



# Duns Tew 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 Duns Tew was designated a conservation area in 2005. This conservation area appraisal is the first review of the Duns Tew Conservation Area boundary, and the second appraisal. The appraisal involved a combination of walk over surveys of the settlement (undertaken in the winter 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 'Conservation Area Appraisal, Designation and Management: Historic England Advice Note 1' (2019).
- 1.3 The Duns Tew Conservation Area boundary is shown in Figure 1 and the details of its designation are covered in Chapter 13 of this conservation area appraisal.

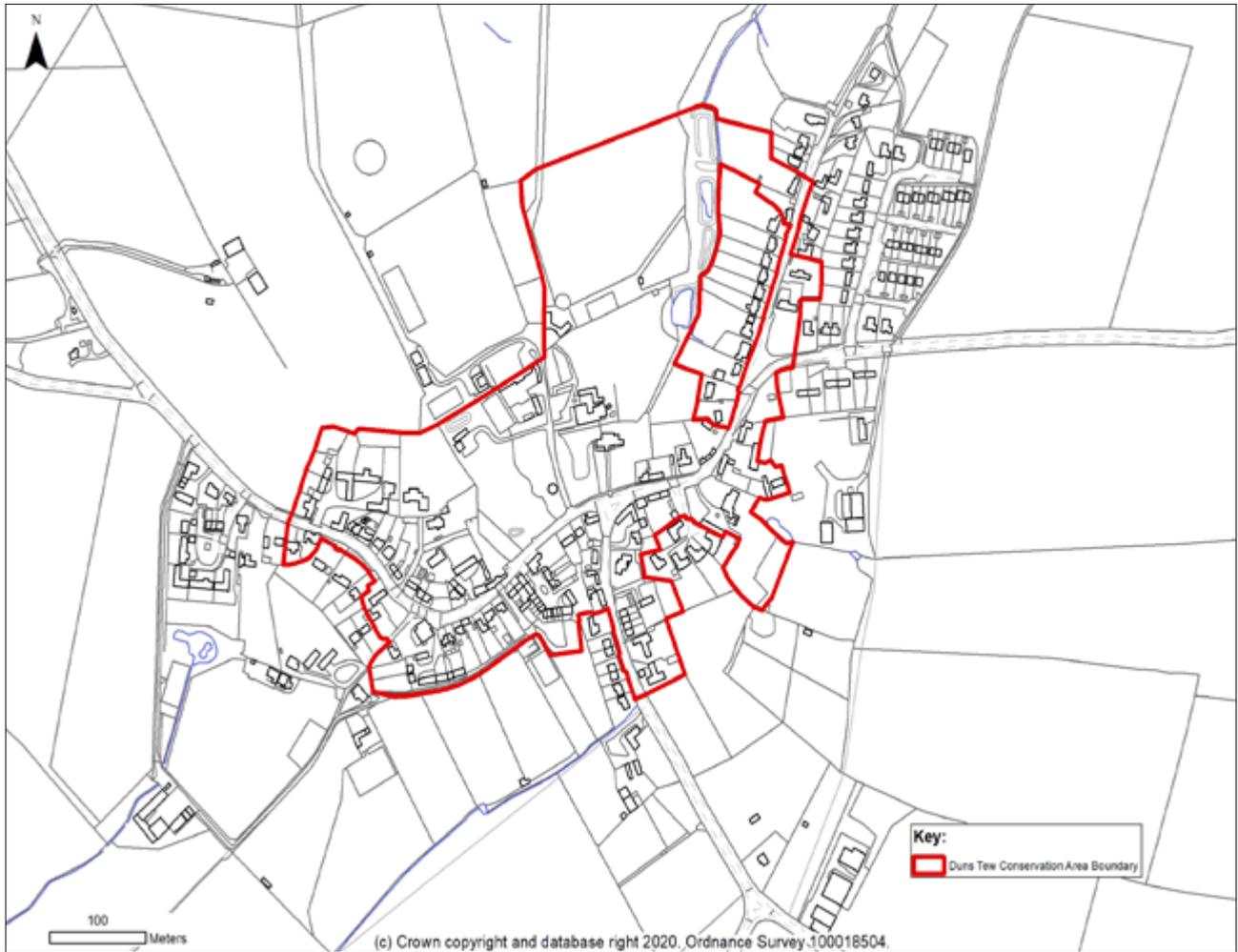
### Key Characteristics of Duns Tew

- 1.4 A summary of the key characteristics of Duns Tew are:
  - Duns Tew is predominantly a linear settlement which follows the principal road running east to west.
  - Duns Tew has a deep plan form in places with a number of properties set back from the main road, these are predominantly former farmyards with the associated barns and outbuildings having been converted to domestic use.
  - Duns Tew sits along a geological fault line with a mixture oolitic limestone and sands to the south and lias clay and marlstone (ironstone) to the north. This is reflected in the mixture of stone used for building in the settlement.
- Duns Tew was historically divided into two townships controlled by the Raves and Read families with separate field systems, separate officials, separate common herds of cattle and sheep and even their own separate pounds. The symmetry of the division suggests that it was the result of deliberate planning.
- The Dashwood family had a significant influence in the settlement from the 18th century until the sale and break up of the estate in 1926.

### Summary of issues and opportunities

- 1.5 The future preservation and enhancement of the special character of the Duns Tew 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);
  - 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.

**Figure 1** Conservation area boundary (May 2020)



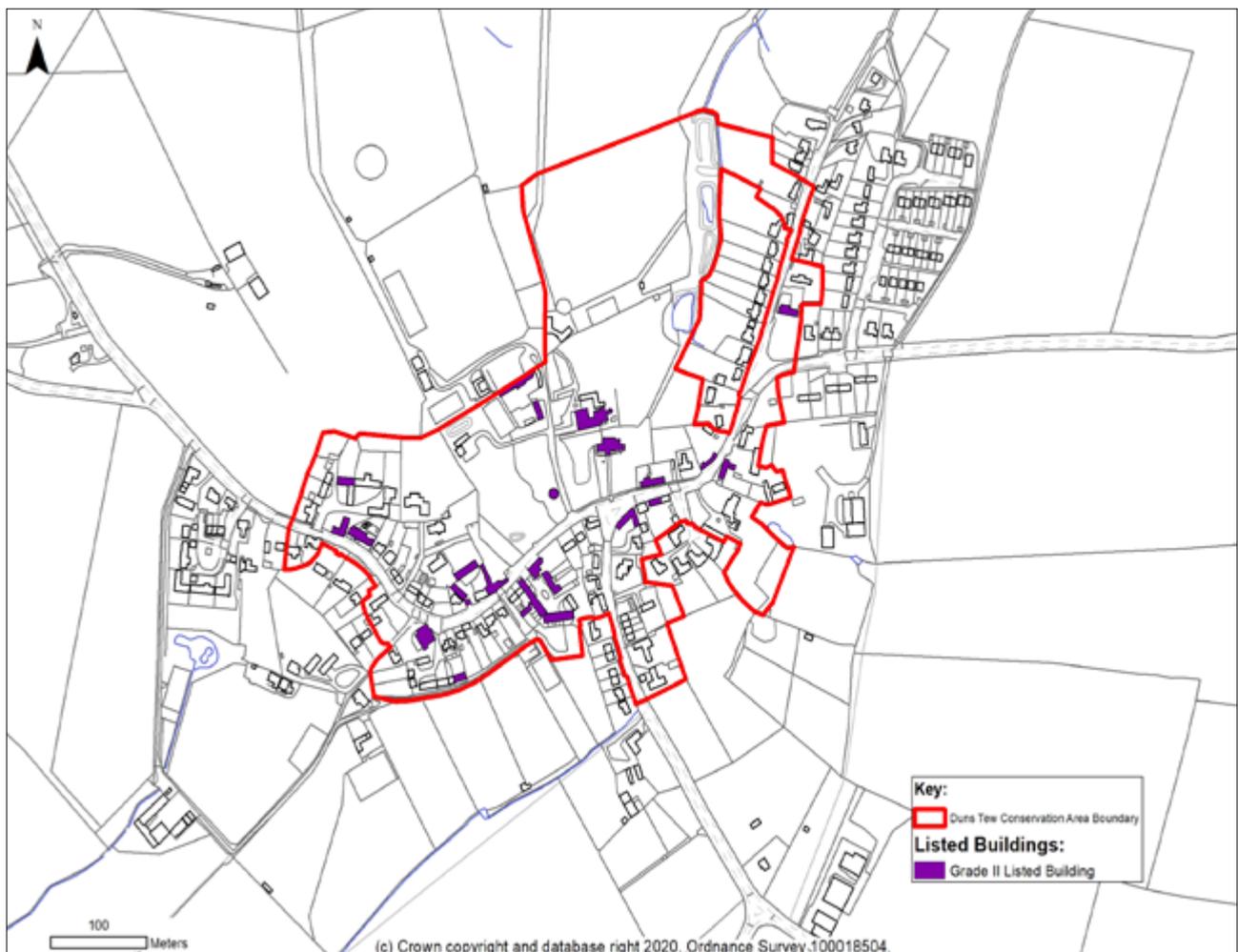
# 2. Legislative and Planning Policy Context

## 2. Planning Policy Context

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

2.2 Protection for the built heritage is conferred under primary legislation. This document should be read in conjunction with 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 Mid Cherwell Neighbourhood Plan (2019). 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.

