



Ardley Conservation Area Appraisal

February 2022

Planning Policy, Conservation and Design



Cherwell
DISTRICT COUNCIL
NORTH OXFORDSHIRE

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There has been a delay in adopting the document due to a reprioritisation of resources during the Covid 19 Pandemic. The appraisal was finalised in March 2020, but polices and references have been updated where necessary. There have been no major planning applications submitted since March 2020.

1. Introduction

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 Ardley was designated a Conservation Area in August 2005 and was accompanied by the first Conservation Area Appraisal. This conservation area appraisal and management plan is the first review of the Ardley Conservation Area boundary and appraisal. This appraisal involved a combination of walk over surveys of the settlement in the Winter of 2018 and Spring of 2019, 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 the ‘Conservation Area Appraisal, Designation and Management: Historic England Advice Note 1’ (2019).

1.3 The Ardley Conservation Area boundary is shown in Figure 1 and the details of its designation are covered in Chapter 12 of this Conservation Area Appraisal.

Key Characteristics of Ardley

1.4 A summary of the key characteristics of Ardley are:

- irregular, settlement scattered loosely along roads and lanes. The historic ‘double-loop’ form of the settlement around the church and the 17th century former rectory still exists in the form of lanes and a public right of way;

- historic medieval core around the church, and east of the earthworks in Ardley Wood;
- the village largely comprises 17th, 18th and 19th century farmhouses, houses and cottages. It also has a strong agricultural base, alongside quarrying and inns;
- the village prospered as it lay at an important junction of historical routes, the B430 was once a road that served two inns in Ardley;
- there is a limited palette of building materials which visually unifies the village;
- few buildings address the street directly but stone boundary walls are common;
- there were a number of important institutions and families who had influence in Ardley, including the Duke of Marlborough and the Earl of Jersey.

Summary of issues and opportunities

1.5 The future preservation and enhancement of the special character of the Ardley Conservation Area, will owe much to the positive management of the area by homeowners, landowners, the parish council, neighbouring parish councils, the district council, the county council, and service providers.

1.6 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 (see Appendix 3);
- 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 (see Appendix 4, if taken forward this would form a separate process and consultation);

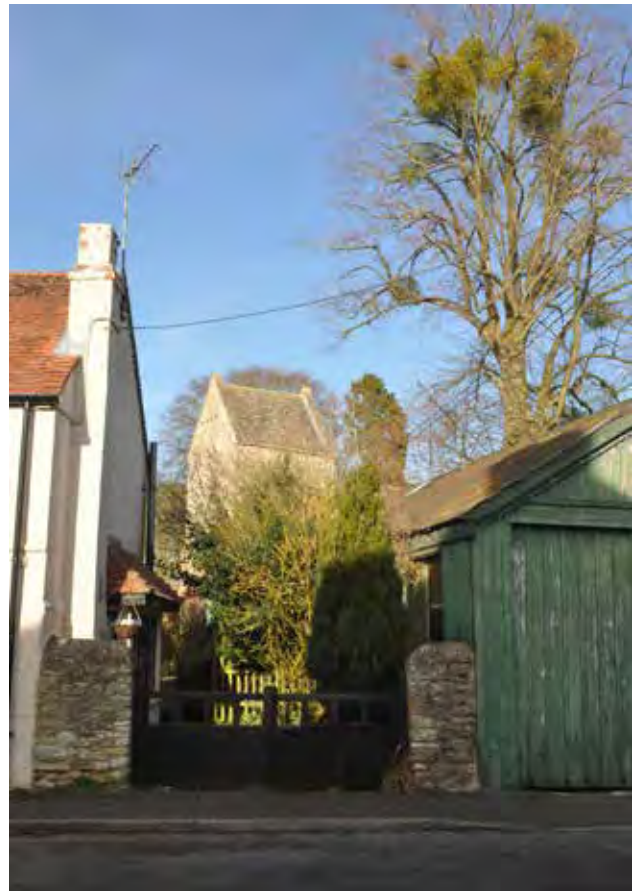
- identify important areas of historic green space and consider how they can be protected (where appropriate);
- respect the need to read Ardley as a separate village to Fewcott;
- ensure that any new development is sustainable, sympathetic to the Conservation Area and of high quality; and
- consider how to effectively manage the distinctive characteristics of the settlement.



View of Stonecroft beyond the churchyard, from Station Road



View of Church Road from Station Road, there was once a pond within the grass to the south of Tithe Cottage, see Figure 14



View of the church tower between Tithe Cottage and 2 Church Road

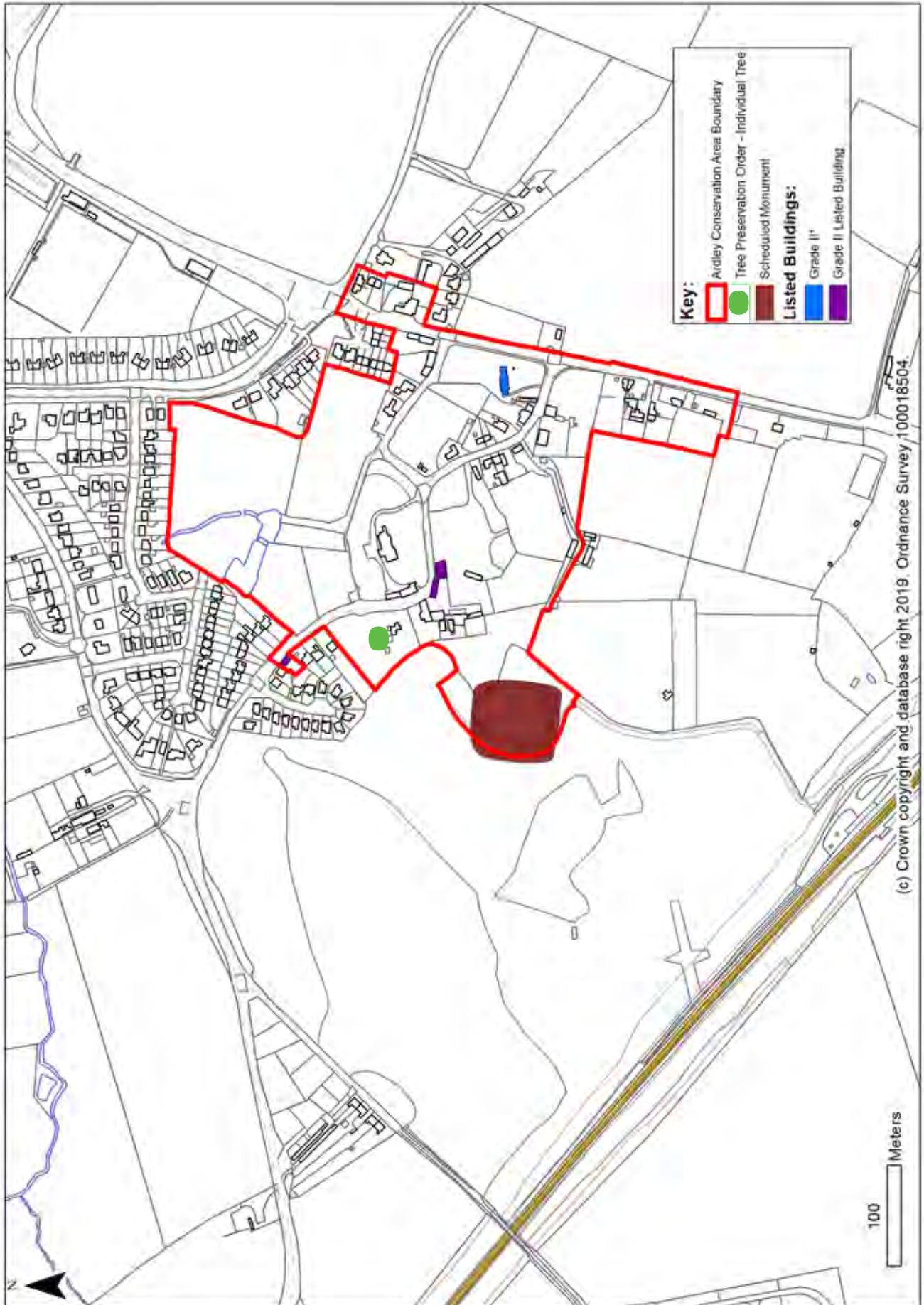


Figure 1. Ardley Conservation Area Boundary (March 2020) - area designations for Ardley

2. Planning Policy Context

2. Planning Policy Context

Planning and 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 the National Planning Policy Framework (NPPF), saved retained policies from the Adopted Cherwell Local Plan 1996, the Cherwell Local Plan 2011-2031 Part 1, and the Mid-Cherwell Neighbourhood Plan 2018-31. Appendix 1 of this appraisal provides a list of plans and policies relevant to heritage and conservation. These were all current at the time of publication. The up to date planning policy situation should be checked on Cherwell District Council and government websites.
- 2.3 Historic England advise local planning authorities to consult the public in 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 'Conservation Area Appraisal, Designation and Management: Historic England Advice Note 1' (2019).
- 2.4 The purpose of this Conservation Area Appraisal is to:
- provide a clear definition of the area's special architectural and/or historic interest;
 - identify ways in which the unique characteristics can be preserved and/or enhanced;
 - strengthen justification for designation of the Conservation Area;
 - review the boundary of the Conservation Area;
 - create a clear context for future development in accordance with Conservation Area policies in national guidance and the Local Plan (see Appendix 1); and
 - 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 Ardley 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 Ardley are shown in Figure 1 and Appendix 2. These include the current designated heritage assets (listed buildings and the scheduled monument), the designated Conservation Area boundary for the village, and the location of the tree protected by a Tree Preservation Order (TPO).

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 Ardley Conservation Area, and these are identified in Appendix 3. 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 district-wide ‘Register of Local Heritage Assets’.

2.8 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 form part of a separate process and consultation.



Hunters Cottage



St Mary's Church



Topiary to the south of Ardley House



Manor Farmhouse



Figure 2. Ardley Conservation Area Boundary (March 2020) - aerial photography 2014-5

3. Location

3. Location

- 3.1 The village of Ardley is situated at the northern edge of the ancient parish, and lies approximately 9.5 kilometres (6 miles) northwest of Bicester. The village is located to the west of the M40 and the A43 / B430 junction. The Oxford to Brackley road that cuts through the south of the village is known as Station Road, see Figures 3 and 4.
- 3.2 The adjacent London (Marylebone) to Birmingham railway line cuts through the west of the parish, close to the earthwork in Ardley Wood.
- 3.3 The area is crossed by numerous country lanes and footpaths that interconnect Bicester and the villages of the Cherwell Valley. Somerton lies to the north-west, Fritwell and Souldern to the north, and Middleton Stoney to the west. Bicester and Bucknell lie to the south, with Stoke Lyne and Bainton to the east. The lane to the Heyfords, west of the village, was truncated by the adjacent Upper Heyford airfield (now disused), and the railway line, see Figure 5.
- 3.4 The Parish historically covered 1,493 acres but in 1948 this increased to 2,178 acres, when the hamlet of Fewcott and part of Stoke Lyne Parish were added. The present parish is almost a mile wide and 2 miles long. The old parish boundaries followed natural boundaries comprising a stream, the Gagle Brook and the ancient pre-Roman dyke of Aves Ditch.



The Fox and Hounds Inn on Station Road B430



Looking north to Jersey Cottage on Station Road



Figure 3. Location of the village of Ardley on the OS Base

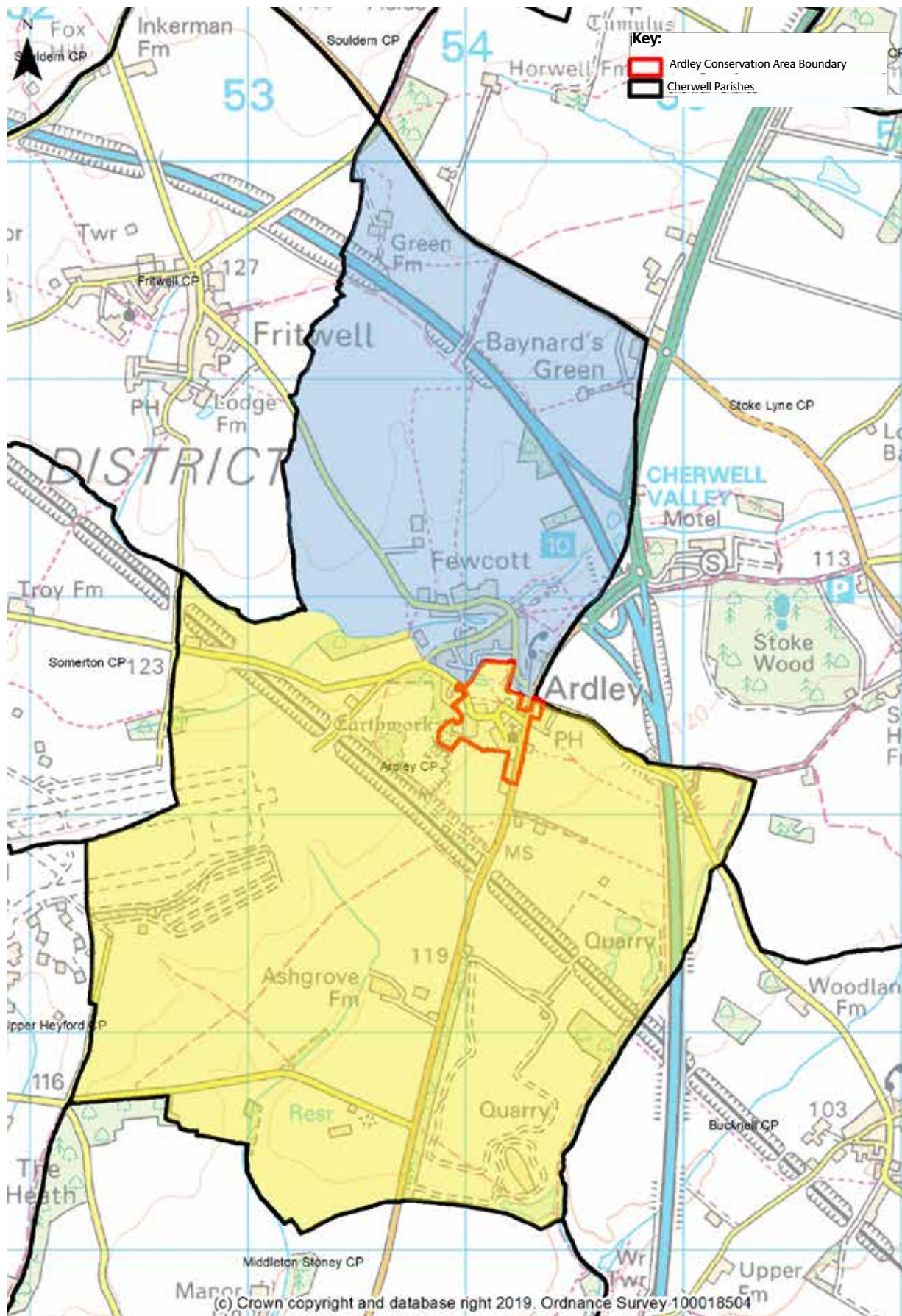


Figure 4. Ardley Conservation Area Boundary (March 2020) - Location of the settlement within the parish on OS Base Map. The Conservation Area Boundary is in red, the pre-1948 Ardley Parish boundary is shaded yellow and the additional land in the post 1948 Ardley with Fewcott Parish boundary is shaded blue.

