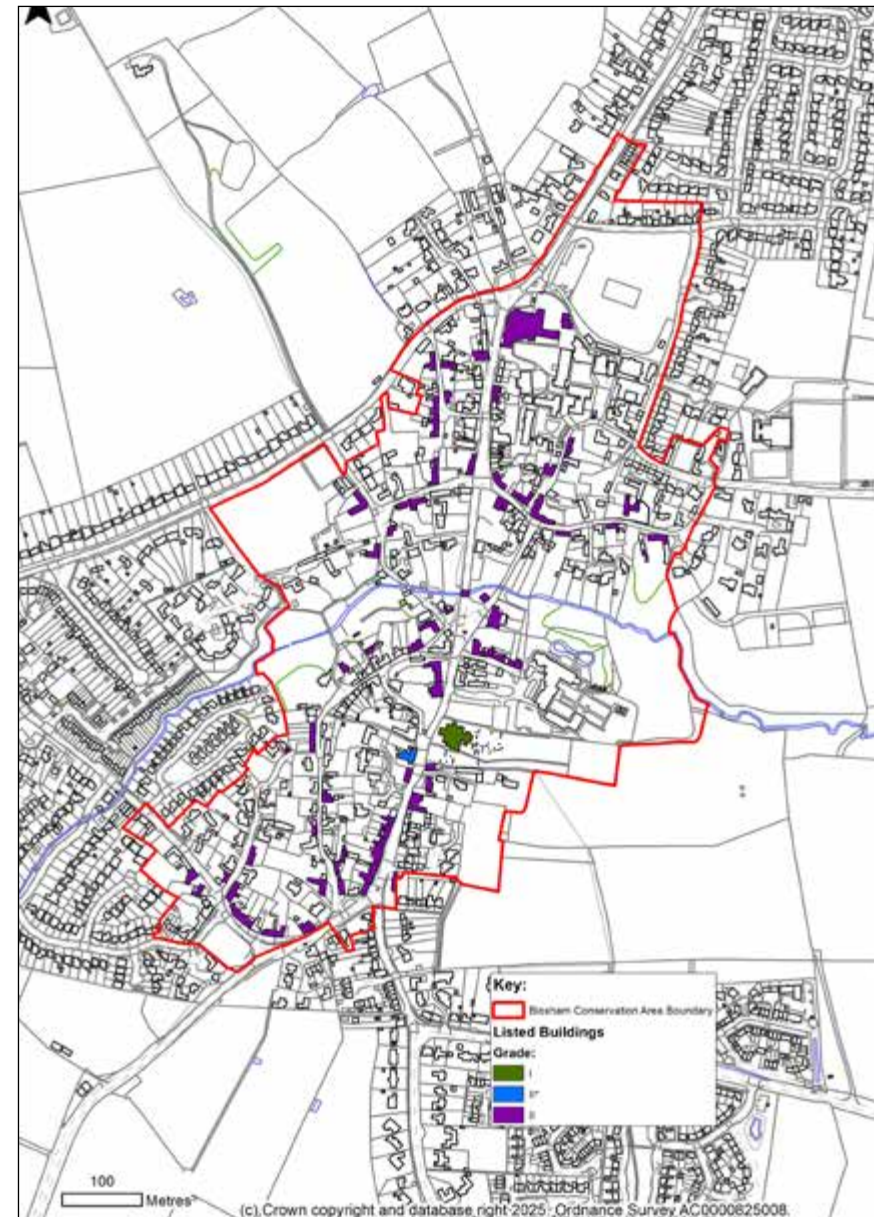
Summary of issues and opportunities

1.10 The future preservation and enhancement of the special character of the Bloxham Conservation Area, will owe much to the positive management of the area by homeowners, landowners, Bloxham Parish Council, neighbouring parish councils, Cherwell District Council, Oxfordshire County Council, and service providers.

1.11 In addition to existing national statutory legislation and local planning control, the following opportunities for enhancement have been identified:

- propose buildings and other historic features to be put forward for the Register of Local Heritage Assets;
- 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 and enhance the character and appearance of the conservation area (if taken forward this would form a separate process and consultation);
- identify important areas of historic green space and consider how they can be protected (where appropriate);
- ensure that any new development is of high quality, sustainable and sympathetic to the conservation area; and
- consider how to effectively manage the distinctive characteristics of the settlement.

Figure 1. Conservation Area Boundaries with Designated heritage assets



2. Planning Policy Context

2.1 The first conservation areas were designated under the Civic Amenities Act of 1967. The Planning (Listed Buildings and Conservation Areas) Act 1990 (Section 69), placed a duty upon local planning authorities to identify areas of ‘special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’, through an appraisal process. Local planning authorities also have a duty under the Act to consider boundary revisions to their Conservation Areas ‘from time to time’. Since 1967, just under 10,000 Conservation Areas have been designated in England, including 60 in Cherwell District.

2.2 Protection for the built heritage is conferred under primary legislation. This document should be read in conjunction with current National and Local Planning Policy, including The National Planning Policy Framework (NPPF) 2018, saved retained policies from the Adopted Cherwell Local Plan 1996, the Cherwell Local Plan 2011- 2031 Part 1 and Bloxham Neighbourhood Plan (2016). Appendix 1 of this document provides a full list of the policies relevant to heritage and conservation at the time of publication.

2.3 Historic England advise local planning authorities to consult the public on the conservation area and take account of the views expressed. The perspective of people living and working in the area is considered to add depth to the appraisal and generate support and understanding for future plans. The advice current at the time of the appraisal is contained within Historic England (2019) Conservation Area Designation, Appraisal and Management: Historic England Advice Note 1.

2.4 The purpose of this Conservation Area Appraisal and Management Plan is:

- to provide a clear definition of the area’s special architectural and/or historic interest;
- to identify ways in which the unique characteristics can be preserved and/or enhanced;
- to strengthen justification for designation of the conservation area;
- to review the boundary 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.

2.5 This appraisal and management plan aims to promote and support developments that help to preserve and/or enhance the character of the Bloxham Conservation Area. It is not an attempt to stifle change. The aim is to strike a balance so that the interests of conservation are given their full weight against the needs for change and development. This document examines the reasons for designation, defining the qualities that make up its special interest, character and appearance. The omission of any reference to a particular building, feature or space should not be taken to imply that it is of no interest.

2.6 The significant heritage assets in Bloxham are shown in Figure 1 and Appendix 2. These include the current designated heritage assets and the existing designated conservation area boundary for the village.

2.7 The Council has a duty under the National Planning Policy Framework (NPPF) to identify locally significant 'heritage assets' which can be historic buildings, structures, objects or places that have historical importance or contribute to the built heritage, character or appearance of the area. There are buildings and structures which make a positive contribution to the Bloxham Conservation Area, and these are identified in Appendix 3.

2.8 The conservation area appraisal provides the opportunity to assess the significance of these buildings and structures and allows through a separate process for them to be considered in line with the Council's criteria for inclusion on the districtwide 'Register of Local Heritage Assets'.

2.9 Appendix 4 discusses the appropriateness of Article 4 Directions to manage the protection of the significance of the conservation area. This conservation area appraisal does not make any Article 4 directions. This would require a separate process and consultation.

Figure 2. Aerial photograph including conservation area boundary



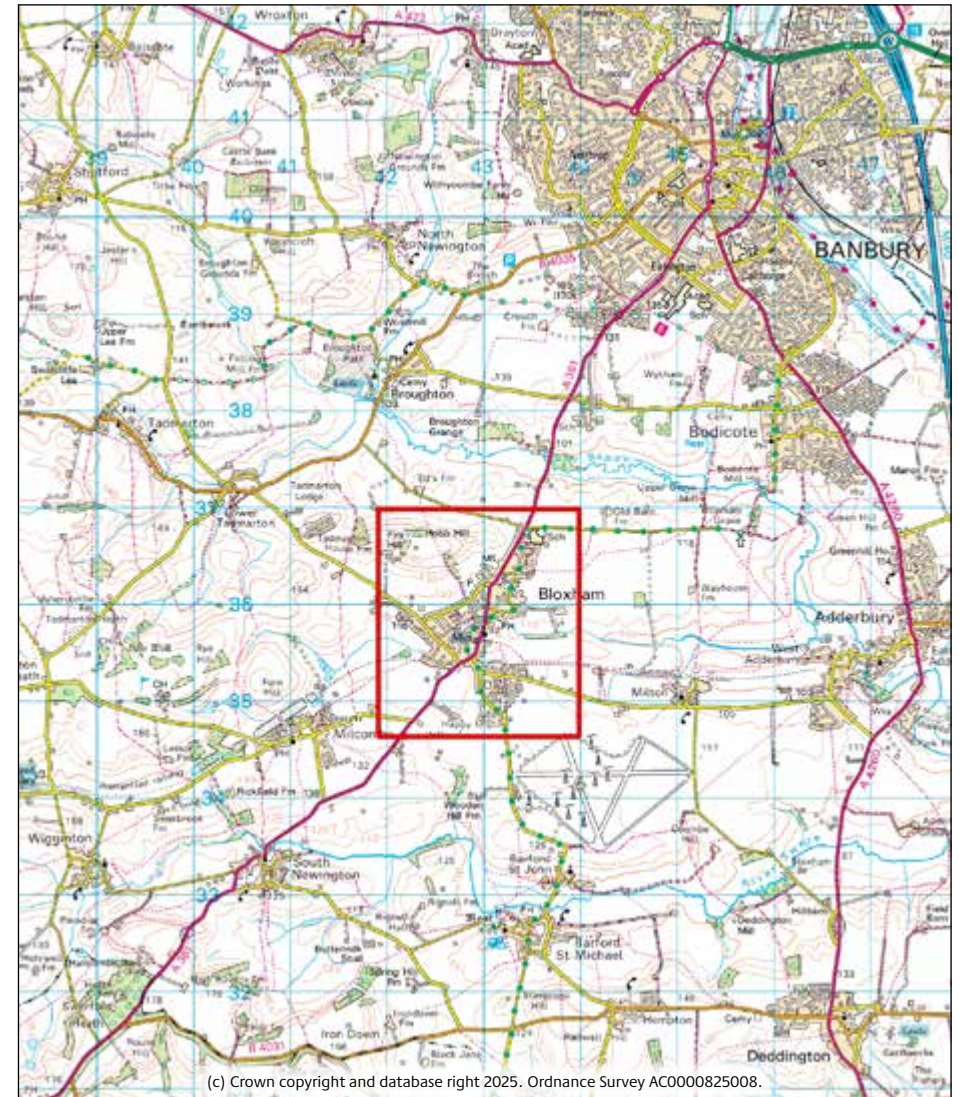
3. Location

3.1 Bloxham is situated three miles (4.8km) to the south west of Banbury. It is a linear settlement that has evolved along the sides of the A361, which runs between Devon and Northamptonshire / Warwickshire border.

3.2 In a local context the road provides the main link between Banbury and Chipping Norton market towns. There are also a number of road and footpath connections with a number of rural villages in its locality including Milton, Tadmarton, Adderbury, Barford St John and Barford St Michael.

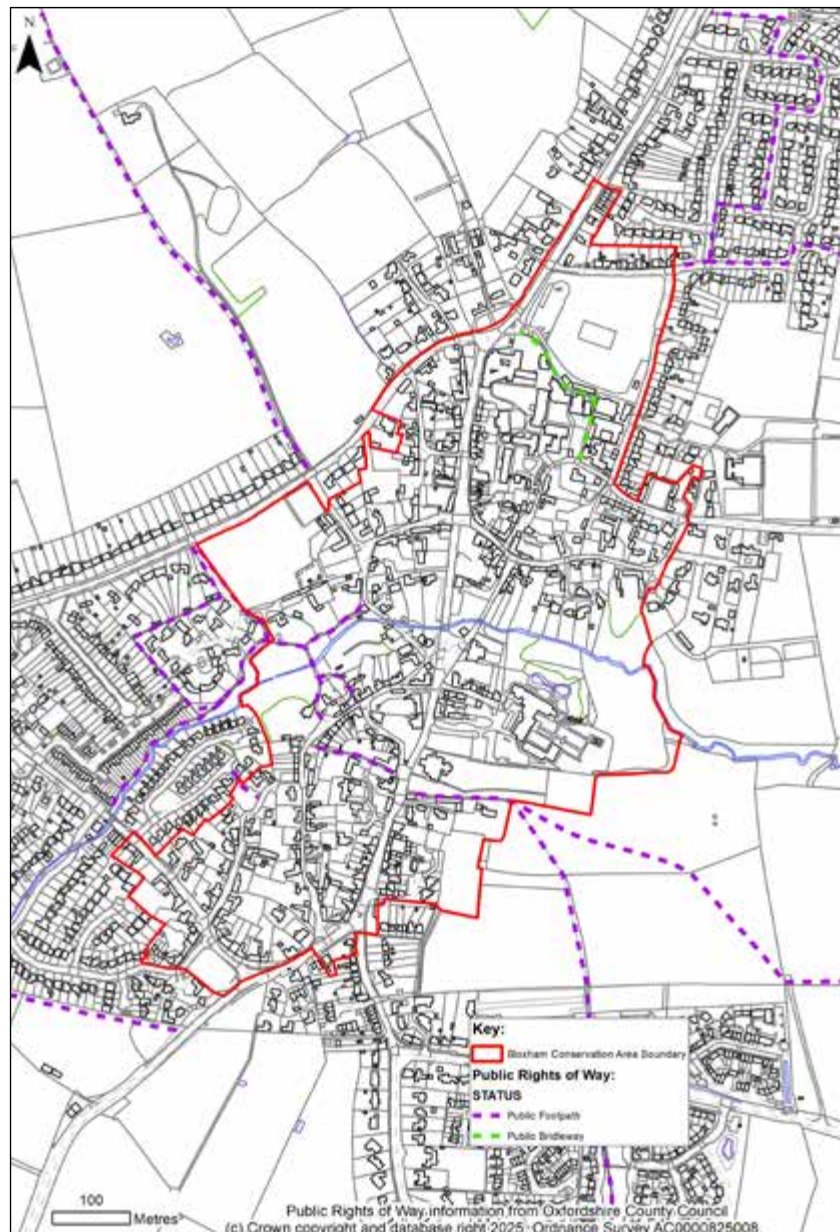
3.3 There are no navigable rivers or canals in close proximity to Bloxham, but there are a number of bridges over the Sor Brook (which runs east to west across the settlement) including Great Bridge, Little Bridge, Cumberford Bridge and Wykham Bridge within the parish. The former Banbury and Cheltenham Direct Line railway passed through the southern section of the settlement providing links with Hook Norton and Adderbury in a local context.

Figure 3. Location of Bloxham on OS map



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Figure 4. Plan showing public rights of way and bridleways



4. Geology and Topography

4.1 Bloxham lies within the Ironstone Hills and Valleys Character Area as identified in the Cherwell District Landscape Character report of 1995. The report states that 'The Ironstone Hills and Valleys are found in the north west of the district... extending from the Cherwell Valley to the Oxfordshire /Warwickshire County border. This is an upland area which forms part of the northern extent of the Cotswold Hills. The main distinguishing features are its extremely complex topography and the style of the vernacular buildings which are unique to the Banbury region.'

4.2 Bloxham is located on the top and valley slopes of two hills either side of a tributary of the Sor Brook. The valley floor lies at 105m rising to 154m at Hobb Hill. This marked topography visually distorts the scale of the townscape and creates striking views out of the area and to landmark buildings within the village.

4.3 The geology in this area is complex; the rock bed is Marlstone, covered by middle lias clay on which is an iron-bearing limestone with sandy deposits. This geology has given rise to iron rich clay soils.

4.4 There is a small area of Flood Zone 3 which follows the line of Bloxham Brook through the settlement

Figure 5. Topography

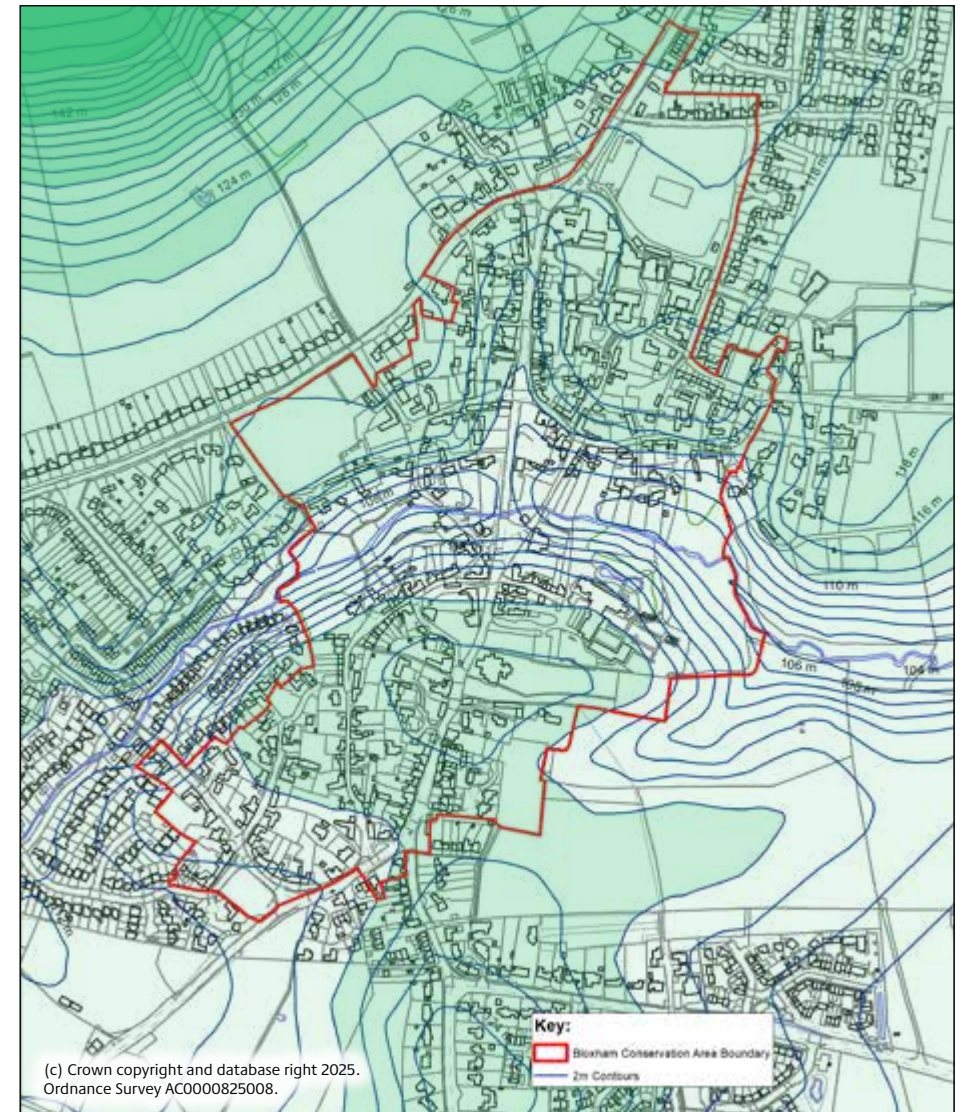
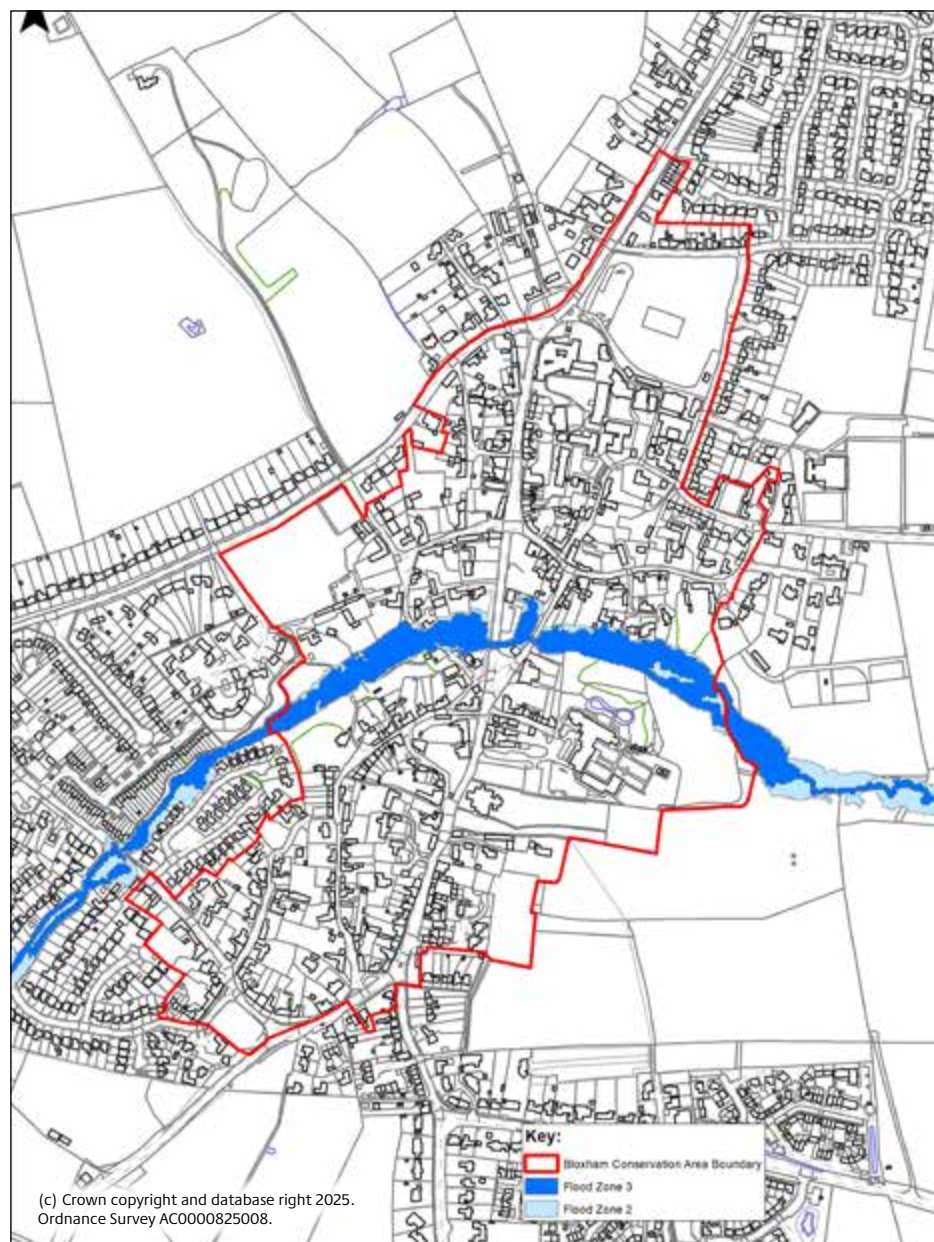


Figure 6. Flood zones



5. Archaeology

5.1 Bloxham lies in an archaeologically rich area with archaeological monuments of all periods represented within the parish.

5.2 Neolithic axe heads were found to the south and east of the settlement near Coates's Spinney suggesting evidence of early settlement at the site. Bronze Age or Iron Age round houses, cremations and ditches likely to be a simple farmstead were found in the Ells Lane area.

5.3 There were two small Romano-British settlements in the locality to the north and west of the current settlement. A clay pit to the north included Romano-British millstones, querns, bones, pot sherds and a spindle wheel. There are also some Romano-British inhumations with severed skulls placed at the knees at Yew Tree Farm.

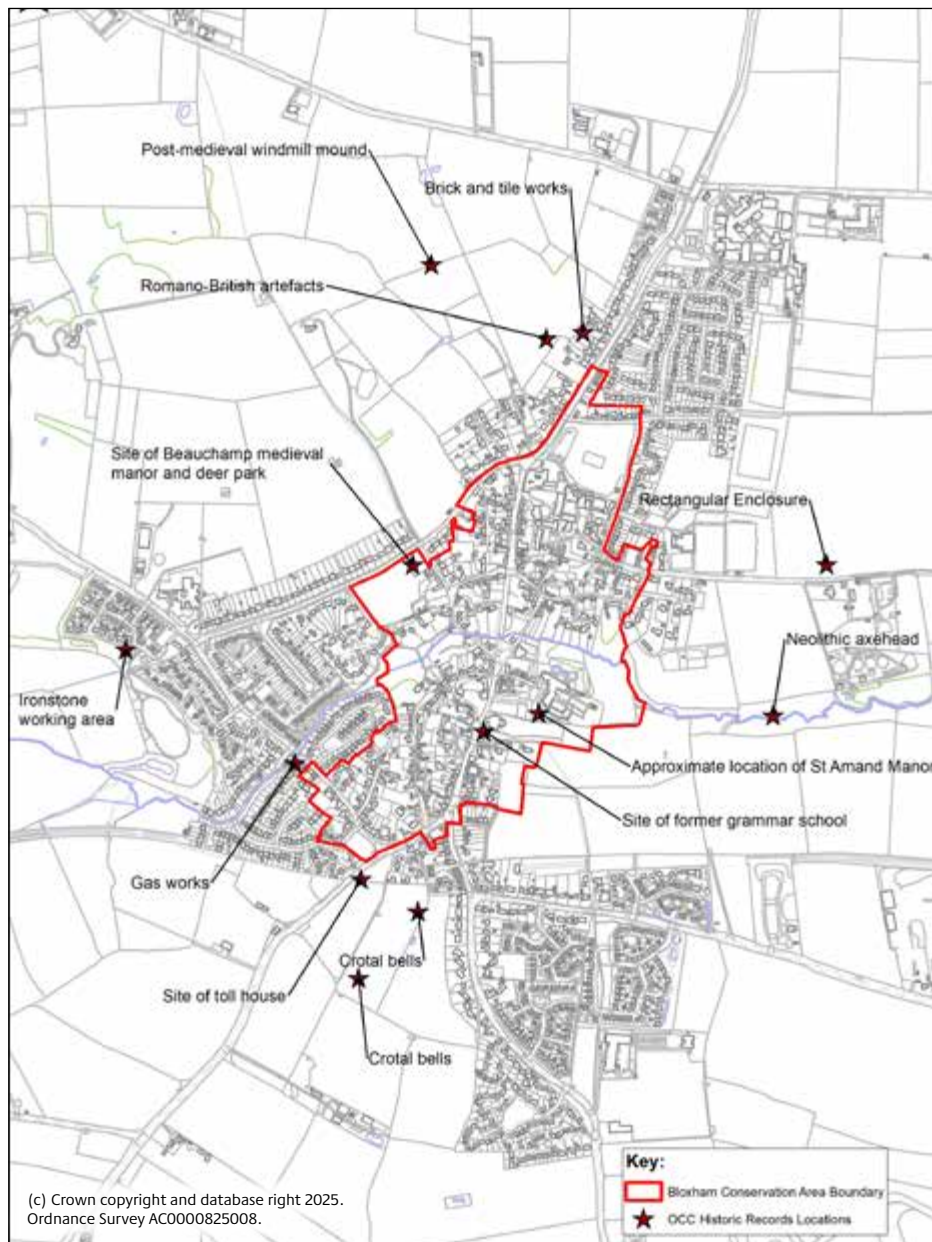
5.4 The Anglo-Saxons settled either side of the Sor Brook in the area of the current settlement. The settlement was one of seven Royal manors and was part of the estates of the Earls of Mercia.

5.5 There were two medieval manors in Bloxham. Beauchamp Manor and its associated deer park were in approximately the area of Park Close (Headmaster's House) and Amand Manor, associated prison and dovecot were in the general area of Godswell. There was a medieval barn which later became a Presbyterian Chapel in the area of Bloxham School, but this was demolished in the late 19th century.

5.6 In the post medieval period, a grammar school was established in close proximity to the church in 1610. There is also evidence of a windmill mound and two crotal bells (one large, one small) found in a field to the south-west of Bloxham.

5.7 There were a wide range of industrial monuments in the parish including brick, tile and drainpipe works in Hobb Hill, the Bloxham Gaslight and Coke Company, which until recently remained as a small bungalow, the Old Smithy, evidence of former ironstone mining including drifts and tunnels, and the site of the former tollgate.

Figure 7. Map showing archaeological monuments and finds



6. History

6.1 The Bloxham Conservation Area Appraisal provides a brief overview of the history and development of Bloxham. The current appraisal is based predominantly on the information contained within the previous appraisal with limited additional research. It is not intended to be the definitive history of the area. Further information can be gained from the 1959 Victoria County History 'A History of the County of Oxford: Volume 6' (VCH) and the Oxfordshire Local History Centre in Cowley.

History

6.2 The place name derives from the Anglo-Saxon, 'Blocc's Ham' (the home of Blocc) from the sixth century, when a Saxon settlement was built on the banks of the Sor Brook tributary. In 1086 the village was recorded as Blochesham, 1142 – Blocchesham, 1216 – Blokesham, only taking on its modern name of Bloxham in 1316. At this time the north and south of the village were quite separate, named respectively 'le Crowhead Ville' and 'le Downe End'.

6.3 In 1067 William I granted Bloxham church and rectory estate to Westminster Abbey, which lodged a complaint with the pope when Henry II granted patronage of the church to Godstow Abbey. Godstow however, was allowed to retain the church provided it made an annual payment to Westminster. With Henry VIII's dissolution of the monasteries, the church returned to the Crown's ownership and in turn was given to Eton College in 1547.