**Figure 2** Designated heritage assets.



**Figure 3.** Aerial photograph including conservation area boundary



- 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 the Local Plan; 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 Duns Tew 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 Duns Tew are shown in Figure 1 and Appendix 2. These include the current designated heritage assets and the designated conservation area boundary for the village.
- 2.7 The Council has a duty under the National Planning Policy Framework (NPPF) to identify locally significant 'heritage assets' which can be historic buildings, structures, objects or places that have historical importance or contribute to the built heritage, character or appearance of the area. There are buildings and structures which make a positive contribution to the Duns Tew 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 districtwide '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.

# 3. Location

## 3. Location

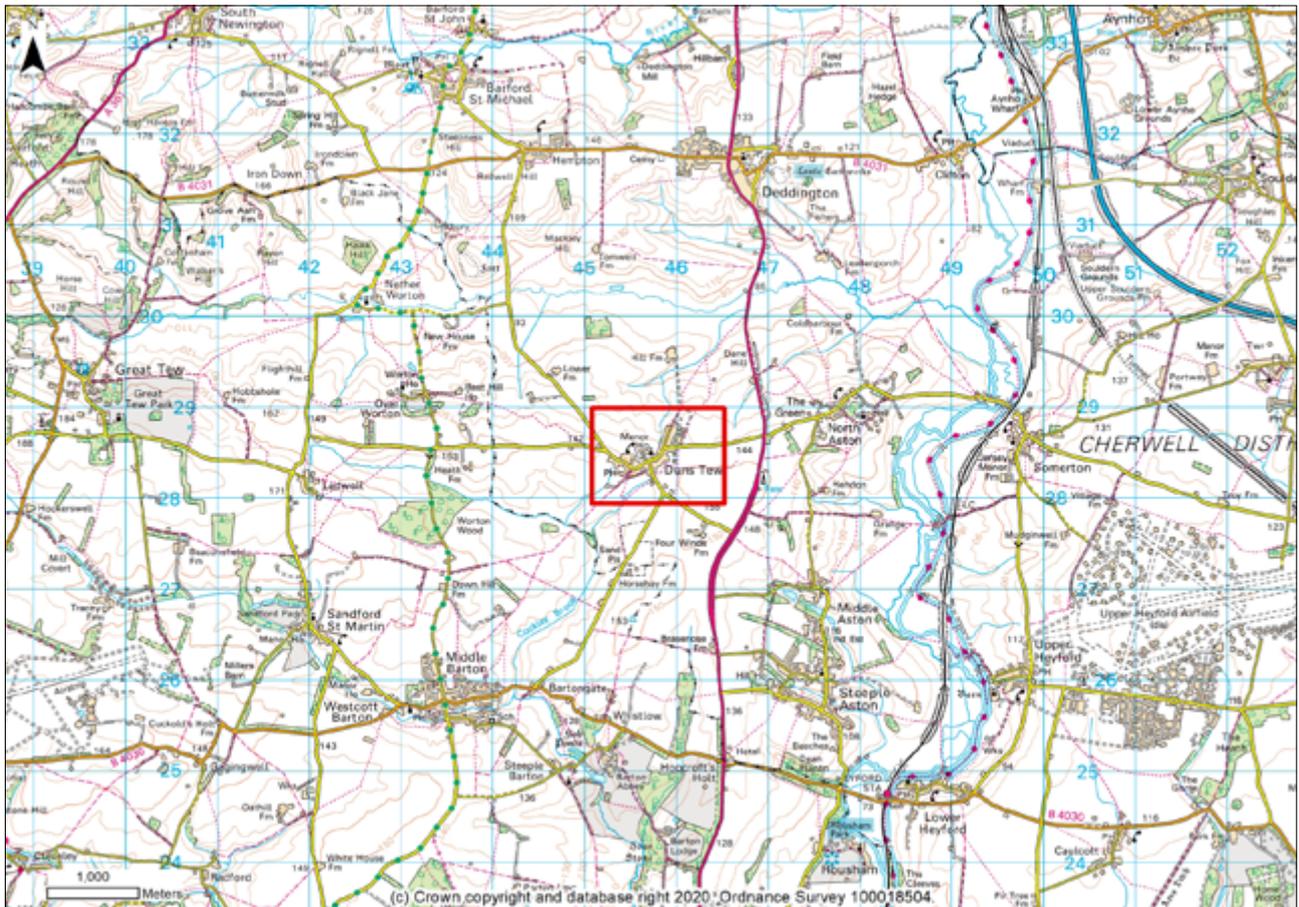
3.1 The village of Duns Tew is located some 16 miles (26 km) north of Oxford and 8 miles (13 km) south of Banbury. The village lies a mile west of the A4260, the main road joining these principal Oxfordshire settlements.

3.2 The area is crossed by a number of footpaths and a through road that connects Duns Tew with neighbouring settlements.

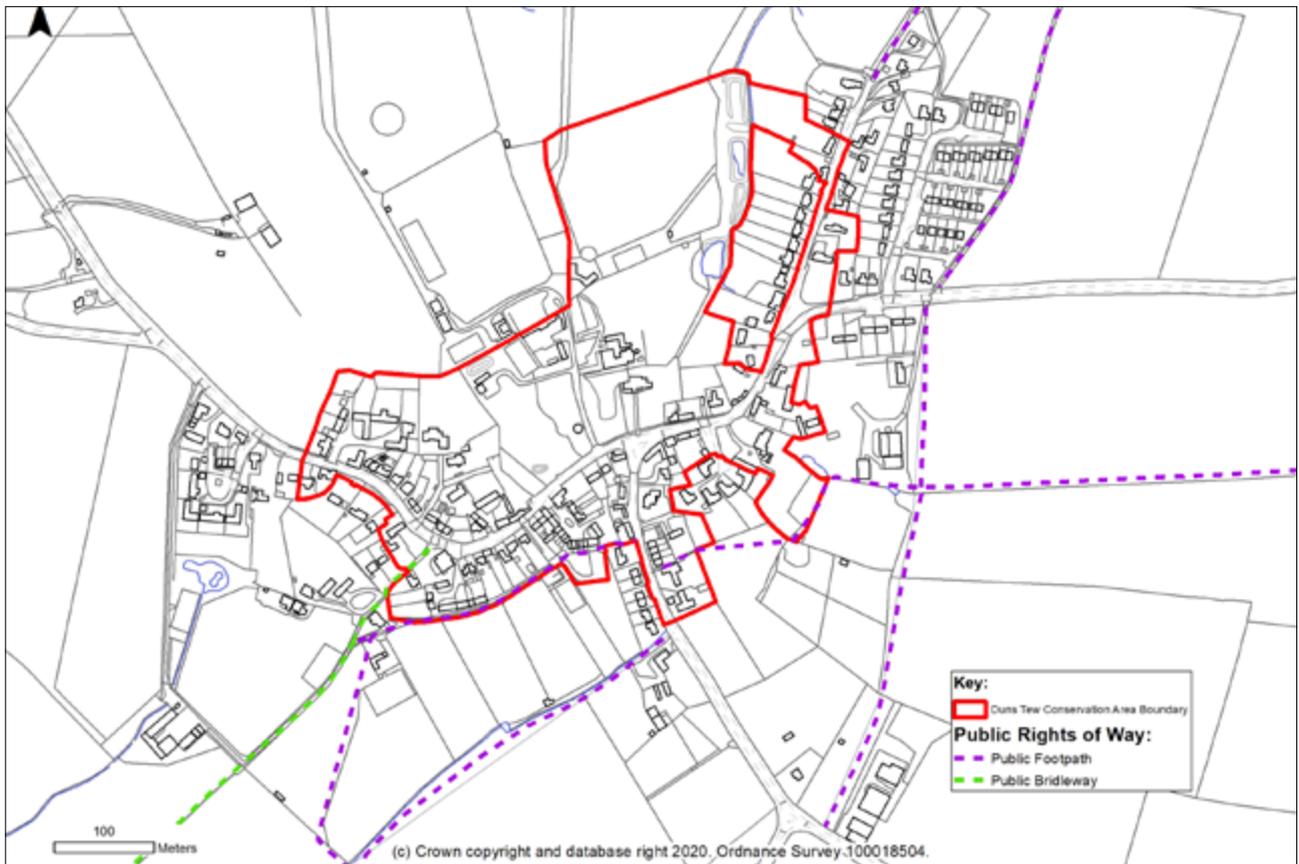
3.3 The River Cherwell, Oxford Canal and mainline railway are all located a distance to the east beyond other settlements.