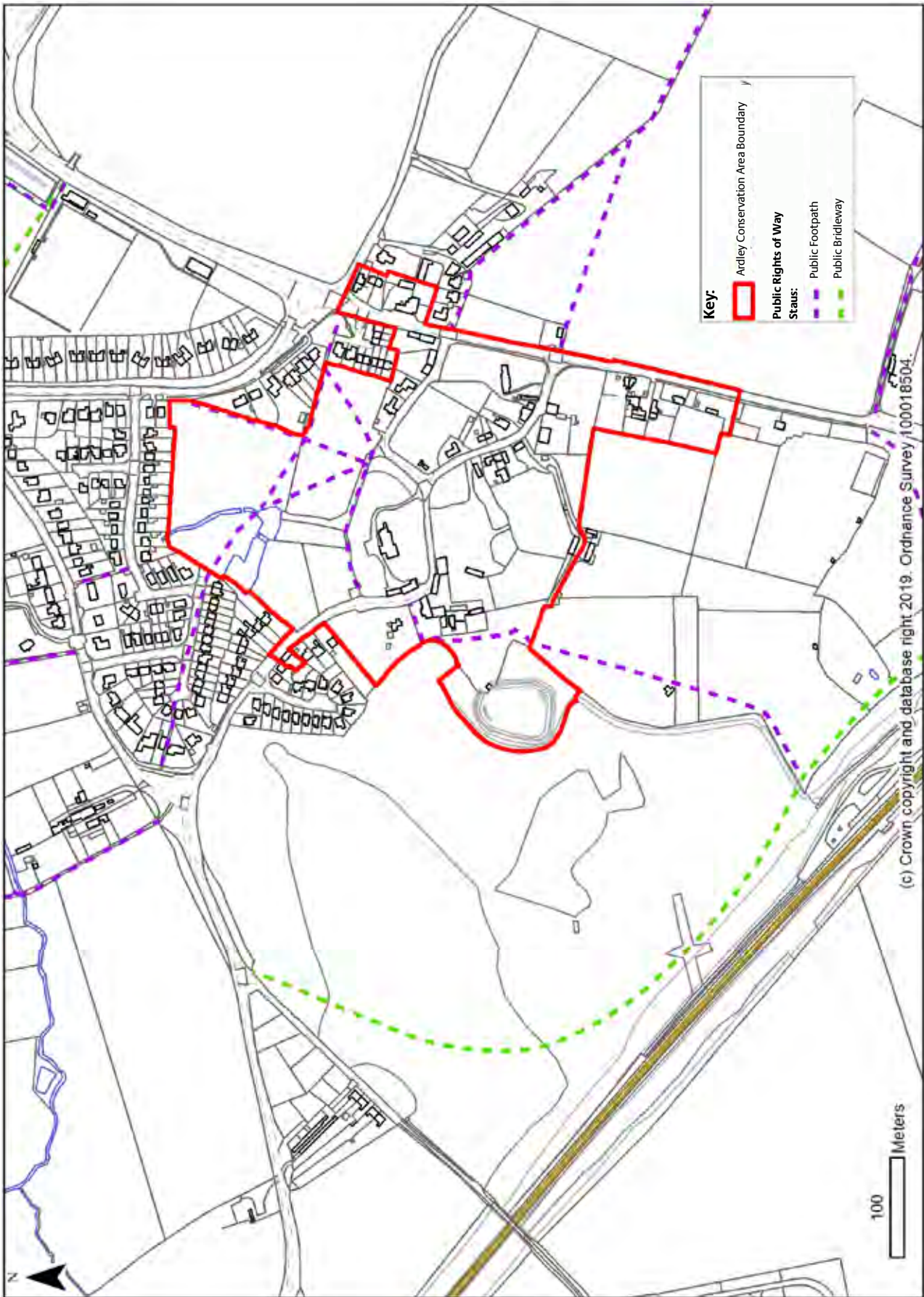


Figure 5. Ardeley Conservation Area Boundary (March 2020) - Public Rights of Way

4. Geology and Topography

4. Geology and Topography

- 4.1 The natural topography of Ardley is flat tableland, with man-made earthwork within Ardley Wood (123m above sea level), medieval fishponds within 'The Park' to the north of the church (c.115m above sea level) and quarrying to the south and west of the village, including within Ardley Wood. The railway cutting was further excavated to the west of the village (113m above sea level), east of the line of Aves Ditch (Ashbank), see Figure 6.
- 4.2 The location and form of the village of Ardley have been influenced by the topography and the historic routes through the parish; the geology, having access to good stone; and the source of a good spring. Historic maps show there were once further ponds. An eastwards flowing stream forms part of the old north boundary and the Gagle Brook (the Saxon Sexig Broc) forms part of the east boundary. A further stream rises in the centre of the parish and flows southward.
- 4.3 The village straddles two landscape character areas; the west of the village lies in the 'Upper Heyford Plateau', and the east lies in the 'Oxfordshire Estate Farmlands' (Cobham Resource Consultants, 1995). The aerial photograph (Figure 2) shows a typical patchwork of fields in a mixture of arable and pasture, with some woodland. There are remnants of hedgerows and many of the fields have been grouped together to make larger fields, the changes can be compared in the historic maps in Sections 6 and 7. The hedgerow is strong along the B430 and Ardley Road, although trees have been allowed to grow up out of the hedgerow within the village. The old field names show the parish was once rough pasture, moor and heath. However, by the late 19th century the land was arable, growing corn; the land being well watered.
- 4.4 The village sits on the White Limestone Formation, part of the Great Oolite stone belt that crosses the country. The railway to the south west cuts through the Lower Oolite of the Rutland Formation and the Forest Marble Formation, see Figure 7. The soil is stonebrash.
- 4.5 The 'Upper Heyford Plateau' landscape character area lies on the highest rise of the White Limestone, characterised by interbedded mica and grey marl. Cobham's 1995 'Cherwell District Landscape Assessment' notes that '*Minor streams drain west and south into the Thames river system...However, streams sourced around Fritwell and Ardley drain into Padbury Brook which flows eastwards into the Great Ouse.*' Around the airfield there are fields in pasture but the surroundings are characterised by large fields in arable cultivation, the smaller '*enclosed grazing fields are clustered close to the villages*', see Figure 8.
- 4.6 The 'Oxfordshire Estate Farmlands' landscape character area lies on White Limestone and Cornbrash, a bluish-grey limestone which is shelly with a high clay content.
- 4.7 The quarries provided a good quality, locally distinctive, building material. The underlying geology is evident in the building materials used in the village.
- 4.8 Fossilised dinosaur trackways were found at the Ardley quarry and landfill site in 1997. Scientists believe that the trackways date to the mid Jurassic period and are approximately 160-170 million years old. Over 30 footprints were found, including those believed to be from a theropod such as a Megalosaurus. Other prints belong to a sauropod such as a Cetiosaurus.

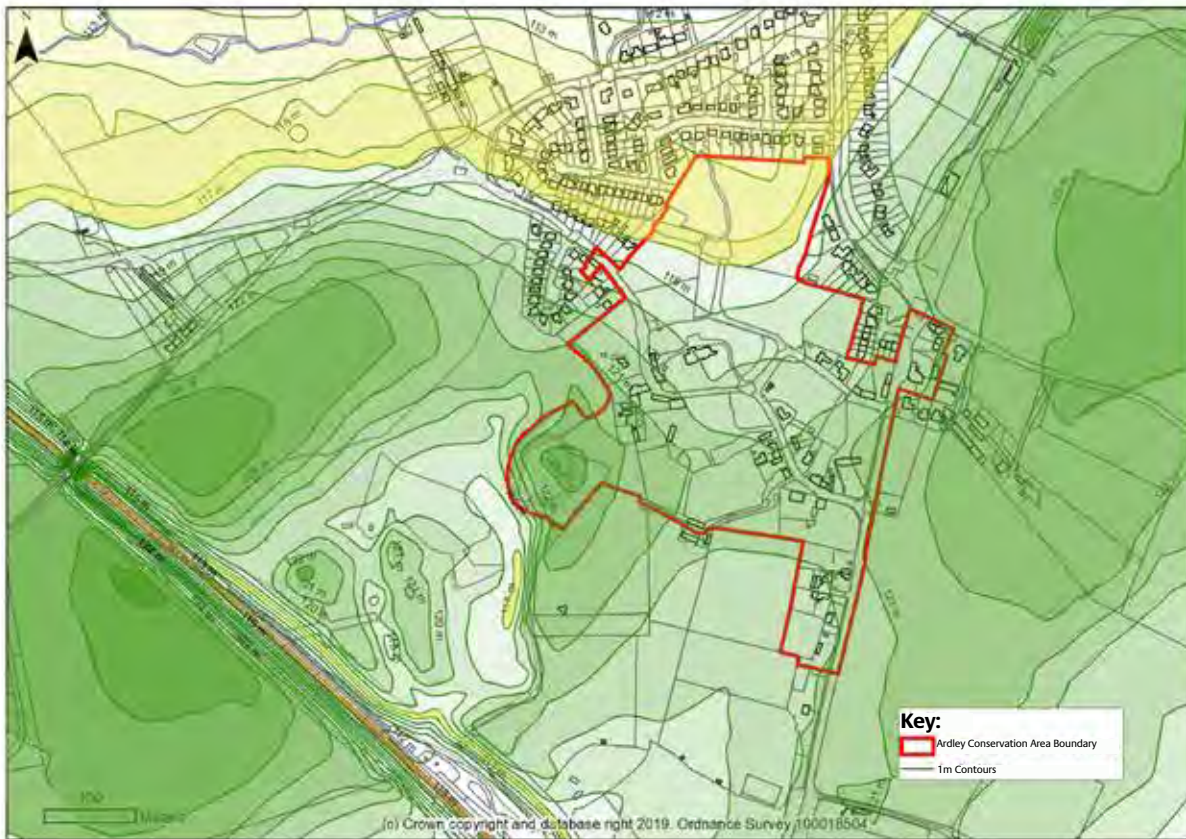


Figure 6. Ardley Conservation Area Boundary (March 2020) - 1 metre contours (topography)

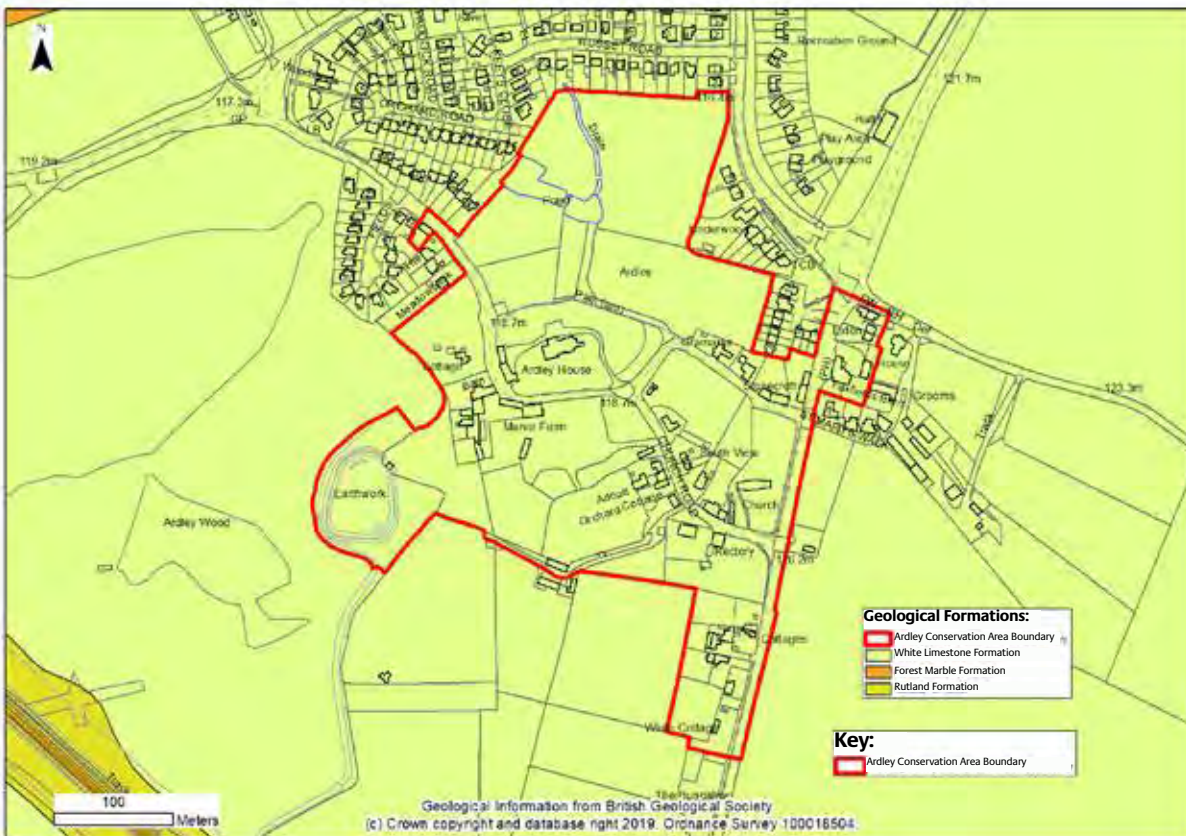


Figure 7. Ardley Conservation Area Boundary (March 2020) - bedrock geology

4.9 The flat topography of the area offers good surveillance from the earthworks of Aves Ditch and the Saxon/Norman earthwork within Ardley Wood; this, together with its position on an important crossing between the Oxford to Brackley, and the Banbury to Bicester roads has been exploited throughout its history. The flatness of the land afforded wide ranging defensive views. There were once more extensive woods in the parish; whilst the 17th century map shows only Ardley Wood (Figure 12), another 17th century map lists the Great Wood, the Middle Wood, the Little Wood and the Spinney (a small area covered in trees which was listed in the Ardley Manor Estate sale papers of 1922). The 19th century Tithe Map (Figure 13) shows Ballard's Copse and further rectangular copses to the south west of the parish.



View to the scrub around the fishpond

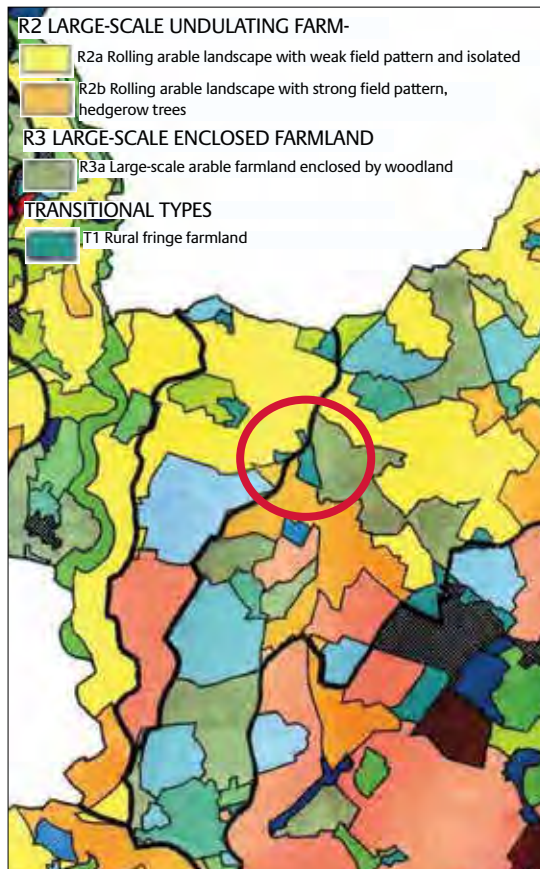


Stone wall to the field north of Ardley House

4.10 The railway cutting and Ardley Wood provide good wildlife habitats, including the Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust's Ardley Wood Quarry Reserve.



View looking north along the B430 with hedgerows



View west through a gap in the hedgerow on the B430



View east from the B430 with hedgerow

Figure 8. 'Cherwell District Landscape Assessment' The landscape types
Copyright: Cobham Resource Consultants 1995

5. Archaeology

5. Archaeology

- 5.1 Ardley is situated in an archaeologically rich area, with evidence of human settlement within the southern boundary of the parish near Ashgrove Farm dating to the Iron Age or Saxon period.
- 5.2 Aves Ditch, a late Iron Age ditch, is also referred to as 'portstræte' in the Ardley Charter of 995 (see The Oxfordshire Historic Routes, Oxoniensia, 75, 2010). It is named the 'British Ditch' on 18th century maps, or the Wattle Bank, and is believed to have formed the western boundary of the parish along with Ballard's Copse.
- 5.3 Blomfield, in his 'History of the Deanery of Bicester' writes: *'The Wattle-Bank or Aves Ditch: in 508 Cerdic and Cynric his son landed in Britain...Boundary lines were soon drawn between the two races of Saxons and Britons, and part of these passed through this district. Traces of an embankment are visible for about six chains after crossing the present Bicester and Heyford road northwards. There were similar traces near the farm-house which stands near Chilgrove and the turn of the road to Upper Heyford, until about five years ago, when the present occupier threw down a considerable length of bank. The same are very marked in Fritwell Lane, at the north-west corner of Ardley parish, where the bank remains good. This bank and fosse have been for many generations called the "Wattle-bank," and the "Aves-ditch."*'
- 5.4 Roman remains have been found at Ballard's Copse (Chilgrove), and Roman coins and pottery were found in a garden north of the Fox and Hounds. There is no known Roman settlement within the parish, but Akeman Street lay to the south and the O.S. Map of Roman Britain (1956) aligns with Aves Ditch. Chilgrove Drive forms part of the western boundary of Ardley, running directly north it continues as Raghouse Lane towards Fritwell, after its obliteration by the airfield at Upper Heyford.
- 5.5 'In addition to portstræte, the Ardley Charter mentions the 'Greatan Dic', which may be a sunken lane on the north side of the village. The 'Grenan Weg' or 'Green Way' to Heyford 'is probably now a minor lane truncated by Upper Heyford airfield.' (The Oxfordshire Historic Routes, Oxoniensia, 75, 2010). The Saxons called Ardley 'Eardwulfes lea', or 'Eardwulf's wood or clearing', and Ardley Wood is believed to be a remnant of this once larger woodland.
- 5.6 A Norman ringed earthwork within Ardley Wood may have been built on an earlier Saxon earthwork; this is the sole scheduled monument in the parish, see Figure 9.
- 5.7 The B430 (formerly the A43) is the 'via regia' of an early 13th century record; later known as the 'Oxford Way', it was turnpiked in 1757.
- 5.8 Economic and social change manifested itself in the desertion and contraction of late medieval villages. Ardley, although never of great size, is a shrunken medieval village, with evidence of house platforms in the fields to the NW of Ardley House and to the NW of the church. Recent aerial photographs appear to show platforms in the fields east of the B430, to the south of the Fox and Hounds Inn. There are medieval fish ponds on land west of Ardley Road; two of these ponds are now filled but the western-most pond 'The Fishpond' still exists, see Figure 21.
- 5.9 Deddington Road is shown on Davis's 1797 map as far as Somerton. The line is picked up on the 1833 Ordnance Survey and shown continuously on enclosure awards and tithe maps for Bucknell, Ardley, Upper Heyford, Somerton, North Aston and Deddington parishes. The section from Bicester to the Ardley to Middleton Stoney road follows public rights of way. To the west it is lost beneath the airfield, emerging as a lane to Somerton.
- 5.10 The later houses were positioned nearer to the main route through the village. The Historic Environment Record (HER) holds up to date archaeological information.

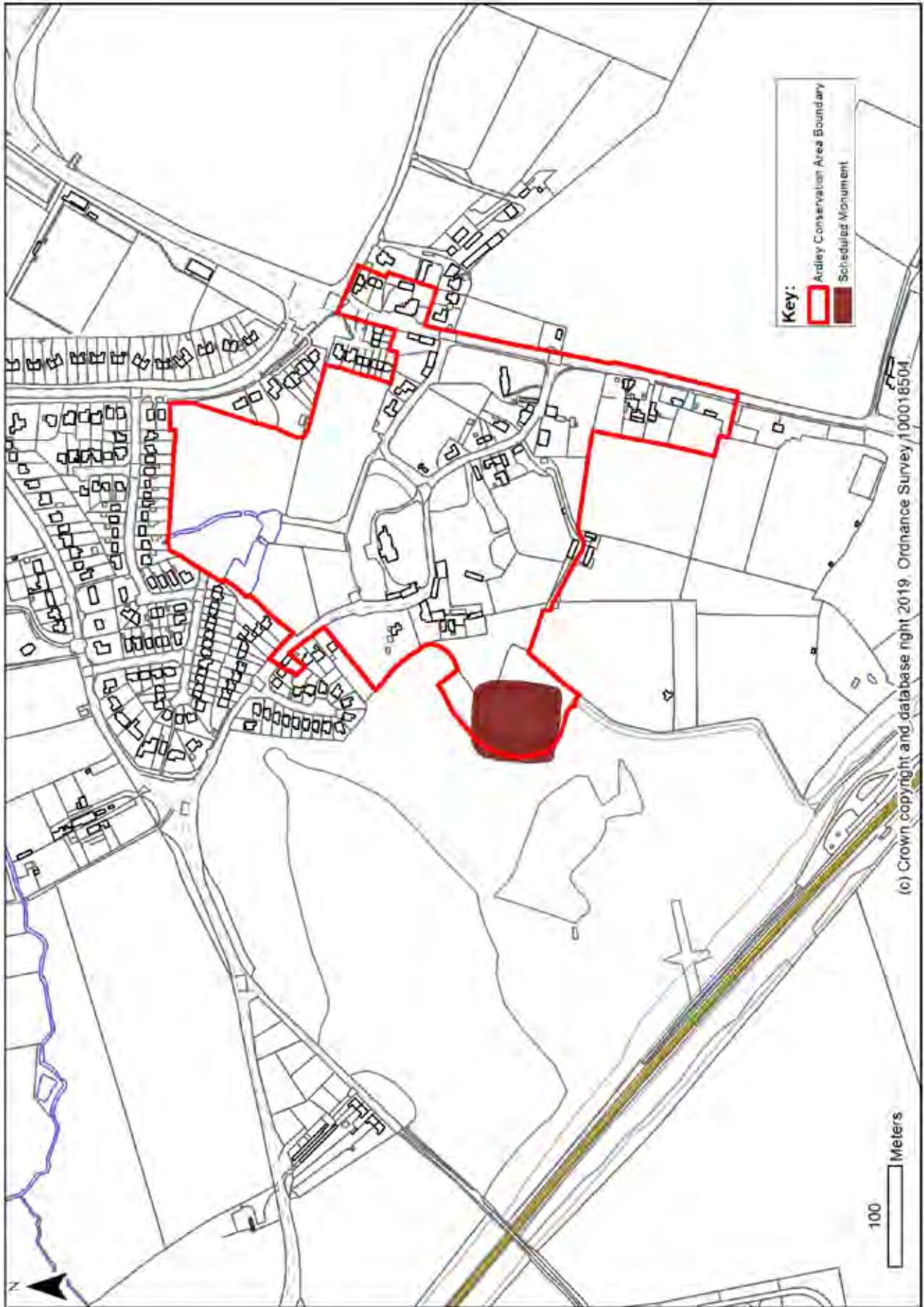


Figure 9. Ardley Conservation Area Boundary (March 2020) - Scheduled Monument
 The boundary incorporates the Scheduled Monument and part of the Ardley historic core and shrunken medieval village.