6.4 The royal manor of Bloxham was divided in 1155. In 1269 the half later known as Bloxham Beauchamp was given to Queen Eleanor, later being bestowed upon Edward III's chamberlain Roger de Beauchamp and sold in 1545 to Lord Saye and Sele. The other half was passed to Amaury de St. Amand, becoming St. Amand's. It was subsequently sold to Thomas Wykeham and was reunited with Bloxham Beauchamp when inherited by Lord Saye and Sele, to become known as Bloxham Fiennes. Beauchamp Manor, stood roughly on the site of Park Close and the Manor of St. Amand was on the area now occupied by Godswell House. Although neither manor remains, the dovecote of St. Amands is still visible next to Dovecote House.

6.5 At the time of the Civil War, the Fiennes family of Bloxham were strongly parliamentarian and the area had a reputation as a Puritan stronghold. There are suggestions that houses in Sycamore Terrace were used as barracks during this time, although this claim is unsubstantiated.

6.6 The 19th century also saw the demolition of institutions for the poor such as the Almshouses next to the church, the Workhouse, and the Pest House, which stood within the area which is now the Slade Nature Reserve. This period of history saw a marked increase in poor relief. This was mainly as a result of successive poor laws including the Speenhamland system (a system of outdoor relief intended to mitigate rural poverty by a form of means testing) which exacerbated the effect of enclosure and the decline in the wool market.

Population

6.7 Bloxham is recorded in the Domesday Book alongside Adderbury as land held by the king. It records 13 ploughs, 27 slaves, 72 villeins and 16 bordars. It is assumed that this is divided between the settlements. In the following years Bloxham continued to grow in size, a poll tax of 1377 registering a population of 403. In 1676 the Compton Census gave a total of 880 inhabitants throughout the parish of Bloxham.

The population rose throughout the 17th century due to the general prosperity of the settlement, but then declined in the 18th and 19th centuries due to the agricultural depression. In 1801 the population was 1,358 rising to 1,759 in 1881. In 1961 the population was 1,359 which rose to 3,374 in 2011. The population will have risen significantly since that date due to modern housing development in the parish.

Agriculture

6.8 In the medieval period, agriculture in Bloxham was divided into two sets of fields divided by the brook, reflected in the two medieval manors. The field system was later re-organised into quarters which is likely to have been completed by the mid-16th century. There were a substantial number of wealthy yeoman farmers in the parish, particularly in the 17th century. Sheep farming was clearly substantial with orders restricting the numbers of sheep each tenant could keep.

6.9 Inclosure took place in Bloxham in 1802. The impact of inclosure combined with the agricultural depression was keenly felt in Bloxham with economic distress being felt by farmers and labourers alike. One of the key impacts was the reduction in the number of independent farms and the corresponding increase in size in the remaining farms. In 1963 there were 15 farms. The number of farms and the total area of agricultural land in the parish has continued to decrease with housing being constructed on former agricultural land.

Industry

6.10 The proximity of Bloxham to Banbury ensured that, in addition to its agricultural base, the settlement was able to benefit from other economic forces. From the Middle Ages, the area around Banbury was known for weaving a distinct type of cloth called 'Plush' or 'Shag'. The fabric was made of wool or worsted and linen - the finer types also incorporating silk or mohai. The material was used in a wide variety of ways from horse girths to furnishing fabrics. A number of weavers and a woollen manufacturer were recorded in the parish in the 17th and 18th centuries. A small number of weavers' cottages survive in the settlement.

6.11 The building industry was also of significance with stone masons, slaters, thatchers, carpenters, plasterers and a brick maker being recorded in the settlement.

6.12 The Domesday Survey of 1086 recorded Blochesham as having six mills and a thriving wool and corn trade. By the 19th century, there were 3 remaining watermills in the parish - two of them having descended from those originally recorded in 1086.

6.13 There was a substantial ironstone quarry industry in the vicinity in the early 20th century and some of the physical remains, including drifts and tunnels, have been discovered during later development and earthworks. These were, until recently, visible to the west of the village. In addition, there were more local industrial remains including the brick, tile and drainpipe works in close proximity to Hobb Hill, the former Bloxham Gas Light and Coke Company (the building for which remained in use - converted to a bungalow - until recently and a blacksmiths shop in a converted barn).

Commerce

6.14 There were a number of inns and public houses which took advantage of the location of the settlement along the principal road. This included the Hawk and Partridge, the Joiners Arms, the Elephant and Castle, the Red Lion, the Bull and Butcher, The Crown, the Hare and Hounds and the Unicorn, many with courtyards and stabling to provide accommodation to travellers. The Red Lion was specifically built in a new location after the change in the course of the new road through Bloxham.

6.15 Bloxham is of a substantial size, but its proximity to Banbury prevented the development of a full commercial core. However, the growth in industry and the presence of Bloxham School created an increased demand for shops beyond that usually expected in an agricultural village. By 1851 there were 4 grocers, 15 tailors, plus shoemakers, bakers, dressmakers, milliners, and a watch and clock maker. The Co-operative movement built a purpose-built store in the centre in 1907.

Education

6.16 A grammar school was established in Bloxham in the 17th century. The school house was constructed next to the Court House in 1610, but only the entrance archway remains. The building was restored in 1674. By 1738 it was occupied as a charity school rather than a grammar school and went out of use by the end of 18th century.

6.17 A number of day schools, Sunday schools and free schools were established in Bloxham in the early 19th century with up to 8 schools at any one time. In 1862, a new building was provided for the Free School, which opened in 1863 as a National School. The original building has now been converted to residential use, but a new primary school building has been established to the west of the settlement. The school remains as a Church of England school.

6.18 Bloxham School, originally known as All Saints, was founded in the settlement in 1853 and after a period of closure, re-opened in 1860. In 1896, it became a Woodard School - part of a society that promoted Church of England teaching named after its founder Nathaniel Woodard, an early 19th century vicar. The original building was designed by GE Street and has expanded significantly over time, with work by a number of prominent architects. The school forms part of the core character of Bloxham- it plays a significant role in the social and economic life of the settlement and is one of its most significant buildings.

Religion

6.19 The Church of St Mary is one of the most significant parish churches in the country; it is unusually large and has the highest tower and spire in Oxfordshire. There is also some very fine stone masonry on the building. This is likely to be related to its links with the Crown in the medieval period and subsequently with Eton College. It forms part of a group of outstanding North Oxfordshire and Northamptonshire churches which also include Adderbury and Kings Sutton. A major restoration project took place at the church in the mid-19th century by GE Street, who also undertook work elsewhere in the settlement.

6.20 From the 17th century, protestant nonconformity prospered and was closely associated with the dissenting movement in Banbury. A house was licensed for Methodist worship in 1821 and a Wesleyan Methodist Church was constructed in Chapel Street in 1868. A Baptist chapel was registered in 1808 and then a building constructed in 1812. This was replaced with the existing chapel building in 1862. A Presbyterian chapel was established in an historic barn in close proximity to Bloxham School, but was demolished in the 19th century.

Transport

6.21 Bloxham is strategically placed along the principal road running from Banbury to the wealthy wool producing area of the Cotswolds and this has contributed to the economic success of the settlement. The road was re-aligned in 1815 when the route was turnpiked, but the route of the former road is still discernible within the street pattern of the settlement. There were a number of bridges in the settlement including Great Bridge, Little Bridge, Cumberford Bridge and Wykham Bridge – money was set aside for the upkeep of these bridges from medieval times onwards. The site of the former tollhouse for the turnpike road lies just outside of the conservation area to the south, but has now been demolished.

6.22 In 1855 work began on a single- line railway track between Banbury and Cheltenham. Completed in 1887, the line closed for passenger traffic in 1950 and was finally abandoned in 1964. Bloxham Station was demolished soon after.

Charities

6.23 Around the time of the Norman Conquest, a group called the Bloxham Feoffees formed. The name, from a French origin, denotes someone invested with a fief, which was often heritable lands or property but could be rights or revenue. Comprised of between 8 and 16 local yeomen, the Feoffees were responsible for the well-being of the village community.

In return for helping the poor and services, such as repairing the bridges, they were bequeathed money and land by the crown. Until the last century, they continued their village maintenance despite being replaced by a parish council after the Local Government Act of 1894 and even today they give financial assistance to Bloxham residents. The Feoffees own land in Grove Road, which is now rented to the Warriner School, the old allotment field in South Newington Road and the Old Court House.

7. Historic Maps and Photographs

Terraces along Banbury Road



Bloxham School and views to church



Little Bridge Road



Terraces along Bloxham Road



Bloxham School and views of church



Little Bridge Road

Strawberry Terrace



Bloxham Road view of church



War memorial and church



Strawberry Terrace



Bloxham Road view of church



War memorial and church

Museum and church



View of Bloxham School from the south



View of Bloxham School from north west



Museum and church



View of Bloxham School from the south



View of Bloxham School from north west

War memorial view to the north



War memorial and Joiners Arms



Cumberford



War memorial view to the north



War memorial and Joiners Arms



Cumberford

Figure 8a. Historical mapping 1-2500 1875-1887

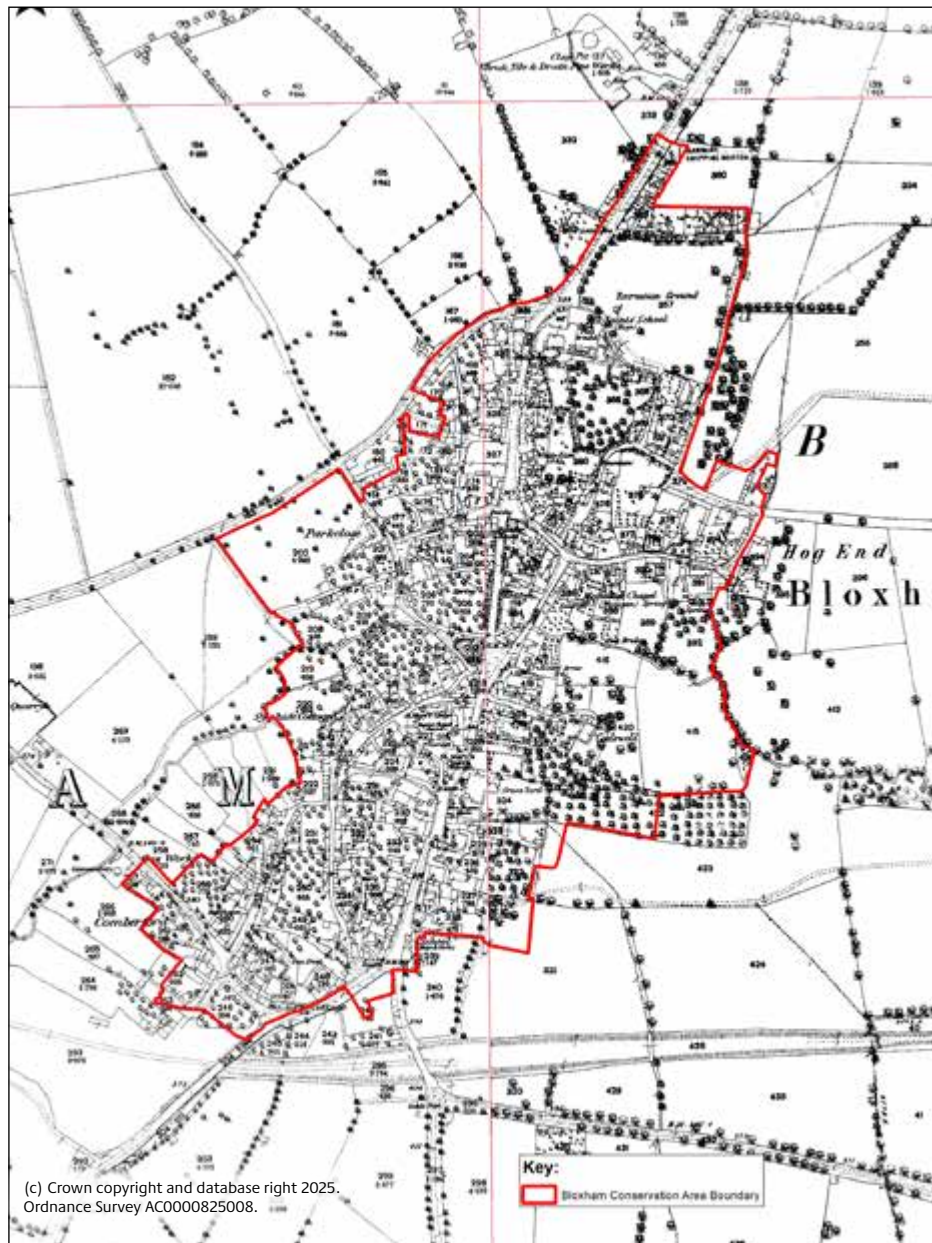


Figure 8b. Historical mapping 1-2500 1899-1905

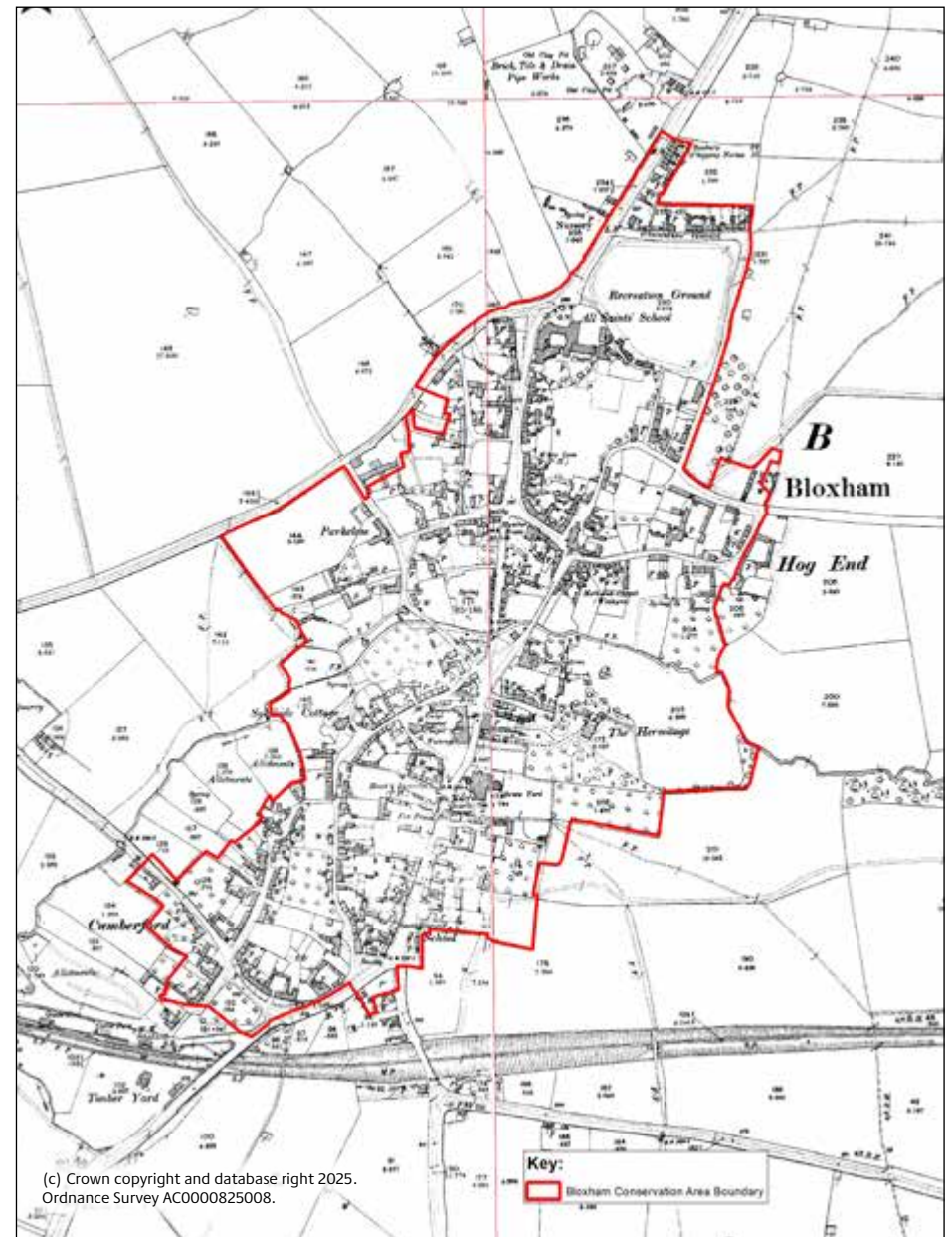


Figure 8c. Historical mapping 1-2500 1913-1923

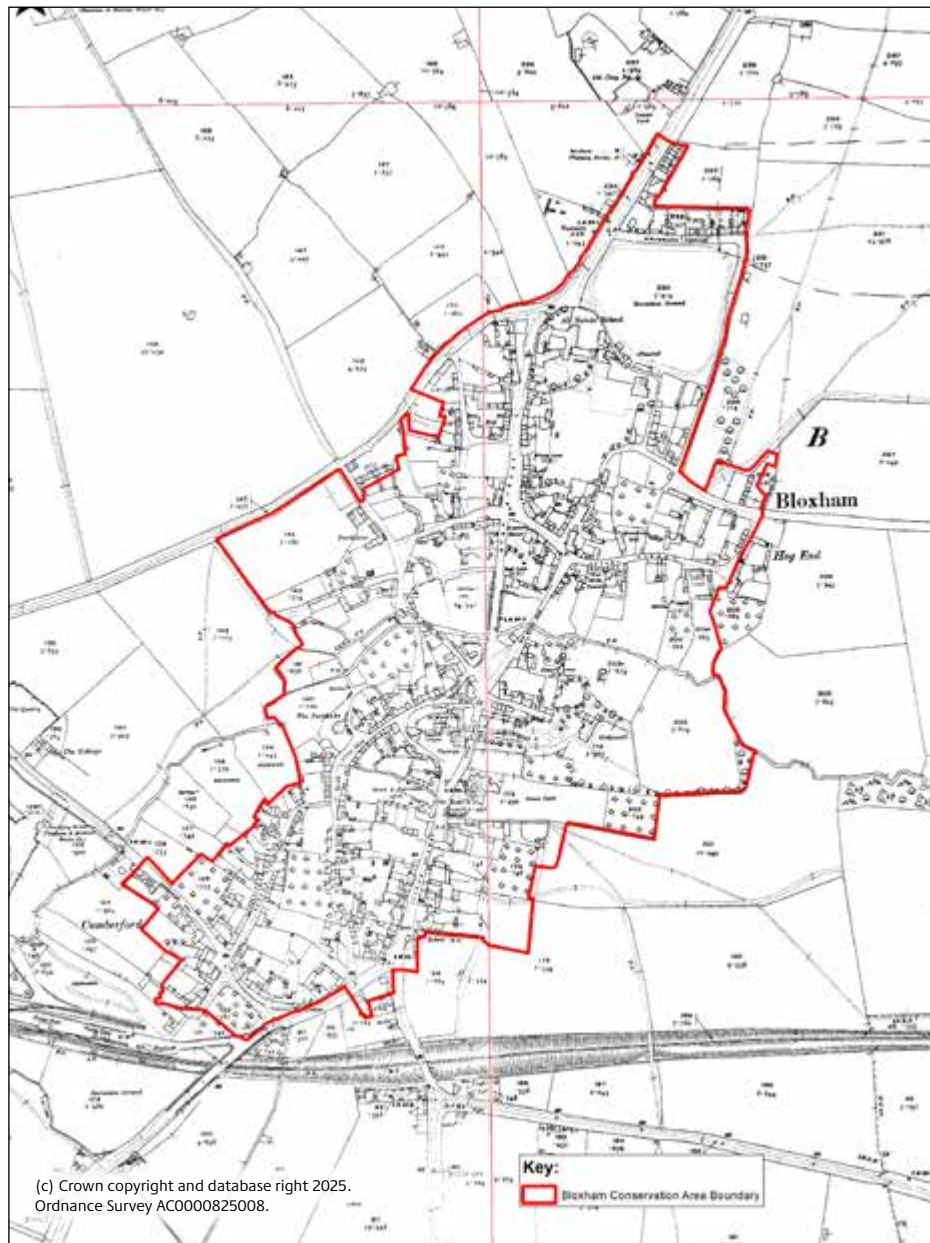
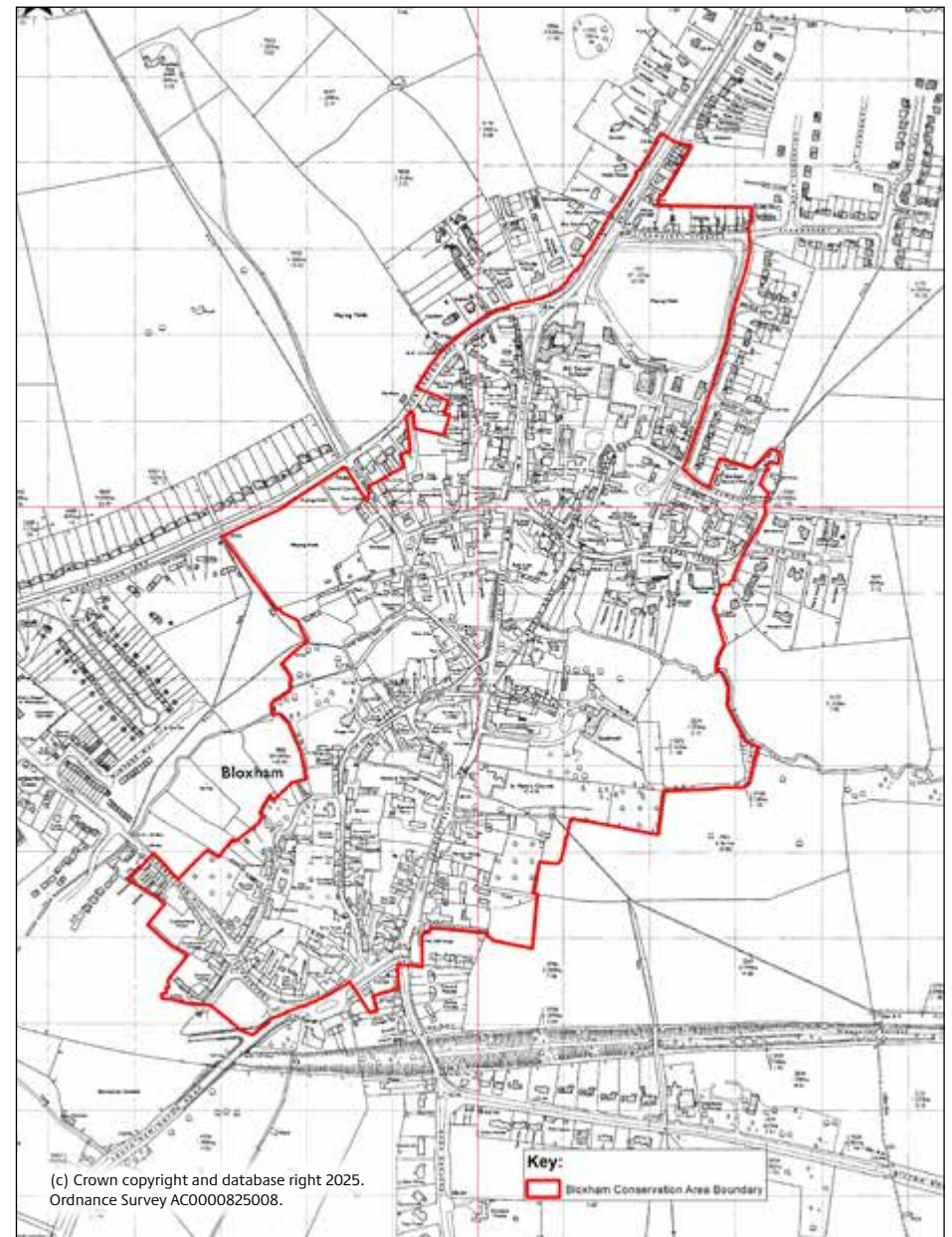


Figure 8d. Historical mapping 1-2500 1957-1976



8. Architectural History

8.1 In the Banbury region there is a distinctive regional style of domestic architecture, notable for its remarkable homogeneity in terms of material and character, and this is exemplified in Bloxham. The 16th and 17th centuries were a period of major building activity throughout the county. In the 16th century, the booming wool trade ensured that the Banbury area was ranked as the second richest county in England. This gave rise to a number of yeomen farmers who built farmhouses which are now the predominant housing type in Bloxham.

8.2 The style of architecture was deeply rooted in a craft tradition and retained its medieval origins right through to the 17th century - there are few signs of renaissance architecture in the settlement. There are very few medieval buildings, but some of the early buildings are believed to have a medieval core.

8.3 The majority of houses were built of the locally quarried stone which was of an inferior quality to that found elsewhere in the Cotswolds and therefore architectural detailing is kept to a minimum. There was a scarcity of timber in the area and timber buildings were gradually replaced by stone over a period of several centuries.

Manor houses

8.4 There were two historic manors in Bloxham – Beauchamp Manor and Amand Manor. The former stood on the site of Park Close and the latter was in the area now occupied by Godswell House.

8.5 The parkland associated with Beauchamp Manor survives surrounded by a boundary wall. The Old Manor a 17th and 18th century L-plan building (with associated barns) in Little Bridge Street are located immediately to the south of the site and are likely to have been the farm associated with the manor.

8.6 The boundary walls surrounding Godswell House may well relate to Amand Manor and the dovecot remains adjacent to Dovecot House.



Godswell House

Farmhouses

8.7 There are a number of farmhouses within the settlement dating to the 15th and 16th centuries including Killowen House, The Old Manor, Manor Farmhouse, Rectory Farmhouse, Bennetts and Little Bennetts. There are a variety of plan forms including U-plan, L-plan and T-plan, but the architectural detailing is remarkably consistent with 4 centred arches, square hood moulds and mullioned windows. The buildings reportedly retain much of their original plan form and historic fabric.



Manor Farmhouse

Houses and cottages

8.8 There are a particularly large number of vernacular stone-built houses of 17th and 18th century date throughout Bloxham. A minority of buildings including Wheatlands, the Joiners Arms (originally a house) and Seal Cottage originated in the 16th century.

8.9 The houses are constructed of the local ironstone, are of substantial build and have simple detailing, based on a medieval tradition of architecture.

8.10 The houses can be categorised by size including larger properties such as Park Close, Stone Hill House, Cumberford, Goggs Hill and Beauchamp House which are of some status and lie on elevated positions within the settlement. There are a wide variety of mid-range houses with similar features, but slightly later dates and small rows of terraced cottages including former weavers' cottages along Sycamore Terrace. The latter were specifically converted into works cottages from larger, earlier units in the 19th century.



Joiners Arms



Stone Hill

Public houses / inns

8.11 The Elephant and Castle was originally built as an inn in the 17th century with a carriage arch which straddled the alignment of the historic main road through Bloxham.

8.12 The Joiners Arms was originally a 16th century house, which later became used as a public house. There is medieval fabric surviving in the building.

8.13 The Red Lion and the Hawk and Partridge public houses are of 19th century date and are different to the majority of vernacular buildings in Bloxham – the former being of brick construction whilst the later is rendered. The Red Lion is still in use as a public house, but the Hawk and Partridge has now been converted to a house.



Elephant and Castle



Former Hawk and Partridge Public house

Rectory and vicarage

8.14 Rectory Farmhouse lies to the south and west of St Mary's Church on the opposite side of the road. It forms part of the Rectory estate granted to Westminster Abbey in 1067; passed to Godstow Abbey circa 1180 and after the Dissolution was granted to Eton College. The building is a medieval hall house on a T-shaped plan dating to the 15th century and was floored over in the late 16th century.

8.15 The Vicarage is of much later date and was designed by the Vicar George Bell in 1815 and built by E Randle. The sash windows and Tuscan porch date from this period. It was later enlarged in 1858 by GE Street who added gabled dormers and mullioned windows. The building has now been divided into separate residences The Chantry and St Mary's Lodge.



Rectory Farmhouse



Former Vicarage

Court House

8.16 The Court House is a 14th century building that was largely reconstructed between 1685 and 1689 and includes a number of medieval details. A first floor was inserted in 1887. The building is of ironstone rubble with a thatched roof and has remained in use. It is currently used as a nursery at the first floor and for the parish council on the lower floor.



Court House

Church

8.17 St Mary's Church is described by Pevsner as 'one of the grandest churches in the country'. It was under Royal Patronage until 1547 and passed from Godstow Abbey to Eton College after the Dissolution. The church largely dates to the 14th and 15th centuries has some fine masonry in the form of traceried windows and lively sculpture by a team of masons working in the local area in the 14th century. There are also surviving wall paintings and fragments of medieval glass. Milcombe Chapel was added (possibly by the master mason Richard Winchcombe) in the 15th century. The tower and spire are finely proportioned and the latter is 190ft high.

8.18 There are two chapels in Bloxham, the Baptist Chapel and Methodist Chapel, dating to 1862 and 1870 respectively. The chapels are of brick construction with stone dressings.



Wesleyan Methodist church

St Mary's Church

School

8.19 A grammar school was established in the settlement in 1610 in close proximity to the church. The doorway is the only remaining aspect of this building. It has a square hood mould and diamond stops and the inscription 'GCTWMTM Townsmen 1610'. It is immediately adjacent to the Court House.