3.4 Duns Tew is at the edge of Cherwell District in close proximity to the boundary with West Oxfordshire.

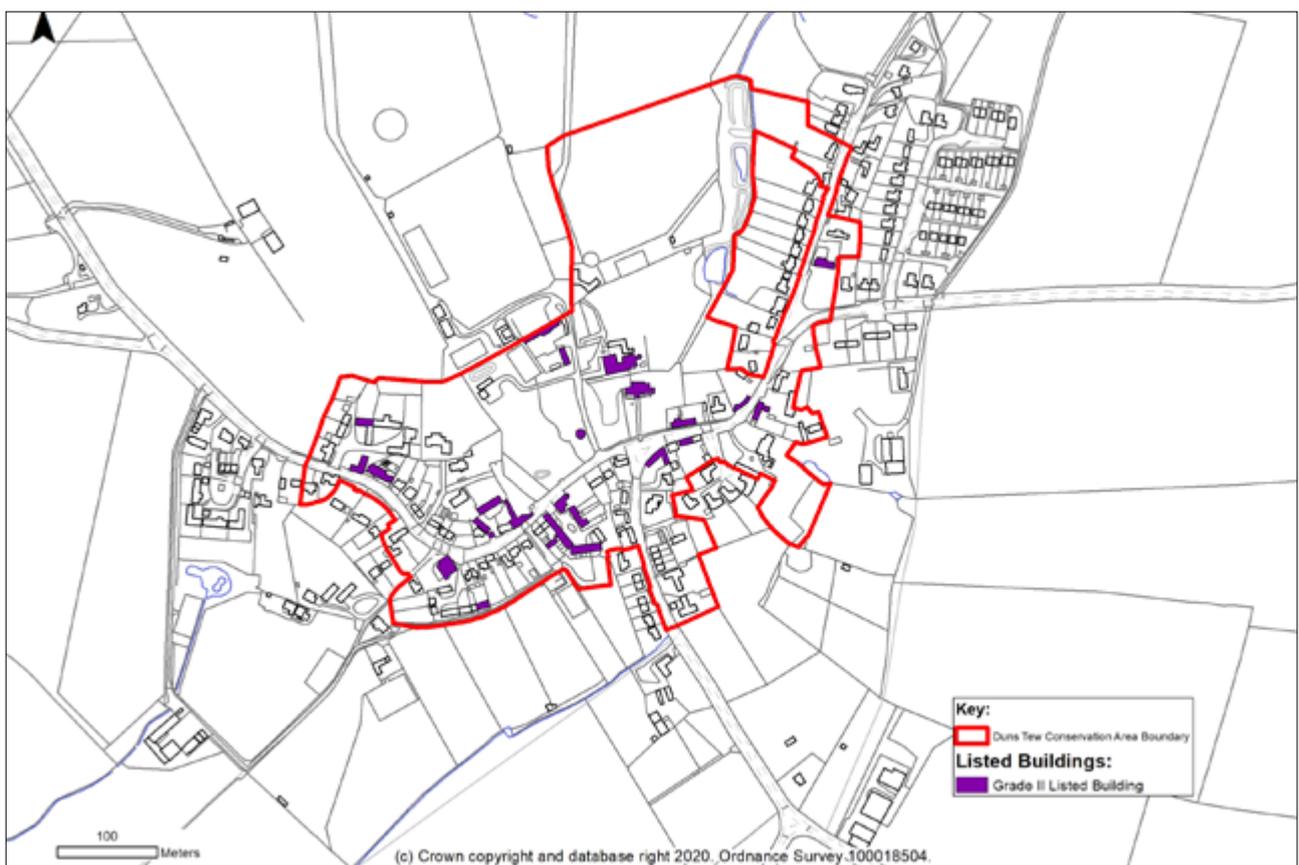
**Figure 4.** Current OS map showing location of Duns Tew



**Figure 5.** Public Rights of Way



**Figure 6.** Listed Buildings



# 4. Geology and Topography

## 4. Geology and Topography

- 4.1 The parish of Duns Tew is located in rolling countryside and forms part of the Ironstone Hills and Valleys Character Area as identified in the Cobham Landscape Appraisal. 'The Ironstone Hills and Valleys display a complex topography being cut and folded into numerous steep sided valleys which have a pattern of small pastoral fields on the steepest slopes and more open arable farming on rolling higher ground'
- 4.2 The landscape surrounding Duns Tew is that of rolling plateaux and deep wide valleys. Dry stone walls constructed from the local Cotswold stone predominate and historically mark out the rectilinear eighteenth-nineteenth-century field and road pattern. The landscape falls away to the north to provide dramatic vistas across the neighbouring countryside. Less dramatic views are also to be had to the south. Springs are especially numerous on the clays. These 'wells' and their accompanying streams or 'lakes' have influenced the field names in the area. The village is located centrally within the parish at an elevation of approximately 140m.
- 4.3 The village is situated on a ridge at the junction of the Oxfordshire clays (marlstone and Lias clay) to the north and the limestone belt (Oolitic limestone and sands) to the south. The built up area of the settlement is divided between the Great Oolite group, largely to the south of the road running through the village and the Whitby Mudstone Formation and Horsehay Sand Formation to the north of the road.