6. History and Development

6. History and Development

- 6.1 The Conservation Area Appraisal provides a brief overview of the history and development of Ardley; 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), the Oxfordshire History Centre in Cowley and from the various, but not exclusive, publications listed in Section 15.
- History**
- 6.2 The VCH mentions '*a bell shaped barrow and tumulus...as evidence of early settlement within the area...early middle ages the tumulus was called Cwishelmas Hlæw*'. See Section 5.
- 6.3 There is no evidence of a Roman settlement in the village, although pottery and coins have been found at Ballard's Copse (Chilgrove) to the west of parish and beside the Fox and Hounds. See Section 5.
- 6.4 The Saxons called the settlement Eardulfe's Lea or Ardulf's Lea, 'Eardwulfs' wood or clearing'. A fragment of ancient woodland (possibly pre-Saxon in origin) still exists to the west of the village. Ardley Wood was partly cut down in the early 19th century to facilitate quarrying.
- 6.5 Blomfield believed that in the 10th century a fort was erected at 'Ardulvesley', one of many fortified positions made necessary by the unrest between the Britons and the invading Danes. However, it is important to note that there has been no archaeological evidence found either to support or to refute this claim, as the current earthwork is a Norman ringwork. The antiquarian Skelton recorded subterranean passages on the site in 1823.
- 6.6 At the time of the Domesday survey Hugh d'Avranches, Earl of Chester, held Ardley. He constructed a castle (believed to be on the site of the Saxon fortress). This castle most probably had a part to play during the civil war in the 12th century. The medieval manor house of the 13th century is likely to have been located within the precincts of the castle, although the only evidence now remaining of the castle is the almost circular moat, now classified as a scheduled monument (SM 28166), see Section 5.
- 6.7 Throughout the 13th century the Wydo (Guido, WydoFitz-Robert, Fitz-Guido, Fitzwythe) family were resident at Ardley. The family was a liberal benefactor to the neighbourhood. It is therefore probable that one of the early members of this family was responsible for the foundation of the current church replacing the church of Saxon times (Blomfield, 1894).
- 6.8 In 1538, it is thought that Sir Thomas Pope, founder of Trinity College Oxford, bought land in Ardley and by 1555 he had obtained the estate. There is no manor shown for Ardley on Plot's map of 1676 and the VCH states there was no resident lord of the manor recorded after the Reformation. In 1700 the manor was held by John Parran, the Lord of Bainton Manor; and his name appears as the largest landholder on the c1700 map (Figure 12). In 1753 Ardley was purchased by Charles, Duke of Marlborough, whose descendants held the manor until 1894 when Ardley estates were sold by auction (VCH).
- 6.9 '*In 1652 the courts leet were usually held at Ardley, Fringford and Wendlebury and the three-week court at Islip. (fn. 76)*' VCH.
- Economic History**
- 6.10 Ardley lies in the Ploughley Hundred, (Figure 10) and has 1 entry in the Domesday Book of 1086 (Figure 11).



Figure 10. The Ploughley Hundred Map - Ardley is located towards the north.

Copyright: Victoria County History - Volume 6



The Norman Ring work, a scheduled monument

- 6.11 The Domesday survey records land for 11 ploughs, 10 at work of which 4 were in demesne and 6 belonged to villeins and 15 bordars; which is high for the size of the parish. There were 2 fields, North and South. Bicester Priory was given 'Southlye' near the manor woods for a sheepfold. By 1279, half the land was held freely.
- 6.12 'The annual value of the hundred was said to be £5 0s. 6d. a year in 1255, (VCH). Ardley is recorded as one of the poorer parishes in 14th century tax assessments. By the 15th century it had dwindled in size returning fewer than 10 households. The decrease in population resulted in larger farms. Inclosure was on the increase and in the early 16th century, meadow closes and arable inclosure existed. Thomas Prior was accused of inclosing 30 acres and converting it to pasture in 1505, depriving 6 men of occupation. In 1662 and 1665 only 'eleven and nine' houses were listed for hearth tax, most were humble dwellings. The population increased to 51 adults in 1676, and in 1768, 20 houses are recorded, rising to 35 in 1821.
- 6.13 The glebe of the rectory is recorded to be in strips in the open fields in 17th century terriers, which still refer to two fields, East and West. Much of the meadowland was assigned by lot and given over to grazing.
- 6.14 There is a Deed of Inclosure of Ardley Common Fields dated 12 February 1700, under William III, but the agreement refers to the Manor of Bainton. A corresponding c17th century Velum map of fields in Ardley is annotated with the names of the people mentioned in the 1700 agreement. This map lists Parran (2x), Richard Adams, Thomas Grantham, Edward Motley, Nicholas Marshall and could be a draft of the 1700 early Inclosure map, see Figure 12 (OHC Ref: BOR 4/49/6/M/1). Other people named in the agreement but do not appear on the map include Mr King, Mr Dodwell, Eustave, Alexander and Sand Potty, Mr Harding, Edward Carter, Charles Mason, and George Townesend. Some of the smaller land parcels are not named.
- 6.15 By 1770, the VCH states the whole parish, bar 10 acres, was inclosed. Davis' map of 1797 shows inclosed fields with arable, mostly to the south of the village and east of the Brackley Road (Station Road).
- 6.16 The later Inclosure Act of 7 June 1794 by George III, for Stoke Lyne and Fewcott (and Ardley) permitted the enclosure of open fields and common land, creating legal property rights to land that was previously held in common. The aim was to facilitate a more efficient way of farming. The land was valued and the new owners paid for the land to extinguish the tenants' rights on the land. The whereabouts of the Inclosure Map of 1794 is not known but the papers and extracts from the award are held in the Oxfordshire History Centre in Cowley (Ref: E349/D1/2 and EH12/H/3-4).

6.17 Agriculture was the most important influence on the village. The VCH states in the 18th century all the inhabitants of the parish were farmers or day labourers. There were a number of significant farms including Manor Farm, Ashgrove Farm (appears on Davis' Map of 1797), Neville's Farm, Hall's Bar and Scotland Barn were all built by 1839. Ardley Fields Farm was built in the 19th century.

6.18 Much land in the parish was originally rough pasture but by the 19th century this land was cultivated with rickyards, corn, wheat, barley, oats and turnips. There are also references to orchard and fruit trees, which feature in the names of the modern streets to the north. Horses, cows, pigs and sheep were amongst the livestock kept.

6.19 There is a digital copy of the Ardley Tithe Map of 1839, see Figures 13 and 14. There are further altered apportionment maps of 1892, 1902 and 1926 held in the Oxfordshire History Centre.

6.20 In 1956, there were 9 farms (762.5 acres in grass, 1,083.5 acres in arable and 10 acres in rough grazing).

Railway

6.21 In 1910, the Birmingham to London mainline opened, although the date on the railway bridge on the B430 is 1909. A cattle pen was located on the north side and is mentioned in the 1922 sale papers for the Ardley Estate.

Military

6.22 In 1925, 86 acres were taken from the parish by RAF Heyford. Grants were given for secondary double glazing to reduce noise, with some cottages directly under the 'footprint'. People began to take up employment at the Bicester Ordnance after World War II.

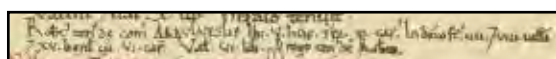


Figure 11: Domesday entry for Ardley (Ardulueslie)
Copyright: Open Domesday

Trade or Crafts

6.23 The population almost doubled between 1801 and 1821 (from 109 to 191), most were employed in trades as well as agriculture. In the mid-19th century 2 journeyman masons, a lacemaker, dressmaker, carpenter, shoemaker, brewer, baker, blacksmith, and 2 innkeepers were recorded. The village then declined and by 1901 the Rectory, 2 farmhouses and 30 houses/cottages housed 130 residents. A wheelrights opened in the 20th century, by the name of Baughan, and he made Oxford wagons and was also the funeral director. There was a woodcutter's hut in Ardley Wood, this may be the structure to the south east of the wood shown on the old OS maps.

Quarrying

6.24 There has been quarrying in various parts of the parish, including Ardley Wood.

Public Houses

6.25 The Fox and Hounds was built or rebuilt in the 18th Century after the road was turnpiked. Another inn called the 'Horse and Jockey' opened in 1852; this may now be Stonecroft which was formerly a staging post for changing horses.

Church

6.26 A church is recorded in Ardley by 1074 in a grant of tithes but the first presentation was made in the early 13th century. Since then the advowson has generally followed the descent of the manor, although there were a few exceptions. In the middle ages it was one of the poorest churches in the deanery. Stoke Lyne was a Chapel of Ease to Ardley.

Protestant Non-Conformity

6.27 Nearby parishes were known for recusancy but few Roman Catholics were recorded in Ardley in the 18th century. Two were known: a carpenter in 1738 and a woman servant in 1759; in 1771 two were recorded of 'low condition.'

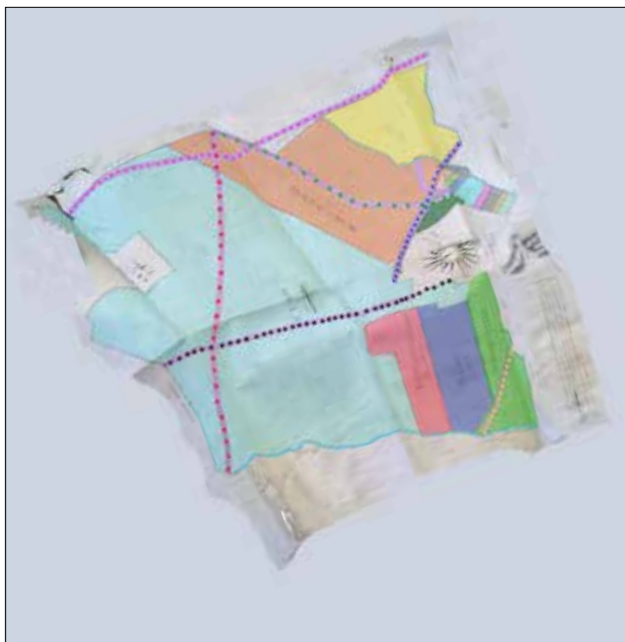


Figure 12: 1700 map of fields in Ardley with land allocations (Black dots align with the B430)
 Copyright: Oxfordshire History Centre BOR4/49/6/M/1



Figure 13: 1839 Tithe Map of Ardley Parish (Black dots align with the B430)
 Copyright: Oxfordshire History Centre 14/M

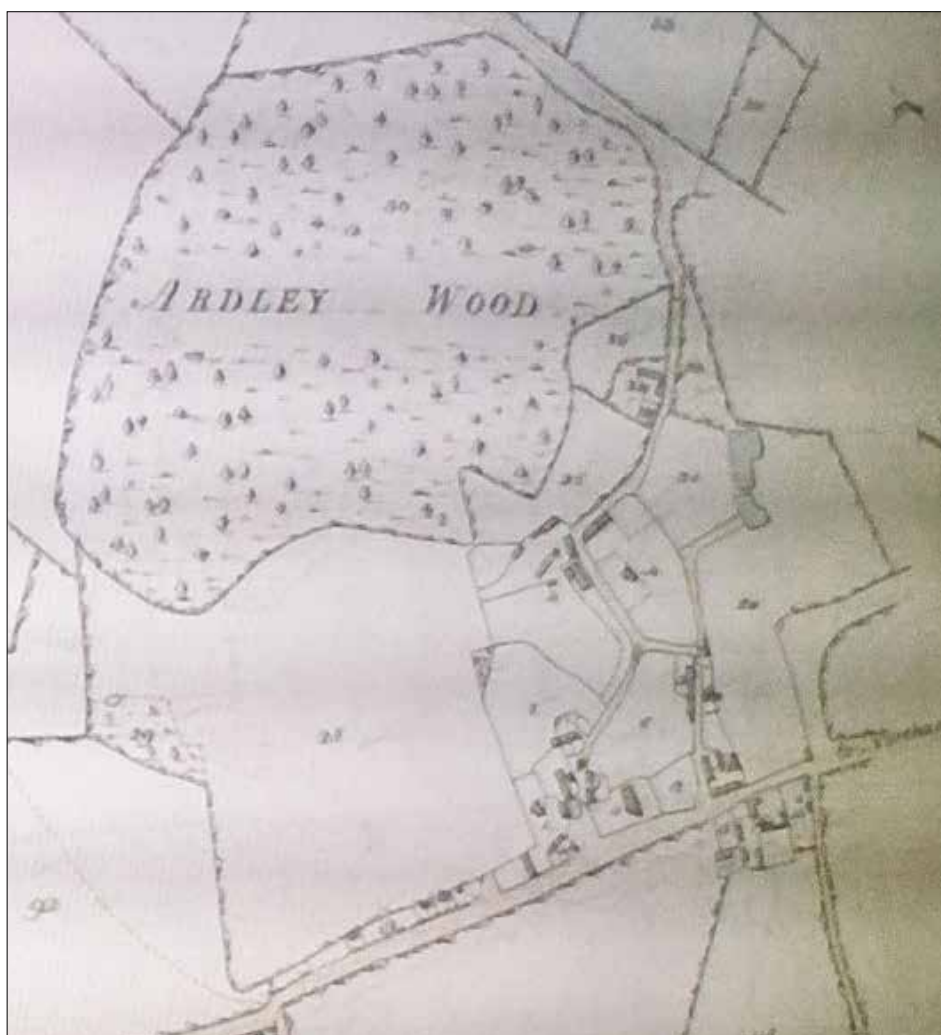


Figure 14: Dec 19 1839 Tithe Map of Ardley Parish in the Kirtlington Deanery
 Copyright: Oxfordshire History Centre 14/M

6.28 Protestant dissenters appeared in the 1820s, with a private house licensed as a place of worship. Towards the latter part of the 19th century a few Methodists are recorded who attended church occasionally or travelled to a chapel in Fritwell. There was a gate north of Klaren Cottage which led to a chapel which is shown as a long rectangular building on historic maps, now demolished.

School

6.29 The VCH mentions that a 'poor woman' in the village looked after and taught a few children in 1808. This informal arrangement was replaced by a school in 1815 for 21 children who were instructed in religion for a fee. By 1833, the pupils comprised of 6 older girls and 16 infants. A day school was established by 1854, supported by the Rector of Ardley and the Vicar of Stoke Lyne, with a weekly income of 30 pence for 30 pupils.

6.30 In 1861, a school for 60 children was built by the Duke of Marlborough. This was situated on the land now occupied by Orchard Cottage. Historic maps are labelled 'National School (Boys and Girls). The Old Post Office Cottage and Klaren Cottage have similar brick detailing to window openings as seen at Jersey Cottages, which were also built by the Duke. The school was enlarged in 1861 through a donation from Miss Anne Hind. The school continued to give religious instruction to non-Church of England pupils. Attendance grew to 65 in 1871, then fell to 29 in 1906, closing in 1914 when children attended Middleton Stoney. Masonry from Ardley School was reused at Sandford St Martin Village Hall.