8.20 Bloxham School (previously known as All Saints School) is one of the key buildings in the settlement. It was originally designed by GE Street on a collegiate system, but only one wing of this was built and it was later added to in an ad hoc fashion. The early buildings were all in Gothic style. The original farmhouse which was on the site remains at the core. A number of architects have been employed at the school including GE Street – school room wing (1864), dining hall (1869), chapel (1871); MO Milne chapel fittings, sanatorium / Palmer House (1874); T Tyrwhitt - Egerton House (1876), Egerton Library (1894) and Gilbert J Gardiner – Great Hall (1937). Later buildings on the site are utilitarian and of no particular architectural merit.

8.21 The village school and infants school were built in 1864 and 1870 respectively. The buildings are constructed in stone of the style usually employed by the National School movement and have now been converted to residential units.



Bloxham School



National School – now converted to residential

Village halls

8.22 There are a number of village halls of differing dates in the village, reflecting the size of the settlement.

8.23 The first village hall was erected by the Co-operative Society in 1899-1900, it is a small, simple red brick building of industrial appearance now in use as a Spiritualist Church. The Ex-Serviceman's Hall on Banbury Road was constructed shortly after the First World War and is still in use.

8.24 The Ellen Hinde Memorial Hall in Chapel Street is a stone building with the appearance of a chapel. It was built in the 1930s by the daughter of the founder of Bloxham School. Jubilee Hall is late 20th century date and is located on the edge of the settlement.



Ellen Hind Memorial Hall



Bloxham Ex-Servicemen's Hall

9. Character and Appearance

Settlement pattern

9.1 The medieval street plan is still visible in the narrow winding alleys where some houses retain a medieval core hidden by later exteriors and alterations.

9.2 The settlement was originally divided into two (known by the 17th century as Bloxham North and Bloxham South). The two ends were divided by a stream running east-west through the settlement. Development was to either side of the valley and historically there was open green space between the two areas – this has latterly been infilled and modern development has obscured views of the historic form of the settlement. The focal part of the northern village was the crossroads by the Elephant and Castle whilst the focal point to the south was around the church, vicarage, almshouses, Court House and Fiennes Manor House.

9.3 A number of larger houses of varying dates – including Park Close, Goggs Hill, Godswell, Hill House and Ashwell House – were constructed on high ground no doubt to enhance the perceived status of the building as well as to take advantage of the views.

9.4 Until the early 19th century (1815) the main road running through the settlement was on a different alignment and the historic route can still be seen within the settlement pattern. The road was straightened at the time and now runs on a north-south alignment.

Land use

9.5 The land use throughout Bloxham is predominantly domestic, but there is a thriving commercial centre and a number of public houses. There are the usual range of institutional uses including church, parish rooms, schools in addition to a small museum. Bloxham School has had a significant impact on the physical and social development of the settlement since its construction in the late 19th century.

Building age, type, scale and massing

9.6 The buildings in Bloxham predominantly date to the 16th and 17th century, during the period of prosperity in the Banbury area linked to the wool trade. The majority of historic buildings date to this time and include a substantial number of well-built Yeoman's houses as well as smaller cottages and the Manor Houses. The buildings are predominantly of two storey construction and of domestic scale, although there are an isolated number of three storey buildings or those set back within their own grounds. The buildings associated with Bloxham School, the church and Godswell House are the exceptions in terms of scale and type.

Construction and materials

9.7 The historic properties within Bloxham Conservation Area are, almost without exception, constructed of the local ironstone. The detailing is kept very simple as the stone is not of high quality for architectural detailing. The buildings are of simple, vernacular, rectilinear construction.

9.8 There are a mixture of materials used on the roofs, predominantly clay tile and Welsh slate with some thatch and limited stone slate. Concrete tiles are also found.

9.9 There are a small minority of red brick properties within the area.

Means of enclosure

9.10 In many locations the buildings are constructed to the rear of the pavement with no boundary features between the buildings and roads. The main boundary features, where they exist, are stone boundary walls. There are also a number of mature hedges and some limited examples of iron railings.

Trees, hedges and green space

9.11 Pockets of green space can be found within the historic settlement particularly associated with the Bloxham School and the Green Centre character area. There are areas of the settlement where there are larger properties with surrounding mature grounds. The area running through the centre of the settlement known as The Goggs has a stream running through it and a number of historic footpaths crossing the green space.

9.12 The area surrounding the 1815 realignment of the road also has a substantial area of green space and was historically the village green.

9.13 The green area to the north of Park Close is believed to have been the medieval / post- medieval parkland associated with the former Beauchamp Manor House.

Carriageways, pavements, footpaths

9.14 The principal road through Bloxham was diverted in the early 19th century, but the line of the original road can still be traced and forms part of the backbone of the development of the plan form of the settlement. There are also a number of formal footpaths which run through the settlement in the form of alleys and lanes these make a significant contribution to the character of the village and should be retained in their original alignment wherever possible.

9.15 The main road surface throughout Bloxham is tarmac, however Bloxham retains a wide variety of paving using historic materials in different locations throughout the settlement. The different materials include York setts, granite setts stone flags, cobbles and brick and make a significant contribution to the character of the conservation area.

Key views and setting of conservation area

9.16 The area surrounding Bloxham has been subject to a considerable amount of development through the late 20th and early 21st centuries with much of the surrounding area being subject to housing development, particularly to the north and west of the conservation area. The area retains its rural setting to the east and this is of particular significance to the character of the settlement.

9.17 Views in and out of the conservation area are limited by later development, but there are a number of key views within the settlement which are detailed within the individual character areas. Views of the church and school are of particular significance as these are key landmarks within the settlement.

Figure 9. Green spaces

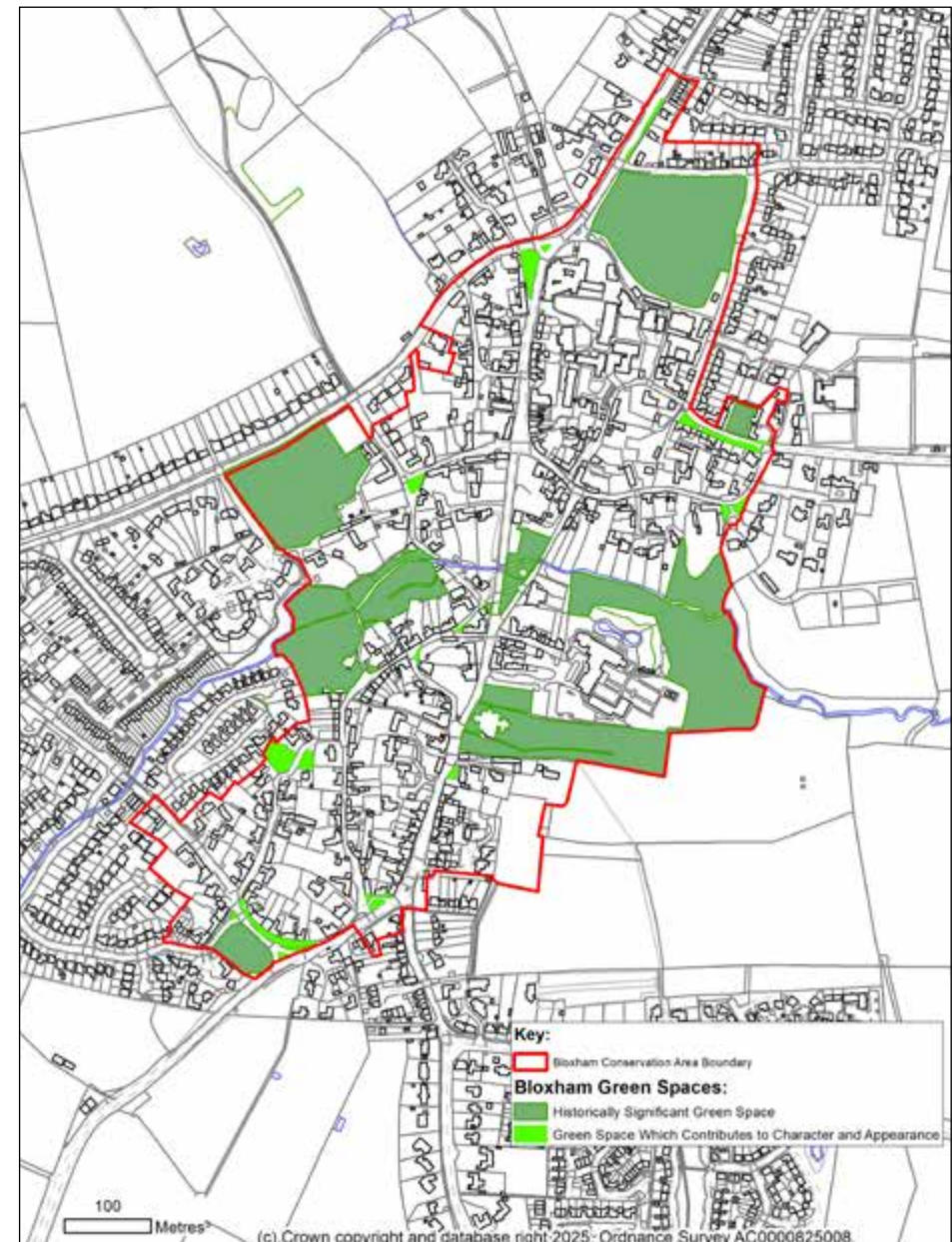
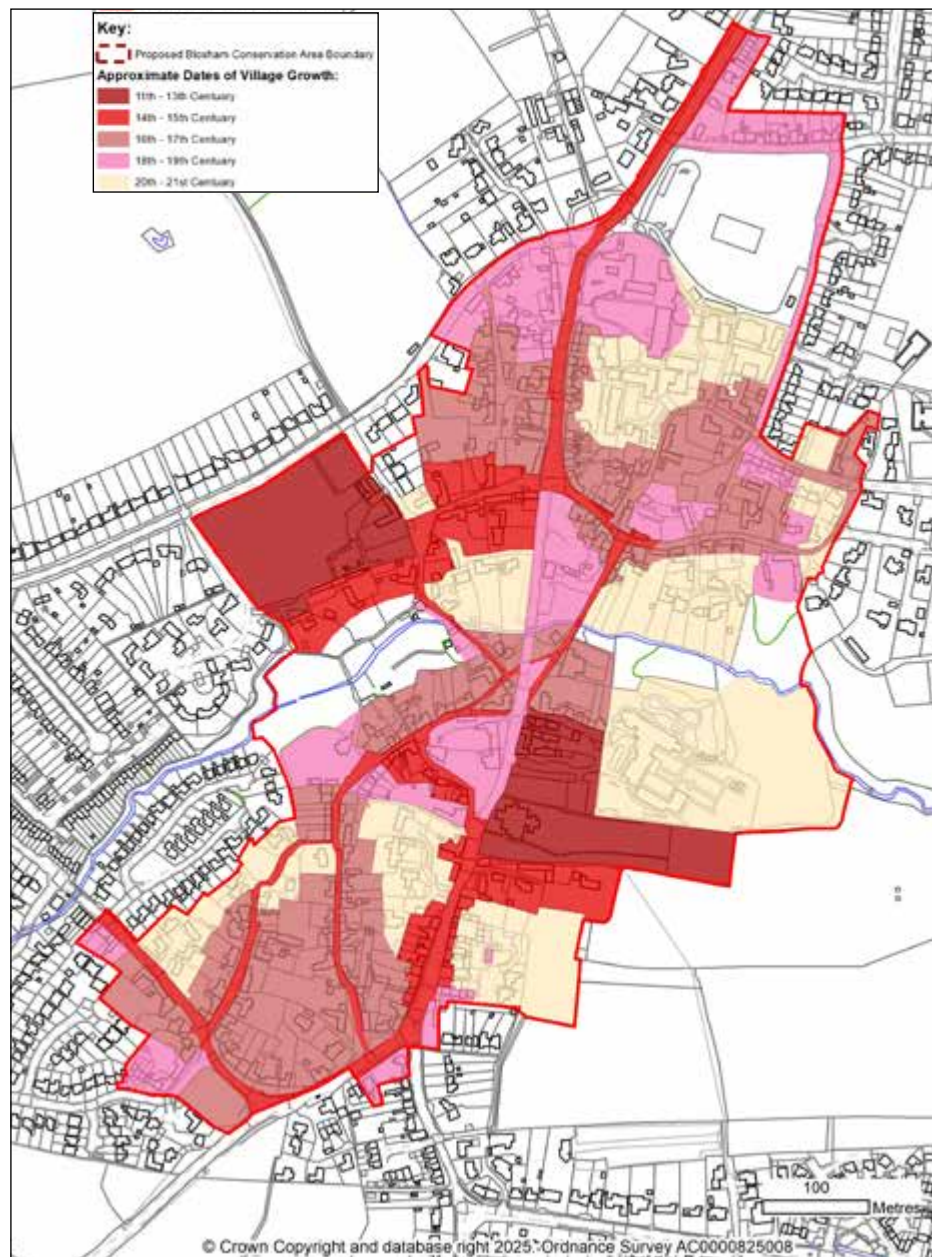
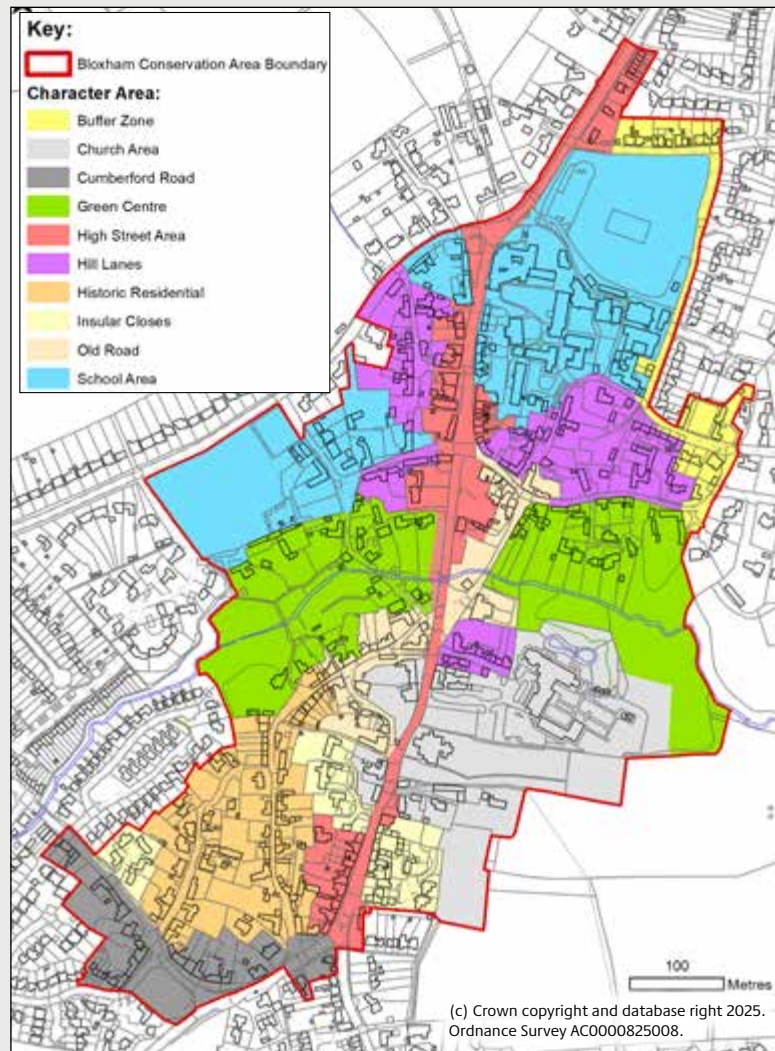


Figure 9a. Historic development and growth of settlement



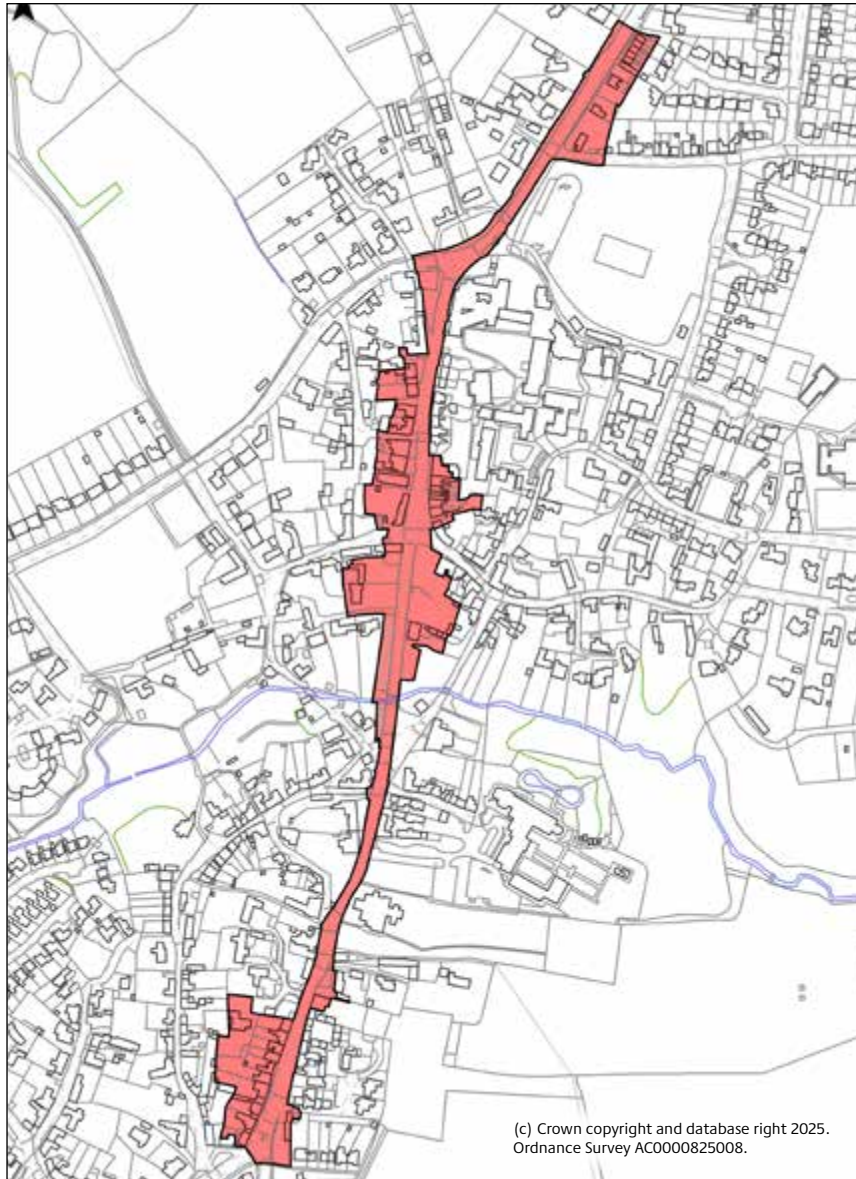
10. Character Areas

Figure 10a. Character areas



Character and appearance

Figure 10b. High Street Area



10.1 High Street Area

10.1.1 The High Street is a linear character area which runs through the centre of the settlement. It follows the line of the re-aligned main road (which was altered in the early 19th century).

Land use

10.1.2 The character area includes the road throughout with a small amount of housing at the south and north of the settlement and the central commercial area. The commercial area (which currently includes a barbers, pharmacy, fish and chip shop, convenience store, post office, beauty salon and kitchen shop) was until recently concentrated in a small area to the west of the High Street. This area is beginning to expand. There is also the red brick ex- Serviceman's Hall and the Red Lion public house which are located slightly further to the south of the commercial zone.

Street pattern

10.1.3 The High Street is a continuous linear route through the centre of Bloxham. This follows the realigned route of the road from Banbury to Chipping Norton. The road crosses the brook and the valley at the centre of the settlement over a raised Victorian bridge.

10.1.4 The majority of properties form a tight boundary alongside the road with small front gardens. The central commercial area is set back from the general building line through the settlement and allows for parking to the frontage of the properties. This pattern of development is also seen on the east side of the road and further to the north. The large red brick villas of Sunnyside and High House are set back significantly within large gardens surrounded by stone boundary walls.

Building age, type and style

10.1.5 The majority of buildings which are included within the High Street Character Area are of two and three storey construction and modest scale.

10.1.6 The terraces to the south of the area are two storey and predominantly stone. They are likely to date to the 17th and 18th century and follow the alignment of the road of the original road

10.1.7 The buildings further north are a mixture of two and three storeys and predominantly red brick or rendered. It is likely that they relate to development in the settlement following the realignment of the road.

10.1.8 The buildings to the north of the settlement are residential and comprise a mixture of three storey red brick terraces and detached two storey buildings which have been rendered.

10.1.9 The commercial area comprises a mixture of 19th townhouses, which are slowly being converted to commercial use. The properties on the west side of the road are late 20th century replacement buildings. The buildings themselves are not of any intrinsic historic or architectural merit, but are at least based on an historic alignment. The area could be enhanced by a more cohesive approach to signage and parking.

10.1.10 The Red Lion Public House is a red brick building, now painted, which is strategically placed at the beginning of the bridge along the alignment of the new road. The large red brick villas of Sunnyside and High House are likely to have also been built following the realignment of the road.

Scale and massing

10.1.11 The buildings are predominantly two or three storey and of modest scale. The majority of buildings in the character area are terraced and either follow the line of the road (to the south) or are slightly set back in the commercial area. The detached dwellings are either in scale with the terraces (to the north of the settlement) or set back sufficiently from the road (in the case of Sunnyside and High House) to not have a dominating impact on the settlement.

Construction and materials

10.1.12 This character area has a greater mix of materials than most in the settlement. There are a number of red brick buildings spread throughout the character area, which were likely constructed following the re-alignment of the road in the early 19th century. This includes the Red Lion Public House, the Bloxham Co-op building and a terrace of buildings in the commercial area as well as the residential terrace at the north end of the village and High House and Sunnyside.

10.1.13 There are also a number painted or rendered buildings. There are a mix of roof materials including slate, tile and concrete roof tiles, but only a minority of thatched buildings.

Means of enclosure

10.1.14 The domestic buildings at either end of the character area have low stone walls enclosing small front gardens. The small, detached dwellings to the north of the area have wrought iron and timber fences mixed with mature hedges.

10.1.15 The buildings in the commercial area do not have boundary features but are set back from the road to allow for car parking for visitors to the centre.

Trees, hedges, verges and open spaces

10.1.16 There is little greenery through the majority of High Street Character area, although areas of green from other character areas are visible (including the playing fields of the school and the churchyard).

10.1.17 The character area itself is characterised by the road which runs through the area. There are some trees and mature gardens at the north end of the settlement and around High House and Sunnyside. The former village green, which was truncated by the road, lies to the south of the commercial area and there are a number of mature trees in this area.

Carriageway, pavements and footpaths

10.1.18 The road running through the core of the settlement is the main A361 between Banbury and Chipping Norton and therefore needs to adhere to highways standards. The signage and road markings currently have a proportionate impact on the conservation area. Any new developments in the area should take the impact on the character and appearance into account with the need for specialist, bespoke solutions being considered.

10.1.19 There are a range of paving materials throughout the area including flagstones and setts as well as tarmac and concrete. The area is subject to heavy traffic movements as well as pedestrian traffic and therefore any historic paving is subject to significant wear and tear, but it should be preserved and repaired wherever possible.

Key views

10.1.20 There are several key views along High Street. These are dominated by the two spires of the key buildings in Bloxham – St Mary's Church and Bloxham School. Views of these two iconic buildings are of high significance to the character and appearance of the conservation area and should be preserved. The key views of significance are on both approaches into the settlement and from the valley at the centre of the settlement.



High Street - Commercial Zone

Figure 10c. High Street visual analysis

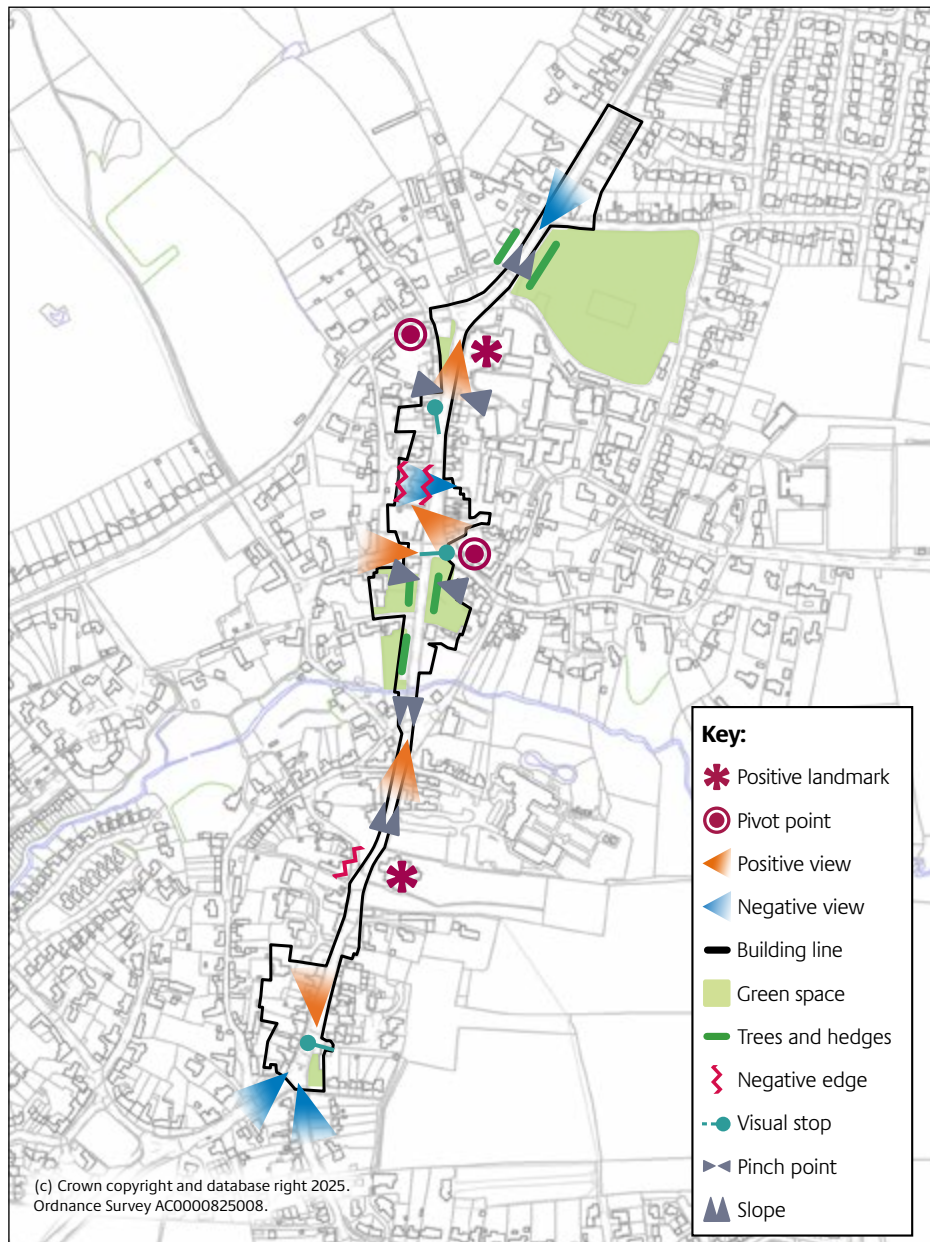
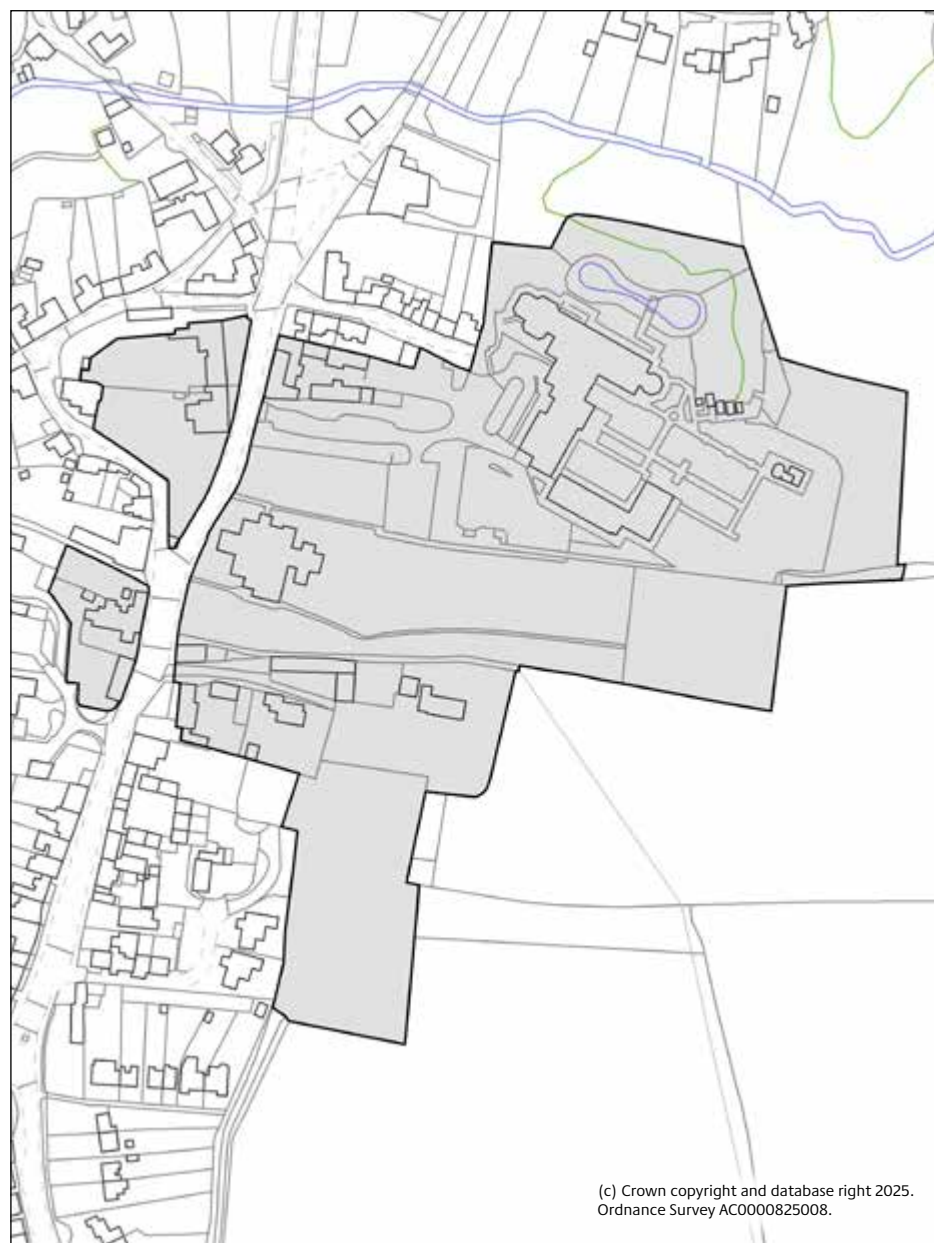


Figure 10d. Church Area



10.2 Church Area

Land use

10.2.1 There are a wide range of uses in this character area including St Mary's Church, Bloxham Museum, a nursery and parish room, an NHS centre including surgery and a care home.