**Figure 7.** Topography

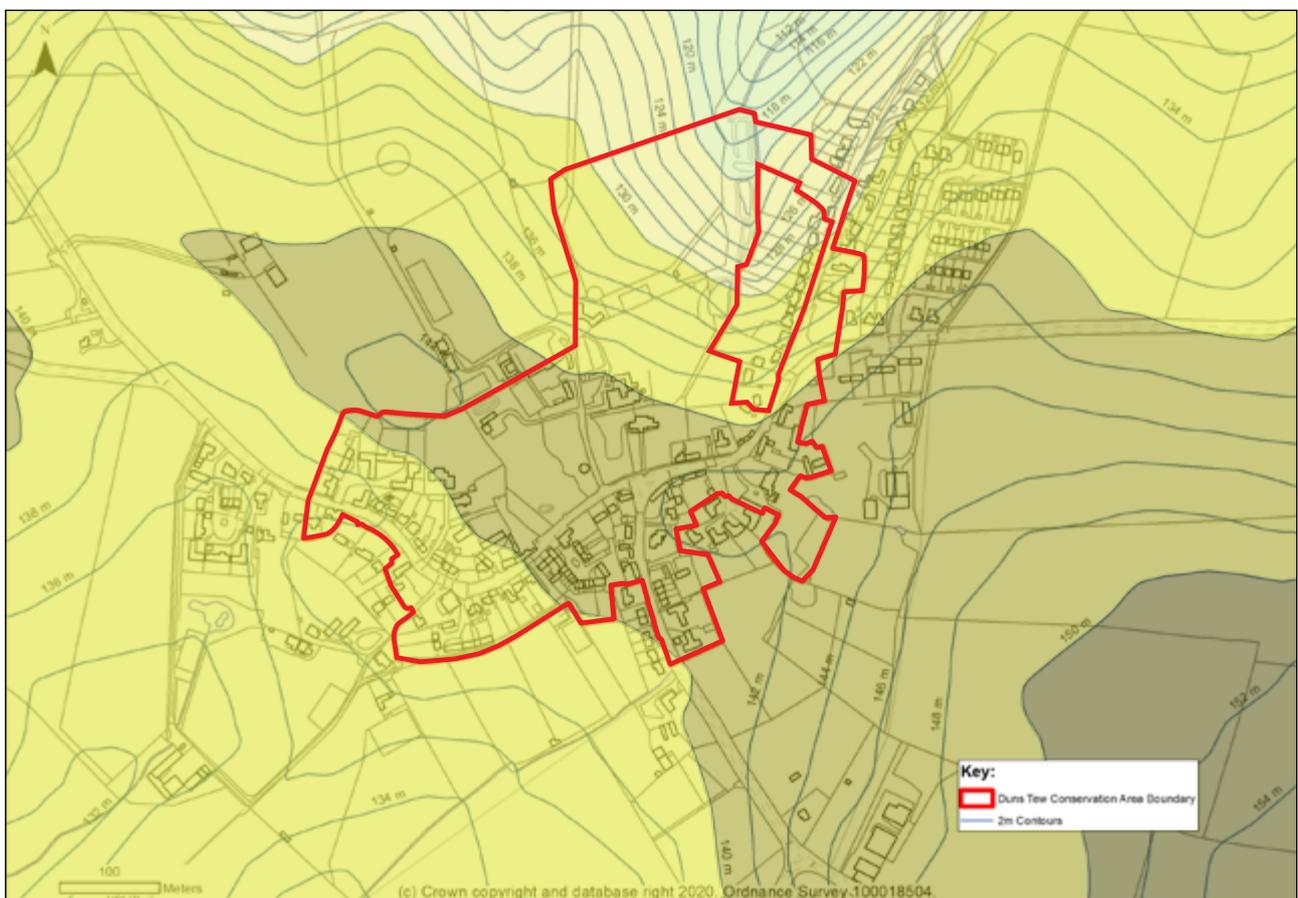
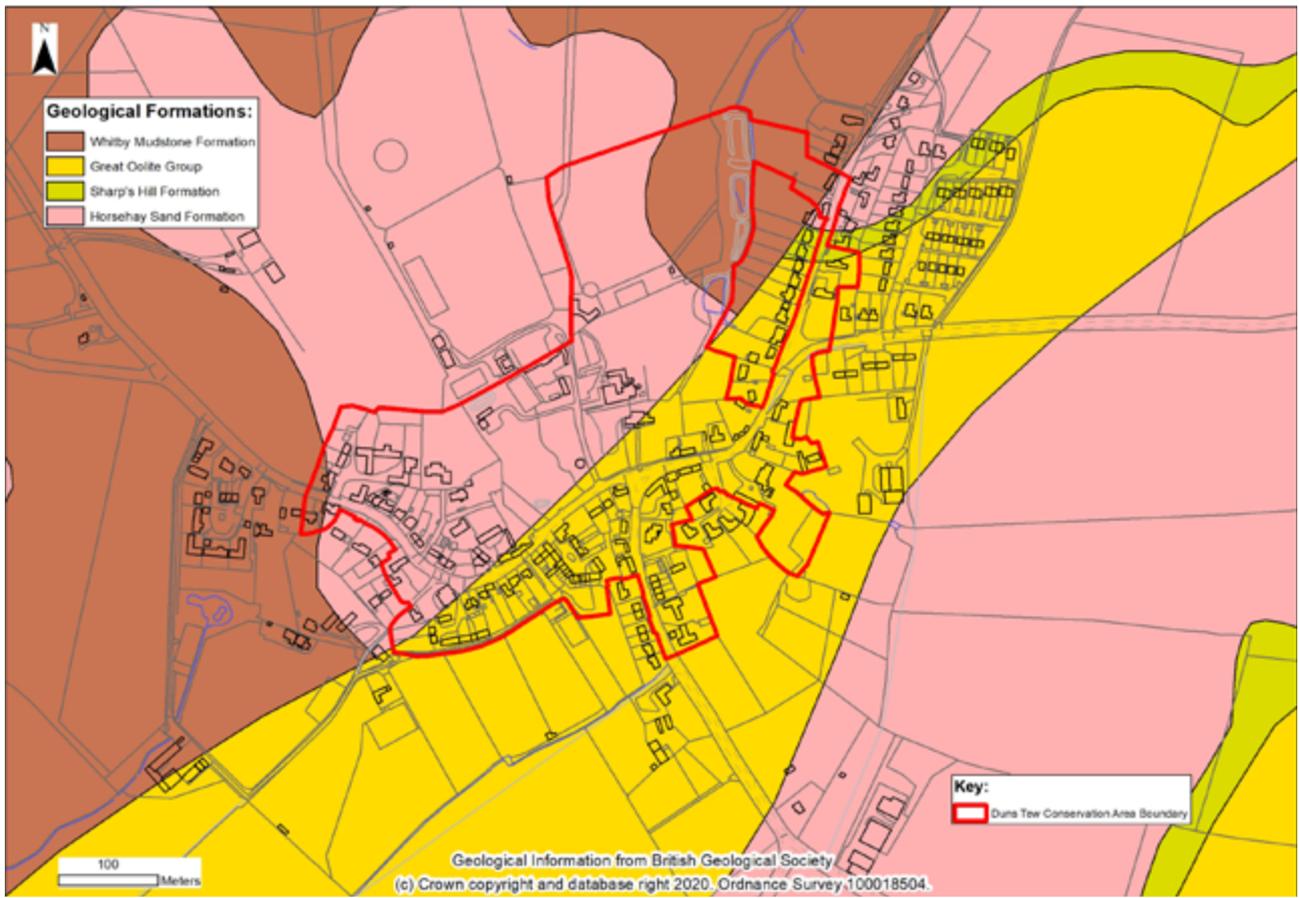