Charities and Local Societies and Associations

6.31 There are no known historical records of charities or local societies associated with Ardley.



The remaining fishpond which still holds water



The gate in the wall led to the chapel



Stonecroft is now a private dwelling but was a Staging Post



Orchard Cottage occupies the school site

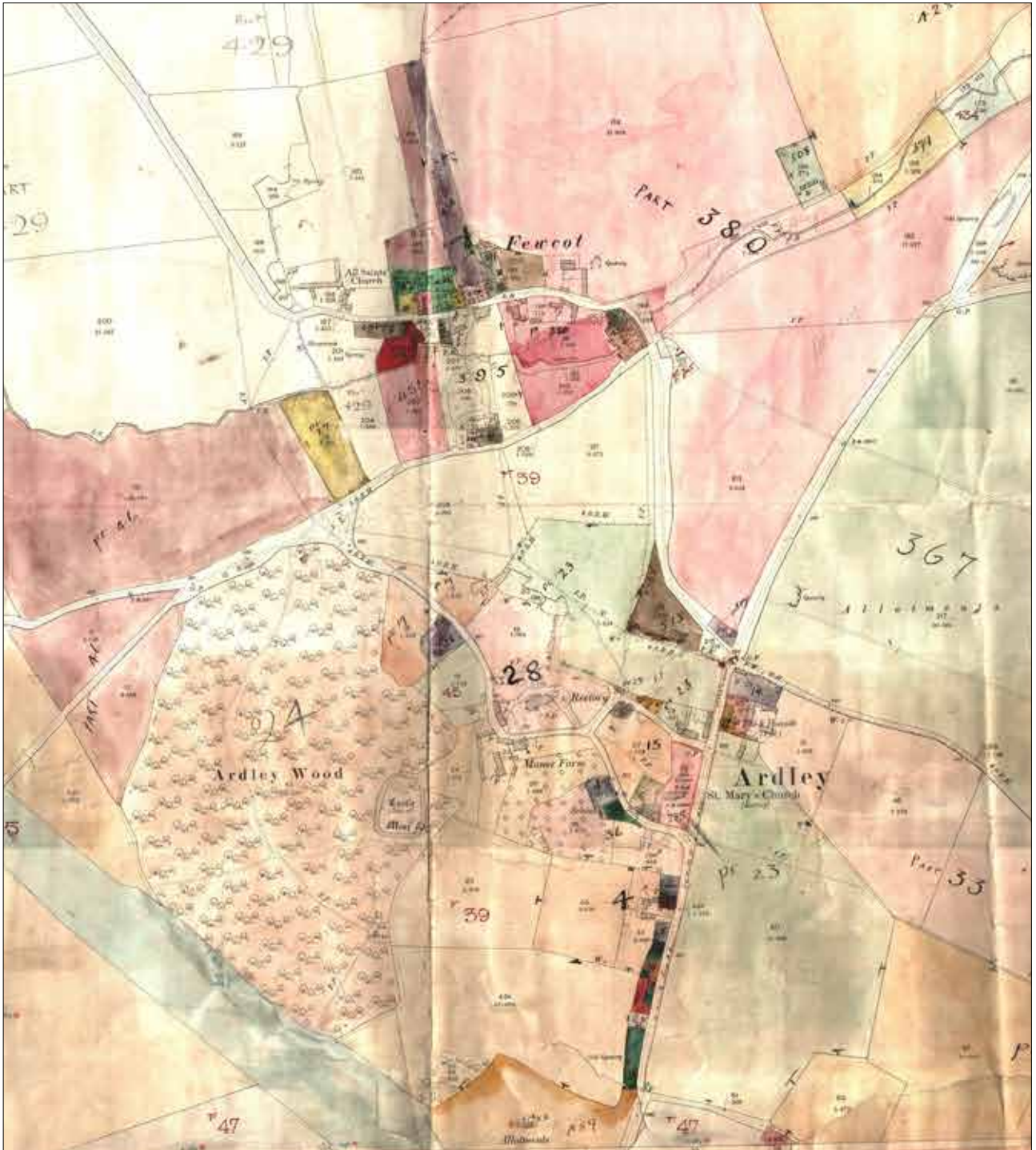


Figure 15: Land Valuation Map 1910-1915
Copyright: Oxfordshire History Centre DV/VIII/150

7. Historic Maps and Photographs

7. Historic Maps and Photographs

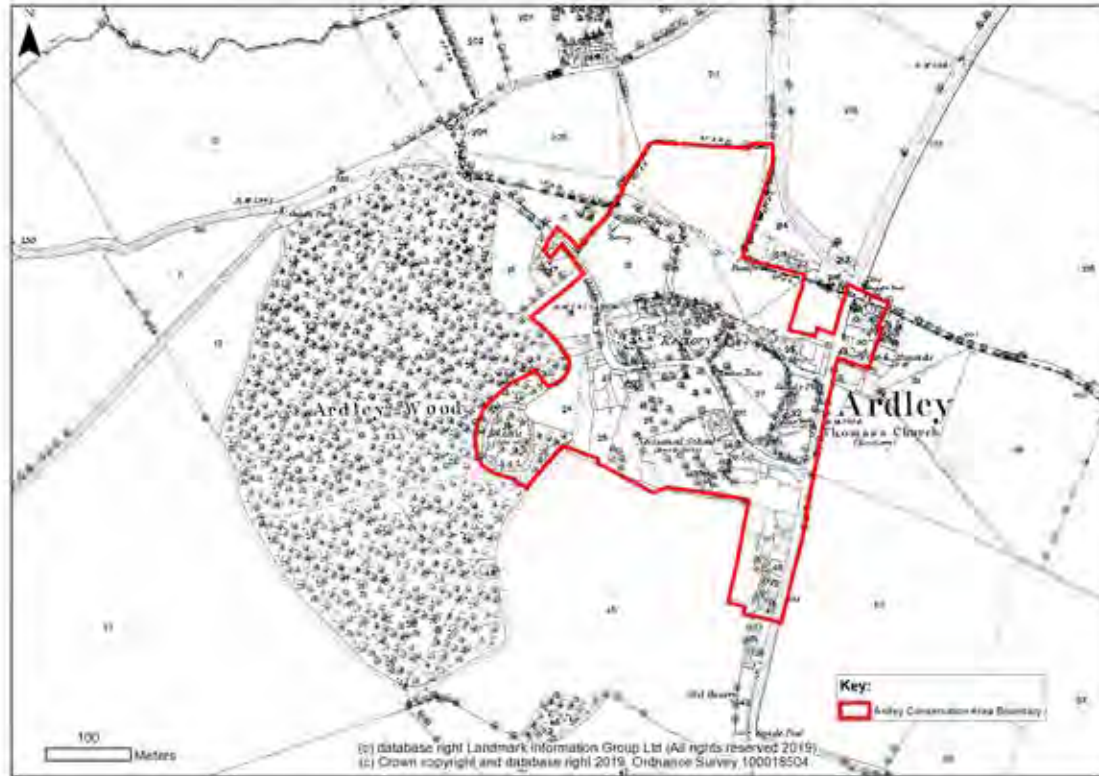


Figure 16. Ardley Conservation Area Boundary (March 2020) - 1881 OS Map Scale 1:2500

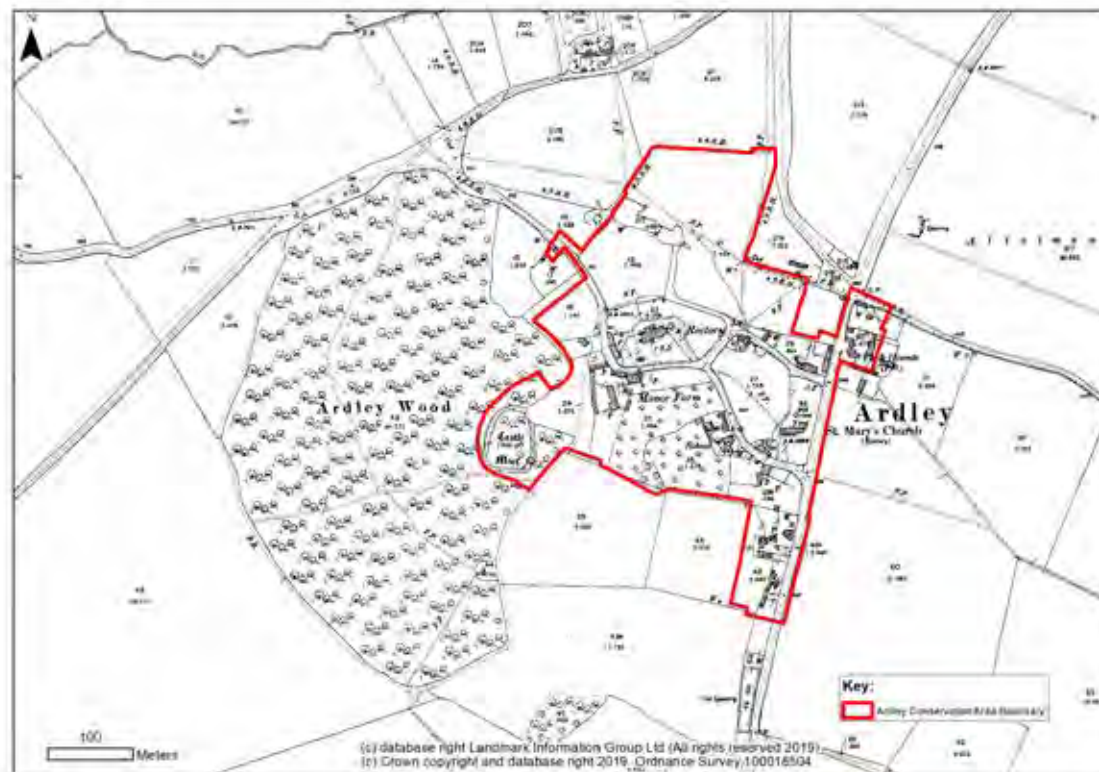


Figure 17. Ardley Conservation Area Boundary (March 2020) - 1900 Map Scale 1:2500

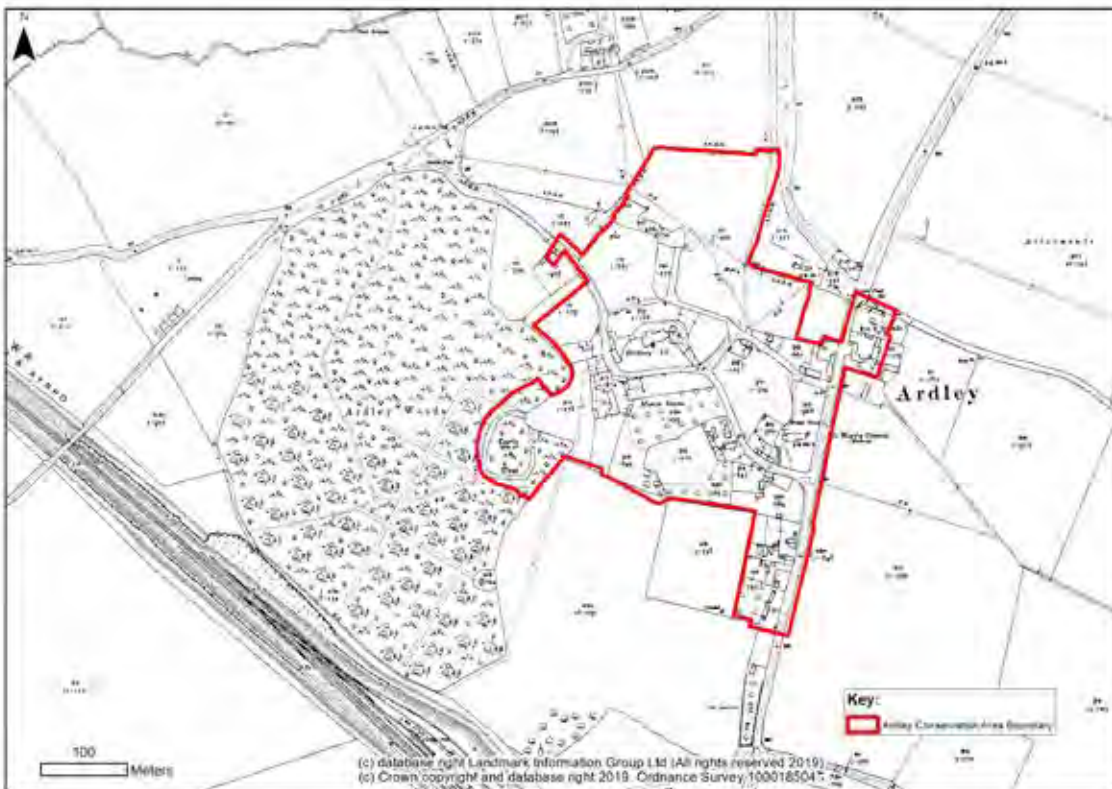


Figure 18. Ardley Conservation Area Boundary (March 2020) - 1922 Map Scale 1:2500

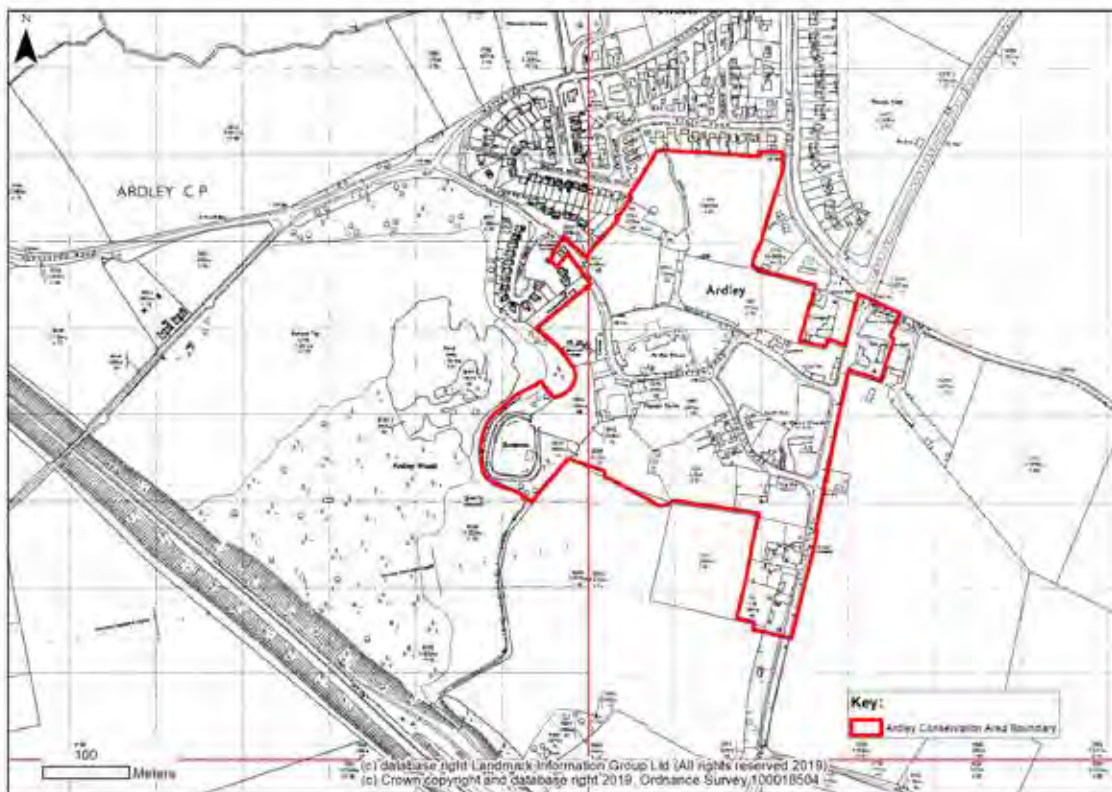


Figure 19. Ardley Conservation Area Boundary (March 2020) - 1976 Map Scale 1:2500

Historic Photographs



St Mary's Church from the North East
Copyright: Snipview.com



St Mary's Church from the south 1920-40 d296114a
Copyright: Packer / Oxfordshire History Centre



Council Houses and church on Church Road
Copyright: Oxfordshire History Centre



Church Road, grocers and thatched Tithe Cottage
Copyright: Packer / Oxfordshire History Centre





The Fox and Hounds
 Copyright: Packer/ Oxfordshire History Centre



Thatched Cottage and fingerpost on crossroads of
 Station Road with Ardley Road (car park site)
 Copyright: Packer/ Oxfordshire History Centre



Church Cottage and the church
 Copyright: Packer/ Oxfordshire History Centre



Ardley Station (now demolished) with the B430 bridge
 beyond. The cattle pens would have been on the left.
 Copyright: Packer/ Oxfordshire History Centre



Ardley Station (now demolished)
 Copyright: Packer/ Oxfordshire History Centre

8. Architectural History

8. Architectural History

8.1 Ardley was once a larger traditional village, but contracted during medieval times, having had at least two inclosures. The historic core of the village is of a loose form tied together by stone boundary walls, all set within important green space. The older properties mostly address the lanes and street but there are some which are set back from the street frontage. The village itself has some coalescence with the neighbouring village of Fewcott through sizeable modern housing development. Recent housing schemes in the village have attempted to follow traditional details.

Religious Buildings

8.2 The Church of St Mary has a tall west tower with saddle-back roof of Norman style, with possible earlier Saxon origins. Pevsner believed the round-headed openings and corbels have been reused from an earlier church. The font is of Saxon or Norman date with a Jacobean lid. The arched door to the tower is thought to be 13 or 14th century. The bases of the chancel arch are Norman with a transitional water holding base on the south and cable-moulding on the north. The chancel arch is Early English with moulded capitals. The chancel windows are in the Decorated style, the western window in the south has a lowered cill and this has been blocked but the original iron grill remains. To the north of the chancel is an ogee-headed tomb recess. Following neglect and a fire, the original nave, porch and side aisles were pulled down. The nave was refashioned by the Duchess of Marlborough in 1792 and Miss Anne Hind in 1865. The gallery was added in 1834 by a Mrs Middleton for the people of Fewcott when their church closed.

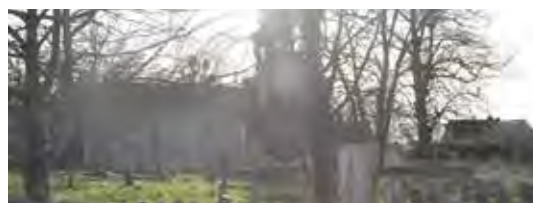
8.3 There are a number of interesting headstones and chest tombs in the churchyard, including one with iron railings. a small headstone to the south-east of the church is separately listed, see Appendix 2.

The Manors and other large buildings

8.4 The Manor, is likely to have been on the site of the scheduled monument within Ardley Wood, however there was no resident Lord of the Manor after the Reformation. As the second eldest son was normally the Rector of the church, it seems logical that Ardley House was built for this purpose in 1698, as per the datestone. Whether this is on the site of a manor that superseded the Norman ringditch is not known, but the Mediaeval fishponds were located close by.

8.5 Ardley House, the former rectory, is now the most substantial building in the village. The date stone confirms the house has 17th century origins, but it is not known if there are any fragments of earlier fabric. The house is substantial, with a number of different phases which have created an organic composition. The VCH records the house had 4 hearths in 1665. In 1679, it was described as having 4 bays with barn and stables attached but was later described as 6 bays with a kitchen and malt house of 5 bays with barn and stables. Following enlargement in 1860, it was entirely remodelled by EG Burton, Architect. It was subsequently refronted but one original window was retained.

8.6 The Old Rectory is an almost cube plan with double frontage with a window over the door, the gable to Church Road has two blocked windows. The house is under a slated hipped roof with zinc flashings. The house has been extended to the south west. Whilst the frontage retains a handsome door with rectangular fanlight, the original windows have been lost. There are two chimneys which have unfortunately been clad in unfortunate reconstituted stone.



St Mary's Church from the north



Ardley House, the former Rectory



The Old Rectory



Manor Farmhouse

Farm complexes

8.7 Many of the farms moved out from the historic core of the village when the land was inclosed. Manor Farmhouse is no longer a working farm and although it is listed Grade II with its adjoining barn, the two buildings were not originally linked. Historic maps show the open shed, now Manor Farm Barn, together with a long linear set of barns to the south and a log store which may be curtilage listed. Manor Farm is double-fronted with a 6-panelled timber door beneath a rectangular fanlight which sits below an open porch. A blocked window can be seen above, with the four symmetrical sash windows showing different details. The house has a sizeable lean-to structure to the rear. It was taxed on 6 hearths in 1665.

8.8 Manor Barn was a former open shed for cows, it faced away from the farm courtyard which is unusual.

8.9 Woodview and Woodview Cottage are set with gables to the road, and face outbuildings which include a brick stable, bakery and open shed. Woodview itself is a simple linear stone structure under a plain Welsh slate roof with brick chimneys.