10.2.2 The remainder of properties are residential including the former school house and school which are now converted to residential.

10.2.3 The former rectory and vicarage are also in residential use, although it is unclear whether they remain in church ownership or are privately owned. The previous 2007 appraisal noted that Rectory Farmhouse was in the ownership of Eton College.

Street pattern

10.2.4 The Church Area is located on both sides of the High Street with church passage branching off to the east and two cul-de-sac roads. It incorporates St Mary's Church, Bloxham Museum, a nursery and parish room and an NHS centre (including a surgery and a care home). The area to the east of the road includes the land historically associated with the church and Godswell House and extends beyond the built-up limit of the village.

Building age, type and style

10.2.5 This character area displays buildings of a wide range of different architectural styles and ages, all drawn together by their ecclesiastical connections. The Parish Rooms and the residential houses around it, namely Cockclose Cottage, Merrilets and Yew Tree House are 20th century, predominantly two storey buildings, some using older stone. These buildings are typical of their time, but they do not have a negative effect on the area.

10.2.6 Godswell Natural Therapy Centre abuts the road with a large windowless wall and is two storeys high. The building itself is 19th century red brick but with some older stone sections and was originally an ancillary building to Godswell House.

10.2.7 Godswell House (unlisted) is placed further back from the road and historically lay within its own grounds. It is a large three storied Victorian red brick building with stone dressed details and some later alterations, built over a footpath which reportedly leads to a holy well, a path that stayed in use theoretically after the house was built. The building has now been converted for use as a care home and has some large extensions and other institutional features.

10.2.8 To the north west of the church, the vicarage building (listed as grade II) has been divided into two properties, St Mary's Lodge and The Chantry.

10.2.9 Further south along the High Street Rectory Farmhouse (Listed grade II*) is a fine two storied, 18th century building with stone mullioned windows. Opposite is the Court House (Listed grade II), now home to Bloxham Museum, a meeting room and a nursery. This 17th century two storey building contains 14th century details, a doorway with chamfered arch and hood and a small window. There is also a faint inscription 'G.C.T.W.T.M. Townsman 1610' on the east side of the building. Last but most importantly there is the church building itself (Listed grade I). St Mary's is mostly 14th and 15th century, the west tower and spire in particular dominates the Bloxham skyline. The style is generally Decorated Gothic with elaborate and finely carved traceries. There was major restoration in 1864 by G.E. Street and the east stained glass window which also dates from this period was designed by William Morris and Edward Burne-Jones. This significant building (along with its associated barn) is described in more detail in Pevsner, its value is widely accepted, and it makes a significant contribution to the character and appearance of the conservation area.

Scale and massing

10.2.10 With the exception of the St Mary's church the buildings within this area are of two storey. The buildings are largely detached (with the exception of The Chantry and St Mary's Lodge and the range of buildings leading back from the Court House). The density is low with many of the properties set within their own grounds.

Construction and materials

10.2.11 All the buildings are slate roofed, blue and Stonesfield, apart from the courthouse which is thatched. Godswell House and Natural Therapy Centre are the only red brick buildings, indicating their 19th century construction, all the rest within the area being built in ironstone. The back of the parish rooms on the passage by the church has evidence of later restoration and rustication

Means of enclosure

10.2.12 The Godswell Centre boundary with the church is marked by a red brick wall built on top of an older stone foundation. The remainder of the churchyard is enclosed with a 5 ft stone wall, with the exception of Church Passage which has metal railings.

10.2.13 Godswell House's grounds descend through rough grassland to a mature hedge on the valley floor. The old vicarage building is stepped back from the road and protected by large overgrown hedges on top of low stone walls. High stone walls also enclose Rectory Farmhouse and Cockclose Cottage.

Trees, hedges, verges and open spaces

10.2.14 At the east side of this character area there are large open fields with views out of the village. This is historically an important area with paths that once led to a well and also to the back of the churchyard for infectious corpses to be carried at night from the

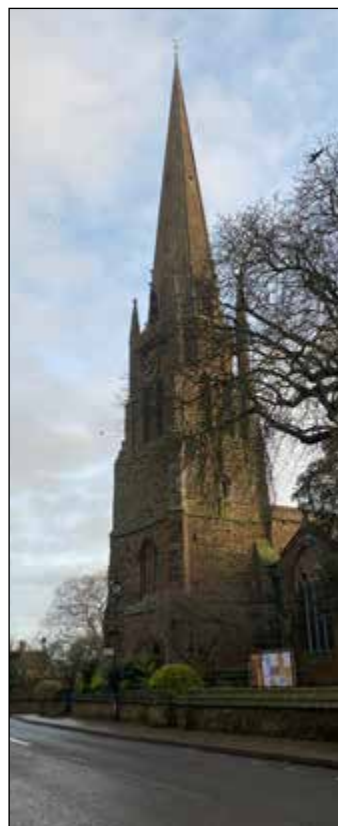
Pest House which was located to the south of the conservation area. There are earthworks potentially associated with ironstone quarrying immediately to the east of the conservation area. The churchyard also contains many mature trees, particularly lining church passage.

10.2.15 The grounds of Godswell House have now been significantly developed with the structures and buildings associated with the care home and much of the open nature of the landscape in this area has been lost.

Key views

10.2.16 There are key views into and out of the conservation area to the east, across the valley from Godswell House to the north accentuating the topography. The rural setting to the conservation area is of particular significance in this area and is the final remaining section of land where the settlement of Bloxham can be appreciated within its rural context as the majority of the remainder of the village is surrounded with modern housing development.

10.2.17 There are also key views up and down the High Street. The position of the church close to the road at a pinch point on the historic route is striking; it dominates the skyline from both directions and contributes significantly to the character and appearance of the area.



Church area - View of Church

Figure 10e. Church Area visual analysis

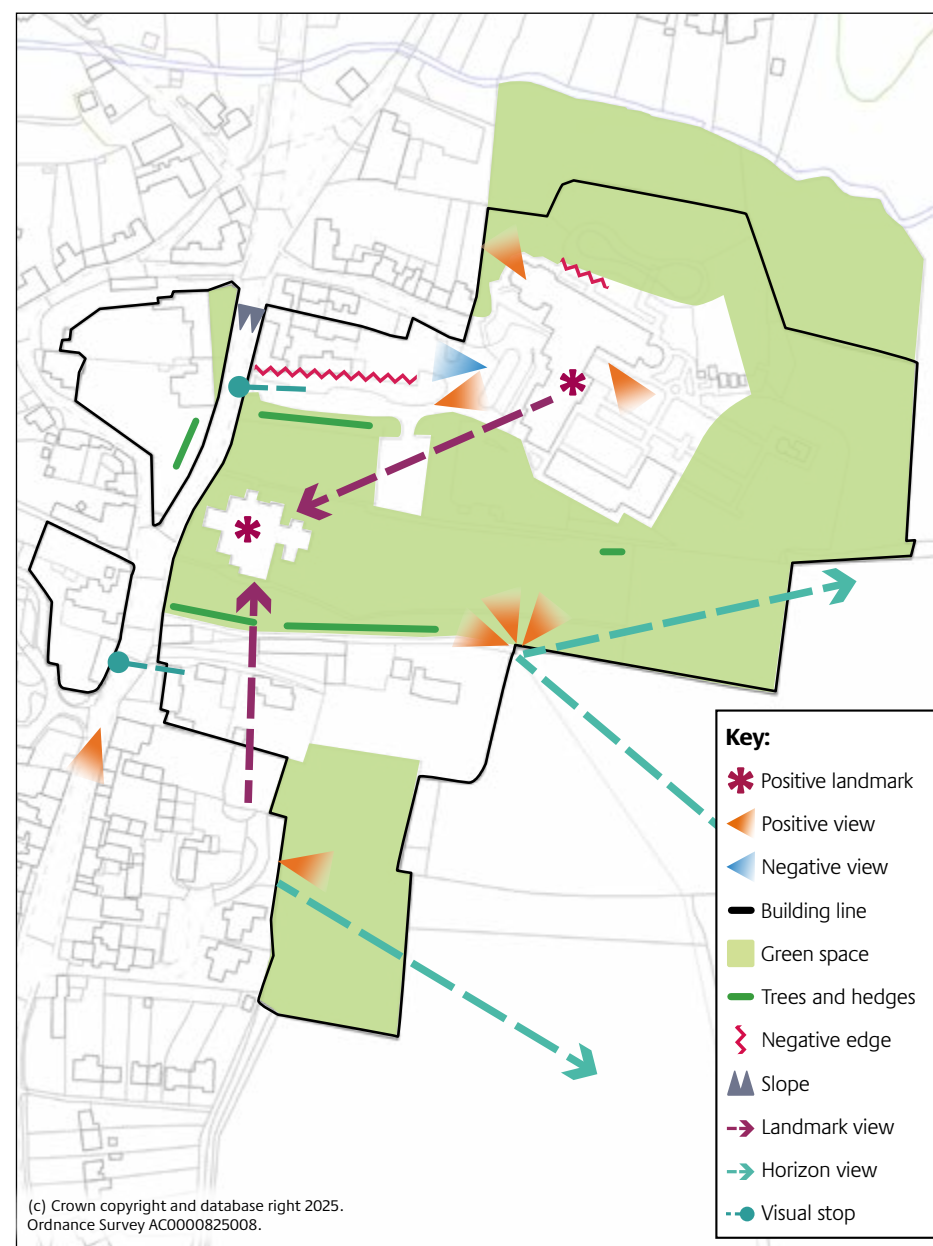
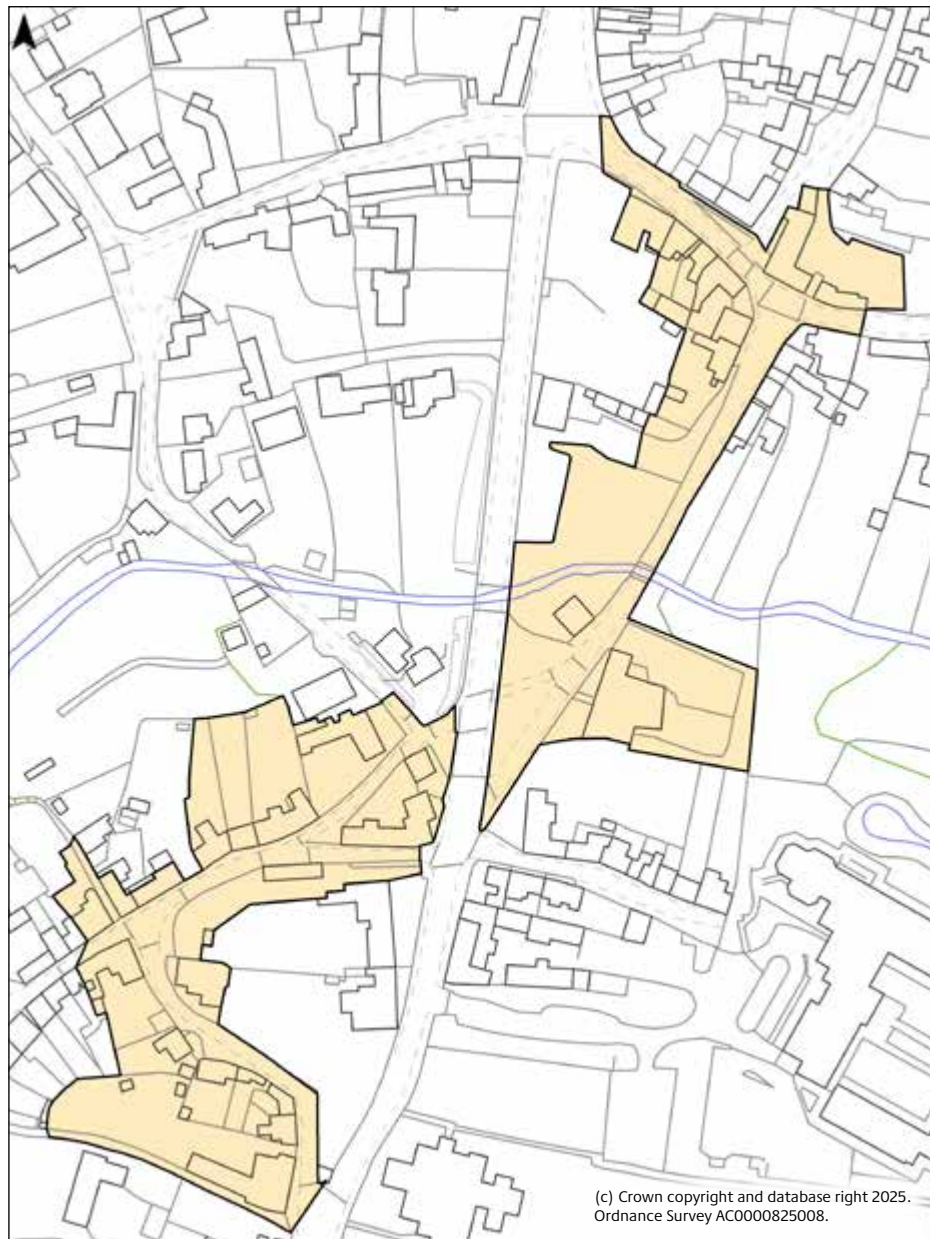


Figure 10f. Old Road map Area



10.3 Old Road

Land use

10.3.1 The land is predominantly residential. There are, however, a number of historic public houses / inns which lined the route of the original road. The Joiners Arm and Elephant and Castle are still in use as public houses, but the Hawk and Partridge has been converted to residential and is now known as Partridge House. The former Baptist Church is also located in the area.

Street pattern

10.3.2 The character of this area is based around its street pattern, following the alignment of the old main road. The whole area is of historical interest as the route of the old main road which most probably follows the route established through the original Anglo-Saxon settlement. The main road was constructed in 1815 under the auspices of the Bloxham Feoffees and Turnpike trustees.

10.3.3 The current High Street cuts through the area at the point where Unicorn Street meets Old Bridge Street and the old village green once started. The green is still in existence, but is now divided by the current alignment of the A361. The old road left the course of the High Street at Hawke Lane and rejoined either at Humber Street or at a junction with Water Lane.

10.3.4 The route of the road can be clearly seen within the existing streetscape and along Old Bridge Road the land drops to either side as a bridge traverses over a stream beneath the road.

Building age, type and style

10.3.5 The buildings in this area are predominantly 16th and 17th century traditional domestic architecture of a yeoman farmhouse style, with a few terraced properties and a few larger Georgian dressed stone houses, notably, Stoneleigh House, and Humber House. There is also a Baptist Church built in 1862.

10.3.6 The Joiners Arms is a mid 16th century house with an impressive moulded four-centred arch doorway with quatrefoils in the spandrels. In a wall at the back of the pub there is a re-used 1300s doorway with roll and hollow mouldings. The Elephant and Castle is a purpose-built 17th century inn with a carriage entrance through which the main road used to run and retains some original mullioned windows.

Scale and massing

10.3.7 At the northern and southern ends of the character area there are a number of terraced houses, this gives a strong sense of enclosure and strong building lines, particularly in Unicorn Street due to the narrowness of the street and height of the property walls. Most of the buildings within this area are 2-3 storeys high with the exception of the Elephant and Castle which is four. In the middle of the character area along Old Bridge Road where the road runs across the brook the area opens up, the land levels drop and the lower walls and greenery on both sides create a sense of openness.

Construction and materials

10.3.8 The majority of buildings are stone with slate, concrete tile or thatch roofs. The Baptist Church is red brick with stone dressed windows. Humber (Listed grade II) and Stoneleigh Houses are both faced in carefully dressed stone. The Joiners Arms has white timber shutters on its upper windows and a blue slate roof which was once thatch. Almost all the stone houses have red brick chimney stacks.

Means of enclosure

10.3.9 On Old Bridge Road there are close boarded fences (which detract from the area), metal railings and low stone walls with top stones over the brook. Elsewhere within the area stone walls are the main method of enclosure, with the exception of the Baptist Church wall which in keeping with the building is red brick. The narrow lane to the south of Partridge House has wooden fencing on one side and stone on the other. Where Unicorn Street meets the High Street there is some use of hedging although generally on Unicorn Street the houses directly abut the road.

Trees, hedges, verges and open spaces

10.3.10 The area is largely built up with only small pockets of green. The main area of greenery is the area of the former Green, which is now bisected by the A361 road. The green space has been compromised by later developments and has become subject to some street clutter. There is also a large area of green space around the brook in the garden of the Joiners Arms.

10.3.11 There is a small area of grass verge by the Baptist Church. There are also small areas of grass at the north end of Unicorn Street, on Old Bridge Road and on the north side of Humber Street.

10.3.12 In terms of trees there is also a large weeping willow to the west of Old Bridge Road in the garden of the Red Lion that makes a positive contribution to the conservation area and some mature trees in the garden of The Chantry add to the character of Hawke Lane.



Old Bridge Road- junction between former road layout and current layout

Figure 10g. Old Road visual analysis

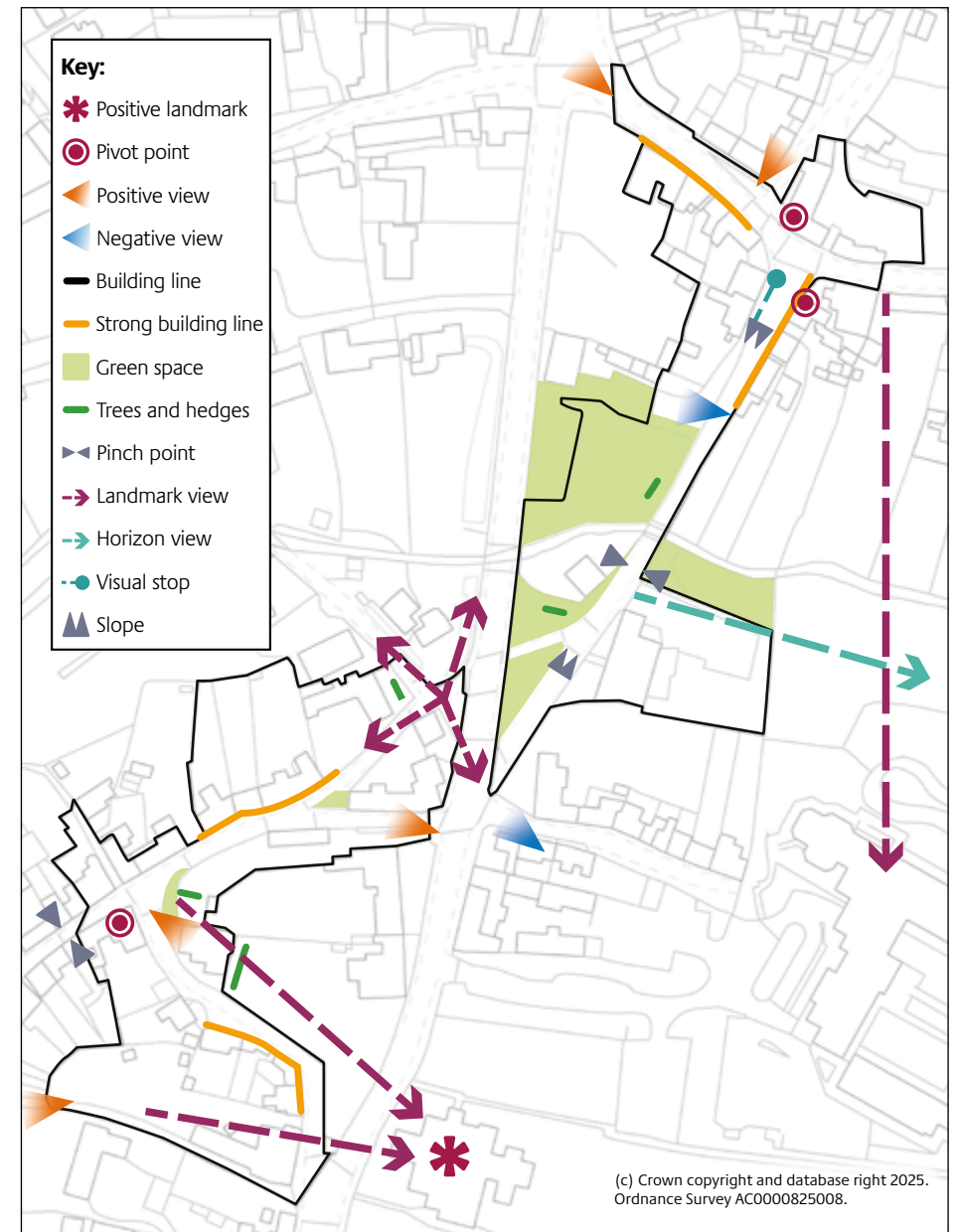
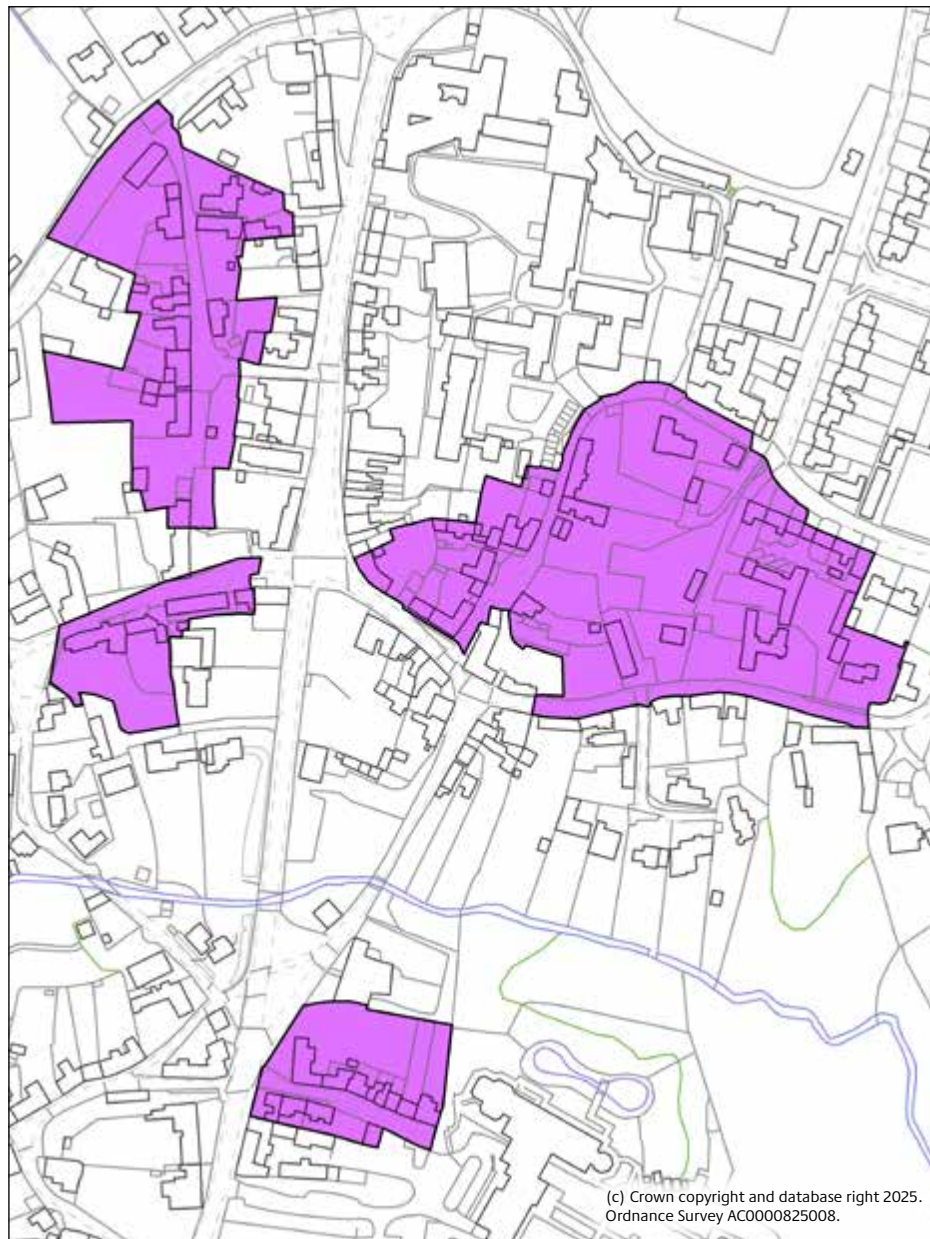


Figure 10h. Hill Lanes



10.4 Hill Lanes

Land use

10.4.1 This character area includes five lanes around Bloxham: Rosebank, Chapel Street, Workhouse Lane, Stone Hill and Merrivales Lane. These areas are characterised by their steep topography and are now predominantly residential, although Ellen Hind Memorial Hall lies in Chapel Street, and the earliest village hall to the rear of the former Co-operative building is now utilized by a Spiritualist church.

Street pattern

10.4.2 This character area consists of short, winding and predominantly narrow lanes which produce some of the most important and scenic views of the village. Stone Hill and Rosebank in particular allow strong visual links to the key landmark buildings and give a sense of early settlement.

Building age, type and style

10.4.3 The buildings in these areas are predominantly dating from the 16th to the 19th century and include a range of yeomen's houses, cottages and larger properties. This area includes many of Bloxham's most impressive buildings. Ashwell House in Stone Hill, Bennets in Rosebank and Manor Farmhouse, Chapel Street are all of particular note and are believed to contain significant historic fabric.

10.4.4 Ashwell House is believed to have stone lined tunnels beneath it; Bennets is a large farmhouse of 1630 and Manor Farmhouse is believed to have a 14th century core.

10.4.5 Merrivales Lane displays an impressively preserved row of 2 storey traditional houses of the late 16th century. The other lanes have a combination of yeoman farmhouses and detached three storey houses

set within large gardens. Many of these including Stone Hill House, Manor Farmhouse and Old Park Farm often have Georgian façades but more historic cores.

Scale and massing

10.4.6 There is a variety of scale and massing in this character zone.

10.4.7 The topography in these lanes impacts on the perception of scale. A number of buildings along Workhouse Lane and off Stone Hill Lane appear to have been deliberately located to take advantage of the elevated topography Old Park Farm, Stonehill House and Hill House in particular appear monumental. The majority of properties are detached or semi-detached.

10.4.8 The area with most continuity is Merrivales Lane where the houses are terraced and of a similar age and approximate height; although the houses to the south of the lane are higher due to the natural change in topography. There is another row of terraced houses, which appear to have converted from a stable range or similar to the north of Manor Farmhouse.

Construction and material

10.4.9 The larger houses in this character area display dressed stone and blue slate, concrete tile or Stonesfield slate roofs, while Merrivales Lane is a mixture of thatched and slate / tile roofed properties.

10.4.10 There are a minority of red brick properties in the area including the former industrial building (now Spiritualist Chapel) and Old Dairy in Workhouse Lane.

Means of enclosure

10.4.11 There are a variety of forms of enclosure around this character area. Rosebank in particular is partly enclosed by high stone walls creating an impression of a much narrower road. Some of the stone

walls are finished with red tiles or brick and are around 7ft high. This height of boundary is also seen on Stone Hill.

10.4.12 In Workhouse Lane the enclosure is predominantly very low walls enclosing small flower borders. Merrivales Lane has a strong building line straight onto the lane with gardens at the back.

Trees, hedges, verges and open spaces

10.4.13 The area is largely urban with only a small minority of green verges and a singular triangular green (at the junction with Stone Hill Lane and Little Bridge Road), which makes a positive contribution to the character of this area.