Figure 8. Geology

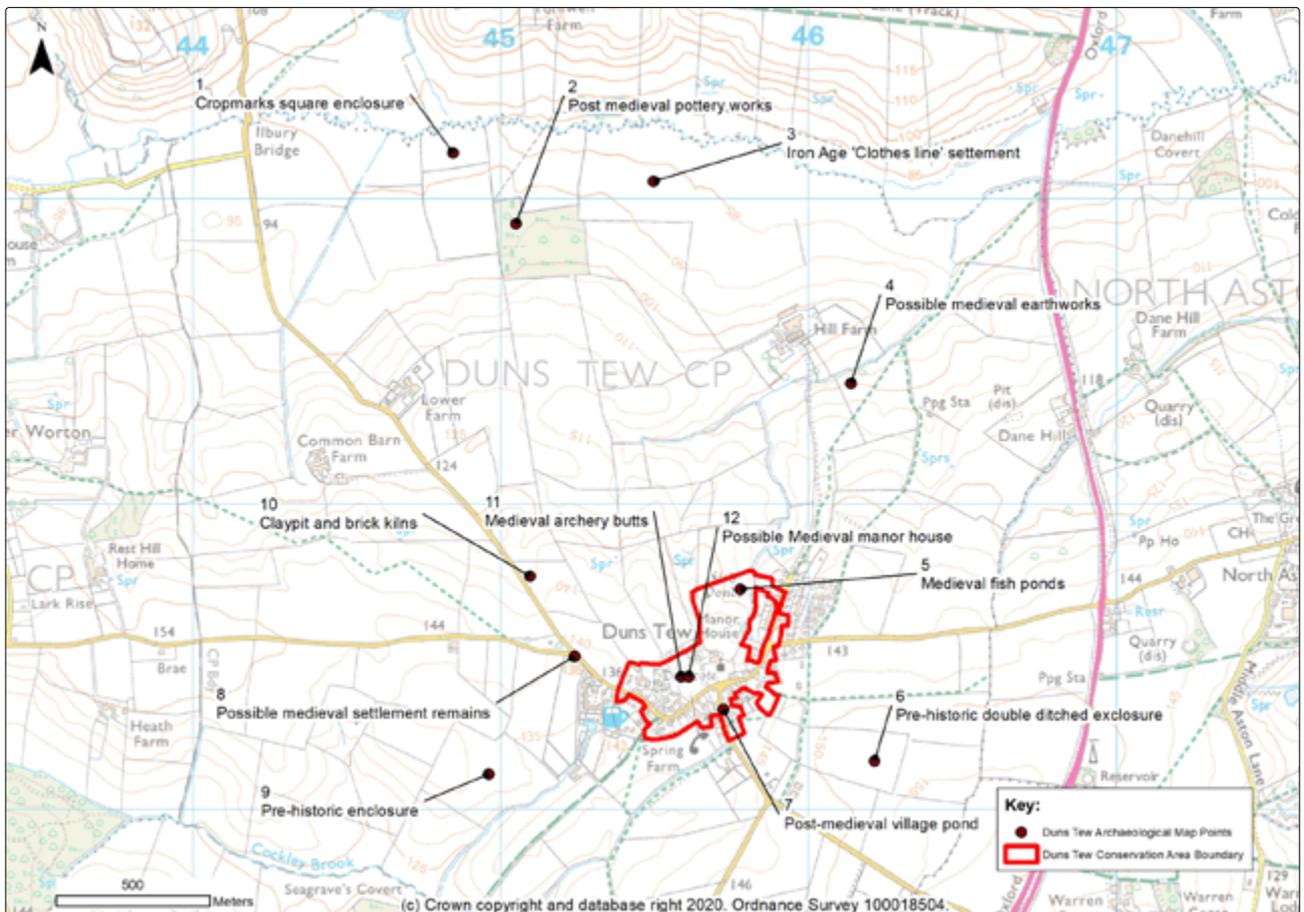


# 5. Archaeology

## 5. Archaeology

- 5.1 Duns Tew lies in an archaeologically rich area.
- 5.2 There are a number of pre-historic ditched enclosures to the north, south-east and south-west of the settlement. In 2016 there was an archaeological evaluation which took place on land to the north of the parish (associated with Hill Farm) which identified a mid to late Iron Age 'Clothes line enclosure settlement' with a mixture of roundhouses, domestic enclosures and stock enclosures forming a typical enclosed family farmstead.
- 5.3 The Cotswold Ridgeway ran along the line of the existing Banbury to Oxford Road, at a short distance to the east of the existing Duns Tew settlement, meaning that it was strategically located along a core communication route.
- 5.4 There have been a number of isolated finds located throughout the parish including a Saxon brooch, roman coins and pottery, Mesolithic flints and a bronze socketed axe.
- 5.5 There are a range of medieval earthwork features located throughout the parish in close proximity to the existing settlement. These include two medieval archery butts, four fishponds, the remains of a former medieval manor house (in the form of foundations of a building in the grounds of Duns Tew Manor) and possible earthwork remains in three separate locations - immediately to the north of Duns Tew Manor, in the area surrounding Hill Farm (in close proximity to the former medieval mill) and immediately to the west of

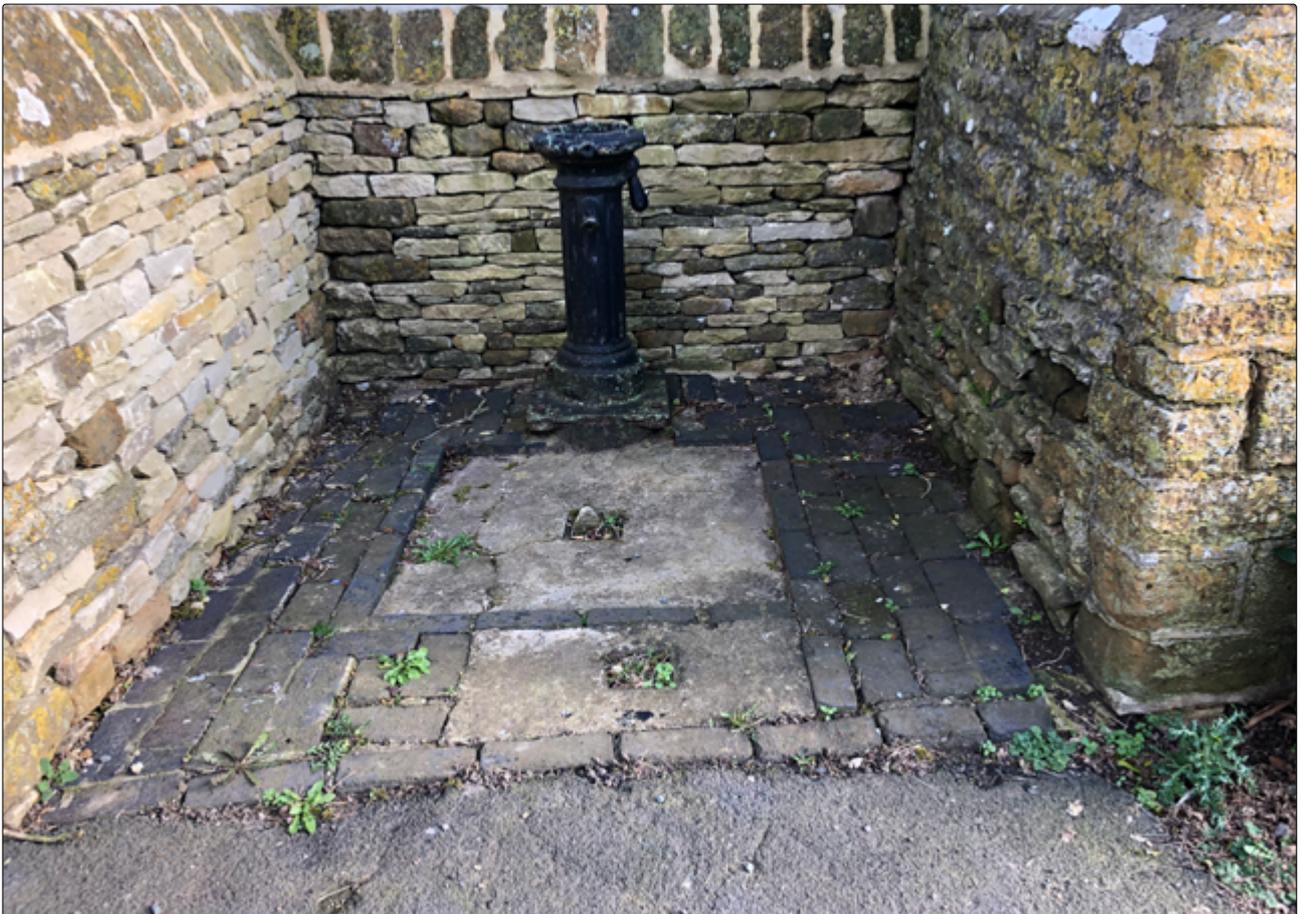
**Figure 9.** Archaeology around Duns Tew



the existing settlement on the road towards Worton). This suggests that Duns Tew was historically a much larger settlement.

- 5.6 There are also post-medieval and industrial remains in the form of a village pond (which remains extant), clay pit, brickworks and evidence of pottery production.

### **Village pond and water pump**



# 6. History

## 6. History

### General

- 6.1 The Duns Tew Conservation Area Appraisal provides a brief overview of the history and development of the settlement. It is not intended to be the definitive history of the area. Further information about the settlement can be gained from the Oxfordshire Local History Centre.
- 6.2 There is evidence of prehistoric settlement in the Duns Tew area in the form of cropmarks and finds of worked flints. A mid to late Iron Age 'clothes-line enclosure settlement' was recorded to the northern end of the current parish by archaeological evaluation in 2016.
- 6.3 The earliest evidence of an Anglo-Saxon settlement comes in the form of a ninth century animal brooch found within the village. The name 'Dun' is believed to have been derived from the Anglo-Saxon personal name 'Dunn', presumably a landowner and 'Tew' has tentatively been interpreted to mean 'ridge'. The name 'Duns Tew' first appears in documents of the thirteenth century (Crossley, 1983).
- 6.4 Duns Tew stands on the northern edge of the limestone belt. This high and exposed position was made habitable by an abundance of water from springs and wells. Houses were built in the Middle Ages east and west of the church on both sides of the road passing through the village and north along Hill Farm Lane (formerly Cow Lane) and further to the west alongside the road to Worton, but there was little building to the south.
- 6.5 At Domesday (1086) there were four estates recorded. By the sixteenth century the land had become divided between the Raves and Read families and by the eighteenth century they were all in the ownership of the Dashwood family. The Dashwoods were a titled family with the family seat in West Wycombe as well as a number of more local seats such as Kirtlington Park, which retained the lordship until the estate was broken up in 1926.