Manor Farm



The old bakehouse and brick stable

Cottages

- 8.10 There are a range of historic vernacular cottages within the settlement, predominantly of oolitic limestone, some with brick dressings and quoins which may have started to be introduced when window openings were altered, or corners were eroded from the weather, or damaged by carts. Local red brick outbuildings, extensions and chimneys are also seen, some of which have been painted white. Brick would have been easier to source when the railway was opened in 1910. Notable examples date from the 17th, 18th and 19th centuries.
- 8.11 Hunter's Cottage is the sole remaining thatched building in Ardley where thatch was once more prevalent. Its curtilage was once larger, suggesting it may have been a farmhouse or yeoman's house. The steeply pitched roof with end stacks adds to the building's prominence within the village. The ad-hoc arrangement of windows, sizes and styles adds to the charm of the property, with a high proportion of solid limestone wall to opening. Accommodation is arranged over three floors, including the attic. The door to the property is set within a full width, slated, single-storey lean-to. This form of extension to houses and barns is seen throughout the district. The original thatch would have been long straw with a flush ridge.
- 8.12 Old Wheelwrights (Laburnum Cottage) has been extended, reusing existing outbuildings. The north elevation shows a linear stone building with double-storey projection, all under a steep roof, there are further narrow single-storey gabled projections which give a somewhat layered, but pleasing appearance. The rear of the property looks more modern, but is built in matching stone. The original cottage has fishscale patterned slate. The stone chimney stacks add to the character.
- 8.13 Jersey Cottage was once 2 estate cottages with a T-shaped plan and shared entrance which now has a single door. The property houses 6 bedrooms, with a single-storey lean-to to the rear and side of the 'T'. The cottage is handsome with its striking detached brick chimneys stacks set on a stone base, although these are not a traditional feature in the district. Brick quoins and window dressing are set within a predominantly limestone building. The roof is tiled with rendered gables and cheeks to the dormers on the front roof slope and roof to the rear 'T'. The windows are small-paned, timber, side-opening casements. A tall stone wall with metal gate encloses the garden which includes an adjoining outbuilding. There are iron railings which enclose a small garden to the front but these are not original. A large double garage of matching materials, with loft accommodation, including a large dormer and rooflights, has been built adjacent to the cottage. The attic floor has a solid timber loft style door, the balcony detracts from this traditional feature.
- 8.14 Mistletoe Cottage is unusual in that it has projecting boxed eaves and verge, with exposed purlins on the brick gable, and is reminiscent of a railway worker's cottage. The cottage is double-fronted with a window above the enclosed masonry porch. There is a single end stack to the south gable. Whilst the lean-to extension to the north and the gable are painted brick, the front elevation of the cottage is in stone. The roof is in plain tile.
- 8.15 White Cottage has been extensively extended. The original cottage is white-washed stone.
- 8.16 1-2 Exton Cottages (Exton Cottage), includes a double fronted cottage with higher ridge which has been altered to include a double height bay to the first and second floors. A central porch extension which adjoins a single-storey, flat roofed painted extension has been added to the front of what would be the principal elevation. The rear of the property includes a thin lean-to corridor between the house and the

boundary wall to Ardley Road. This elevation is much simpler, with limited openings. The cottage retains Victorian timber sash and case windows to the ground floor bay. The original house was extended to the east, and has been further extended as No 2 Exton Cottages. The roof has been replaced with concrete tiles, with large overhanging eaves, which is not a traditional detail.

- 8.17 Stonecroft (a former staging post) has larger stone blocks to the ground floor but the first floor above the string is rougher and was formerly roughcast. The building retains timber sash windows and metal casements with leaded lights to the traceried windows. The traceried windows with hood moulds, together with the eaves and verge detail are not typical for this part of the district. The house may once have been divided into separate cottages. The roof is in Welsh slate, the chimneys are of non-traditional buff bricks, with tall pots. The door is 6-panelled with the upper panels glazed, under a corbled stone porch canopy.
- 8.18 No.2 Tithe Cottage is a long linear timber building with corrugated tin roof, it is thought to have associations with the railway.
- 8.19 Tithe Cottage is a stone and brick end of terrace cottage, that has been painted white. The front looks to be stone, or stucco struck as stone, with stone quoins to the corners and first floor windows. The upper floor has traditional flush timber casements and there are shutters to the interior of the ground floor window. The timber door is boarded with a small window. The roof is in plain tiles but was once thatched. There is a projecting chimney stack adjacent to 2 Tithe Cottage and a small ground floor bay window on the gable. The floor height within the building is low, as is traditional in cottages within the district.
- 8.20 Church House, with brick arched lintels to the ground floor, was once a shop, and is taller than the adjoining Tithe Cottage. The doorcase includes a 6-panelled door with plain rectangular fanlight. Whilst a couple

of the windows are flush casements, there are a number of top hung outward opening casements which are not traditional. The roof is laid with concrete tiles and a non-traditional timber barge-board. There is an exposed ladder of bricks to the gable above Tithe Cottage.

- 8.21 The Old Post Office and Klaren Cottage are a pair of simple stone cottages, with brick detailing to the quoins and openings. A white painted barge-board has been added to the gable which is not traditional. The two houses are of simple form, extended to the rear. The roofs are in concrete tiles, and the brick chimneys are substantial.
- 8.22 Gramarye (Lenham Cottage), was a simple single-storey building with prominent bread oven on the corner, it has been extended with an enclosed masonry porch and rear extension. Most recently it has been further extended with a non-traditional glazed gable and the garden has been enclosed with a stone wall. The small creosoted garage has been replaced with a much larger garage with home office, clad in modern, non-traditional oiled timber boards.
- 8.23 1 and 2 South View are a pair of semi-detached former Council houses on Church Road.

Public Houses

- 8.24 The Fox and Hounds is the only surviving inn, (although empty at the date of this report). It was most likely built or rebuilt at the end of the 18th century for turnpike traffic. It has lost its thatched roof and has been rendered and whitewashed, with limited areas of exposed stonework. The building looks to have at least two building phases and retains exposed beams and joists and a large inglenook fireplace. The large stone threshing barn to the rear is typical for the area; it is likely to have been one of many outbuildings serving the inn which have been removed to make way for housing in that part of the village. It is possible a further outbuilding was converted. For the former Horse and Jockey, see items 6.25 and 8.17.



Hunter's Cottage with 17th Century origins



Jersey Cottage - built as 2 cottages



Gramarye (formerly Lenham Cottage)



Woodview Cottage and outbuildings



Church House and Tithe Cottage



White Cottage



Herbly House, 1-2 South View



1-2 Exton Cottages (Exton Cottage)



Modern Housing lining the paddock



Manor Barn (former open shed for cattle)



Modern Housing lining the paddock



Modern Housing lining the paddock



Stonecroft (former staging post)



The Fox and Hounds



St Mary's Barn (likely associated with the staging post)



The Fox and Hounds, barn

9. Character and Appearance

9. Character and Appearance

Settlement Pattern

- 9.1 Ardley is an irregular nucleated settlement focused on the historic routes, the church and Ardley Wood (the site of the former fortress). The village is thought to have expanded and contracted throughout its life, but the defining characteristics of the village layout have remained constant.
- 9.2 The draft Inclosure map, the 17th century field map, the Tithe Map and historic OS maps, and the 1910-15 district valuation show how the settlement has developed over time.
- 9.3 The construction of the railway and Ardley Station in 1910, with good access to the cattle pens and quarries had an impact on routes to the west. RAF Heyford also altered the parish boundary. The historic village has incorporated some modern infill development, but the character of the traditional built form with local limestone predominates.
- 9.4 The structure and character of Ardley is quite open whilst having a fairly constant sense of enclosure through its many stone boundary walls. The open character of the village allows views across the settlement and links well with the adjacent countryside.
- 9.5 The village's position on the north-eastern boundary of the historic parish, now combined with Fewcott, means that the two villages are difficult to read apart. Modern development now straddles the historic parish boundaries between the two villages. The undeveloped green space to the north of the Conservation Area is important in protecting the character of the Conservation Area and historic core of the village.

Land Use

- 9.6 The majority of the village is now in domestic use, but the paddocks remain as pasture. The shrunken village is evident within the paddocks and fields.

Building age, type, style, scale and massing

- 9.7 The majority of historic buildings in the village are simple rectilinear cottages dating from the 17th century through to the 19th century. With the exception of Gramarye, the buildings are modestly scaled two-storeyed properties, and a few have accommodation within their attics.

Construction materials

- 9.8 The character of the Conservation Area is derived largely from the predominant use of local oolitic limestone in the construction of buildings. Whilst the older properties have stone openings and dressings, there are a number of cottages which have brick detailing to openings, quoins, and chimneys. Some buildings are built entirely of brick, whilst others have rear brick extensions and outbuildings. Vernacular buildings predominate.
- 9.9 Timber cladding is rare, it is seen on the traditional stone barn behind the Fox and Hounds Inn.
- 9.10 Long straw thatch was once the predominant roofing material but this has given way to Welsh slate, plain clay tiles and less traditional concrete tiles. There are unusual fishscale tiles on Old Wheelwrights. Only one thatched roof remains within the village. Chimneys are a prevalent feature within the Conservation Area.

- 9.11 Windows are traditionally sash and case, balanced flush side opening timber casements, or side hung metal casements within stone or timber frames. They are normally painted. On barns and stables, inward opening bottom hung hoppers are also seen.
- 9.12 Doors are traditionally 6-panelled painted timber doors, and some have rectangular fanlights. Lower status buildings have ledged and braced doors. There are some porches and door canopies.

Means of enclosure

- 9.13 Limestone walls are the dominant means of enclosure throughout the Conservation Area, and contribute greatly to its character. These are predominately less than 1m high, other than around Ardley House and Manor Farm, befitting their higher status. Many of the walls are of drystone construction but where barns form part of the boundary wall they are pointed.
- 9.14 The copings or cappings are either toothed with vertical stone, tiled or are mortar capped to a rounded profile.
- 9.15 The tall walls around Ardley House and Manor Farm, which directly abut the lane from Ardley to Somerton, give the greatest definition and sense of place within the village, framing views in and out of the village.
- 9.16 There are some metal railings in the village and metal gates which make a positive contribution. There is also some traditional post and rail timber fencing but there is some inappropriate close boarded fencing which is having a detrimental effect on the character of the Conservation Area. Where a solid barrier is needed, traditional stone walls or traditional woven willow fences would retain the rural aesthetic.
- 9.17 Hedges also form boundaries within the village and are a prominent feature in the approach roads and lanes.

Carriageways, lanes, footpaths and verges

- 9.18 The village maintains a pleasing green character, with grassed verges. There is an extensive network of footpaths and lanes leading through the settlement, some have increased in importance whilst others are rarely used. They help to understand the settlement form.
- 9.19 The main thoroughfares within the village are topped with tarmac.
- 9.20 Station Road and one side of Church Road have tarmac paths with concrete kerbs. The grass verges are being eroded by car parking and vehicle traffic.
- 9.21 The stone path to the church has been covered with tarmac. A photographic record of the stone path has been kept by the church. The public rights of way over the paddocks are unmade. The lane between Ardley House and the fish ponds is well defined by the stone boundary wall and the fence to the paddock.
- 9.22 A public footpath that runs between Ardley House and the medieval fish ponds was once a lane forming part of the double-loop around which the settlement was formed. There are a number of other important footpaths linking with Ardley Wood and the surrounding villages.

Trees, hedges, and open spaces

- 9.23 The important greenspace within the village relates to the shrunken medieval village and the scheduled monument within Ardley Wood. The churchyard and 'The Park' to the north of the church, the paddocks with the fishponds, the gardens of Ardley House and the paddock to the north. The Old Rectory garden, the land belonging to Manor Farm, and the garden of Old Wheelwrights are also important. The green space, hedges and lanes link well with the surrounding farmland.

9.24 Ardley historically had a number of small greens with ponds at the junctions of lanes. These areas have generally been claimed within gardens but there remains a small accessible patch of grass to the north of the Old Rectory garden.

9.25 Trees and hedgerows make a significant contribution to the village and its setting. Orchards and woodland were once more prevalent, see Sections 6 and 7. These need to be managed, to ensure important views within and out of the settlement are not obscured. There is a delicate balance between privacy and internment. If all buildings were screened by fencing and grown up hedging, the character of the Conservation Area would be harmed.

9.26 The grass verges are well tended but are sometimes damaged by traffic. There are many mature trees within the village and churchyard, which make a significant contribution to the character of the Conservation Area, its setting and that of the listed buildings. The trees also soften the settlement in views along the B430.

Key views

9.27 There are few views into Ardley Conservation Area from the surrounding area, as the village is fairly well screened on a flat topography. The flatness of the landscape is part of its character, with a mixture of well-defined fields with hedgerow, and others which have amassed into large fields. The railway is cut into the landscape and does not dominate the setting. Modern development has obscured views between Ardley and Fewcott, changing the character and setting of the village.

9.28 There are key views within the settlement. The church tower is a focal point within the village. In addition, there are key buildings on prominent corners or within the streetscene that add interest. Some buildings frame the streets, others have interesting rooflines or chimneys that positively contribute to the character of the Conservation Area. The green space affords views in and out of the settlement as well as more private views.

Character Areas

9.29 There are subtle differences between areas within the Conservation Area:

9.30 The main spinal route through the village:-

The Fox and Hounds Inn is a prominent historic marker, strategically placed on the B430 (Station Road), which runs through the edge of Ardley. This route connects Oxford with Brackley, and Oxfordshire with the M40. It also provides access to other lanes which connect to neighbouring parishes. The church also bounds the west of Station Road, being the eastern edge of the medieval village core. Mature trees and stone boundary walls create a strong western edge to the route. The buildings south of Church Road are set back off the road with the exception of Jersey farm which addresses Station Road. Whilst there are a few buildings on the east, the hedgeline and mature trees provide a softer boundary. The village does not have the strong built frontage character of a road side settlement but remains open, permeable and camouflaged by greenery.

9.31 The village lanes:-

The lanes are a distinctive part of the settlement that link the main spinal route with outlying villages. They provide clues to the extent and form of the shrunken medieval village and how this relates to the extant historic buildings. The routes, lanes and footpaths have a distinct rural quality, and make Ardley a very permeable village, with a variety of character and views.

9.32 The greenspace and shrunken settlement:-

The scheduled monument within Ardley Wood and the earthworks of the shrunken medieval village, located in the paddocks beside the fishponds and church, make a significant contribution to the character of the settlement. The open green space provides a setting for the listed buildings and the Conservation Area.

9.33 The Churchyard:-

The churchyard, with its gravemarkers, trees and stone walls provides a tranquil connection with the past and contrast to the busy Station Road.