10.4.14 A number of the larger properties have mature gardens and vegetation growing to the frontage of the houses which helps relieve the urban impact.

Carriageways, pavements and footpaths

10.4.15 The footways display a range of materials, mostly stone slabs, but also some examples of concrete paving and in Merrivales Lane grey stable block paving. The carriageways are all tarmac with concrete or granite kerbs.

Key views

10.4.16 There are a number of key views into and out of the area due to the topography.

10.4.17 The view from the intersection of Stone Hill and Little Bridge Road is particularly picturesque, descending to the greenery around the brook before rising up to the church spire on the skyline.

10.4.18 Merrivales Lane due to similar style and height produces a traditional and picturesque view. The views around Rosebank / Rose Cottage are similarly traditional with the cottage sitting at right angles to the road hiding the lane that runs behind it to the right.

10.4.19 There are a number of views of the St Mary's Church and Bloxham School from varying locations in the character area.



Hill Lanes - view down characteristic lane

Figure 10i. Hill Lanes visual analysis

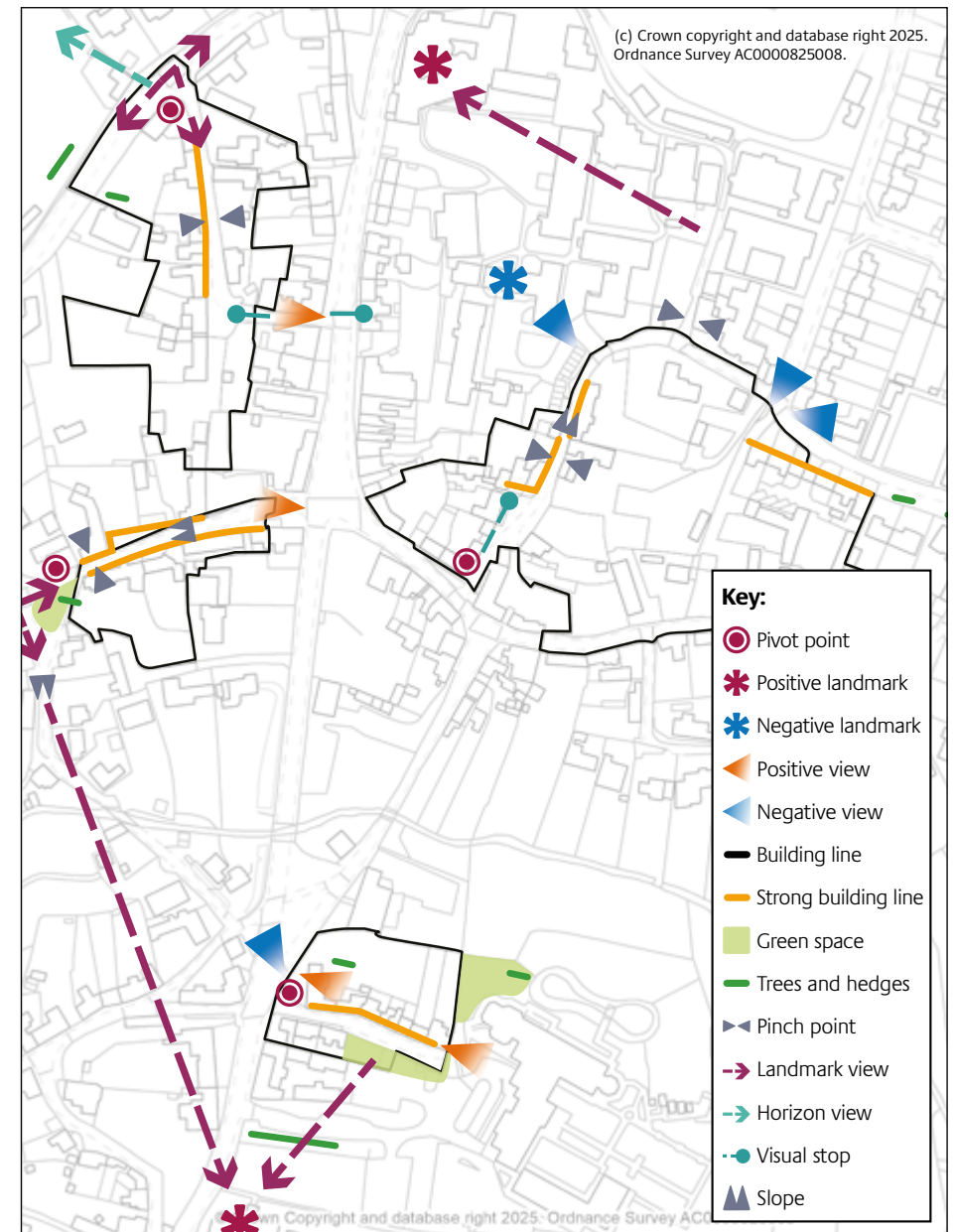
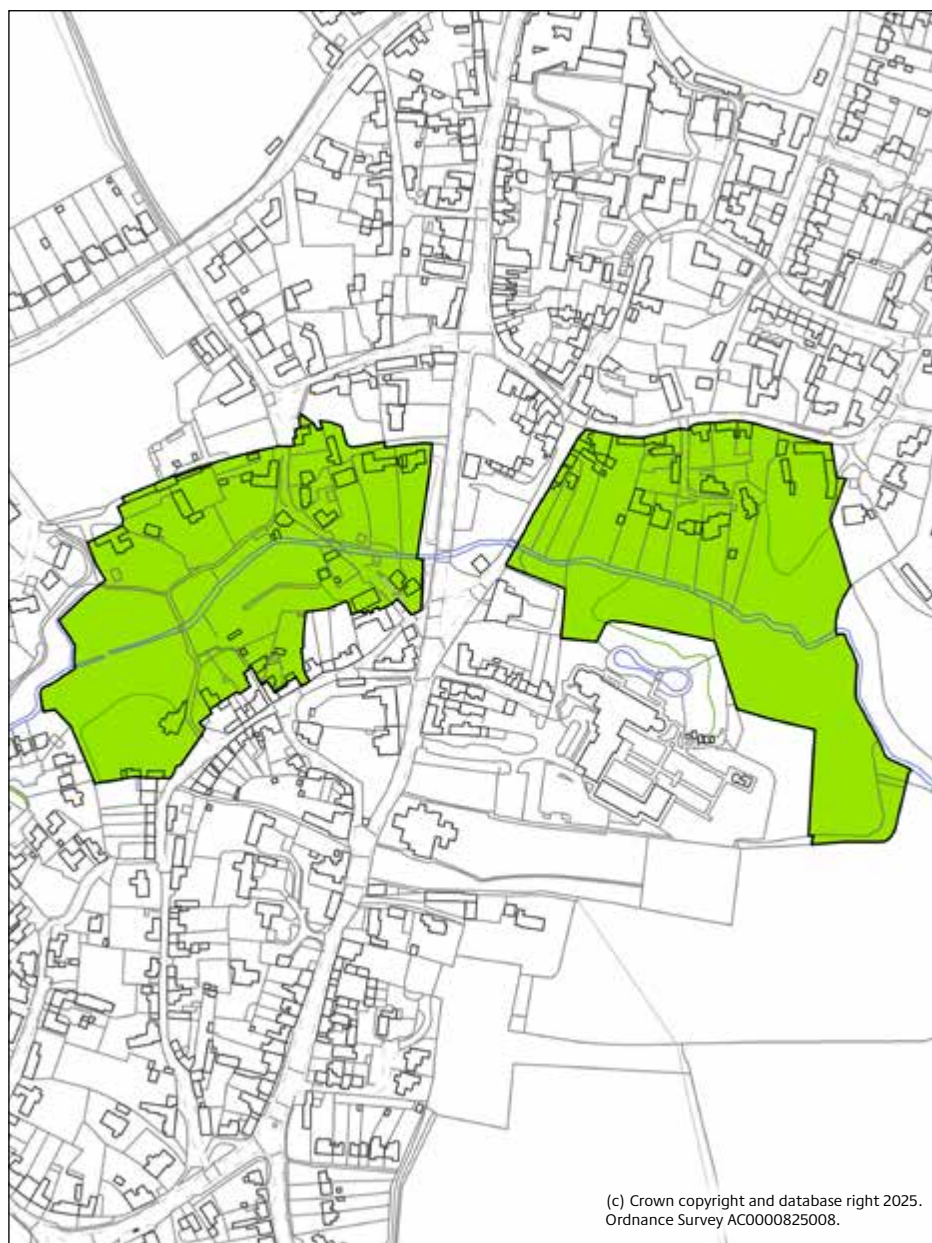


Figure 10j. Green Centre



10.5 Green Centre

Land use

10.5.1 The predominant land use is undeveloped green space which forms around Bloxham Brook, a tributary of the Sor Brook and its associated valley. The land is used for a mixture of purposes including gardens, small holdings, pub gardens, parking. The land is not particularly well maintained and could be significantly enhanced.

10.5.2 The properties in this character area are entirely residential, consisting mostly of detached houses within their own grounds.

Street pattern

10.5.3 This area is defined by its position within the topography of the village rather than any particular street pattern. The only main road included is Little Bridge Road which unlike Old Bridge Road and the High Street runs low enough to be part of the general character of the area.

10.5.4 There are a number of small paths and rights of way that make up the area known as the Goggs on the west edge of the zone. These routes cross and follow Bloxham brook which runs the length of the green centre.

Building age, type and style

10.5.5 The buildings are a wide range of dates. The smaller cottages by the brook in the centre of the area are probably of 17th century origin. There are several larger buildings which are sited to take advantage of the topography providing both a sense of status and views across the valley. Goggs House and the Old Manor are likely to have originated in the 16th century, although the former currently has a Victorian facade. Brook House and Woodbine Cottage are of a yeoman farmhouse style indicative of the area.

10.5.6 There are a substantial number of 20th century buildings which infill the area and are located on the slopes, some of these detract from the historic form of the settlement.

Scale and massing

10.5.7 The majority of buildings within this area are large, detached buildings of 2-3 storey set within their own large gardens. There are a few smaller dwellings within the area, for example Rose and Spring Cottage which lie next to the footpaths leading to the Goggs and are compressed two storey buildings.

Construction and materials

10.5.8 There are a number of dressed stone buildings, but also a number of red brick properties, which are generally little found in the settlement. Two notable examples are Goggs House and Esperance Villa, which are roofed in terracotta tiles with a decorated roof ridge and blue slate respectively. There are also a number of thatched cottages constructed of coursed ironstone, such as Spring Cottage, Woodbine and Rose Cottage. In the north and east of this zone there are modern infill brick and concrete houses with concrete tile roofs.

Means of enclosure

10.5.9 The majority of the properties are enclosed by high stone walls or hedges. In the case of those on either side of the High Street metal and wood railings are used.

10.5.10 The green space around the Goggs area contains a series of spaces on the valley floor enclosed with wire mesh and wooden fences, some of which may contain small allotments, sheep and poultry.

Trees, hedges, verges and open spaces

10.5.11 The feel of this character area is quite rural in parts, notably around the Goggs and the valley below Godswell House where the busy main road is barely audible.

10.5.12 The green centre is formed by large numbers of important trees many of which are key to the character of the area.

10.5.13 There are a large number of public rights of way across the area which are ancient routes, possibly leading to wells or a laundry pool.

10.5.14 The paths and surrounding landscape are, however, not well maintained in parts and therefore do not enhance the character and appearance of the conservation area as much as they could.

10.5.15 The truncated village green, which was cut through by the current road similarly does not make the contribution that it could to the area and has become a centre for street clutter with speed camera, litter bins and similar located in the area. The War Memorial and memorial bench do however provide a positive focus for the area.

10.5.16 Modern infill has eroded some of the character of the area by developing on the valley slopes.

Carriageways, pavements and footpaths

10.5.17 Little Bridge Road is tarmacadam with concrete kerbs and stone slab pathways.

10.5.18 The footpaths in the valley below the Goggs generally have no paving and comprise compressed earth, but are enclosed by fences, hedges and in a minority of cases walls. One path has a wooden footbridge across Bloxham Brook and another, leading up to Spring Cottage, comprises a number of timber and brick edged steps.

Key views

10.5.19 The view from the back of Godswell House across the valley to what was once its kitchen garden, now known as Steeple Close, reveals the strength of the topography in this character area. From this point the strong visual connection of the Church and school spires are striking.

10.5.20 The deflected views associated with the Goggs footpaths are also important to the character of the area. The trees and hedges on these paths form green tunnels that are disorientating and create a distinctively different environment from that of the village High Street, especially at night.



Green Centre - view across valley from Godswell House

Figure 10k. Green Centre visual analysis

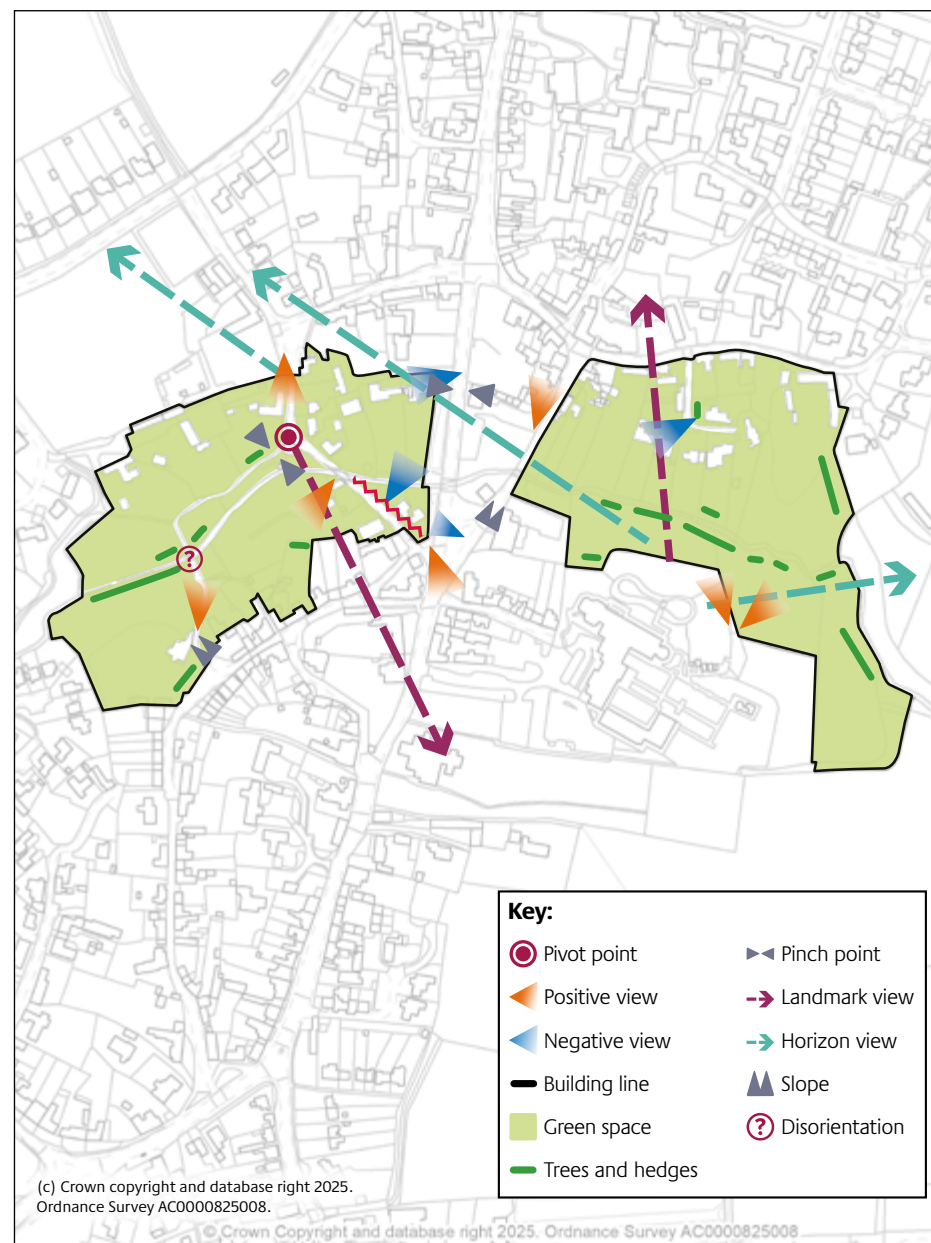
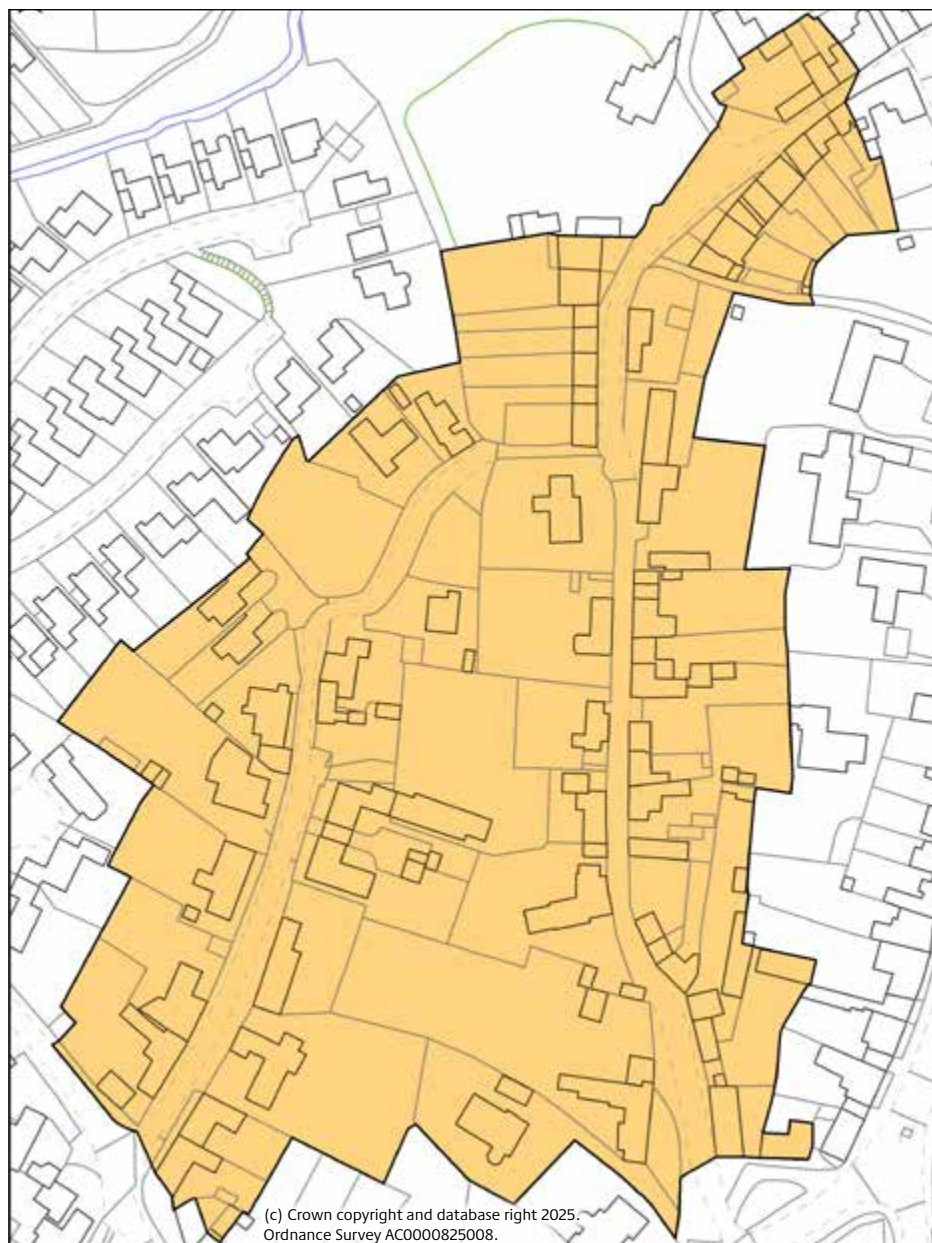


Figure 10I. Historic Residential



10.6 Historic Residential

Land use

10.6.1 As the character area name suggests this is a purely residential zone, although until the mid-20th century the Railway Tavern on Queens Street, known locally as the Drum and Monkey, was still functioning. The area incorporates many of the oldest houses in Bloxham, some of which are grade II listed, namely Sycamore Terrace, Grey Roofs, Wallflowers, Seal Cottage previously Blue Gates and the Malt House.

Street pattern

10.6.2 The character zone is defined by two winding narrow streets connected by a pedestrian passage, locally named Flogging Lane, at the north end. The area consists of Queen Street (formally Grub Street), Kings Road (formerly Tank Lane) and Little Green. At Little Green there is a rare widening of the road with a pinch point at either end. This is likely to have been the location of a village green as the name indicates. The area provides an important access route to the valley floor and well via the footpath that lead past Goggs Hill House.

Building age, type and style

10.6.3 The majority of buildings historic in this area are 16th century yeoman farmhouses, which in some cases have been converted into many cottages. In the case of Sycamore Terrace the house was converted into weaver's cottages, now the only examples remaining in Bloxham. Some houses such as Seal Cottage have medieval cores although the current exterior is 16th century with an 18th century oven enclosure projecting from the original walls. The doorway, which was moved to the rear at some point in the past, has a moulded four-centred arch under a square hood, while the road elevation displays original stone mullioned windows. Wheatlands a little further along

the Kings Road to the north has a 14th century doorway with a wave moulded arch and chamfered jambs that has been built into the house, possibly originating from one of the manor houses.

10.6.4 There are a small number properties in the area which are in need of repair and maintenance or have suffered some inappropriate alterations to historic fabric. There are also a number of modern infill dwellings, which on the whole blend well into the streetscape.

Scale and massing

10.6.5 The houses in the area are a mix of detached properties and terraces along Little Green and Kings Road. Many buildings are set within their own grounds, but have a strong building line to the street. The buildings are predominantly two storeys high with a small number of one and a half storey constructions.

Construction and materials

10.6.6 The majority of buildings are constructed of coursed ironstone with concrete tiles, blue slates or thatched roofs. The exceptions being the modern houses of Mungret, Kintai and the Bungalow which are predominantly yellow and red brick and Goggs Hill House which has a red brick extension and red decorated ridge tiles.

Means of enclosure

10.6.7 Larger houses at the south end of the area have high stone walls enclosing mature front gardens and metal gates. Along most of Queen Street and Kings Road the buildings form a strong line with gardens to the rear. Mildura House on Kings Road has no representation on the street front apart from a wooden gate that forms the entrance to the house which is behind the building line. On the west side of the Little Green there are low garden walls and hedges on either side of the high red brick walls enclosing Goggs Hill House. On the east side there is an area of unedged grass leading down to the road.

Trees, hedges, verges and open spaces

10.6.8 There are a few mature gardens at the south, but the main area of green space is the small gardens and vegetation grown on the house frontages. There are some important mature trees in gardens at Long Leys to the south and Boreen Cottage and Goggs Hill to the north which add to the street scene.

10.6.9 The area at the northern end of Queen Street retains its character as the edge of rural settlement despite the fact that it is now surrounded by 20th century housing development. There are a few open areas that are not well maintained and give a slightly dejected appearance to the street.

Carriageways, pavements and footpaths

10.6.10 The carriageways are tarmacadam with concrete and granite kerbs with the exception of the passage between Queen and Kings Road which has a raised cobbled surface in the centre of the passage. A variety of stone slabs, granite setts and stable block paving cover the pavements in the area, often the material changes from property to property. This is a particularly strong characteristic of the area. York stone covers a large number of pavements within Bloxham, this is mainly the result of the Feoffees paying for repaving in this material in 1900.

Key views

10.6.11 From the north end of Queen Street the church spire is clearly visible creating an important visual link.

10.6.12 The paths leading off the Little Green also give several deflected views and create the impression of a historic crossing of routes. Another key view is the pinch point framing of the Little Green by the constricting of the streets at either end.

10.6.13 The deflected views and rhythm created on both Queen Street and Kings Road are important characteristics of this area.



Historic residential - Queen Street

Figure 10m. Historic Residential visual analysis

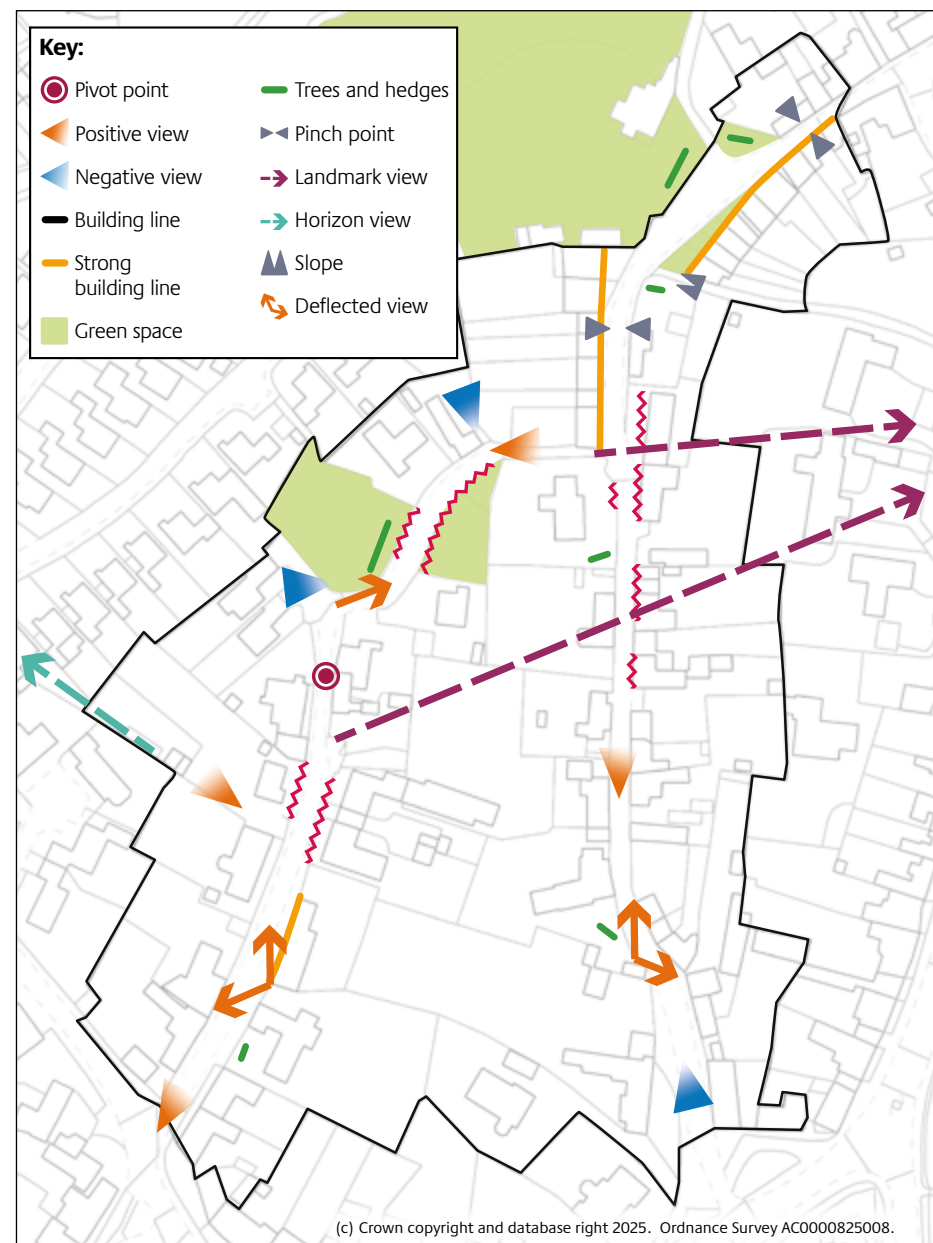
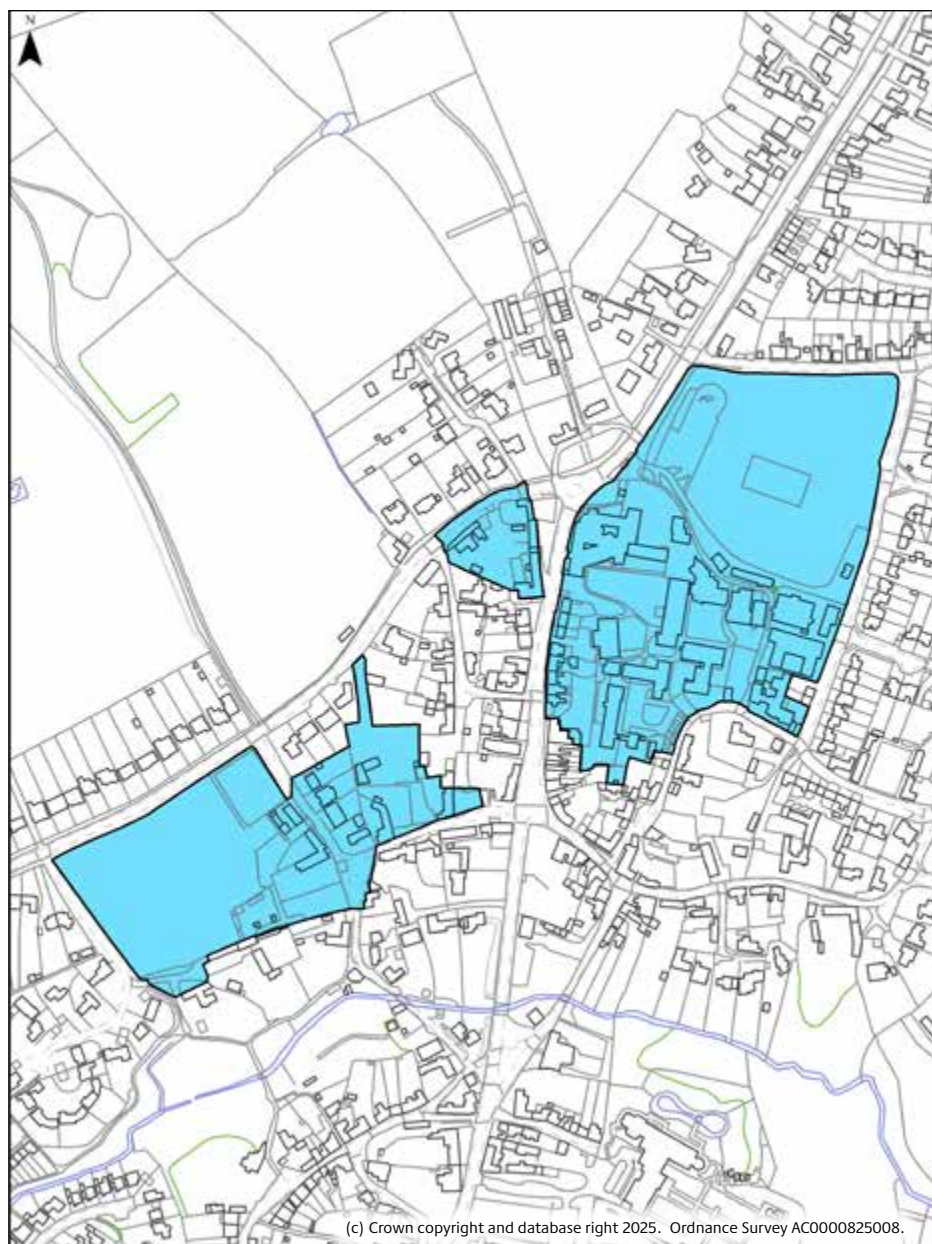


Figure 10n. School Area



10.7 Bloxham School

Land use

10.7.1 This character area is defined by educational land use. Bloxham School has a number of boarding houses scattered around the village, but this zone contains the core buildings and land associated with the school. A large part of the character area is taken over by green space in the form of the playing field at the north end of Bloxham which makes a significant contribution to the character and appearance of the conservation area.