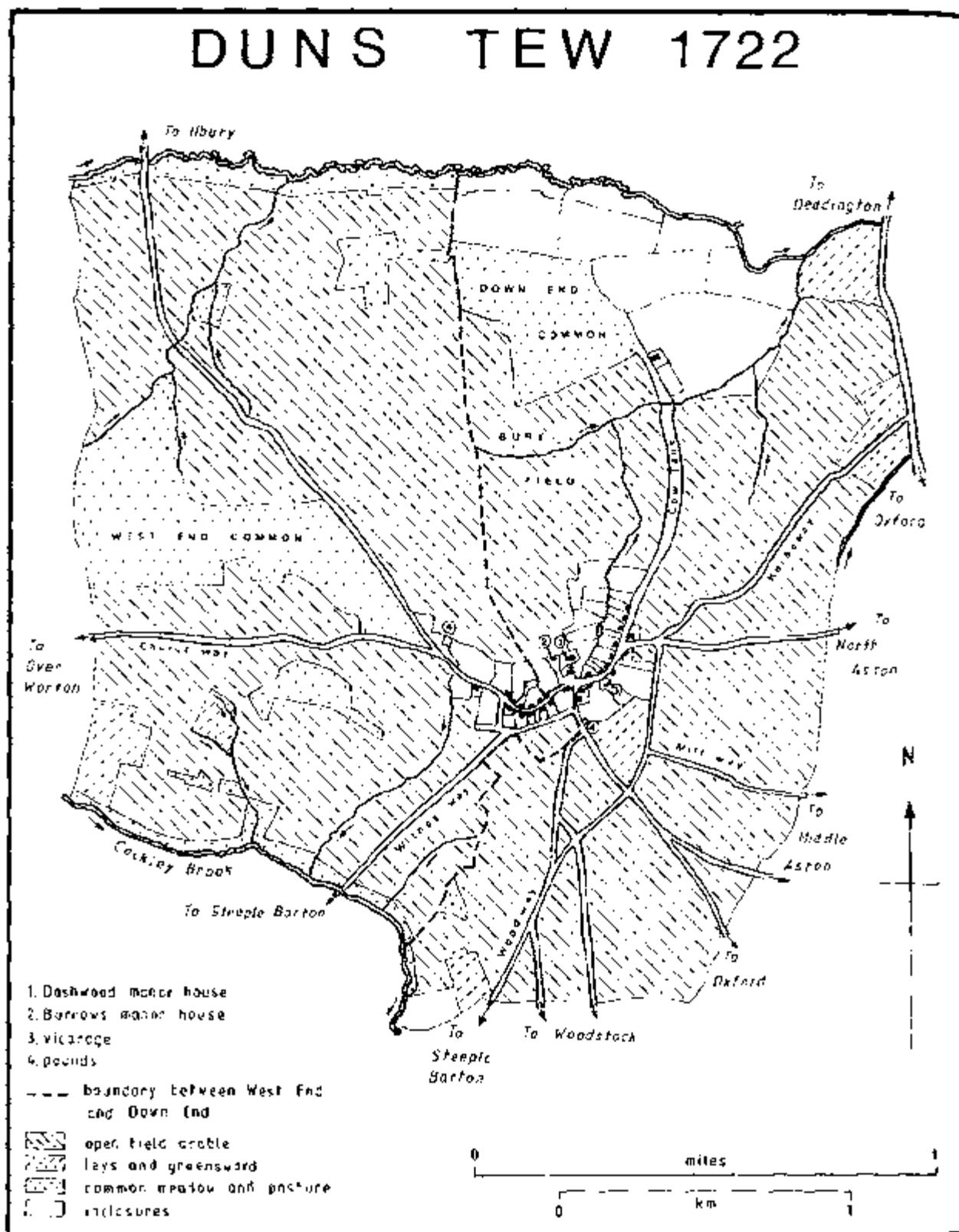
### Population

- 6.6 In 1086 twenty five people were recorded living in Duns Tew on four estates. In 1279 53 tenants were listed as living in and around the village. The fourteenth century saw a dramatic fall in the population as a result of the Black Death. This resulted in the shrinking of the village with later redevelopment particularly along Hill Farm Lane (formerly Cow Lane). However, by the late fourteenth century the population appears to have recovered since 91 adults were assessed for poll tax in 1377. In 1642, 77 adults were recorded as taking the Protestant Oath. The hearth tax of 1662 records 14 households but this low total is explicable on the grounds that many household would have been excluded by poverty. This surmise is supported by the conformist and nonconformist returns of 1676 which total 269 individuals. The population appears to have remained stable throughout the eighteenth century, increasing, according to incumbents' estimates, from around 50 to approximately 60 families. The census of 1801 gives the population as 318. This rose rapidly so that by the census of 1821 the population stood at 460. This level appears to have been maintained until 1851 when the population went into a prolonged decline, recorded as 188 in 1921. The decline was reversed after the Second World War when new families began to move into the village. In 1951 the population stood at 273 and was 478 in 2011.

### Agriculture and industry

- 6.7 The medieval fields of Duns Tew, as recorded from the early fourteenth century, seem clearly to have been centred on the present village. There were until the inclosures in 1794 two separate sets of fields east and west of the village. Known as Down End field and West End field respectively, each was divided into north side and south side to give a two-field rotation. At enclosure allocations were made to Sir Henry Dashwood and the vicar as well as six individuals and Christ Church, Oxford.

Figure 10. Duns Tew 1722 map



6.8 Within the village there are six farmhouses, Malthouse and Glebe Farms in the east and Daisy Hill, Manor House, Manor and Spring Farms in the west. Manor, Daisy Hill and Malthouse farms seem to have been based on farmhouses

in the village with their land radiating out behind them. The other three farms were spread across the northern half of the parish. All these properties have now been converted to private dwellings.

6.9 Hill Farm is the earliest of the outlying farms created by the inclosure of around 100 acres of the north side of Down End field. A farmhouse was probably built on the site between 1688 and 1720. It is possible that this is the building incorporated into the farm buildings to the east of the present farmhouse which was designed around 1865 by William Wilkinson. Other outlying farms were built after the inclosures of 1794.

6.10 There were buildings at Lower Farm and Common Barn Farm, either side of Hempton Road (formerly Ilbury Lane) by 1815. The present house at Common Barn Farm was originally two cottages dated 'HWD 1864' (Sir Henry William Dashwood) and similar cottages dated 'GD 1860' (Sir George Dashwood) at Lower Farm. The farmhouse at Lower Farm appears to be early nineteenth century and so the datestone of '1898' presumably refers to later rebuilding. At Blue Barn (formerly Tewley Barn) the stone-built farm buildings, of unusual quality, were built by 1815, but the farmhouse is of later date (Crossley, 1983).

6.11 There was a watermill in the parish between 1279 and 1722 It was located in close proximity to Hill Farm . A later mill was shown on a map of 1824, but this is likely to have been a new addition and had gone by 1881. There were the usual range of rural trades in the settlement including blacksmiths, stone

masons, carpenters, wheelwrights, shoe makers, joiners, and builders. In the mid 19th century there were 13 gloveresses in the settlement indicating the makings of a small industry, but this had fallen to 3 by 1871. A nursery was founded in the 1930s and two small quarries opened up in the 1950s and 1960s.

### Education

6.12 A Sunday school was established in Duns Tew in 1798 at the expense of William Wilson, a wealthy land owner in Nether and Over Worton and a zealous promoter of religious education in the area. There were a number of 'dame schools' in the village until 1830 when Sir George Dashwood provided and equipped a school building for children to attend at their parents expense. The present school building was completed in 1874 and could accommodate 100 children, but numbers fell throughout the late 19th and 20th centuries and it closed as a primary school in 1968 and now functions as the village hall.

### Religion

6.13 The medieval Church of St Mary Magdalene, which was associated with Merton Priory from the 12th century until the Dissolution, had its own ecclesiastical parish throughout its history until it was united with North Aston in 1932 and later with Westcott Barton, Steeple Barton



Daisy Hill Farm House



Former school now the village hall



Church of St Mary

and Sandford St Martin in 1977. The church building originated in the 12th century, but was largely rebuilt by GG Scott in 1861 for Sir Henry Dashwood.

- 6.14 There were a number of denominations of nonconformists registered in Duns Tew over time including Baptists, Quakers, Methodists and, Primitive Methodists and the Salvation Army. A Baptist chapel was built in 1809.

### Transport

- 6.15 Duns Tew is located a short distance to the west of the Banbury to Oxford Road. The road running through the settlement connects North Aston with Great and Little Tew. There are a number of footpaths and bridleways to the south and east of the settlement. Many of these were originally lanes to other villages, some of which were suppressed at the date of inclosure.

- 6.16 The settlement was not in close proximity to any other routeways with the River Cherwell, Oxford Canal and railway line all lying at a considerable distance to the east.