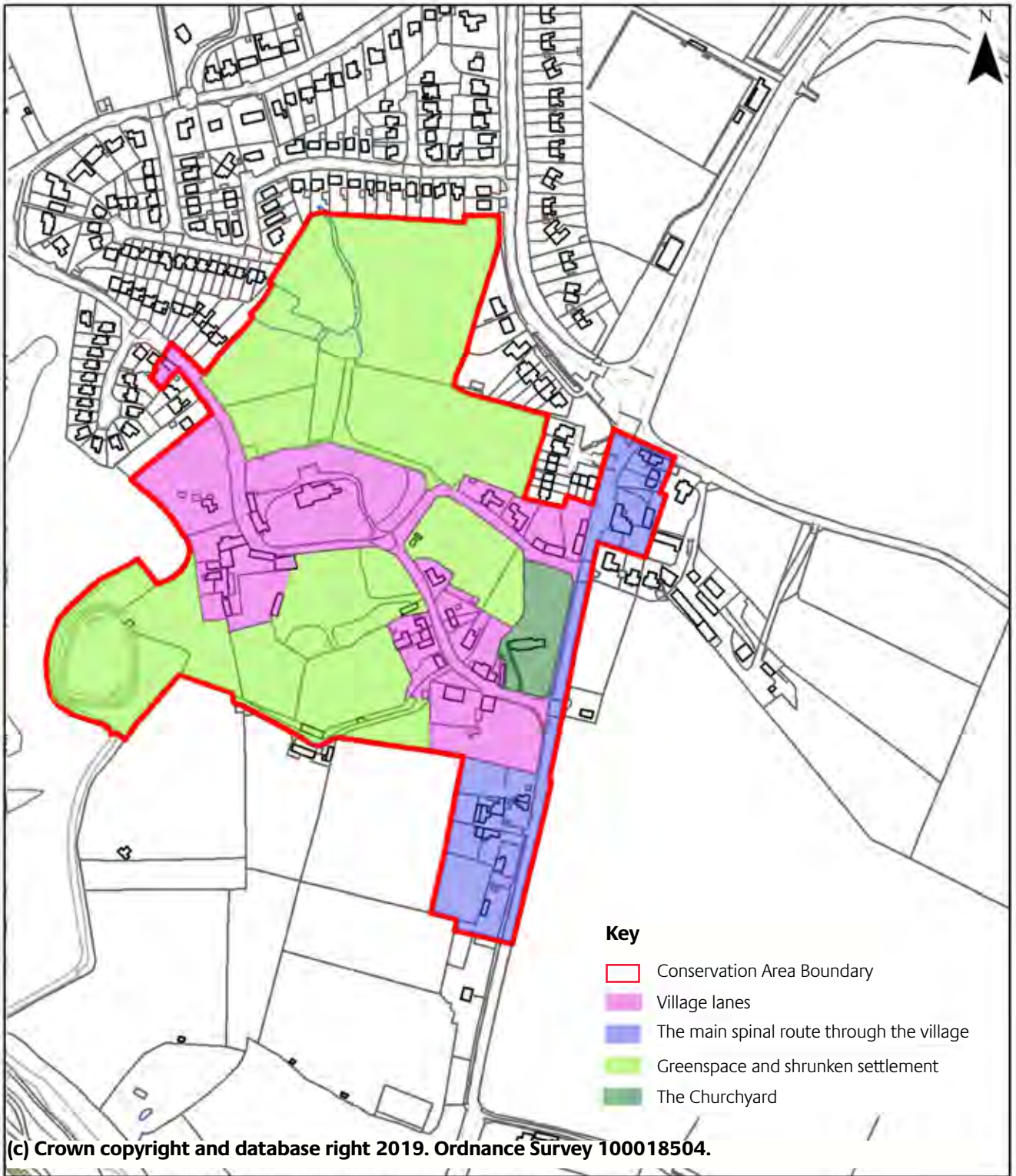


Figure 20. Ardley Conservation Area Boundary (March 2020) - Character Areas

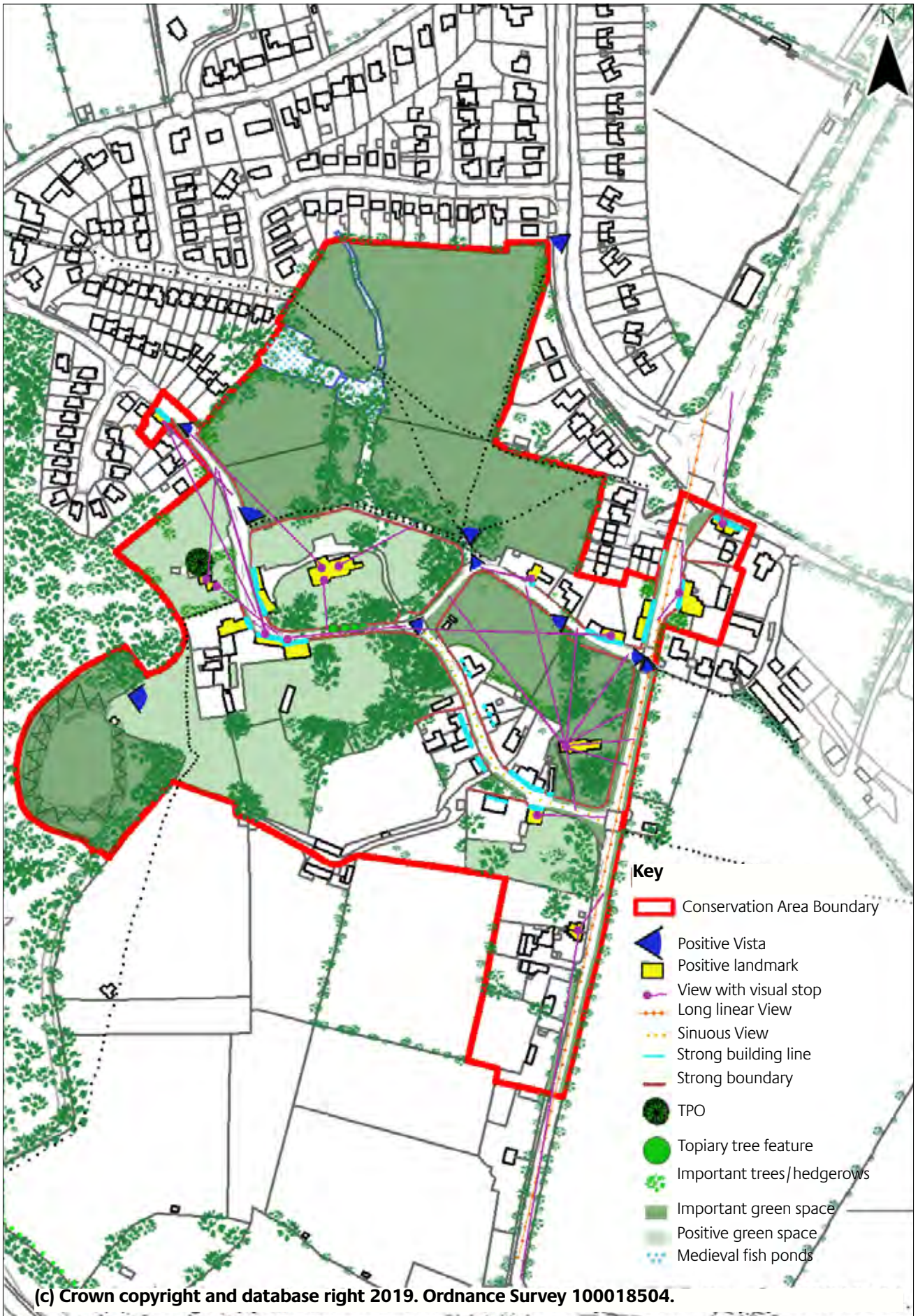


Figure 21. Ardley Conservation Area Boundary (March 2020) - Visual Analysis

10. Materials and Details



These are some of the features and materials that contribute positively to the character of what makes the Ardley Conservation Area special.

11. Management Plan

Policy context

- 11.1 The 1990 Planning (Listed Buildings and Conservation Areas) Act places a duty on local planning authorities to formulate and publish proposals for the preservation and enhancement of its Conservation Areas. 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.
- 11.2 The main threat to the character and appearance of the Ardley 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 windows, often in a non-traditional design and with UPVC double-glazing, replacement of original doors with unsympathetic design and materials, changes to roofing materials, additions such as non-traditional porches, painting the walls of a property, non-traditional eaves or barge boards, and poor repointing. 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 stone and historic brick walls, and the erection of satellite dishes on the front and/or publicly viewed elevations of properties 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.
- The villages of Ardley and Fewcott each lie at the extremities of their historic parish boundaries, and are now a combined parish. The reading of the two settlements has been harmed by development of former green space, including a historic orchard. The main threat to the character and appearance of the Conservation Area would be the infilling of the important green space which separates Ardley from Fewcott, as this would result in further coalescence between the two settlements. The infilling of the space between the existing properties could also erode and harm the significance of the dispersed settlement along the historic routes. Any development should respect views within, views out and towards the Conservation Area.
- 11.3 The aim of the Management Plan is not to prevent changes but to ensure that any such changes are both sympathetic to the individual property, the streetscape, and overall preserve or enhance the character and appearance of the Conservation Area.
- 11.4 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.
- 11.5 The principal plans and policies covering alterations and development of the historic built environment are given in Appendix 1.
- 11.6 Demolition in a Conservation Area (previously known as Conservation Area consent) is now covered by planning permission, and applications may need to specify whether they are for 'relevant demolition in a Conservation Area'. Refer to Section 13 for further advice (listed buildings, including curtilage listed buildings and structures, will always require listed building consent for demolition).

General Proposals for Preservation and Enhancement

Settlement Form	<p>Ardley is an irregular settlement scattered along historic routes which include a double loop around the church and Ardley House (the former rectory). The historic core, with the church and the fortress earthworks within Ardley Wood, is complemented by 17th, 18th and 19th century farmhouses, houses, cottages, a pub and a converted inn. Whilst there are small lengths of well-defined frontage, there are areas where the houses are set back from the roadside, usually behind stone walls.</p> <p>The paddocks and trees provide a green setting to many of the buildings and this adds to the open character of the Ardley Conservation Area. There is important green space around Manor Farm, in Ardley Wood (the site of the fortress which is a scheduled monument), the churchyard and the adjacent paddock to the north. The fields to the east and north of the former rectory (which includes the old fish ponds) are particularly significant green space as they protect against the complete coalescence of the separate historic villages of Ardley and Fewcott. Any infill development or extension needs to be mindful of the characteristics of the settlement pattern and seek to avoid the coalescence of the two close neighbouring villages, so that they retain their individual identities, and retain the general open grain of the built form along the lanes and roads.</p>
New Development	<p>As a Category C village (The Cherwell Local Plan 2011-2031 Part 1 Plan for Adoption 20 July 2015), the village is considered suitable for infilling and conversions only. Any proposed extensions or infill must respect the settlement form, scale, design, proportions and materials of the immediately surrounding architecture to strengthen the cohesion of the street scene. There are distinctive character areas within the village and any development must use an imaginative and high quality design which reflects its immediate context.</p>
Setting and Important Views	<p>The settlement retains its rural, agricultural setting. The surrounding fields maintain their Parliamentary and earlier inclosures, with some loss of hedgerows. The once dense Ardley Wood contributes to the setting of the village and allows further views towards the west of the village, and wide ranging views to the surrounding landscape. The open grain of the settlement means that the street scene in the Conservation Area has a high degree of greenspace, with the church, occasional farmhouses, their associated barns, grander houses such as the Old Rectory and Ardley House (the former Rectory), and more modest cottages, set within sizeable gardens behind stone walls. There are stronger frontages created by stone walls, clipped hedges and traditional village cottages (which include a former inn and shop), which funnel views within the Conservation Area. It is important that back land development and infill sites within the important green space continues to be resisted, as this would detract from the openness and historic significance of the settlement. The land around the core of the village provides the wider setting and is an equally important contributor to the special interest and significance of the Conservation Area. Views within the Conservation Area, and those into and out of the Conservation Area, are fundamental to understanding the relationship between the settlement and the surrounding landscape and should be sustained and enhanced, as should sweeping vistas across the fields. The church tower is a focal point within the village and its setting is of particular importance. The impact on the setting of the Conservation Area should be considered in any proposed development in the surrounding area in order to minimise harm to these assets, taking into account Historic England's guidance and the contents of this appraisal.</p>

Retention of Historic Features and Building Maintenance	<p>Traditional architectural details and local materials are important and should be retained, repaired or reinstated where lost. It is important that traditional techniques and materials (including the use of lime mortar and the 'like for like' repair of buildings) are used to retain the special historic character and appearance of the area.</p> <p>Only one thatched roof remains in Ardley and it is important that this is retained and repaired or rethatched in an appropriate material, with traditional details for the area. There are also other historic roof coverings such as hand-made plain clay tiles, stone tiles and Welsh slate which contribute to the character of the village, and these should also be replaced like for like. There are some traditional historic windows and doors in the village. Limestone is the predominant building material, together with local brick and there is limited render in the village. Lime mortars, lime plasters and lime renders are important to both the appearance and breathability of buildings.</p> <p>The unsympathetic alteration of minor features could have a significant effect on the character and appearance of Ardley. An Article 4 Direction (see Appendix 4) could ensure that original and traditional details are protected and where necessary sensitively replaced in the future.</p> <p>Sensitive repair and regular maintenance will be encouraged through distribution of guidance notes and general advice through the development management process.</p>
Character of roads, lanes and verges	<p>The B430 is the main road running through the village and needs to comply with highway standards, but it is important to ensure that it does not become overly urbanised with road markings and excessive signage.</p> <p>It is important that the rural feel of the lanes through Ardley are maintained and that roadside clutter is minimised. Where historic hard landscaping exists, this should be retained. The Parish Council maintain the grass verges. There is a danger that grass verges could be eroded by indiscriminate parking but this does not mean that grass verges should be removed or spoiled by the introduction of signage and bollards that would detract from the rural quality. Kerbing is not traditional in Ardley, but where this is to be introduced at very key sites it should be natural stone, with the verge allowed to grow over the top.</p> <p>The footpaths should be accessible with reasonable access and accurate signage.</p> <p>Viridor's Ardley Energy Recovery Facilities lie to the south of the parish, on the east of the B430. There are occasions when rubbish from the lorries visiting the site escape onto the verges on the B430, issues should be reported to the site operator.</p>
Boundary Treatments	<p>As specific character features of the Conservation Area, total demolition of traditional boundary features will be resisted. The historic stone and brick walls, gates, railings and fences should be maintained and repaired. Modern close-boarded fences are not sympathetic to the character of the Conservation Area.</p> <p>Important mature trees and historic hedges also make a valuable contribution to the character of the settlement and should be maintained.</p>
Landscaping	<p>Materials used in gardens should be permeable and suited to this rural setting. Planning permission may be required for new driveways and other structures.</p>

Archaeology	Ardley Parish is a potentially rich archaeological area with a 'medieval shrunken village and holloway', historic core with Bronze Age ring, and finds which include Roman pottery and coins. More information can be found in the Heritage Environment Record (HER) on 'Ardley Parish Monuments' and 'Parish Event' sites, and the scheduled monument 'Ardley Wood Moated ringwork.' Early consultation with Oxfordshire County Council's Archaeology Department in relation to any proposed new works involving foundation excavation or ground levelling is encouraged at the outset to prevent delay at the application submission stage. Other archaeological sites lie within the wider parish. There is also building archaeology relating to above ground structures. If this is not protected through the listing process, and is within permitted development for unlisted buildings and structures, we would recommend it is given due consideration and, at the very least, photographed and annotated, preferably with a scale rule.
Conversion of farm buildings	<p>Conversion and extensions to farmhouses and their outbuildings needs special care in order that they retain their character and significance. Historic England provides guidance, as does Cherwell District Council. It is important that outbuildings or farms, which are now solely residential, are not neglected, but maintained.</p> <p>The change of use from agricultural land to residential curtilage could have a detrimental effect on the Conservation Area and would be resisted.</p>
Management of trees and hedgerows	In addition to managing work to trees in a Conservation Area and Tree Preservation Orders (TPOs), the local planning authority also manage the Hedgerows Regulations.
Wiring, satellites, aerials and alternative technology	<p>Overhead wiring, television aerials and satellite dishes in the settlement have a significant negative impact on historic buildings and Conservation Areas. Any opportunity to remove, or relocate to a more sensitive setting should be taken. The overhead cables are a negative feature in the landscape and although not a planning matter, the Parish Council and Statutory Utilities should be mindful of the impact they have on the landscape, both in close and distant views. Overground wiring can be seen in many views of Ardley; any opportunities to remove, bury (subject to due consideration being given to archaeology), rationalise or re-route in a more sensitive position should be taken as this could have a positive effect on the Conservation Area.</p> <p>Satellite dishes in particular can pose a threat and should be positioned in an inconspicuous location hidden from public view – they do not always have to be fixed to the main house and can be positioned on outbuildings or in the garden.</p> <p>The siting of any alternative technology needs to be sensitively handled so that it does not detract from what makes the Conservation Area special and it should not cause harm.</p>
Local Green Space	There is no 'Local Green Space' within the Conservation Area boundary at the date of the publication of this report.
Assets of Community Value	There are no 'Assets of Community Value' within the Conservation Area boundary at the date of the publication of this report.
Heritage at Risk	Ongoing maintenance of outbuildings will help to avoid buildings being added to the district's register of Heritage at Risk.

12. Conservation Area Boundary

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 Ardley Conservation Area was first designated in August 2005, when the first appraisal was written. 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 first review of the Ardley 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 what is included and what is excluded, is helpful. The position of the Conservation Area boundary is to a large degree informed by the considerations identified in ‘Conservation Area Appraisal, Designation and Management: Historic England 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 A review of the boundary took place in 2019; this was based on an analysis of current and historical maps supplemented by investigation on the ground from public rights of way.

12.6 No proposals for inclusion or exclusion of areas were made during the public consultation phase, or as a result of the research and survey work undertaken by the Conservation Team (see Figure 22 and Appendix 5).

12.7 The Ardley Conservation Area boundary remains unchanged. This was informed by public consultation of the draft Ardley Conservation Area Appraisal between 26th November 2019 to 21st January 2020, in addition to a public exhibition held on 3rd December 2019.



The Conservation Area Boundary Description:

12.8 North Boundary:

The north boundary circumnavigates the Ardley meadow extending to the eastern side of Station Road. (Ardley Meadow is included within the Conservation Area and the former garage site is excluded).

12.9 East Boundary:

The east boundary runs along the field boundary then runs eastward to meet Station Road behind the modern housing that abuts the paddock, taking in the gardens of the properties to the north of Somerton Road. The boundary then crosses Station Road to include Exton Cottage and the historic buildings associated with the Fox and Hounds Inn. (The public house and associated historic buildings are included within the Conservation Area). The boundary then runs along the east side of Station Road as far as the boundary of White Cottage.

12.10 South Boundary:

The southern boundary is to the south of White Cottage, it then heads north to the curtilage of the Old Rectory, and west to the Earthworks. (White Cottage, Mistletoe Cottage, Woodview and Woodview Cottage and the associated outbuildings, Jersey Cottage, The Old Rectory and The Earthworks of the scheduled monument are within the Conservation Area).

12.11 West Boundary:

The west boundary extends from the Earthworks northwards to the south of Old Wheelwrights (Laburnum Cottage) and adjacent to Meadowbank, and crosses Somerton Road, whilst including Hunter's Cottage. (Laburnum Cottage and Hunter's Cottage are included within the Conservation Area and Meadowbank is excluded).

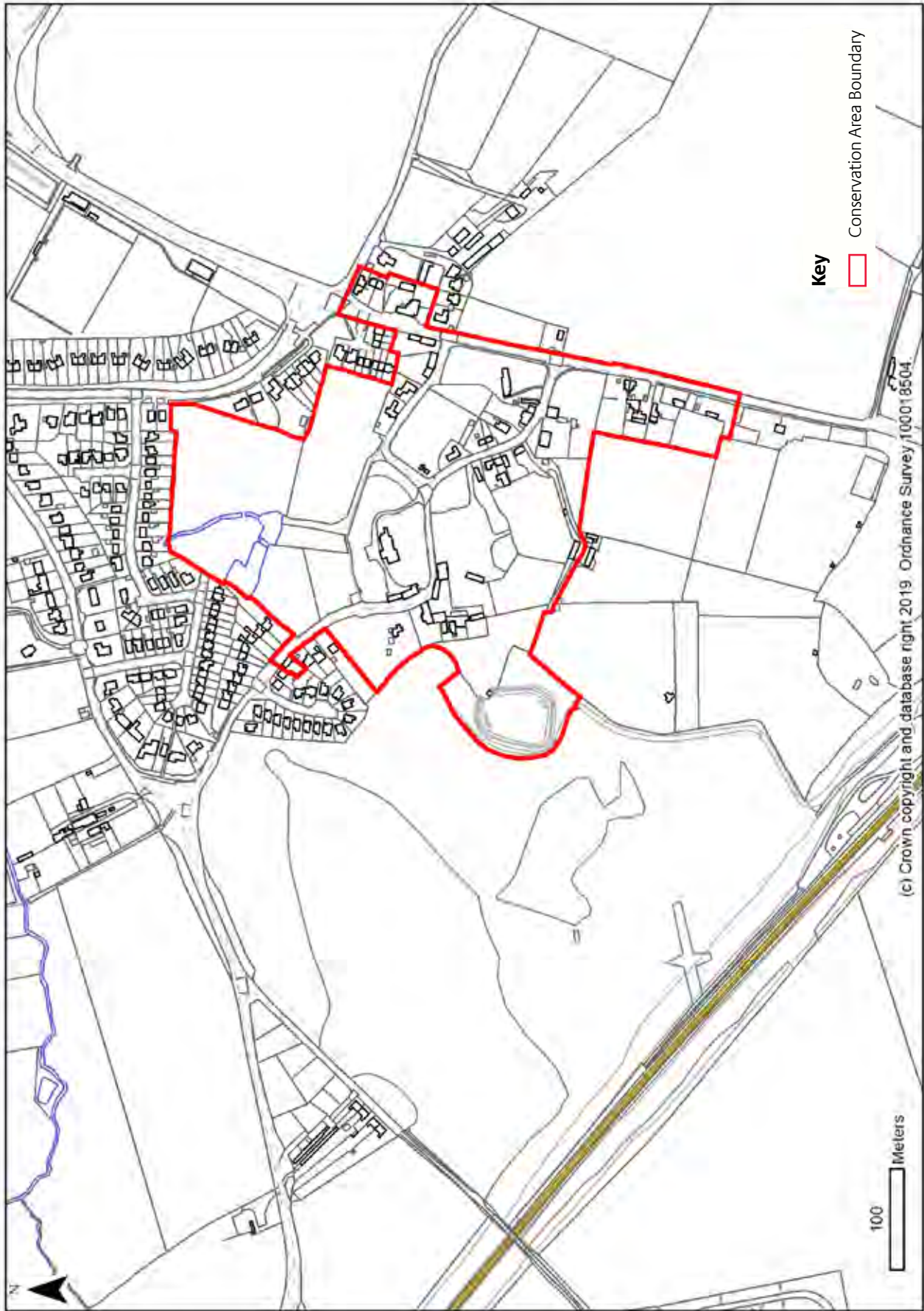


Figure 22. Ardley Conservation Area Boundary (March 2020)

13. Effects of Conservation Area Designation

13. Effects of Conservation Area Designation

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

13.2 'Conservation Area Appraisal, Designation and Management: Historic England Advice Note 1' (2019) 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 the 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 (see Section 2 and Appendix 1).