10.7.2 The parkland associated with Park Close (the former headmaster's house) is also included within the area and forms the western boundary to the conservation area.

10.7.3 The school buildings are dominated by the 19th century school building to the north of the village. The principal building has a spire that is prominent on the skyline and has a visual link with the church. There are also a series of cottages and vernacular buildings, to the western side of the road and in close proximity to the main school, which have been brought into use by the school.

Street pattern

10.7.4 The main school area is on two sides of the High Street and bordered to the north and east by Strawberry Terrace and Brickle Lane. There is also a key right of way through the centre of the school complex, called Water Lane. The main school building is in a raised position at the north end of the High Street to be visible and dominant on the main thoroughfare.

10.7.5 Park Close (the former headmaster's house) is located at the western boundary of the conservation area and is set back from the road along Little Bridge Road. It is surrounded by its historic parkland.

Building age, type and style

10.7.6 The main school building was designed by G.E. Street although the part seen today is only a section of a much more elaborate plan; the scheme for a collegiate style quad was abandoned in 1857 when the school went bankrupt. Two years later when the school reopened Street was again employed but did not continue with his original plan; building just a schoolroom wing, a dining hall and a chapel. The dining hall with its square headed traceried windows and gabled attic dormers stands next to the Banbury Road.

10.7.7 Other important school buildings in this character area are Palmer House, a stone building constructed in 1874 with mullioned windows, the 19th century Egerton House and library, and in 1901 a gym with a mansard roof. Most of the other school buildings are mid-20th century concrete and brick constructions, although there are some more recent examples of well-designed sympathetic architecture. The buildings around the school playing fields at the northern end of the settlement are of varied design and date, but appropriate scale and massing and following a consistent building line ensure that the buildings form a coherent visual appearance.

10.7.8 A number of vernacular buildings on the triangle between High Street and Courtington Lane also date to the 17th and 18th centuries and have been converted for school use.

10.7.9 Park Close (now a boarding house) is a 17th century building with 18th and 19th century alterations and pre-dates the foundation of the Bloxham School. The principal building and its associated outbuildings and grounds have been in use by the school for a considerable period of time.

Scale and massing

10.7.10 This character area is focused on use rather than appearance and therefore the buildings are fairly disparate in style and scale. There

are more densely built areas with a strong building line such as Water Lane and the south end of Brickle Lane, but also the large open space of the playing field to the north. The school buildings lining the playing field are of appropriate scale and massing and are subservient in height to the historic Palmer House in the south-east corner.

10.7.11 The principal building of the school is many storied and has an imposing presence within the streetscape. The majority of the remainder of the buildings are of two storey construction. Park Close is a large building significantly set back behind surrounding walls, but is never- the less two storey. The majority of buildings are detached with the exception of Hillside House and three terraced houses on the east side of High Street.

Construction and materials

10.7.12 The main school building is Gothic and constructed of ironstone with dressed stone window dressings. The older boarding houses and headmaster's house are constructed of traditional coursed ironstone with blue slate or concrete tile roofs. The modern school buildings to the south of the area are mostly constructed of concrete and brick, with concrete tiles.

Means of enclosure

10.7.13 The playing field is enclosed with a low stone wall on three sides. There are also higher stone walls on the Courtington Lane and Rosebank edge of the area. Park Close is set behind large, imposing stone walls. Apart from these points the buildings themselves often form the edge of the character area.

Trees, hedges, verges and open spaces

10.7.14 The playing field is planted on three sides with fairly mature oak and beech trees, which although mostly not subject to Tree Preservation Orders are important in creating an aesthetically pleasing

area so close to the busy high street. The verges in this area are well kept grass. The buildings on Brickle Lane have well tended front gardens and the open spaces, hedges and trees that are found across this character area are, in contrast to the green centre, consistently well controlled.

10.7.15 The parkland surrounding Park Close makes a particular contribution to the character of the conservation area and includes some mature trees as well as an historic park wall surrounding the area.

Carriageways, pavements and footpaths

10.7.16 The carriageways are tarmacadam with concrete kerbs. York Stone slabs are used on the few pavements within this area and in Water Lane there are also granite blocks.

Key views

10.7.17 There are important views towards the school from the north where the road appears to lead straight to the school entrance before veering to the right and down to the village centre. From the High Street shops the school dominates the skyline to the north. Standing on the Banbury Road next to the school dining hall facing south the High Street leads away towards the church on the opposite hill, framed by the greenery of the green centre.

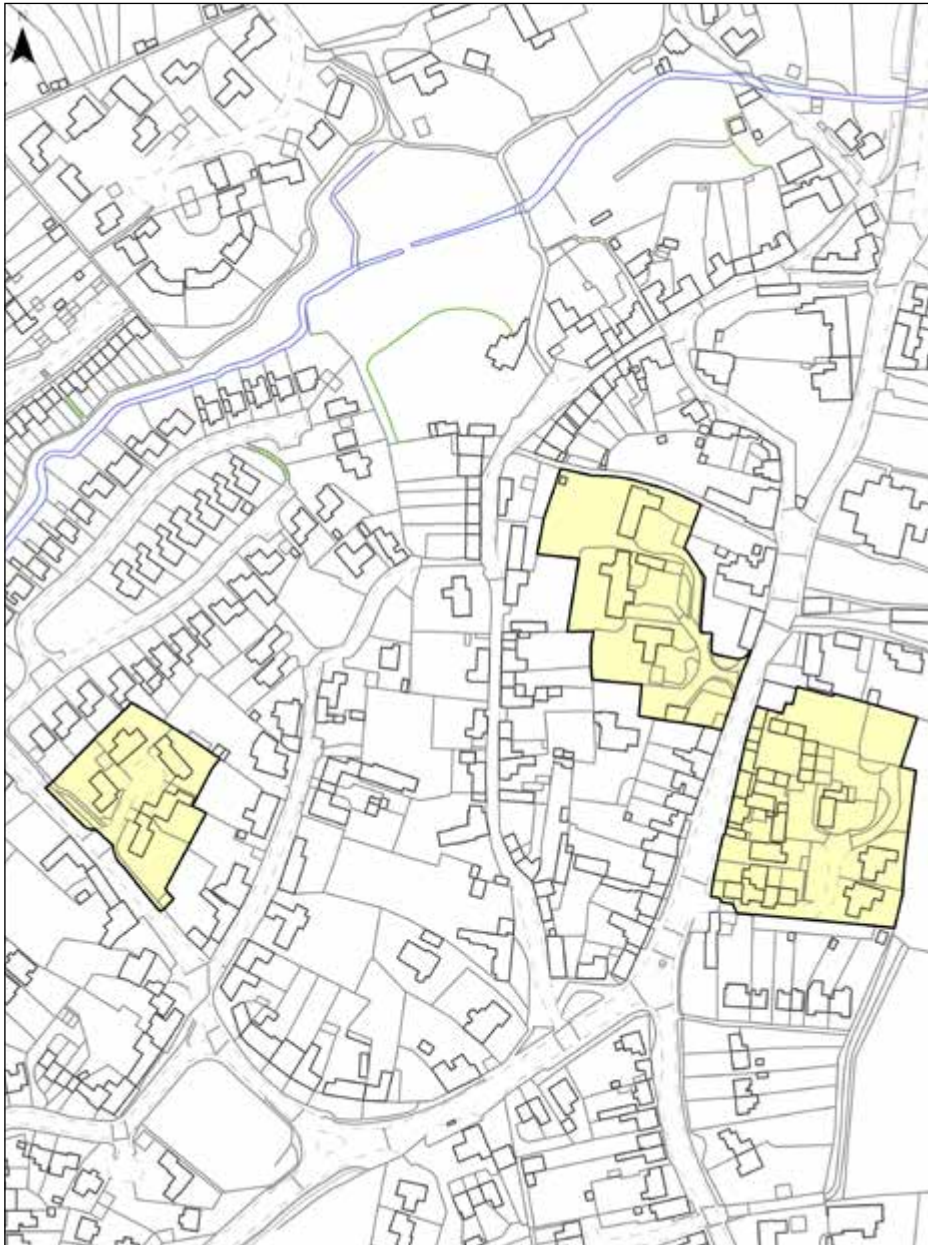


School Area - view of Bloxham School across playing fields

Figure 10o. School Area visual analysis



Figure 10p. Insular closes



10.8 Insular Closes / Historic conversions

10.8.1 This character area is made up of three separate areas.

10.8.2 The Maltings is a modern cul-de-sac built on orchard land immediately adjacent to the historic maltings.

10.8.3 Toose Walk is a residential development based around the former farmyard associated with Rectory Farm. The farm buildings remain and have been converted and there are additional modern dwellings. Bradford Court is a residential development based on the conversion of the former Board School and associated School House. There are also some modern, detached dwellings to the rear of this development.

Land use

10.8.4 The properties have now all been converted to residential.

Street pattern

10.8.5 The pattern of all three areas is a singular street or cul-de-sac which does not link with the surrounding streets, except the main road which it leads off. Each is based around a central court, green area of square. Bradford Court and Goose Walk are based around conversions of historic buildings, Maltings Court was land immediately adjacent to the historic village edge of Bloxham.

Building age, type and style

10.8.6 In Maltings Court the buildings are standard 20th century, detached buildings arranged around a cul-de-sac.

10.8.7 In Goose Walk and Bradford Court there are a mixture of converted buildings (15th century tythe barn and other structures in Goose Walk; The Old Granary, School and Merton House in Bradford Court) and standard 20th century domestic buildings.

Scale and massing

10.8.8 The scale of the buildings in this area is fairly uniform, the majority being 2 storey houses. The buildings in Goose Walk are larger, detached houses set within their own gardens. Where as in Bradford Court there are a number of semi detached properties.

10.8.9 Bradford Court has larger houses to the south but also includes a court of semi detached houses positioned round a centre courtyard with a stone fountain.

Construction and materials

10.8.10 The majority of houses within this character area are of stone construction, but of different types depending on their age and status. There are no thatched building and all are roofed in either blue slate, Stonesfield slate or in Maltings Court concrete roof tiles.

Means of enclosure

10.8.11 The main method of enclosure in this area is low stone walls, some as at Goose Walk topped with upright stones. Goose Walk also has high stone walls, with some instances of red brick, enclosing each property's garden which adds to their already insular nature.

10.8.12 There is also some hedging used in this area.

Trees, hedges, verges and open spaces

10.8.13 Goose Walk has open areas of grass facing onto the High Street and several trees. The largest, a mature chestnut tree adds significantly to the street scene. The area is the former farmyard associated with Rectory Farm and helps to blend the new development into the historic townscape.

10.8.14 Maltings Court has a small silver birch at its centre and a mature beech, which although on Cumberford Hill adds to the

appearance of this area. This section of the character area is more urban in appearance than most of the village, with small grassed gardens bordered with flowers in front of the houses.

10.8.15 Bradford Court contains a great deal of greenery around the buildings, well tended gardens and raised stone beds. The area is also at the edge of both the village and the conservation area giving it views across a wide expanse of sheep grazed pasture.

Carriageways, pavements and footpaths

10.8.16 The road in Maltings Court and Bradford Court are predominantly modern with tarmacadam and granite kerbs,

10.8.17 Goose Walk has gravel access with granite setts used for edging.

Key views

10.8.18 From the south end of Bradford Court the church spire is clearly visible and creates an aesthetically pleasing composition, this is also true of the view across the High Street from Goose Walk. The view across the fields behind Bradford Court demonstrates the link between the village and its immediately surrounding rural hinterland. This is the only location where this is still possible due to modern development around the majority of the historic core.



Insular Closes - Goose Walk

Figure 10q. Insular closes visual analysis

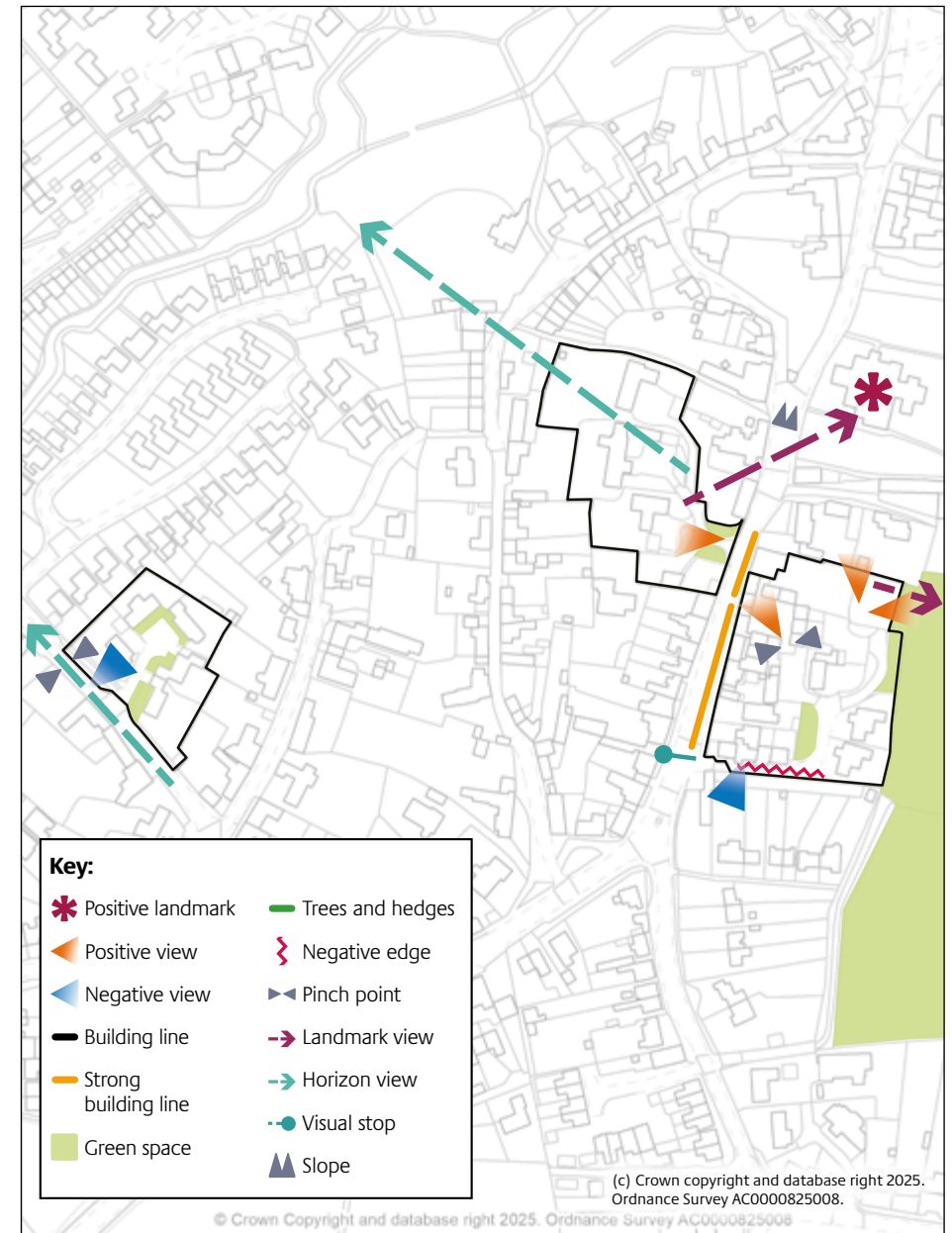
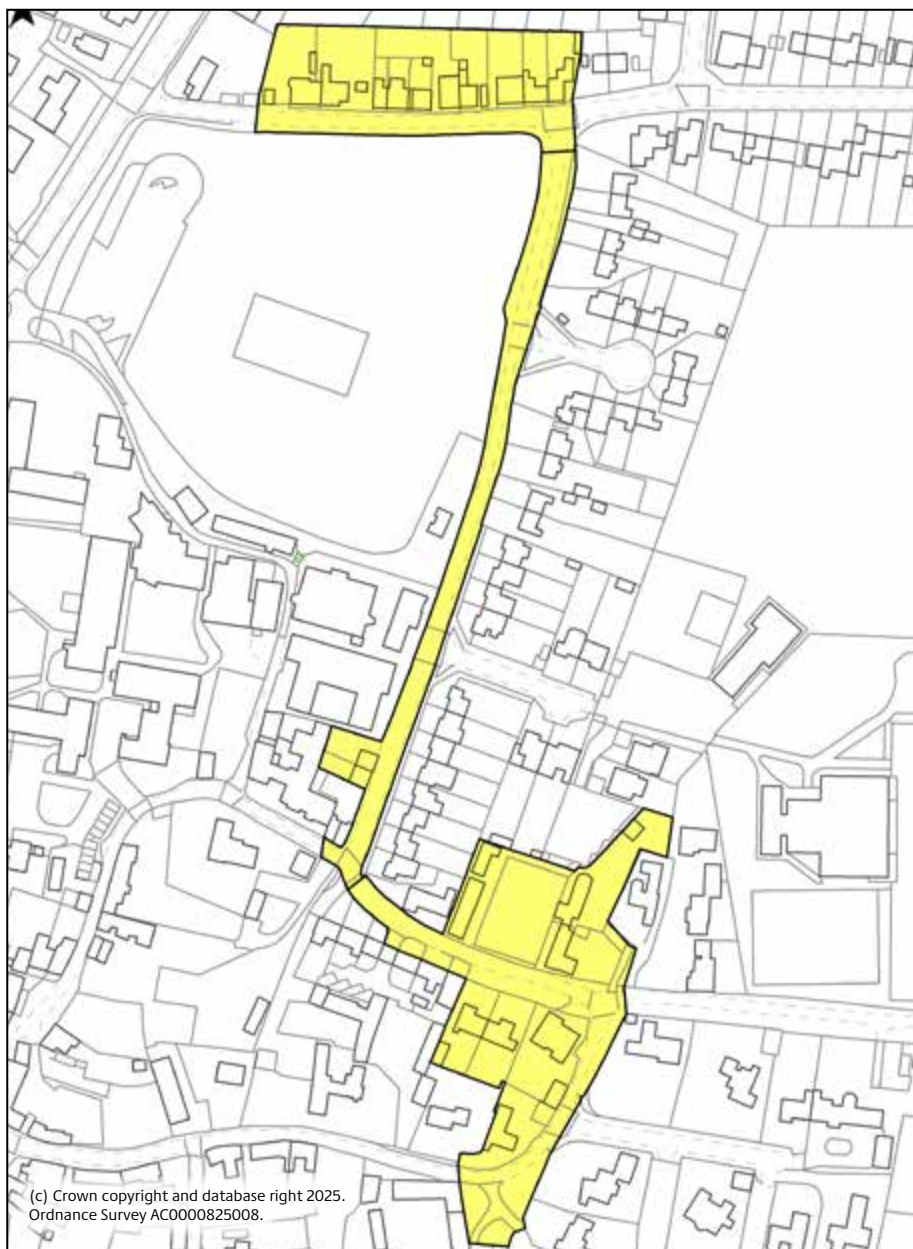


Figure 10r. Buffer Zone



10.9 Buffer Zone

Land use

10.9.1 The area is residential with the exception of the bowling green and associated club.

Street pattern

10.9.2 This character zone runs along the north eastern boundary of the conservation area. It provides an edge to the playing fields associated with the school.

Building age, type and style

10.9.3 The houses in this area are all 19th or 20th century with the exception of Lightbread Cottage (unlisted) on The Ridgeway which is possibly 17th century. Those in Strawberry Terrace are predominantly semi detached while there are three detached properties on Little Bridge Road and a number of detached houses on The Ridgeway.

10.9.4 Lightbread Cottage used to be a row of six thatched cottages which were sympathetically converted and now form one slate roofed dwelling. The buildings create a defined edge to the conservation area and make a positive contribution to its character and appearance.

Scale and massing

10.9.5 The building line on Strawberry Terrace is strong with similar two storey size and style creating a rhythm along the length of the road. The detached houses in the area are low density, predominantly two storey properties surrounded by their own gardens.

Construction and materials

10.9.6 The houses on Strawberry Terrace are mostly red brick with slate or concrete tile roofs, although there are some stone and rendered buildings. The detached houses are painted stone and brick while Lightbread Cottage is a coursed ironstone rubble building. The bowling pavilion is a typical recreational building with wood tile cladding and an asphalt roof. There are no thatched houses within this area.

Means of enclosure

10.9.7 The main forms of enclosure are low stone walls which run around the playing field perimeter and are also present on both sides of The Ridgeway. The houses at the south of this road have high stone walls, while the Strawberry Terrace houses employ red brick walls and low metal railings as a means of enclosure. Metal gates are also used for the houses on Little Bridge Road, with low hedges, which are also seen the length of Brickle Lane on the east side.

Trees, hedges, verges and open spaces

10.9.8 The hedges used on the east of Brickle Lane help to obscure the façades of the buildings outside the conservation area. There are a variety of small fruit trees present on The Ridgeway and the bowling green provides a pleasant open space amongst the houses. There is also an open green area next to Hogg End at the junction with Chapel Street which is unspoilt by edging. The houses on Little Bridge Road have mature gardens which also help to soften the conservation area boundary. The character area faces out on the green playing fields associated with the School Character Area.

Carriageways, pavements, footpaths

10.9.9 The roads are all tarmacadam with concrete kerbs; the pavements are also tarmacadam on both Strawberry Terrace and Brickle Lane. The lack of pavement on the Ridgeway gives a rural feel to the road.

Key views

10.9.10 There are a number of key views from Strawberry Terrace across the playing fields to the school that reveal the marked topography of the village.

10.9.11 The view from the west end of The Ridgeway down the hill shows the track leaving the village towards Yew Tree Farm and provides glimpses of the countryside beyond. There are also glimpse views from a number of areas within the character zone of the historic core of Bloxham.



Buffer zone - 1-5 Banbury Road

Figure 10s. Buffer Zone visual analysis

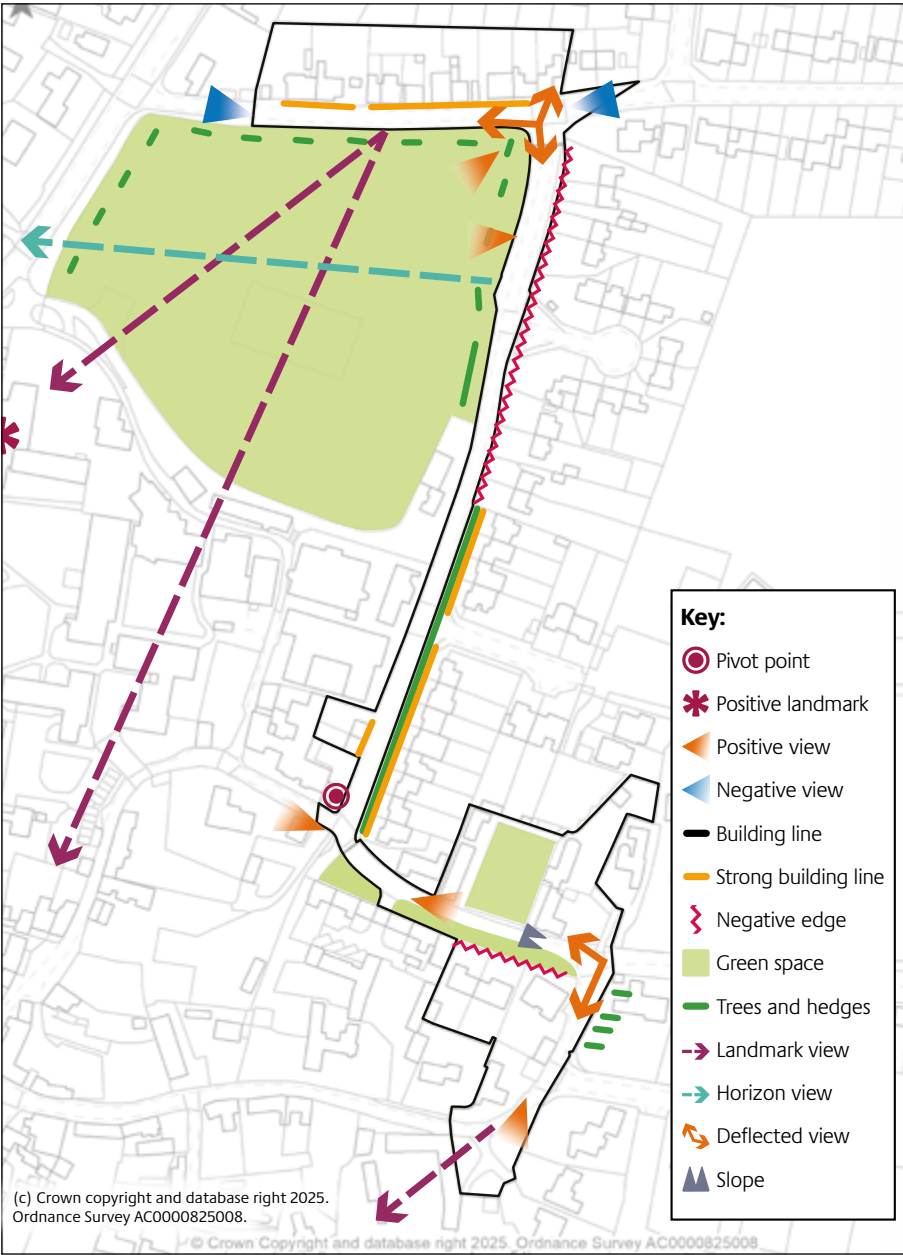


Figure 10t. Cumberford Road



10.10 Cumberford

Land use

10.10.1 The land use is now entirely residential, but historically consisted of the buildings traditionally found on the outskirts of a working village. The Old Smithy, Coach House, Malt House, allotments, gas works and a farmhouse and a railway station were all found in this area, all now converted or demolished.

Street pattern

10.10.2 The area is defined by its position at the south end of the historic village. The single linear route follows the road out of Bloxham to the west towards Tadmarton and incorporates turn offs into the historic residential zone, the old railway site and the South Newington road.

Building age, type and style

10.10.3 The houses are predominantly 17th to 18th century, although many have alterations of a later date and some such as Hill Cottage (on the southern side of the main road) are 19th century. The houses on the north side of Cumberford are terraced and of a yeoman farmhouse style, with stone mullioned windows and some thatching. On the south side of Cumberford Hill there is a strong housing line with a range of different buildings forming a terrace.

Scale and massing

10.10.4 There is a strong building line on the north of Cumberford with a semi circular sweep of two storey houses with a common length of front garden. The scales of properties on Cumberford Hill are exaggerated by their raised position, most being just two stories high. There are a number of larger houses at the east end of the area which are low density modern detached houses set within their own grounds.

Construction and materials

10.10.5 The area includes a variety of materials. Stone is the predominant material with thatch used for most houses on Cumberford, while those on Cumberford Hill have slate and concrete tiles.