### Local History

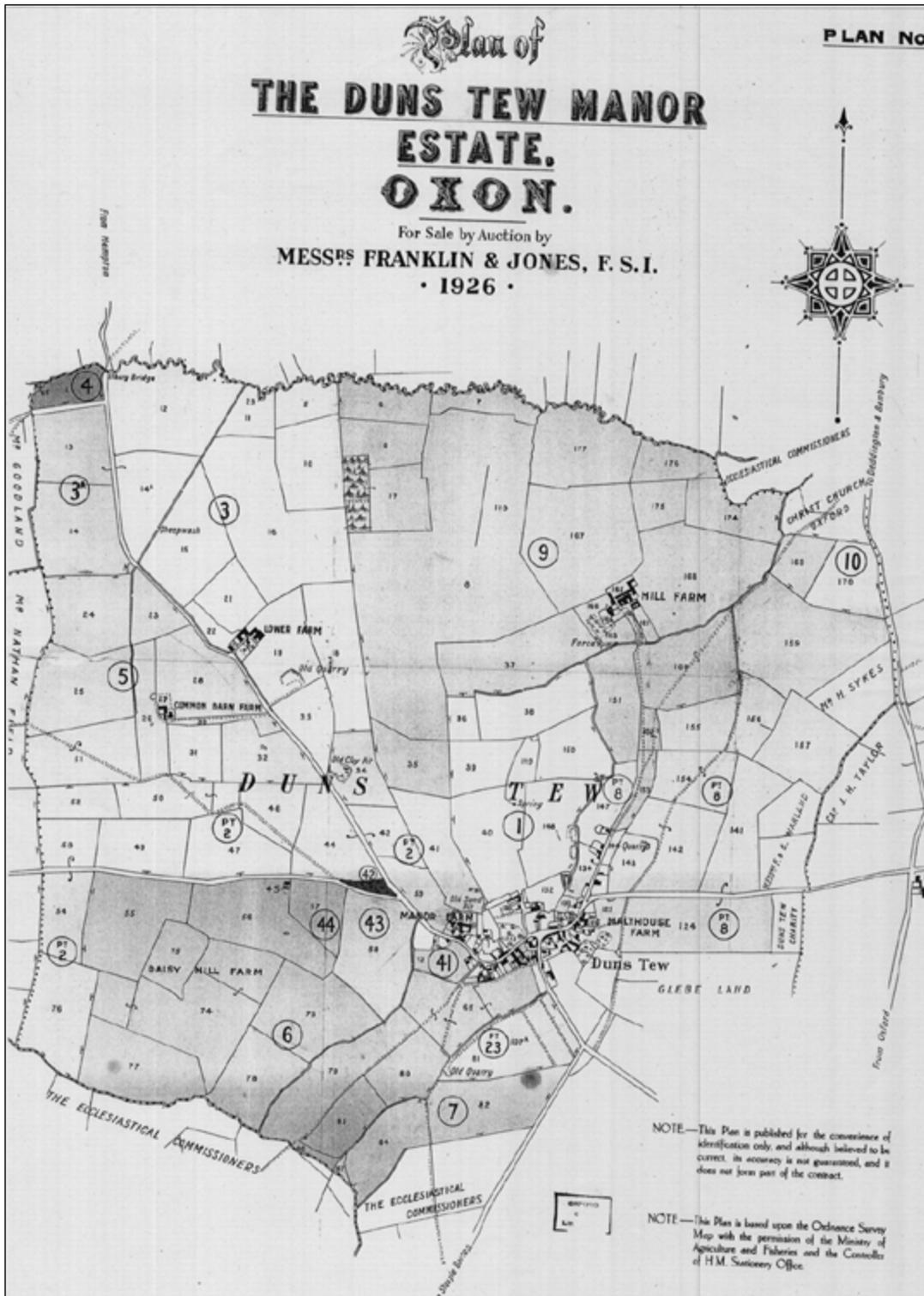
- 6.17 The most significant family in the area was the Dashwood family who had a substantial input to the settlement between 1719 and 1926 when the estate was broken up. A number of the houses in the village bear datestones indicating their influence in the settlement and in the early 19th century there were six

separate tenanted farms. The manor house was leased out to the Chamberlain family, (who were related to the Dashwoods by marriage) in the late 18th and early 19th centuries. In the later 19th century it was used by the eldest sons prior to succeeding the principal estates including West Wycombe and Kirtlington Park.

- 6.18 The village cannot boast any sons or daughters of national repute, but it can lay claim to a varied assortment of colourful clerics. Richard Thompson (1545-1554) was condemned to hang in chains from the church steeple for his opposition to the first prayer book of Edward VI. In 1704 The Rev. Meredith Vaughan (1690-1733) indulged in that very English of pastimes by falling out with a parishioner with an ensuing libel case. Lionel Lampet served the churches of Duns Tew and Barford St Michael (neither being his own benefice) as well being master at Dr Radcliffe's Grammar School, Steeple Aston, where he resided. He was later appointed to Duns Tew (1741-1795) where he continued to fulfil his numerous duties 'till long after the infirmities of age compelled him to travel in a sedan chair between two stalwart labourers'. Robert Lumblee Kenning, curate of Somerton (licensed as curate of Duns Tew 1786) preached a sermon advocating the principles of the French Revolution and for this was inhibited by the Bishop.

6.19 One of the more unfortunate inhabitants, but perhaps the one with the luckiest escape, was Anne Green a servant of Sir Thomas Read, who in 1650 was convicted of the murder of her illegitimate child. The young woman was duly hung at Castle Yard, Oxford, but when Sir William Petty, then Anatomy Professor of

the University, came to prepare the body for dissection it was realised that she was still alive. Anne recovered from her ordeal and ultimately went to live in Steeple Barton where she married, had two further children and died of natural causes at the age of 31.