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

Reduced permitted development

- 13.11 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;
- the construction of 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, or forward of a principal elevation;
- the installation of 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;
- the erection of microwave antenna (e.g. 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.

For further details, including restrictions on solar panels, air source heat pumps and turbines, see Cherwell District Council's website <https://www.cherwell.gov.uk/do-i-need-planning-permission>

- 13.13 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.

- 13.14 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 Cherwell District Council's website <https://www.cherwell.gov.uk/do-i-need-planning-permission>

14. Design and Repair Guidance

14. Design and Repair Guidance

14.1 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.

14.2 There is very limited opportunity for development in Ardley, which is a Category C Village in the Cherwell Local Plan 2011-31 Part 1. Ardley is considered a less sustainable village where development will be restricted to appropriate infilling and conversions. The following design guidance for repairs, alterations and infill development is particularly important:-

Scale and Settlement Pattern

14.3 Any new development should relate well to its immediate surroundings. Ardley has variations of plot size, but there is a consistency in the scale and mass of traditional buildings and this should be respected in any prospective development associated with the village. The scale of development, including extensions and alterations to existing buildings, should reflect the predominant scale of the buildings in the immediate vicinity which are generally 1 or 2-storeys, or 2-storeys with attic accommodation.

14.4 The larger buildings in Ardley, such as the church and Ardley House (the former rectory), have been positioned to be prominent within the village, having had a specific function in the history of the village, yet the buildings are not dominant in the streetscene but may be glimpsed through trees or in views within the village. Manor Farm and the Old Rectory are two buildings which are prominent on Somerton Road and Church Road, respectively, where they abut the street. The green space within the Conservation Area is important and its contribution needs to be understood.

14.5 Ardley is located on a long linear road, named Station Road, part of the B430. Whilst the east side is mainly hedgerow, with some recent development around the Fox and Hounds Inn, the historic core lies to the west. Cottages align themselves with the west of the B430, being set back and at a lower level, some are screened by hedges. Jersey Cottage addresses Station Road but is set behind iron railings, the building has a taller scale with imposing brick chimneys that can be seen through trees from Church Road. The gables of the linear Woodview and Woodview Cottage face the highway. Historic maps reveal development here was in the form of pairs of cottages. To the rear of Jersey Cottage are a range of outbuildings, including the old bakery and stables.

14.6 Ardley is well connected to surrounding villages. There are long lanes that link with a wealth of public rights of way, some have been downgraded from village lanes following the shrinking of the medieval village.

14.7 Housing is generally loosely scattered through the village, with occasional short runs of enclosed streetscene, such as beside the Old Post Office and at the bend beside Manor Farm. The proportion of housing to green space is high, giving Ardley an open character. It is important to maintain this openness going forward.

14.8 The B430 is a busy, straight road which despite the speed restriction harms the rural character of the Conservation Area, as it is unpleasant to walk along due to the noise and windshift caused by large lorries and speeding vehicles. Keeping this road in good repair should reduce noise. A discreet traffic calming scheme could also be considered.

14.9 The extent of the settlement plan and historic form of the village should remain recognisable. Key views, landmarks and green space between and around buildings should be respected.

14.10 The setting of the village is very important and development to the rear of properties, whether outbuildings or extensions need to be considered in terms of setting and views from within the village and of the village. The affordable housing opposite Jersey Cottage should also respect the setting, local materials and details in the adjacent Conservation Area.

Proportion

14.11 Most buildings within Ardley have a high proportion of solid wall to window and door openings. The head heights within the buildings are also variable and help to form the character of the village. The proportion of roofs, their depth and pitch are borne out of what is possible in traditional timber construction and thatched roofs, or in later properties, slate and tile roofs. Traditional proportions should be echoed in new development and extensions, to ensure the significance and character of the host building is upheld. Extensions should be subservient to the existing building.

Roofs

14.12 The simple rooflines and chimneys in Ardley are dominant features in the village. More roofs in Ardley were once thatched, but only the listed Hunter's Cottage retains its thatch. Historical photographs show the thatch was traditionally long straw with flush ridges.

14.13 The retention of thatched roofs in traditional materials and detailing is fundamental to preserving the character and appearance of the Conservation Area. Some thatched roofs have historically been replaced with hand-made clay tile or Welsh slate. More recently, a few roofs have been replaced with heavier modern concrete tiles.

14.14 The loss of traditional roofing materials and details leads to the erosion of the character of the village.

14.15 Corrugated tin or iron has been used as a quick and cheap fix on some farm outbuildings, and occasionally on houses, where traditional thatched, slated or tiled roofs have been replaced. The gap infill between Manor Farmhouse and the listed barn was once covered in corrugated roofing. On some farm outbuildings, a lighter corrugated roof, provided a watertight hat when the original roof covering might have been too heavy for the roof structure. Corrugated iron and tin roofs have become a traditional roof covering, the material has existed for almost 200 years and there is guidance on their conservation.

14.16 There are very few flat roofed extensions visible from the public domain. Flat roofs are alien to local tradition and should be resisted where possible.

14.17 It is important that the original roofing materials are retained and repaired as necessary. Where historic roofing materials are to be replaced or reinstated, the new materials should preferably match original examples in terms of colour, size, texture, provenance and detailing. The original roof pitch, traditional ridge, eaves and verge details should also be retained. Where roof ventilation is introduced it should be discreet, visible roof vents will be discouraged. Old plain tiled roofs have some character as the tiles were hand-made, modern clay tiles are machine made and can change the character of a building.

14.18 Where natural slate is in place, this will be a British slate which has a limited variation in colour. There are cheaper slates available which may be very flat, thin or mineral rich (which may be a weakness in the material) and will discolour over time with brown streaks. All slate should be carefully considered, as a natural material and there will be some variation depending on where it comes out of the quarry. The slate should

conform to British Standards (BS) and/or European Standard (BSEN). Where slates are being repaired or new roofs covered, reclaimed slates should be sourced from a reputable source. If large numbers of new slate are required they should be of a similar thickness and be suitable for purpose. In a major re-roofing project, the more publicly visible or principal façade would normally be recovered in the old slates with new slates being used on less visible roof slopes. The slate should match both dry and wet.

14.19 Where lead exists on roofs it is advisable to introduce a forensic coating, CCTV and alarm to deter thieves.

14.20 Chimneys create interest in the rooflines of the buildings and they can help to date a building. Many chimneys in Ardley are stone, with some later red brick, a number of which have been built off earlier stone chimneys. Chimneys should always be retained, even if the fireplaces have been blocked up. Chimneys which are wide enough and in good repair can sometimes be used for ventilation. Masonry chimneys are not traditional in barns.

External Walls

14.21 The palette of materials found in the Conservation Area is predominantly local oolitic limestone for walls. Local red brick can be seen on chimneys, around window dressings and on quoins on a few properties, and on rear extensions and outbuildings.

14.22 Any alteration or repair to external walls must respect the existing building materials and match them in texture (including tooling), quality and colour. When selecting a stone for replacement it can be useful to break a sample in half and compare this against an unweathered original stone or fragment of the stone. The stone should match both dry and wet. Every effort should be made to retain or re-use facing stonework or existing local red brick.

14.23 Repointing should be carried out with a mortar to match the existing in colour, type and texture; historically this would have consisted of lime and sand. Hard, modern cement mortars are inappropriate as they prevent the evaporation of moisture through the joints, which instead is drawn through the next softest material, the masonry itself. This damages both the appearance and structure of the building. The size of mortar joints should be based on the original existing, sometimes hidden behind unfortunate later repointing. Often buildings, are totally repointed, where only localised 'like for like', well-matched pointing is required. There are unfortunate examples where hard mortar has been removed, causing damage to the corners of the masonry, which results in wider joints with a much higher proportion of mortar which can change the character of a building.

14.24 The replacement of stone and brick should be well considered. There will be a hierarchy of masonry features such as chimneys, verges, window surrounds, door cases, strings as well as the general walling. The patina of age on a weathered string should be retained until it no longer protects what is below. When it is ready for replacement it may be that it is the only stone that needs to be replaced. Where possible templates for new carved stone should be taken from the best surviving example, a good mason should interpret the template to provide the setting out and check this against the original prior to carving the new stone. It should be noted that although stone is laid on its natural bed for general walling, there are other positions where it should be laid edge-bedded, a good mason should advise.

14.25 There is very little use of render or painted stone historically in Ardley, where the use of oolitic limestone predominates and the use of render is discouraged. The Fox and Hounds is rendered and painted white. The pair of ex-Council houses on Church Road are rendered and painted. Tithe Cottage, the rear extension of the Old Post Office Cottage and White Cottage are all painted white.

14.26 Traditionally, render finishes were lime-based. Any historic breathable render should be repaired 'like for like'. More modern, hard cement renders prevent the evaporation of moisture, which can accumulate between the wall and the render causing damp internally. When appropriate, and when the damage caused by removal is minimal, hard cement renders should be replaced with a breathable lime alternative.

14.27 Rendering, pebble-dashing or painting masonry is discouraged and is not permitted development on a principal elevation or an elevation facing a highway or public right of way.

Lintels

14.28 In the vernacular cottages, the lintels tend to be timber but there is a hooded mullioned windows and door at Stonecroft. There are also some brick and stone lintels. 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 streetscene. Lintels should be believable in structural terms, the lintel to a large opening in an old barn would historically have been in timber, iron and more recently steel; when thinking about new garages overly long masonry lintels, facing a hidden steel or reinforced concrete lintel, are not convincing and should be avoided in favour of timber.

Windows

14.29 There are a range of window styles in Ardley. Windows should be appropriate to the host building and be correctly proportioned. Traditionally windows would be painted flush balanced timber casements, sash and case, or metal casements within a masonry or timber sub-frame. Some windows would once have been leaded. A few cottages have lost their original windows, some have been replaced with unsympathetic patterns and materials which detract from their character and significance.

14.30 Retention and repair of original traditional windows is the preferred option. Their thermal performance can be improved using sensitive draught stripping, Where historic shutters are in place these can be overhauled to working order which can improve thermal performance at night, as can curtains. Any replacement should match the original, guidance is listed in the Bibliography. This not only includes the structural elements of the window (e.g. frame, lintel) but also historic glass and window furniture. Particularly important is the method of opening, the set back within the reveal, and the sections of glazing bars. The thickness and moulding of glazing bars, the size and arrangement of panes are vital elements in determining appropriate replacement windows, which respect the age of a building. The exterior profile of a glazing bar should be angled to replicate a putty-line. Windows should be correctly proportioned, well related to each other and neighbouring buildings, and should respect any existing openings.

14.31 Where inappropriate windows are proposed to be replaced, historically correct fenestration is recommended. Inappropriate replacement windows damage the character and appearance of a building and its surroundings and can undermine the value of a property. Timber for both windows and doors should be sourced from sustainable managed suppliers. It should be selected for its longevity and ability to take a paint finish.

14.32 Where windows are modern in a listed building there may be scope to introduce slimline double glazing, but this will be judged on a case by case basis. Where acceptable, the edge spacer should be a dark matt charcoal/ black in colour, Historic England guidance defines slimline double glazing as between 10 and 16mm. It is possible with some glazing companies to include a glass which has some character (not too much!) which is reminiscent of historic glass. This is most appreciated from the outside where reflections in historic glass can lend some life to the reflections. Where windows are replaced on non-listed buildings in a Conservation Area, the same principles are recommended even with standard double glazing.

- 14.33 Replacement of timber or metal windows in a UPVC alternative, no matter what the pattern or design, is not recommended in a Conservation Area.
- 14.34 Dormers are not a common traditional feature for this area but are a common feature of the traditional style of modern housing that has been built within the Conservation Area. Stonecroft has stone gabled dormers and Jersey Cottage has a number of rendered dormers. Dormers are discouraged on front, principal, highway, public right of way elevations where they don't already exist. Where dormers are of some historical interest, they normally have thin lath and lime rendered cheeks, and they should be repaired like for like.
- 14.35 Rooflights have appeared on some roofs, not all of which are sympathetically placed or of a flush 'conservation type' set between rafters, they are discouraged on elevations fronting the highway or on the principal elevation of a building. Rooflights to the rear would be preferable where possible and should be flush conservation types set between rafters of appropriate size. Where rooflights also provide escape, they should not be off-centre within the opening as can sometimes be detailed on side opening escape rooflights. Rooflights should be top of side hung.

Doors

- 14.36 Old traditional doors should be repaired rather than replaced where possible – see the Bibliography. Their thermal performance can be improved using sensitive draught stripping, inner curtains can also improve thermal performance, Doors range between painted panelled timber doors, to boarded plank doors and stable doors. A few properties display doors which do not enhance the property or the village, being alien in design and material and thus eroding the character of what makes Ardley special. There are many historic patterns that can be followed. In historic openings, avoid the tendency to cut down off the shelf doors as this can result in strange door proportions.

UPVC doors would be entirely inappropriate in a Conservation Area, no matter what the design.

- 14.37 Door ironmongery can also impact on a Conservation Area. The buildings in Ardley are relatively modest and ironmongery should reflect this, again there are good precedents in the village and district. Care also needs to be taken regarding introducing window lights into doors; doors were historically solid for security. Traditionally, buildings of higher status, would have solid panelled doors with a fanlight or overlight above the door transom, as at the Old Rectory and Manor Farmhouse. In smaller properties, with limited head height, this was not possible and in more recent times, traditional solid 6-panelled doors have sometimes been altered to glaze their two small upper panels. Small windows in boarded plank doors (ledge and braced or framed ledged and braced) are also modern additions. The insertion of glass can have a detrimental effect on the character of the village and is not encouraged.

Porches and Canopies

- 14.38 There are a few open porches and door canopies in Ardley. Some make a positive contribution to those properties but may not be suitable for all the buildings in the Conservation Area. However, there are some non-traditional porches, which are enclosed these are less successful and are not encouraged.

Historic Ironwork Straps and Ties:

- 14.39 Ardley has a few structural historic iron straps and ties which are part of the character of the village. Historic ironwork should be reviewed to establish if it is still doing the job for which it is intended and should be monitored for rust jacking within the masonry. Should owners believe there has been recent movement they should contact a Conservation Officer and a conservation minded structural engineer.

Rainwater Goods

- 14.40 Rainwater goods (including downpipes, hoppers, gutters, bracket fixings and gullies), tend to be painted cast iron, most are painted black but some retain the colour of their farm liveries. Where original cast iron rainwater goods remain, they should be repaired where possible and if beyond repair, replaced like for like. When replacing cast iron or inappropriate UPVC in cast iron or painted black metal, an increase in size may be beneficial to cater for an increase in annual rainfall. 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. UPVC discolours when exposed to ultra violet light, the detailing is thin and the brackets often require fascia boards which are not traditional in the district.

Soil Vent Pipes

- 14.41 These should be kept off of principal elevations, they can be sited internally if this will not damage any historic fabric, and can reduce to a much smaller diameter to 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.

Boundaries

- 14.42 Boundary treatments should follow traditional historic precedent of local oolitic stone walls, iron and timber fences, as well as some metal estate railings. The cappings to walls should be maintained to protect the structure of the wall below. Gates are traditionally unpainted timber field gates or painted iron gates. There are some metal railings in need of repair and redecoration. Solid vertically boarded gates are not a historic feature of Ardley, in the wider district there a few but these are painted and normally set within a high stone wall as a pedestrian gate, or a double set of gates. There are hedges which front the highway and make a positive contribution.
- 14.43 The strengthening of boundary treatment can affect views through, within and out of the settlement. Where hedgerows line fields, they need to be managed.
- 14.44 Repairs of stone boundary walls should be carried out to match the original wall to include material to match, tooling, coursing, bedding, capping, pointing (a dry-stone wall should not be pointed) and joint size.

Mechanical Ventilation

- 14.45 On external walls, stone slate vents can look less obtrusive than a proprietary vent. Plastic vents should not be visible in a Conservation Area.

Boiler or wood burner flues

- 14.46 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.

Satellite Antenna, aerials

- 14.47 Where possible satellite antenna should be located in gardens or outbuildings rather than placed on historic buildings. Satellite dishes should not be located on an elevation, roof or on a 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 on a non-prominent elevation.

Micro-energy generation

- 14.48 Whilst the use of micro-energy systems is generally encouraged, special care will be necessary to find suitable sites for their use within a Conservation Area. Preference will be given to equipment located away from principal elevations or those facing public highways or public rights of way. Equipment fixed to main or visible elevations or roof-planes will damage the character and appearance of the Conservation Area.

Where ground source heat pumps are considered, owners need to be mindful of the rich archaeology within the area.

Highway/roads/lanes

- 14.49 The historic core of Ardley is relatively secluded in a rural location, where the usage of the B430 has outgrown the village. The character of the wider village suffers from street signage.

Road markings are limited within the Conservation Area. The village has many grassed verges, and they make an important contribution to the rural character of the settlement and it is important that this is not urbanised. There are kerbed tarmac pavements within the village, along Station Road and to parts of Church Road.

- 14.50 The roads through the village are all now in tarmac, although older road surfaces may lie beneath, and old farm tracks may still exist in the fields.

- 14.51 Traffic speeds through the village lanes are typically low, due in part to parked cars and bends in the road. This contrasts with vehicles speeding on the B430, despite the current 40mph speed limit. Formal traffic measures, such as speed bumps and priority halts to the lanes would have a negative impact on the character of this rural village but there may be scope to introduce some well-considered and subtle traffic calming on the B430.

- 14.52 Potholes should be reported to the Parish Council and Oxfordshire County Council as and when they appear.

- 14.53 Hard landscaping varies from stone chippings, stone cobbles and flagstones which have a positive impact on the Conservation Area but there are others which have a harmful effect such as tarmac. The stone paths within the churchyard still exist under tarmac.