10.10.6 There are examples of red brick in the area, most notably Hill House on the southern side of the main road which forms a gateway into the area.

Means of enclosure

10.10.7 There are high stone walls surrounding the modern housing development of Maltings Court to the east and a couple of historic properties to the west of the road. These are more pronounced due to the sharp change in levels in the area. The former allotments are surrounded by high hedges, while the semi-circle of older houses on the north side of the road have very low stone walls and mature gardens. There are also a number of wood fences on the north of Cumberford Hill.

Trees, hedges, verges and open spaces

10.10.8 There are several mature trees and grass verges and triangles which make a positive contribution to the area and provide a contrast to the hard edge of the road. The allotment space at the edge of the character is no longer used as allotments, but appears to be a small orchard and is surrounded by mature hedges and trees. It is an important area of green space within the character area.

Carriageways, pavements and footpaths

10.10.9 The roads are all tarmacadam with concrete kerbs, with the exception of the road edge near Drayton House which displays granite kerbs. The entrance to Maltings Court is marked with granite setts and the driveways are predominantly gravelled with concrete edging. The

pavements are also tarmacadam and there are no surviving footpaths in this area.

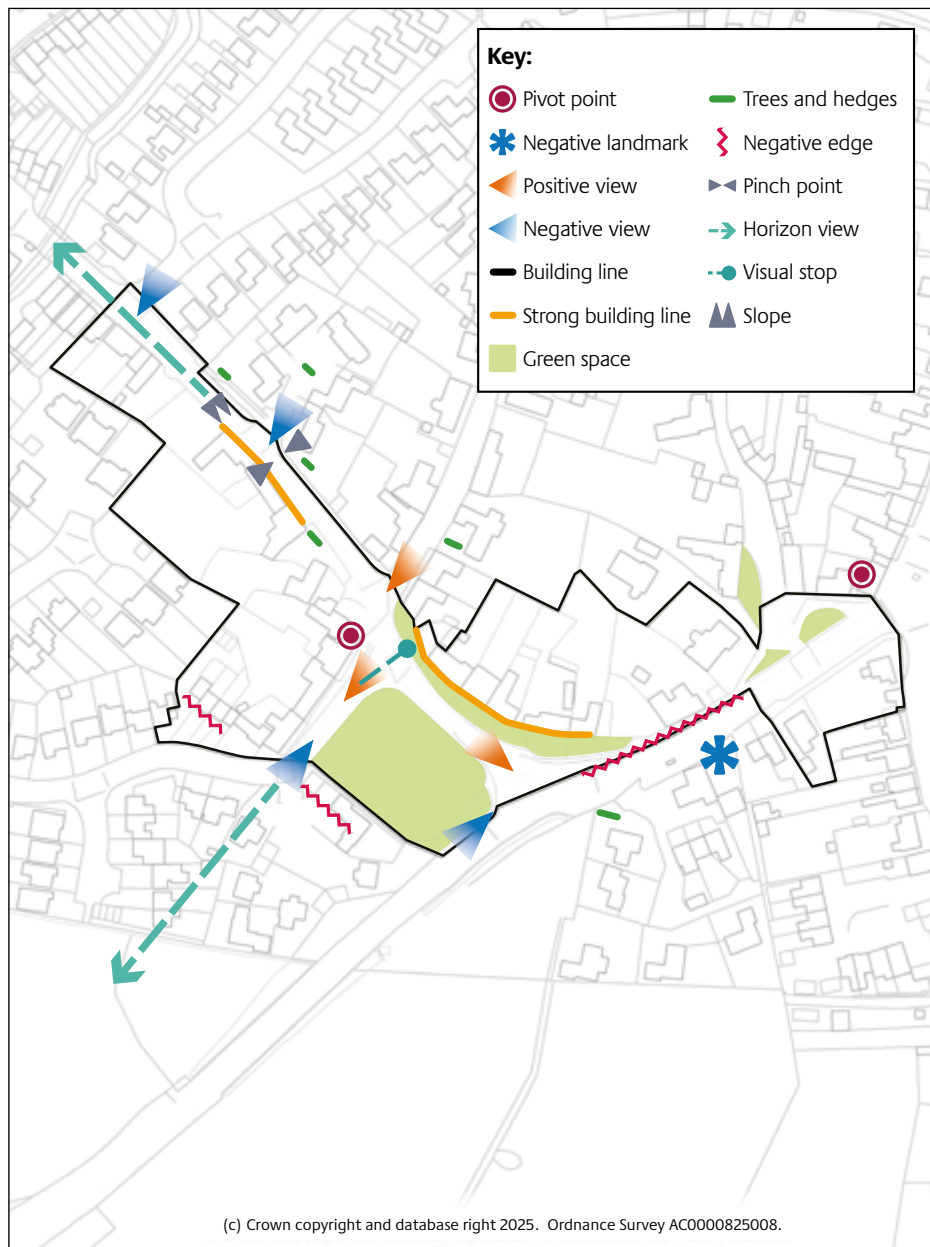
Key views

10.10.10 The views into and out of the conservation area on the Cumberford Hill are important ones that accentuate the natural topography of the village. The deflected view which is led round Cumberford by the houses on the north is also an aesthetically pleasing one.



Cumberford Road

Figure 10u. Cumberford Road visual townscape analysis



11. Materials and Details

Doors around Bloxham



Windows around Bloxham



Historic materials around Bloxham



Marlstone wall, Cumberford road

Red brick wall built on stone base, Godswell house

Horton stone wall, Old bridge street

Blue stone wall, Courtington lane

Dressed stone wall, Hawke lane

Red brick wall, Hawke lane



Rough stone wall, Rosebank

Blue slate, Humber lane

Thatch, Rosebank

Red brick, Unicorn street

Blue stable-block pavers, Merrivales lane



Assorted stone and brick setts, Unicorn street

Stone flags, Humber street

Granite setts, Hawke lane

Stone setts and blue bricks, Water lane



Stone setts, Queens street

Blue squared stone setts, Unicorn street

Red stone setts, Kings road

Granite setts, Unicorn street

Herrinbone brick, Workhouse lane

12. Conservation Area Boundary

12.1 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 defines a conservation area as “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. Different planning controls apply within conservation areas and therefore it is important that only areas which are demonstrably of special architectural or historic interest be included. It is usually inappropriate for the whole of a settlement to be included within a conservation area.

12.2 Bloxham Conservation Area was first designated in 1975 and reviewed in 1991 and 2007. The original boundary was drawn to cover the historic core of the settlement and includes buildings of architectural or historical interest that were known at the time. This is the third review of the Bloxham Conservation Area Boundary and it has been guided by ‘Conservation Area Appraisal, Designation, and Management: Historic England Advice Note 1.’ (2019)

12.3 Consideration of whether the boundaries of an existing conservation area should be re-drawn is an important aspect of the appraisal and review process. An explanation of why the boundary is drawn where it is and extended as proposed is helpful. The position of the conservation area boundary is to a large degree informed by the considerations identified in Historic England’s Advice Note 1, (2019)

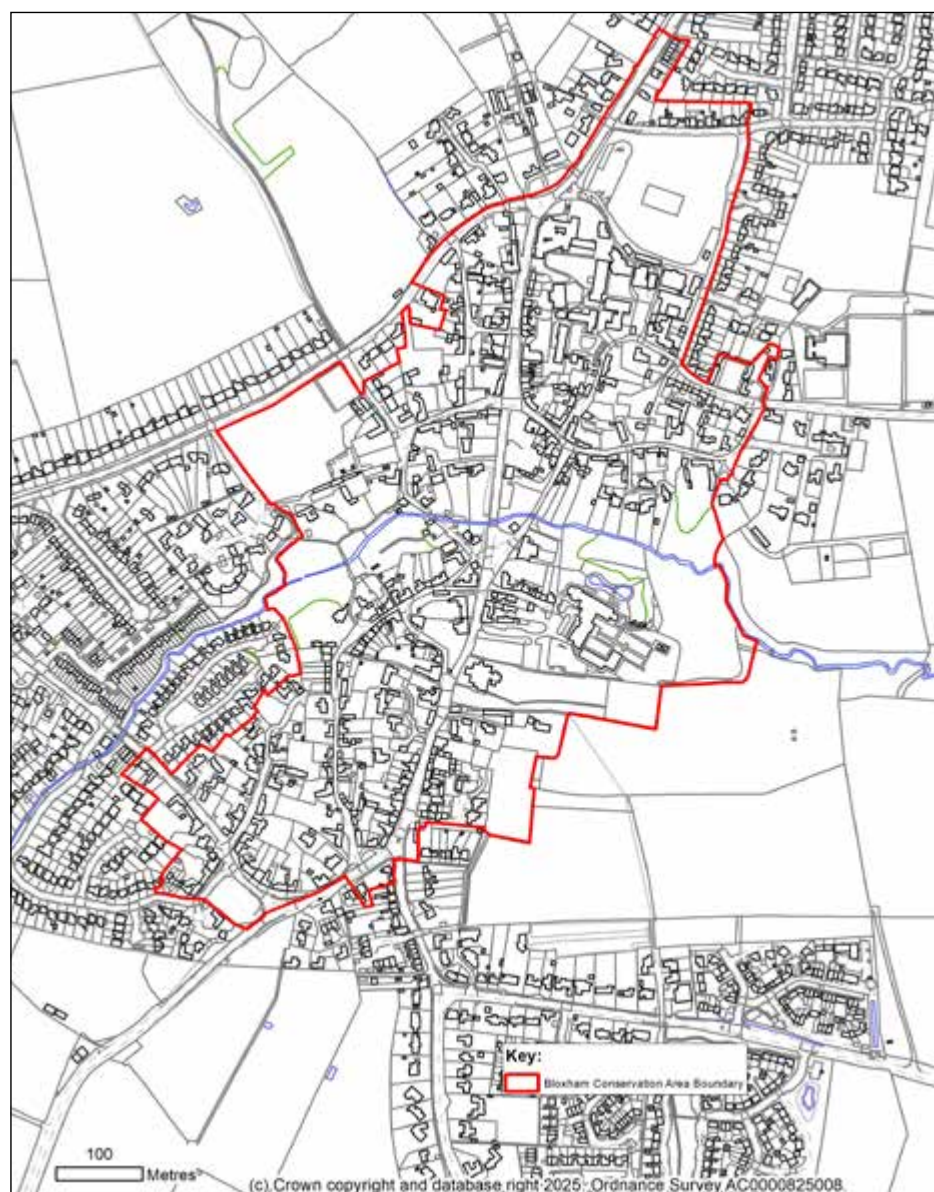
12.4 As spaces contribute to enclosure, as well as framing views of assets and defining settings, a unified approach is desirable to their management in almost all situations the conservation area boundary runs around rather than through a space or plot. It is generally defined by physical features such as walls and hedges and other land boundaries for ease of identification.

12.5 Proposals for inclusion or exclusion made during the public consultation have been carefully considered alongside the research and survey work undertaken by the Conservation Team.

Key changes include:

- The removal of 1 and 3 Strawberry Terrace from the boundary.
- The inclusion of all the land associated with Godswill leading down to Bloxham Brook.
- The removal of 40 Greenhills Park from the boundary.
- The inclusion of land associated with Park Close.
- The removal of 1 Ludford Gardens from the boundary.

Figure 11a. Conservation Area Boundaries



Alterations to boundary

12.6 As part of the re-appraisal process, five boundary changes have been adopted.

North-eastern boundary change

12.7 20th century properties, 1 and 3 Strawberry Hill have been removed from the boundary.

Eastern boundary change

12.8 All of the land associated with Godswell down to Bloxham Brook has been included in the boundary.

South-western boundary change

12.9 20th century properties, 40 Greenhills Park and 1 Ludford Gardens have been removed from the boundary.

Western boundary change

12.10 The land associated with Park Close has been included in the boundary. The land is surrounded by a stone boundary wall and was originally part of the medieval and post medieval park and site of Beauchamp Manor. The area makes a positive contribution to the conservation area.

Boundary description

Northern boundary

12.11 The boundary begins immediately to the north of 1 Banbury Road and includes the road and houses to the eastern side only. It continues to the rear of the houses on Bloxham Road and then along the rear of the houses along Strawberry Terrace up to number 12.

Eastern boundary

12.12 The boundary continues along Brickle Lane including the road and the Bloxham School playing fields, but not the houses to the east. The boundary turns east into The Ridgeway (excluding Bassetts) to include Bloxham Bowling Club, Lightbread Cottage and Flamerty. The boundary runs along the east of land associated with Whettons Yard, Old Wells and Beauchamp House and includes all the land associated with Godswell along the boundary of the stream. The boundary continues to the rear of the land associated with the church, Cockclose Cottage and the paddock to the rear of Bradford Court.

Southern boundary

12.13 The boundary runs along the southern edge of Bradford Court and then includes The Old Forge, Hill Cottage and Clematis Cottage around the South Newington Road / Barford Road junction and then runs along the southern edge of Bloxham Road up to the junction with Cumberland. The boundary includes the allotment gardens to the south west of Cumberland, Oakley Cottage and 31-35 Colesbourne Road and then runs to the rear of the land associated with Cumberland Cottage, Cumberland House and The Coach House and incorporates Scrubbity Burrows, Stable Cottage, Ardell House and Brookside House.

Western boundary

12.14 The western boundary runs to the rear of (and excludes) the properties around Greenhills Park and then follows the line of the stream including the green space known as The Goggs. The boundary then follows the line of the public footpath up to Courtington Lane incorporating the former parkland associated with Park Close. The boundary continues along Courtington Lane (excluding the modern properties of Bridge Court, Bredon House, Dunedin, Drumlins, Garden End) and Banbury Road including properties to the south and east of the road, up to 1 Banbury Road.

13. Effects of Conservation Area Designation

13.1 Conservation areas are designated by the Council under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. There are different planning controls in conservation areas and anyone proposing development should seek advice from the Council's Development Management Team at an early stage.

13.2 Historic England's Advice Note 1 (Second Edition, 2019) on 'Conservation Area Designation, Appraisal and Management' states that 'The contribution that historic areas make to our quality of life is widely recognised. They are a link to the past that can give us a sense of continuity and stability and they have the reassurance of the familiar which can provide a point of reference in a rapidly changing world. The way building traditions and settlement patterns are superimposed and survive over time will be unique to each area. This local distinctiveness can provide a catalyst for regeneration and inspire well designed new development which brings economic and social benefits valued by both local planning authorities and local communities.' It goes on to say that conservation areas can be at risk through 'pressure for inappropriate new development, vacancy, decay or damage.'

13.3 Conservation area appraisals are written to set out ways to manage change in a way that conserves or enhances historic areas which meet the high standards set by conservation area designation.

The main effects of designation are as follows:

Development should preserve or enhance a conservation area

13.4 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 a conservation area, in sufficient detail to enable a thorough assessment.

13.5 Land use planning policies in the Cherwell Local Plan 2011–2031 Part 1 and the saved policies in the Cherwell Local Plan 1996 aim to ensure that special attention is given to the preservation or enhancement of designated conservation areas. Proposals for new development will only be acceptable if they assist in the achievement of that objective.

Control over demolition of buildings

13.6 Planning permission is required from Cherwell District Council, as the Local Planning Authority, for the demolition or substantial demolition of unlisted buildings in a conservation area that has a volume of more than 115 cubic metres. Where a building is of demonstrable architectural or historic interest, consent for demolition will only be given as a last resort.

Control over trees

13.7 The Council must be notified of any intention to carry out works to fell, lop or top any tree with a trunk/stem diameter greater than 75mm, when measured at 1.5m above ground level 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 a conservation area.

Protection of important open spaces and views

13.8 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 a conservation area. Open space sometimes has its own historic significance. The inclusion of peripheral open spaces around the settlement in the designation of a conservation area is specifically to ensure that the character of these spaces is preserved.

Control over the demolition of enclosures

13.9 Permission is also required to demolish a significant proportion of 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 ensures that walls not relating to listed buildings that add to the character and appearance of the street scene are protected from removal.

Powers to seek repair of unlisted historic buildings

13.10 Under section 54 of the Listed Buildings Act, the Council has the power to carry out urgent works to listed buildings. However, this power is not automatically available for unlisted buildings in conservation areas and it falls to the Secretary of State to direct

that the urgent works power shall apply to an identified building in a conservation area if the preservation of the building "is important for maintaining the character of that area".

Reduced permitted development rights

13.11 Permitted development rights allow certain building works and changes of use to be carried out without having to make a planning application. Permitted development rights are subject to conditions and limitations which are set out in the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

13.12 Permitted development rights are more restrictive inside conservation areas than they are in areas outside. In respect of works to residential properties, the following additional restrictions apply to properties within a conservation area:

- A two-storey rear extension of any dimension;
- A single storey side extension of any dimension;
- Cladding any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;
- Any additions (e.g. dormer windows) to the roof of a dwellinghouse; Any part of an outbuilding, enclosure, pool or container situated between a wall forming the side elevation of the house and the boundary; or between the side building line formed by the side elevation and the boundary;
- Any part of an outbuilding, enclosure, pool or container situated between a wall forming the side elevation of the house and the boundary;
- 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;

- A satellite dish on any chimney, wall or roof slope that faces onto and is visible from a highway or on a building which exceeds 15 metres in height.
- There are no permitted development rights for commercial properties or for any sites in mixed use or any use which falls outside a use class.

13.13 It is worth noting that the permitted development rights legislation is subject to frequent amendment. 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:
Email: **planning@cherwell-dc.gov.uk**

14. Management Plan

14.1 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. The conservation area appraisal document is designed to inform planning decisions, and other actions taken by the Council and / or property owners within the designated area. The role of the Management Plan 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.

14.2 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.

14.3 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.

14.4 The General Permitted Development Order explains what is permitted development in conservation areas. Building owners should also check there are no restrictive covenants or removal of permitted developments rights on their property.

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

14.6 Demolition in a conservation area (previously covered by 'conservation area consent') is now covered by planning permission. Refer to 'control over demolition of buildings' in Section 12 for further advice.

14.7 A listed building will always require Listed Building Consent for demolition.

General Proposals for Preservation and Enhancement

Settlement form

The medieval street pattern should be retained and respected.

The central green space between the northern and southern parts of the settlement has been eroded over time with infill development. Careful consideration will need to be given to the impact of any further development in this area.

The historic settlement has become almost entirely surrounded by modern development. The only area to retain its rural setting is the area to the east of the church and the Milton Road. The significance of this area is heightened by the fact that it is the settlement's last link with the rural hinterland.

Boundary treatments

The traditional stone boundary walls surrounding properties make a valuable contribution to the character of the settlement and the demolition of these features will be resisted. Hedges and mature trees also make a contribution.

Setting and important views

The settlement of Bloxham has largely lost its rural, agricultural setting.

There are few views in and out of the historic settlement as the area is now surrounded by modern housing development. There are, however, views of St Mary's Church and these are of significance and should be preserved.

Views of the church and school from within the settlement are also of high significance.

The nature of the topography of the settlement, with hills rising from either side of the valley around Bloxham Brook, means that there are clear views across the settlement in key locations. There are also a number of prominent buildings set on the hill sides. Careful consideration needs to be given to the impact on these views for any infilling or development within the settlement.

The impact on the setting of the conservation area should be considered in any proposed development in the surrounding area.

Bloxham Neighbourhood Plan also places great emphasis on views and open space and identifies three core areas of significance to the community

- Bloxham School grounds
- Views out to Hobb Hill
- Red Lion public house Garden

Retention of historic features and building maintenance

Traditional architectural details and local materials are important and should be retained, repaired or reinstated where lost. It is important that traditional techniques and materials (including the use of lime mortar and the like for like repair of buildings) are used to retain the special historic character and appearance of the area.

There are areas of Bloxham which have been comprised by insensitive small-scale alterations including replacement windows in inappropriate materials and designs, insertion of flue and vents on external walls etc. These small-scale alterations should be discouraged and should not set the tone for the surrounding area.

A number of external architectural features in the settlement including door and window surrounds have eroded and crumbled. This is a reflection of the quality of the historic building stone in Bloxham and is part of the character of the settlement. Any repair proposals will need to be carefully considered and justified. Repair using new stone will need to be geologically correct for the building and area.

The unsympathetic alteration of minor features could have a significant impact on the character and appearance of Bloxham. An Article 4 Direction could ensure that existing original and traditional details are protected and where necessary sensitively replaced in the future.

New development

As a Category A village (Cherwell Local Plan 2011-2031) Bloxham is considered suitable for minor development as well as conversions and infill only. Bloxham has seen a considerable amount of development in recent years.

Larger scale development around and within the settlement needs to take account of the urban grain and historic street pattern. Cherwell Design Guide should be utilised in combination with this appraisal to determine a suitable form of development.

Modern, generic layouts are not considered suitable for this area. Bloxham Neighbourhood Plan also identifies the need to respect the rural ironstone heritage.

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.

Character of roads and lanes	<p>The main route running through Bloxham experiences heavy traffic and needs to comply with highway standards, but it is important to ensure that it does not become overly urbanised with obtrusive street lighting, road markings and signage.</p> <p>The historic road route remains legible within the streetscape and is a significant part of the character of Bloxham. The route should be retained within any future development.</p> <p>There are a wide range of high quality and historic paving materials used on the footpaths and lanes around Bloxham. These make a significant contribution to the character of the settlement and should be retained in-situ or replaced on a like for like basis.</p> <p>There are a number of public rights of way and footpaths leading out of the village as well as crossing through the village. The footpaths around The Goggs area would benefit from better maintenance and upkeep.</p>
Commercial area	<p>The commercial centre forms a vibrant core at the centre of the High Street, but has become an area for street clutter with a proliferation of signs, litter bins, bollards and lights etc. A more consistent approach to the design of signage and shop frontages (based on Shop Fronts and Advertisements Design Guide) would significantly enhance the area.</p> <p>The commercial centre is beginning to expand to the opposite side of the street and further to the south and it is important that tighter controls are brought in to manage these areas. Consideration needs to be given to delivery and storage of commercial goods in order to minimise street clutter.</p>
Bloxham Neighbourhood Plan	<p>Bloxham Neighbourhood Plan sets out its priorities for the settlement and the vision states ‘It will be a village that strives to maintain and improve a high quality of social, economic and environmental wellbeing by meeting the challenges of the future whilst properly respecting our historic rural past.’</p> <p>There are two policies of particular note in relation to Bloxham Conservation Area and these should be taken into account in any new development.</p> <p>POLICY ON THE CONSERVATION AREA</p> <p>BL10 Development shall be permitted within the Conservation Area (shown on Map 2) where it can demonstrate that it:</p> <ol style="list-style-type: none"> Preserves or enhances the character or appearance of the area; Takes account of the Conservation Area Appraisal (2007) or any successor documents <p>POLICY ON CONTRIBUTING TO THE RURAL CHARACTER OF THE VILLAGE</p> <p>BL11 All development shall be encouraged to respect the local character and the historic and natural assets of the area. The design and materials chosen should preserve or enhance our rural heritage, landscape and sense of place.</p>

Assets of Community Value	There are currently no Assets of Community Value in Bloxham.
Local green space	<p>There are a number of local amenity green spaces allocated in the Bloxham Neighbourhood Plan, but none within the conservation area.</p> <p>There are historic green spaces within the conservation area which do not have an official designation, but should make a positive contribution to the area. The areas are currently not well maintained and in some cases surrounded by street clutter.</p>
Buildings at risk	There are no known buildings currently at risk in Bloxham Conservation Area, although there are a minority of under occupied buildings.
Climate change	<p>It is possible to reconcile the need to combat climate change with the need to conserve our historic environment. Historic buildings can play a key role in lowering carbon emissions through their retention, use and appropriate adaption.</p> <p>It is acknowledged that there is increasing pressure to accommodate alternative technologies into the historic environment and the conservation area designation should not be a barrier to this. The sympathetic location of solar panels, wind turbines, EV charging points etc to inconspicuous roof slopes and building elevations where they will not have a detrimental impact on the character and appearance of the conservation area will be encouraged.</p> <p>Historic England have produced extensive guidance on approaches to improving the energy efficiency of historic buildings, whilst conserving their significance and how to manage climate change challenges within the historic environment. This includes a Climate Change Strategy, improving climate resilience through adaption and advice note 18: Adapting Historic Buildings for Energy and Carbon Efficiency.</p> <p>For more information on these, plus other guidance on climate change and resilience, please visit Historic England website. https://historicengland.org.uk/advice/climate-change</p>
Character area	Specific Management Objectives
High Street	<p>The central road forms a core part of the character area. The settlement of Bloxham developed around the road, which was re-aligned to its current location in 1815.</p> <p>In recent years the road has become congested due to the volume of traffic travelling along it and it is important to ensure that there is a correct balance between providing for Highways and pedestrian safety measures without overly urbanising the historic settlement. A proliferation of street signage, road markings and pedestrian crossings could cause harm to the character and appearance of the conservation area.</p>

Church Area	There is some street clutter around the area of The Courthouse which detracts from the area. This would benefit from being tidied and rationalised.
Old Road	No particular management issues
Hill Lanes	No particular management issues
Green Centre	The green space and footpaths within the area would benefit from more routine maintenance. The area of the former green (which was cut through during the realignment of the road) could be enhanced.
Historic Residential	A number of properties in the area suffer from some repair and maintenance issues with some development which is perhaps unauthorised. There are some areas of street clutter and lack of maintenance around the small green spaces within the area.
Bloxham School	Bloxham School forms a core part of the character of the settlement with its links to the area dating to the 19th century. The historic character of the school is no doubt one of the principal attractions for parents and pupils. The school will need to continue to adapt, evolve and expand to meet educational needs. A number of historic buildings within the settlement have been successfully adapted for uses by the school. This approach should be encouraged where adaptation to educational need does not cause harm to historic character. Where new development is required this should be of high quality design which reflects the historic sensitivity of its immediate surroundings.
Insular Closes	No particular management issues
Buffer Zone	No particular management issues
Cumberford Road	Allotment space at edge of the character area makes a positive contribution. Street signage at edge of the area detracts, but is necessary for highways reasons. The petrol station at the gateway into the settlement detracts from the character of the area. Additional lighting and signage in the area should be resisted.

15. Design and Repair Guidance

15.1 High quality design and informed decision making are at the heart of ensuring the character and appearance of the conservation area is preserved or enhanced.

The following issues are of particular relevance.

Scale and settlement pattern

15.2 Bloxham has a defined settlement pattern with much of the street layout surviving from the medieval period. The scale of buildings is largely two-storey and has been based around the natural topography of the settlement. New development within the conservation area should respect the existing scale and settlement pattern of the immediate locality and ensure that the tight knit pattern of building layout is retained. Traditional plot widths should be adhered to.

Proportion

15.3 In most buildings within the conservation area the relationship between windows, doors, floor heights and the relationship of solid to void in the design of elevations is 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



Thatched Roof

15.4 There are a wide variety of roofing materials used across the settlement. There is a mix of Welsh slate Stonesfield Slate, tile, concrete tile and thatch; only the best barns and houses were roofed in stone slate and there are a small minority of these buildings left.

15.5 Dormer windows are not characteristic of the region with only the wealthier yeoman dwellings displaying full dormers. There are

some examples of first floor windows being taken up in the roof space with the thatch sweeping across to accommodate.

15.6 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 roof-scape, often constructed in brick, and should be retained even if no longer required for fireplaces.

15.7 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

15.8 The properties within Bloxham are predominantly constructed of the local ironstone. The relatively poor quality of this stone in comparison to stone elsewhere in the district has resulted in simpler architectural features including windows, lack of dormers, stone finials and stone chimneys

15.9 The enrichment of the main façade is a distinctive feature of the regional style. Often the character of the stonework varies, with the more carefully dressed work on the principal elevation. It is common to see dressed stonework limited to above doors and windows on the main elevation, sometimes in the case of mullioned windows limited to a single opening on the front wall of the house.

15.10 Any alteration or repair to external walls must respect the existing building materials and match them in texture, quality and colour. Bloxham has a pre-dominance of stone buildings with brick being very much in the minority. It is, however, important to reflect the specific circumstances of the individual location. 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.

Windows

15.11 Bloxham is unusual in having a significant number of square headed, stone mullioned windows located around the settlement, which are reflective of the consistent 17th and early 18th century yeoman houses of some status in the village. There are also a number of single light slit windows in addition to the more usual timber casement. There are a small number of sash windows. The historic form of windows make a considerable impact on the significance of the property and should be retained wherever possible with specialised repair or should be replaced on a like for like basis.



Window detail

15.12 In order to retain the significance of the building it is important that the style, design and construction of the window is correct and that the windows are correctly proportioned. There should be no attempt to homogenise windows on a single building if a range of style has historically been used. Where more recent replacements have been made it may not be appropriate to replace on a like for like basis, but for some research to be done to determine what is a more appropriate form of windows for the building.

15.13 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 alternatives, no matter what the pattern or design, is inappropriate.

Doors

15.14 There are a range of historic doors located throughout Bloxham. These include early medieval doorways with two centred pointed arches (at The Joiners Arms and Seal Cottage). There are also four centred arches and flat headed doorways. There is a good survival of timber doors, which where they are of historic origin 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.



Door detail

Lintels

15.15 The retention of historic lintels is encouraged, replacing these with a different material such as modern reconstituted stone or concrete can have a detrimental impact on the street scene. Lintels should be believable in structural terms and should be of a material to suit the building and specific locality.

Porches and canopies

15.16 There are a number of porches and canopies that protrude from the front elevation of the properties throughout the conservation area, but the majority of terraced properties through the village do not have these external features. Any historic examples should be repaired on a like for like basis. Any new additions should be traditional in appearance and be influenced by existing historic examples within the immediate street scene. Simple canopies are generally considered more appropriate than full porches in most cases, with the exception of the larger, higher status properties.



Porch detail



Boundary walls

15.17 The vast majority of properties in the lanes around Bloxham are aligned along the pavement edge with the stone wall of the building forming its own boundary. The predominant form of external boundaries are stone walls; either low stone walls enclosing small front gardens or in the case of the larger, more prestigious properties higher walls which have a dominating impact on the street scene. Repairs to boundary walls 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.

15.18 There are a variety of other boundary features including hedges and wrought iron railings, but these are in the minority. Boundary features should be kept in a good state of repair in order preserve the character and appearance of the conservation area.

Rainwater goods, soil and vent pipes, flues, satellite dishes

15.19 Traditional rainwater goods (including downpipes, hoppers, gutters, bracket fixings and gullies), tend to be painted cast iron. Where original cast iron rainwater goods remain, they should be repaired where possible and if beyond repair, replaced like-for-like. UPVC rainwater goods are not appropriate for listed buildings or buildings in a conservation area as they are not authentic and do not enhance a buildings character. Dark plastics can be prone to discolouration when exposed to ultraviolet light, the detailing is thin and the brackets often require fascia boards which are not traditional. Replacement in original materials is encouraged.



Vent on principal elevation detracts from historic building

15.20 Soil and vent pipes should be kept off principal elevations. They can be sited internally if this will not damage any historic fabric and can reduce to a much smaller diameter pipe at roof level. If internal siting would cause damage to historic fabric, then they should be located in a discreet location on a rear elevation. UPVC soil pipes are not appropriate for listed buildings or buildings within a conservation area.

15.21 Flues should run up within existing chimneys, where they exist. The detail of termination may need planning permission and should be simple. Flues should not be located on the highway or principal elevations.

15.22 Where possible satellite dishes should be located in gardens or outbuildings rather than placed on historic buildings. Satellite dishes should not be located on an elevation, roof or chimney fronting a highway, public footpath or public open space, or anywhere on a principal elevation. If they need to be attached to the building this is best done below eaves level or disguised against the roof covering.

Street signage

15.23 The road signs within the area are proportionate to the highway requirements of the area. Any new signs should be carefully considered in terms of design, colour, size, siting, as there is potential for these to have a harmful effect on the street scene.

15.24 The street signs throughout the settlement, although not genuinely historic, are of 'heritage' rather than standardised type and make a positive contribution to the street scene.

Utilities, services, bin and bicycle storage

15.25 The co-ordination of work by the utility companies should be 'joined up' as part of a strategic management plan. This would avoid unsightly patched roads and pavements and reduce the inconvenience of road closures.

15.26 The provision of bin and bicycle storage should be provided in a manner that is appropriate for the area and where possible to the rear of the properties to reduce clutter and encroachment into the public highway. There is a particular problem in the commercial zone of the conservation area.

Shop fronts and commercial signage

15.27 There is a problem with an uncoordinated approach to signage and shop front design in the current commercial area at the centre of Bloxham. Any replacement signs and shop fronts should enhance the area and follow appropriate design guidance. Internal illumination of signage should be avoided, and more traditional external illumination is encouraged.

15.28 The commercial area has the potential to expand to the north and the west of the High Street. Stricter control should be adhered to and more appropriate designs utilised.

Renewable energy

15.29 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.

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On 1st April 2015 English Heritage changed their name to Historic England. The organisation is in the process of rebranding however all content and guidance remains current.

17. Acknowledgments

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

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Appendix 1: Policies

Bloxham Conservation Area Appraisal should be used in conjunction with a number of national and local planning policy documents which have a number of policies pertaining to the historic built environment. The main heritage policies are summarised below, but there will be others of more general relevance elsewhere within the documents.

Up-to-date versions of the documents should be accessed via Cherwell District Council (www.cherwell.gov.uk) and government websites (www.legislation.gov.uk and www.gov.uk).

Main Legislation	National Policy Guidance	Local Policies
Town and Country Planning Act 1990	NPPF (National Planning Policy Framework)	Adopted Cherwell Local Plan 1996
Planning (Listed Buildings and Conservation Areas) Act 1990	NPPG (National Planning Policy Guidance)	Cherwell Local Plan 2006-2031: Part 1
		Bloxham Neighbourhood Plan 2015-2031

National Planning Policy Framework

Section 16. Conserving and enhancing the historic environment

Key local policies of relevance to heritage and conservation include¹:

Cherwell Local Plan 2011-2031: Adopted Document (July 2015) (As amended)

ESD13: Local landscape protection and enhancement.

ESD15: The character of the built environment.

Cherwell Local Plan 1996 - 'Saved Policies'

H19 Conversion of buildings in the countryside

H21 Conversion of buildings in settlements

C18 Development of proposals affecting a listed buildings

C21 Proposals for re-use of a listed building

C23 Retention of features contributing to the character or appearance of a conservation area

C25 Development affecting the site or setting of a scheduled ancient monument

C28 Layout, design and external appearance of new development

C30 Design of new residential development

C33 Protection of important gaps of undeveloped land

C38 Satellite dishes in a conservation area or on a listed building

Bloxham Neighbourhood Plan 2015-2031

BL10 Policy on the Conservation Area

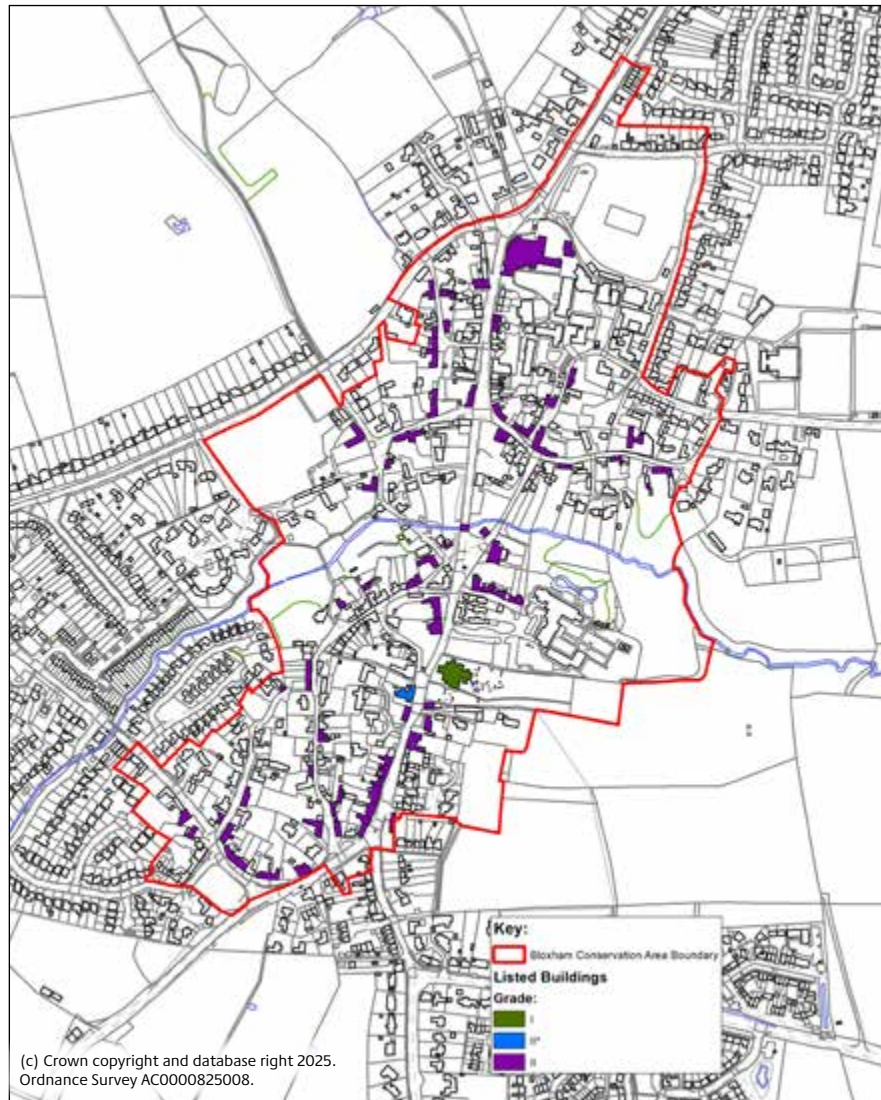
BL11 Policy on contributing to the Rural Character of the village

BL12 Policy on the importance of space and key street scenes and views

¹ This list was correct at the time of drafting this conservation area appraisal and is intended as a reference to relevant local policies, it does not represent an exhaustive list.

Appendix 2: List of Designated Heritage Assets

Figure AP2 – Designated Heritage Assets



Designated assets in Bloxham Conservation Area

Address of designated asset	Type of designated asset	Grade
WHEATLANDS, KINGS STREET (east side), Bloxham	Listed	II
MILDURA, KINGS STREET, Bloxham	Listed	II
SEAL COTTAGE, KINGS ROAD, Bloxham	Listed	II
ORCHARD COTTAGE, KINGS ROAD, Bloxham	Listed	II
ASHWELL HOUSE, LITTLE BRIDGE ROAD, Bloxham	Listed	II
BROOK COTTAGE, LITTLE BRIDGE ROAD, Bloxham	Listed	II
PARK CLOSE, LITTLE BRIDGE ROAD, Bloxham	Listed	II
8, MERRIVALES LANE, Bloxham	Listed	II
3, 4 AND 5, MERRIVALES LANE, Bloxham	Listed	II
WALL AND DOORWAY TO REAR OF JOINERS ARMS, OLD BRIDGE ROAD, Bloxham	Listed	II
WEAVERS COTTAGE and CRANHAM COTTAGE, QUEENS STREET, Bloxham	Listed	II
LITTLE BENNETTS, ROSE BANK, Bloxham	Listed	II
PRIMROSE COTTAGE, ROSE BANK, Bloxham	Listed	II
PIGHLE COTTAGE, HUMBER STREET and ROSE BANK, Bloxham	Listed	II
OLD BARN HOUSE and THE COTTAGE, SOUTH NEWINGTON ROAD, Bloxham	Listed	II
STONE HILL HOUSE AND ATTACHED WALL, STONE HILL, Bloxham	Listed	II
1, UNICORN STREET, Bloxham	Listed	II
CAMPBELL COTTAGE, WORKHOUSE LANE, Bloxham	Listed	II
THE COURT HOUSE AND ATTACHED WALL AND DOORWAY DATED 1610 2 METRES TO RIGHT, CHURCH STREET, Bloxham	Listed	II
RECTORY FARMHOUSE, CHURCH STREET, Bloxham	Listed	II
THE WEBB and THE COTTAGE, CHURCH STREET, Bloxham	Listed	II

Address of designated asset	Type of designated asset	Grade
THE OLD COTTAGE AND HOUSE TO LEFT, CHURCH STREET, Bloxham	Listed	II
HOME COTTAGE, CHURCH STREET, Bloxham	Listed	II
NUT TREE HOUSE, WORKHOUSE LANE and COURTINGTON LANE, Bloxham	Listed	II
IVY COTTAGE, WACKERFIELD and PRINTS COTTAGE, CUMBERFORD HILL, Bloxham	Listed	II
CUMBERFORD HOUSE, CUMBERFORD HILL, Bloxham	Listed	II
Bloxham School, High Street, Bloxham	Listed	II
ART BLOCK BLOXHAM SCHOOL, HIGH STREET, Bloxham	Listed	II
BRIDGE AND PUMP APPROXIMATELY 20 METRES WEST OF JOINERS ARMS, HIGH STREET, Bloxham	Listed	II
THE OLD BAKERY, HIGH STREET, Bloxham	Listed	II
ETON HOUSE, HUMBER STREET, Bloxham	Listed	II
MILESTONE APPROXIMATELY 200 METRES NORTH WEST OF BLOXHAM SCHOOL, BANBURY ROAD, Bloxham,	Listed	II
ELEPHANT AND CASTLE PUBLIC HOUSE, ROSEBANK and CHAPEL STREET, Bloxham	Listed	II
GARDEN LEE COTTAGE, CHAPEL STREET, Bloxham	Listed	II
BEAUCHAMP HOUSE, CHAPEL STREET, Bloxham	Listed	II
ROSEBANK, CHAPEL STREET, Bloxham	Listed	II
YEW TREE HOUSE, CHURCH STREET, Bloxham	Listed	II
HOUSE TO RIGHT OF THE OLD FORGE, CHURCH STREET, Bloxham	Listed	II
THATCHERS, CHURCH STREET, Bloxham	Listed	II
GREYSTONES, CHURCH STREET, Bloxham	Listed	II
COTTAGE APPROXIMATELY 50 METRES WEST OF SYCAMORE TERRACE, FLOGGING LANE, Bloxham	Listed	II
11, HIGH STREET, Bloxham	Listed	II
REPTON COTTAGE, HIGH STREET, Bloxham	Listed	II

Address of designated asset	Type of designated asset	Grade
ST MARYS LODGE, HIGH STREET, Bloxham	Listed	II
7, MERRIVALES LANE, Bloxham	Listed	II
JOINERS ARMS PUBLIC HOUSE, OLD BRIDGE ROAD, Bloxham	Listed	II
WALLFLOWERS, QUEEN STREET, Bloxham	Listed	II
THE MALTHOUSE, QUEEN STREET, Bloxham	Listed	II
IVY COTTAGE, BLOXHAM SCHOOL, ROSE BANK, Bloxham	Listed	II
ROSE COTTAGE, ROSE BANK, Bloxham	Listed	II
KILLOWEN HOUSE, SOUTH NEWINGTON ROAD, Bloxham,	Listed	II
COTTAGE TO RIGHT OF ORIEL COTTAGE, WORKHOUSE LANE, Bloxham	Listed	II
SPRING COTTAGE, FROG LANE, Bloxham	Listed	II
ORIEL COTTAGE, WORKHOUSE LANE, Bloxham	Listed	II
HILL HOUSE, WORKHOUSE LANE, Bloxham	Listed	II
STONE HILL COTTAGE, STONE HILL, Bloxham	Listed	II
WOODLANDS, WORKHOUSE LANE, Bloxham	Listed	II
CROSSWAYS COTTAGE, MERRIVALES LANE, Bloxham	Listed	II
THE OLD MANOR, LITTLE BRIDGE ROAD, Bloxham	Listed	II
THE COTTAGE, HUMBER STREET, Bloxham	Listed	II
HUMBER HOUSE, HUMBER STREET, Bloxham	Listed	II
EASTER COTTAGE, CHURCH STREET,WEAVES AND WAXES, 53, CHURCH STREET, Bloxham	Listed	II
CHURCH STREET STORES, CHURCH STREET, Bloxham	Listed	II
CUMBERFORD COTTAGE, CUMBERFORD HILL, Bloxham	Listed	II
ENTRANCE ARCH TO BLOXHAM SCHOOL, HIGH STREET, Bloxham,	Listed	II

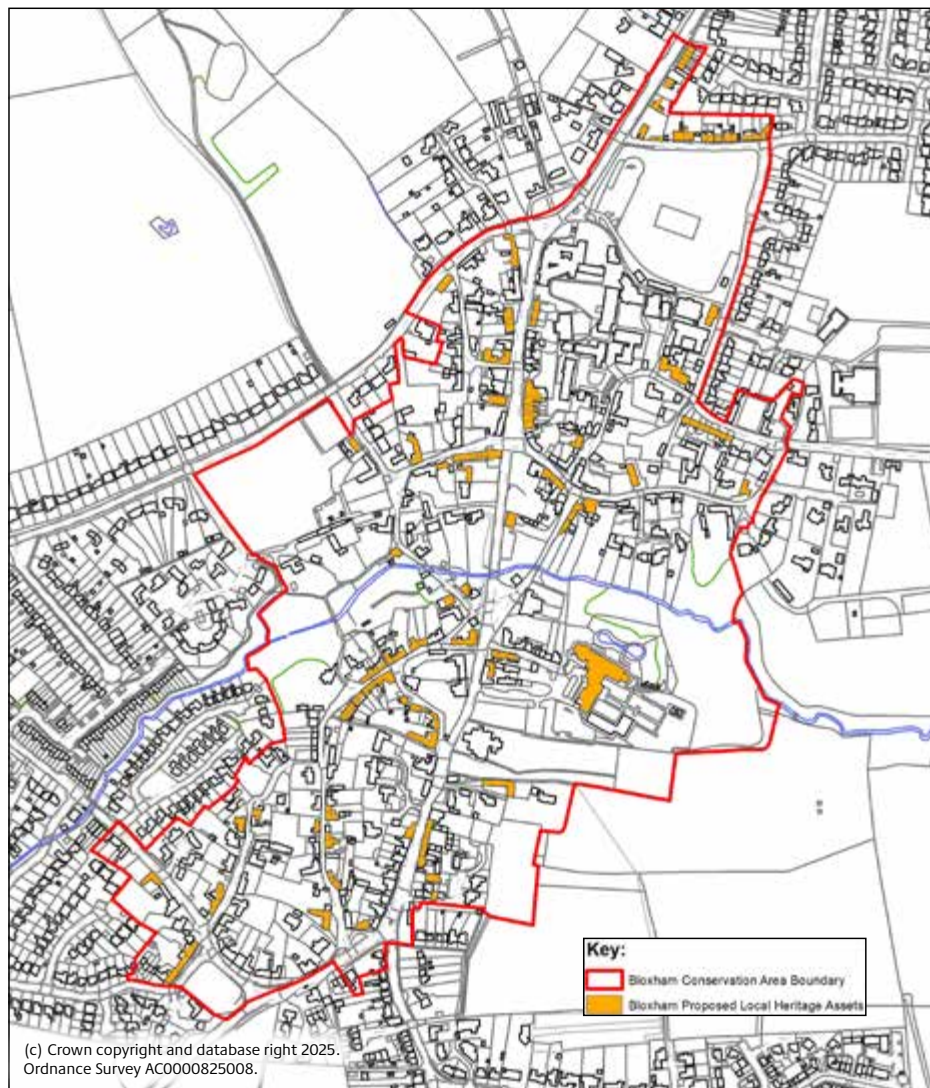
Address of designated asset	Type of designated asset	Grade
WALL TO MANOR FARMHOUSE FRONTING CHAPEL STREET AND EXTENDING TO REAR OF PROPERTY, CHAPEL STREET (north side), Bloxham	Listed	II
CHURCH OF ST MARY, CHURCH STREET (east side), Bloxham	Listed	I
MANOR HOUSE FARMHOUSE, CHURCH STREET, Bloxham	Listed	II
BARN APPROXIMATELY 20 METRES SOUTH OF RECTORY FARMHOUSE, CHURCH STREET, Bloxham	Listed	II
12, HIGH STREET, Bloxham	Listed	II
THE VICARAGE, HIGH STREET, Bloxham	Listed	II
THE COTTAGE, KINGS ROAD, Bloxham	Listed	II
MANOR FARMHOUSE, CHAPEL STREET, Bloxham	Listed	II
DOVECOTE APPROXIMATELY 6 METRES SOUTH OF BEAUCHAMP HOUSE, CHAPEL STREET, Bloxham	Listed	II
GREENLAND COTTAGE and LEACROFT, KINGS ROAD, Bloxham,	Listed	II
SYCAMORE TERRACE, 1-5, KINGS ROAD, Bloxham	Listed	II
GREYROOFS, KINGS ROAD, Bloxham	Listed	II
THATCHED COTTAGE OPPOSITE STONELEIGH HOUSE, LITTLE BRIDGE ROAD, Bloxham	Listed	II
STONELEIGH HOUSE, LITTLE BRIDGE ROAD, Bloxham	Listed	II
CROSSWAYS, MERRIVALES LANE, Bloxham,	Listed	II
WOODBINE COTTAGE, OLD BRIDGE ROAD, Bloxham	Listed	II
Junction of Old Bridge Road and High Street, Bloxham, Cherwell, Oxfordshire, OX15 4PU, Bloxham	Listed	II
45 headstones individually listed within churchyard of Church of St Mary, Church Street, Bloxham	Listed	II

Designated assets in Bloxham Parish outside the Conservation Area.

Address of designated asset	Type of designated asset	Grade
BREWHOUSE AND LAUNDRY AT BLOXHAM GROVE FARM, BLOXHAM GROVE ROAD, Bloxham	Listed	II
BARN AT BLOXHAM GROVE FARM, Bloxham	Listed	II
TRAPHOUSE AT BLOXHAM GROVE FARM, BLOXHAM GROVE ROAD, Bloxham	Listed	II
WINDMILL AT BLOXHAM GROVE FARM, Bloxham	Listed	II

Appendix 3: Local Heritage Assets

Figure AP3 – Local Heritage Assets



A3.1 Local Heritage Assets are unlisted buildings and features that make a positive contribution, the National Planning Policy Framework NPPF refers to them as ‘non-designated heritage assets’.

A3.2 The NPPF refers to Heritage Assets as ‘A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).’

A3.3 A number of ‘non-designated heritage assets’ (unlisted buildings and structures) within the village make a significant positive contribution to the character and appearance of the conservation area, this includes buildings beyond the conservation area boundary. There are prominent walls in the settlement which are generally protected through planning, or curtilage listing.

A3.4 Significance can be harmed or lost through alteration of a 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.

A3.5 The following buildings and structures are considered regionally or locally significant either for their architectural detail or for their part of the social history of Bloxham (Figure AP3). The Bloxham conservation area appraisal provides the opportunity to assess the significance of these buildings and structures and they have been put forward for consideration for inclusion to the districtwide register of non-designated heritage assets which forms part of a separate process.



1. 1-5 Banbury Road, Bloxham



2. Pophleys, Banbury Road, Bloxham



3. Clyston, Banbury Road, Bloxham



4. White Cottage, Banbury Road, Bloxham



4 a. Outbuildings associated with White Cottage, Banbury Road Bloxham



5. 1-2 Strawberry Terrace, Bloxham



6. 3-6 Strawberry Terrace, Bloxham



7. 8-9 Strawberry Terrace, Bloxham



8. 10-12 Strawberry Terrace, Bloxham



9. Palmer House, Bloxham School



10 a. Egerton House 2, Rosebank, Bloxham



11. Mill Cottages, The Ridgeway, Bloxham



12. Old Wells, Chapel Street



13. Ellen Hind Memorial Hall, Chapel Street, Bloxham



14. The Wesley Theatre, Chapel Street, Bloxham



15. Randles Cottage Humber Street, Bloxham



16. Heathcote, Humber Street, Bloxham



17. Rose Cottage, Rose Bank, Bloxham



18. Lydstep, Old Bridge Road, Bloxham



19. 3-4 Old Bridge Road, Bloxham



20. The Church House, Landers Cottage and Pargeters Cottage, Merrivale Lane, Bloxham



21. St Mary's Vicarage and the Parish rooms, Bloxham



22. Godswell House, Bloxham



23. Bloxham Surgery, Godswell House, Church Street, Bloxham



24. Red Lion Public House, Bloxham



25a. The Loft 15a High Street, Bloxham



25b. Sandhamn, High Street, Bloxham



25c. Court House, High Street, Bloxham



25d. The Old School, Church Street, Bloxham



26. Saddlers House, Bloxham



27. Hollyhock Cottage, Linden and Durgington Cottage



28. White Lion Cafe, High Street Bloxham



29. 14-15 Banbury Road, Bloxham



30. 8,9 & 10 Banbury Road, Bloxham



31. The Old Jail, Workhouse Lane



32. Hillside, High Street, Bloxham and associated barn



34. Little Thatch and Bakers Thatch, High Street, Bloxham



35. Co-operative building, High Street, Bloxham



35 a. Co-operative building rear range



36. Formally 'Banbury and District Christian Spiritualist Church' Workhouse Lane



37. Bloxham Ex-Serviceman's Hall, High Street, Bloxham



38. Treadwell House, Stone Hill, Bloxham



39. Forge Cottage, Stone Hill, Bloxham



40. Culross, Stone Hill, Bloxham



40. High House, High Street, Bloxham



41. Virginia House, High Street, Bloxham



41 a Virginia House and associated barn, High street, Bloxham



42. Partridge House, Hawke Lane, Bloxham (former Hawk and Partridge Pub)



45. 1 Hawke Lane and 2 Grove Cottage, Hawke Lane,



46. Beehive Cottage, High Street, Bloxham



47. The Old Smithy, South Newington Road, Bloxham



48. Pitts Orchard, Station Road, Bloxham



49. Drayton House and Ashley Cottage, Station Road,



50. Scrubbity Burrows, Cumberford, Bloxham



51. Stable Cottage, Cumberford, Bloxham



52. The Old Malthouse and Malthouse Barn,
Queen Street,



53. Drum and Monkey, Queen Street, Bloxham



54. Bayfield and Owens, Queen Street,
Bloxham



55. Apple Tree, Kings Road, Bloxham



57. 1-2 Kings Road, Bloxham



58. Rose Cottage, Kings Road, Bloxham



60. Spring Cottage, Kings Road, Bloxham



61. The Cottage, Kings Road, Bloxham



61. Wheatlands Cottage and The Cottage, Kings Road, Bloxham



62. 3 Hawke Lane (Acorn Cottage), Bloxham



63. Stone Cottage, Hawke Lane



64. Baptist Chapel, Hawke Lane, Bloxham



65. Unicorn House, Unicorn Street, Bloxham



66. Unicorn House side elevation, Unicorn Street, Bloxham



67. Frog Lane Cottage, Windy Ridge and Cloudberry Cottage, Unicorn Street



68. Unicorn Cottage, The Porthole, Fathoms End, Unicorn Street, Bloxham



69. Spring Cottage, Unicorn Street



70. 1-6 Little Green



71. Holly Tree Cottage and Brooklands, Unicorn Street, Bloxham



72. Hayes Cottage (3) and The White House (5), Unicorn Street, Bloxham



73. The Knoll, Little Bridge Road, Bloxham



74. Peglars Cottage, Little Bridge Road, Bloxham



75. Esperance, Little Bridge Road, Bloxham



76. Creek Cottage, Little Bridge Road, Bloxham



77. Old Park Farm, Stone Hill, Bloxham



78. Park Close Annex, Little Bridge Road, Bloxham



79. Clinton House, Humber Street, Bloxham

Appendix 4: Article 4 Directions

What is an Article 4 Direction?

A4.1 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.

A4.2 The effect of these Article 4 Directions is that planning permission is required for developments that would otherwise not require an application.

A4.3 In September 2013 the executive of Cherwell District Council approved the rolling out of a district-wide programme of limited Article 4 Directions to ensure that accumulative minor changes do not undermine the visual amenity of heritage within the district. By doing so this enables the Council to consider these developments through the planning process so as to ensure that they accord with its policies to improve the local environment, protect businesses or any other issues.

A4.4 This conservation area appraisal does not make any Article 4 Directions but consults on the appropriateness of Article 4’s to manage the protection of the significance of the conservation area. Any proposals for an Article 4 Direction would be subject to separate consultation.

A4.5 The Planning Portal (http://www.planningportal.gov.uk/permission/responsibilities/planning_permission/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?

A4.6 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.

How will an Article 4 Direction affect Bloxham?

A4.7 The Conservation Area Appraisal identifies a number of Local heritage Assets which make a special contribution to the character and appearance of Bloxham, see Appendix 3. An Article 4 Direction could help to protect the special character and historical interest of the Bloxham Conservation Area.

A4.8 Article 4 Directions cover changes to the front and/or principle elevations fronting a highway, including an unadopted street or private way, public right of way, waterway or open space and for Bloxham may include:

- The enlargement, improvement or other alteration to a dwelling house – i.e. changes to windows, doors, door surrounds and window headers and mouldings.
- The removal, alteration or rebuilding of chimney stacks.
- Changes to roofing materials and the insertion of rooflights, erection or alteration of fascia boards.
- Erection or alteration of porches to the front elevation.
- Provision of hard standing.
- The painting of previously unpainted stone or brickwork of a dwelling house or a building or enclosure within the curtilage (the addition of render or stone is already controlled under conservation area legislation).

- Installation of renewable technology including solar panels. .
- Installation and replacement of satellite dishes and other antennae/aerials.
- Erection or demolition of a gate, fence, wall or other means of enclosure within the front garden (or side boundary facing the road).

Appendix 5: Public Consultation

Cherwell District Council considers public consultation an important part of conservation area designation and review. As part of the re-appraisal process, the historic settlement and environs of Bloxham were assessed and a draft appraisal document was produced setting out what is significant about the village.

An initial public consultation on the draft document took place between 10 February and 23 March 2020, with a public exhibition held on 2 March 2020. This draft document was not finalised. Subsequently, the draft document was re-appraised in early 2025 and amended in line with feedback received as part of the first public consultation. A second public consultation on the re-appraised draft document was then held between 6 May and 17 June 2025, with a public exhibition held on 7 May 2025 to enable residents and interested parties to inspect the draft appraisal document. All comments received were then carefully reviewed and collated into a report for the consideration of the Lead Member for Planning, Cherwell District Council. The report made several recommendations for the inclusion and exclusion of areas from the existing boundary, in addition to identifying new Local Heritage Assets. The final appraisal document was produced following this process.

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