Signage

- 14.54 There are no historic way marker signs but some of the street signs and buildings nameplates are of interest. There are also some historic signs in the village which should be conserved and maintained. Signage for the Fox and Hounds needs to be effective but well considered to avoid excessive clutter. 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 streetscene. Redundant non-historic signs should be removed.

Utilities and services

- 14.55 The presence of overhead cables detracts from the setting of the Conservation Area. Proposals to bury cables subject to any archaeological investigation would be encouraged. The co-ordination of work by the utility companies should be 'joined up' as part of a strategic management plan for the village. This would avoid unsightly patched roads and pavements etc. and reduce the inconvenience of road closures.

Green Space and water features

- 14.56 Ardley is a village with much greenery and water sources which support nature. The green space is of particular importance in protecting the setting of the Conservation Area, listed buildings and minimising the coalescence that the modern housing has formed between the two villages within the joined Ardley with Fewcott Parish.
- 14.57 Ardley Wood was once part of more extensive woodland which now contrasts with the large open field structure to the north, west and south. Orchards and copses were also once more prevalent. There is an Ardley Management Plan in place, and the Ardley Wood Quarry is managed by the Berks, Bucks and Oxon Wildlife Trust (BBOWT) as a nature reserve. Historic England are responsible for the scheduled monument within the wood.

- 14.58 The mature trees positioned on both sides of Station Road are majestic in views north and south. The Old Rectory on the corner of Church Road with Station Road, also provides important green space and views to the land behind Manor Farm. The views to the farmland beyond Station Road are limited to the breaks in the strong hedgelines.
- 14.59 The medieval fishponds were once three ponds, serving the manor and village. The Fishpond remains but the Horse Pond, which lay to the east, has dried up or been filled. The Fishpond can be seen from the public right of way north of Ardley House, although it is surrounded by scrub.
- 14.60 The paddock was once more extensive, there are hollows and bumps relating to the shrunken medieval village. A well is shown on an old map within the field and there was a further pond to the south east corner of Underwood. Ponds were once more numerous in the village with a large pond situated at the junction between Station Road and Church road. There are springs, wells, and a village pump.
- 14.61 The churchyard, with its undulations to the north, provides part of the important setting for St Mary's Church, the churchyard having been extended to the east, with iron estate railings between the churchyard and 'The Park' to the north of the church. The Park has a high stone wall to Somerton Road, partly retaining the higher field level within. Screening and netting has appeared recently which has reduced the open views back to the church and the rear of the cottages on Church Road.
- 14.62 The land around Park Farm is also important, again it is set behind a tall stone wall but provides the rural setting of the listed farm and its connection with the land.
- 14.63 Ardley House has the grandest setting, with a fine stone wall around the house, clipped Yew and mature trees. The right of way between the lower garden wall and the railings to the paddock is of particular note. The trees give some height to the perspective before the views open up across a further paddock which leads back to Somerton Road, north of the tall north garden wall.
- 14.64 The garden of Old Wheelwrights has recently been divided by a hedge, again the green space provides an important break between the new housing and the historic core, with only the listed Hunter's Cottage marooned within.
- 14.65 Ardley Road is contained by hedgerows and grown up trees out of the hedgerow, with Exton Cottage forming a strong built corner to the junction.
- 14.66 Trees need to be managed from time to time. The management of trees in a Conservation Area, Tree Preservation Orders and hedgerow management are all discussed in Section 10. The trees around the village and the churchyard, are an important part of the character of the Conservation Area. The management of hedgerows helps to enhance the countryside and setting of the Conservation Area. If the hedgerows are allowed to grow up into trees, they can restrict distant views of the countryside in which the village sits. The grass verges, require cutting and reseeding when damaged.

Bins

- 14.67 Where possible bins should be removed from view, or discreetly screened to minimise their impact. Consideration should be given to introducing a more muted colour within Conservation Areas across the district.

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15. Bibliography

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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.

References and dates were correct at the time of writing but be aware that guidance is updated regularly.

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1700 Ardley Field Names - Inclosure Map

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1839 Tithe Map

1881 Visionport

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16. Acknowledgements

16. Acknowledgements

This document has been produced as part of the District Council's ongoing programme of Conservation Area Appraisals.

Images used are sourced from the Victoria County History 'A History of the County of Oxfordshire: Vol 6, Ploughley Hundred', from the Oxfordshire History Centre, unless otherwise accredited. There are many historic images which are copyright.

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Appendix 1: Planning Policy

The Ardley Conservation Area Appraisal should be used in conjunction with a number of national and local planning policy documents which have a set of policies pertaining to the historic environment. The main heritage policies are listed 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).

Legislative	Policy Context	Local Policy Context
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 2011-2031 Part 1
		Mid-Cherwell Neighbourhood Plan 2018-2031

National Planning Policy Framework (NPPF)

Section 16. Conserving and enhancing the historic environment

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

H20 Conversion of farmstead buildings

H21 Conversion of buildings in settlements

AG2 Construction of farm buildings

C18 Development of proposals affecting a listed building

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

Mid Cherwell Neighbourhood Plan 2018-2031

Policy PD4: Protection of important views and vistas

Policy PD5 Building and site design

Policy PD6 Control of light pollution

Policy PD7 Designation of local green spaces

This list was correct at the time of publication and is intended as a reference to relevant local policies, it does not represent an exhaustive list.

Appendix 2: Designated Heritage Assets

A2.1 The Ardley Conservation Area is a designated heritage asset.

A2.2 Ardley has one Scheduled Monument which is a designated heritage asset: Ardley Wood moated ringwork. List UID: 1015554

A2.3 The following listed buildings are designated heritage assets in Ardley, see Figure 23. It should be noted that listed building legislation takes precedence over any Conservation Area designation. The list descriptions are for identification purposes only, and are current as of April 2020; any associated curtilage listed structures are not identified.

Listed Building	Grade of Listing	Date of Listing
CHURCH OF ST MARY	Grade II*	Listed 07.12.1966
HEADSTONE APPROXIMATELY 5 METRES SOUTH EAST OF CHANCEL OF CHURCH OF ST MARY	Grade II	Listed 26.02.1988
MANOR FARMHOUSE AND ATTACHED FARM BUILDING	Grade II	Listed 26.02.1988
HUNTERS COTTAGE	Grade II	Listed 26.02.1988

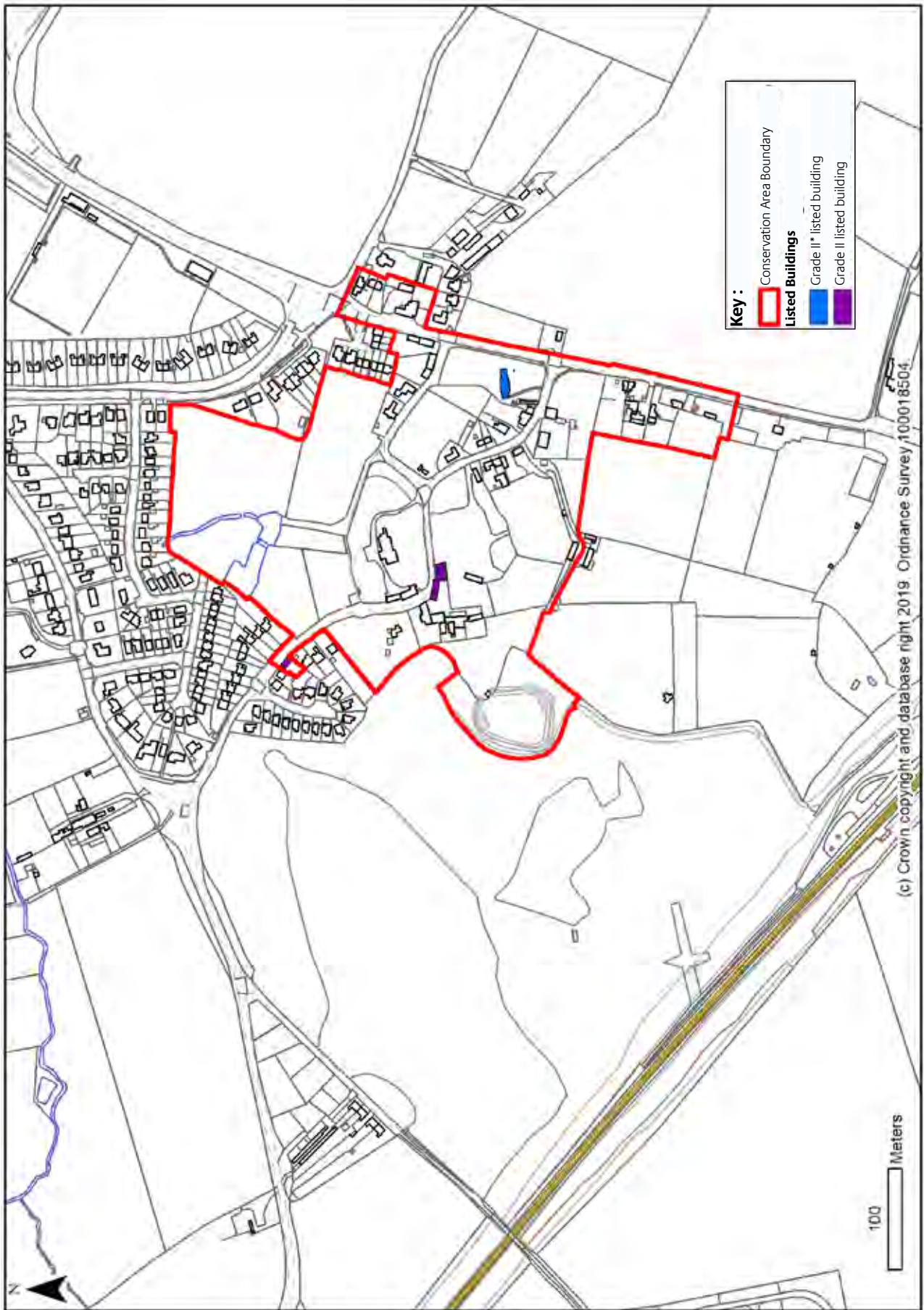


Figure 23. Arley Conservation Area Boundary (March 2020) - Designated Heritage Assets (statutory listed buildings)
 *curtilage listed buildings are not shown

Appendix 3: 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 Ardley (see Figure 24). The Ardley 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 district-wide Register of Local Heritage Assets which forms part of a separate process. Forms and guidance for nominating a Local Heritage Asset can be found on Cherwell District Council’s website.

1. Ardley House, Somerton Road



2. Ardley House South Barn, Somerton Road



3. Ardley House North Barn, Somerton Road



4. Ardley House walls and outbuilding



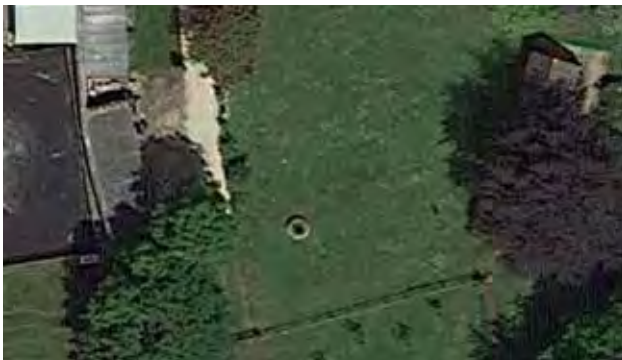
5. Old Wheelwrights, Somerton Road



6. Manor Barn, former cow barn



7. and 8. Manor Farm log store outbuilding and wall



9. Klaren Cottage, Church Road



10. and 11. The Old Post Office Cottage and Adcott, Church Road



12. The Old Rectory, Church Road



13. Church Cottage, Church Road



14. and 15. Tithe Cottage and 2 Church Road



16. Jersey Cottage, Station Road



20. Mistletoe Cottage, Station Road



21. White Cottage, Station Road



17. and 18. Outbuildings to Jersey Cottage and Woodview, Station Road



22. The Fox and Hounds Inn, Station Road



19. Woodview and Woodview Cottage, Station Road



23. The Barn, Fox and Hounds Inn, Station Road



24. 1-2 Exton Cottages, Ardley Road



25. St Mary's Barn, Somerton Road



26. Stonecroft, Somerton Road



27. Gramarye, Somerton Road



28. The Pump, Ardley Road



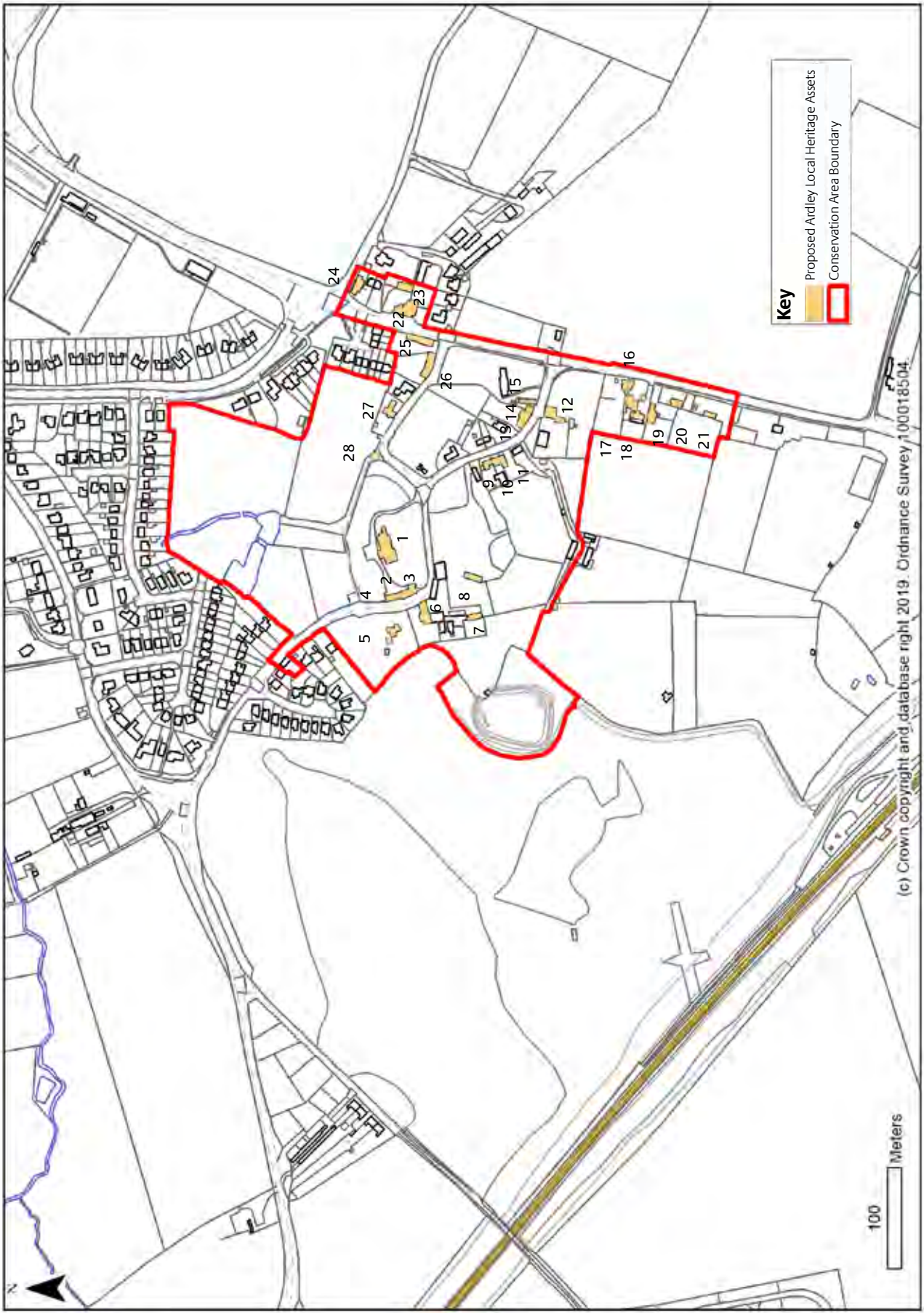


Figure 24. Ardley Conservation Area Boundary (March 2020) - Proposed Local Heritage Assets (buildings and structures proposed to be put forward for consideration as Local Heritage Assets)

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 includes information for how an Article 4 could work for reference purposes. 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/planningpermission/permitted>) provides a useful summary of permitted development and provides links to the legislation which need to be referred to. It also sets out the Use Classes Order and permitted changes of use.

What are the effects of Article 4 Directions?

- 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 could an Article 4 Direction affect Ardley?

- A4.7 An Article 4 Direction could help to protect the special character and historical interest of the Ardley 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 Ardley Conservation Area 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;
 - provision of hard standing;
 - replacement of above ground rainwater goods and external drainage (some external drainage already needs planning permission);

- 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);
- the installation of renewable technology including solar panels; and
- the erection of a gate, fence, wall or other means of enclosure, or demolition of traditional boundary walls, fences and gates below 1 m in height.

The erection of satellite dishes and other antennae/aerials already need planning permission.



Stone mullioned window with tracery and leaded lights beneath a timber sash and case window



Painted timber sash and case windows at Ardley House



Painted timber flush casements



Painted timber panelled door with flush beaded panels and simple overhead

Appendix 5: Public Consultation

- A5.1 Cherwell District Council considers public consultation an important part of Conservation Area Designation and review. As part of the designation/review process the historic settlement in question and the environs are assessed and an appraisal document produced setting out what is significant about the place.
- A5.2 A similar process is undertaken for individual buildings, either for putting a structure forward for statutory designation as a heritage asset (formerly known as 'listing'), or for those buildings, structures or archaeological features that are locally significant for inclusion in the district-wide Register of Local Heritage Assets.
- A5.3 Conservation Officers engaged with Ardley Parish Council at early stages of preparation of the draft Conservation Area Appraisal.
- A5.4 An eight week public consultation took place between 26th November 2019 and 21st January 2020. An exhibition and public meeting were held on Tuesday 3rd December 2019 to enable local residents to inspect the draft document and talk to the Conservation Team. The draft document was available to be viewed on-line from Cherwell District Council's website (<https://www.cherwell.gov.uk/conservation>) and hard copies were available at the Bicester Library and the main reception of Bodicote House. Comments on the draft document and suggestions for inclusion or exclusion of areas and/or buildings within the Conservation Area were considered by the Conservation Team. Where appropriate amendments were made and incorporated into the final document. The document was correct at March 2020 and signed off by the Assistant Director for Planning and Development in consultation with the Lead Member for Planning in December 2021 and adopted in February 2022.



Important green space between Ardley and Fewcott with undulations and earthworks

How to contact us

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