Map of Duns Tew Estate as part of sale in 1926

# 7. Historic Maps and Photographs



View to the west



Ridge House



Kennington House





The Gate House and Horseshoe House



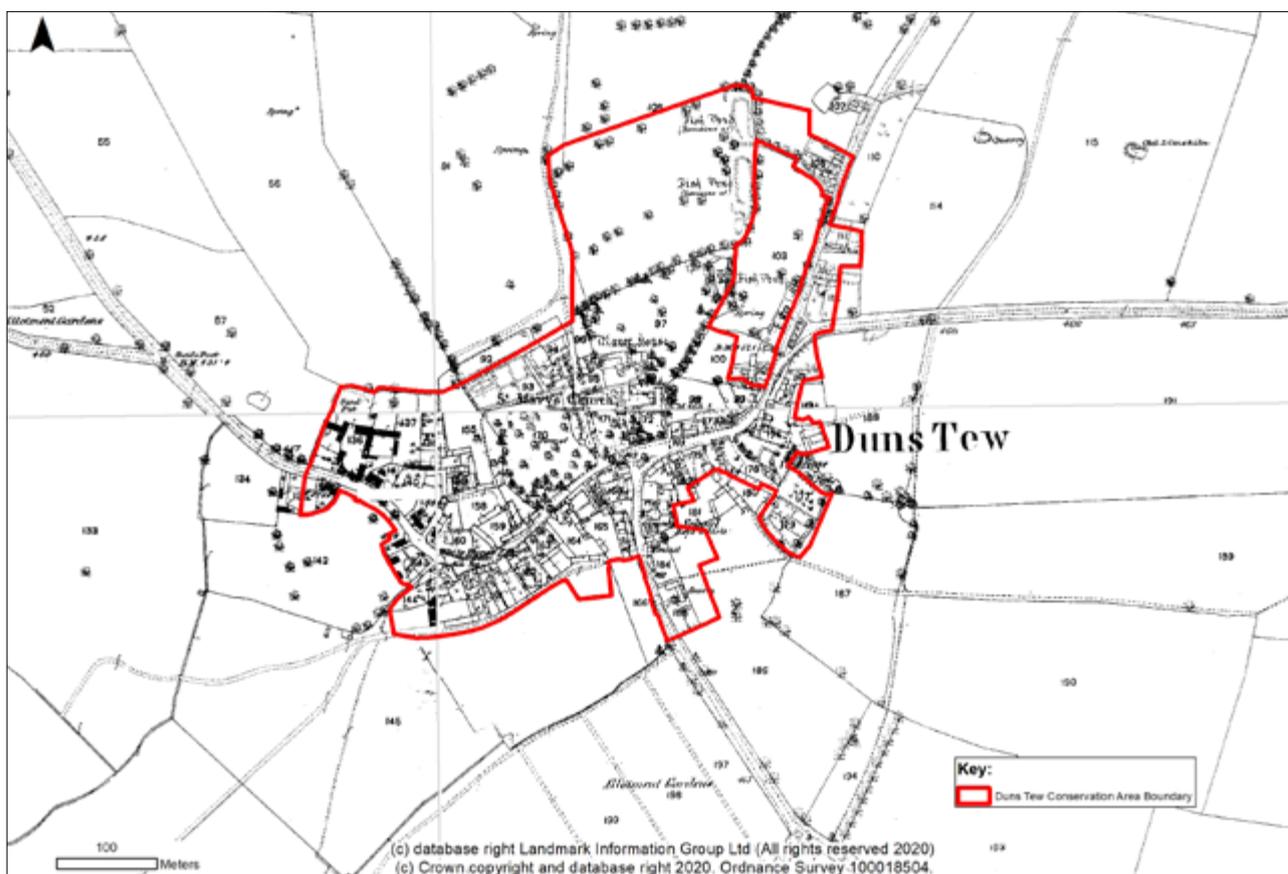
View along Main Street



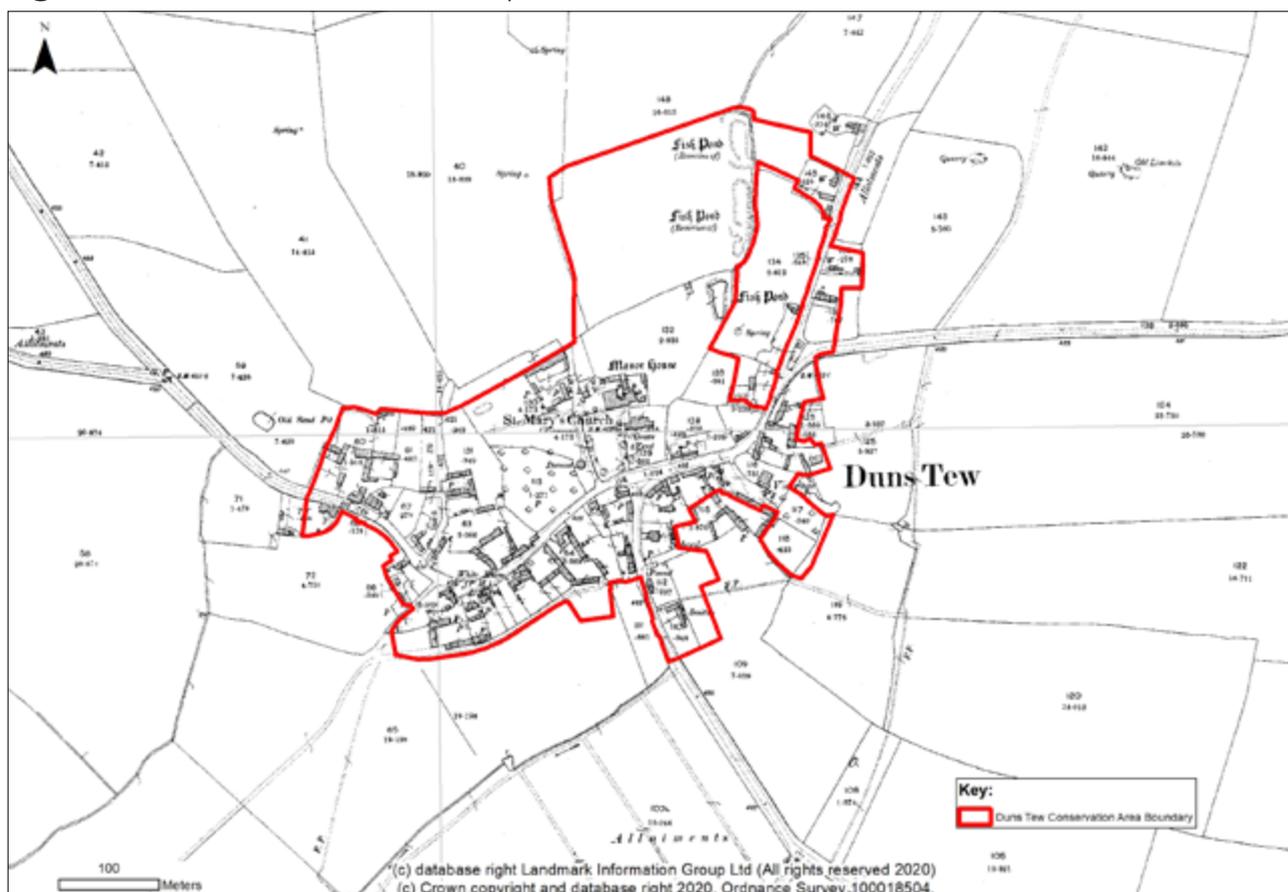
Village Green



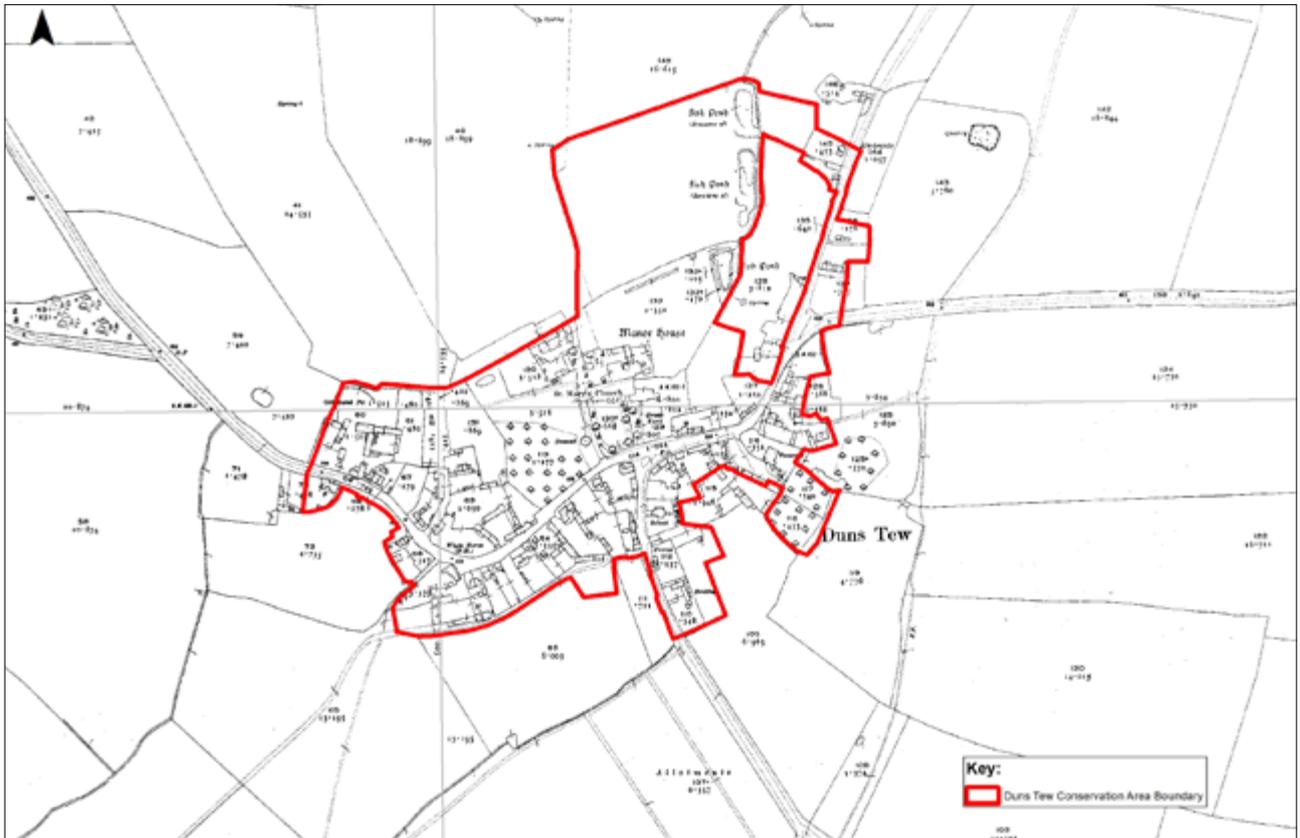
**Figure 11.** Duns Tew 1875 - 1887 map



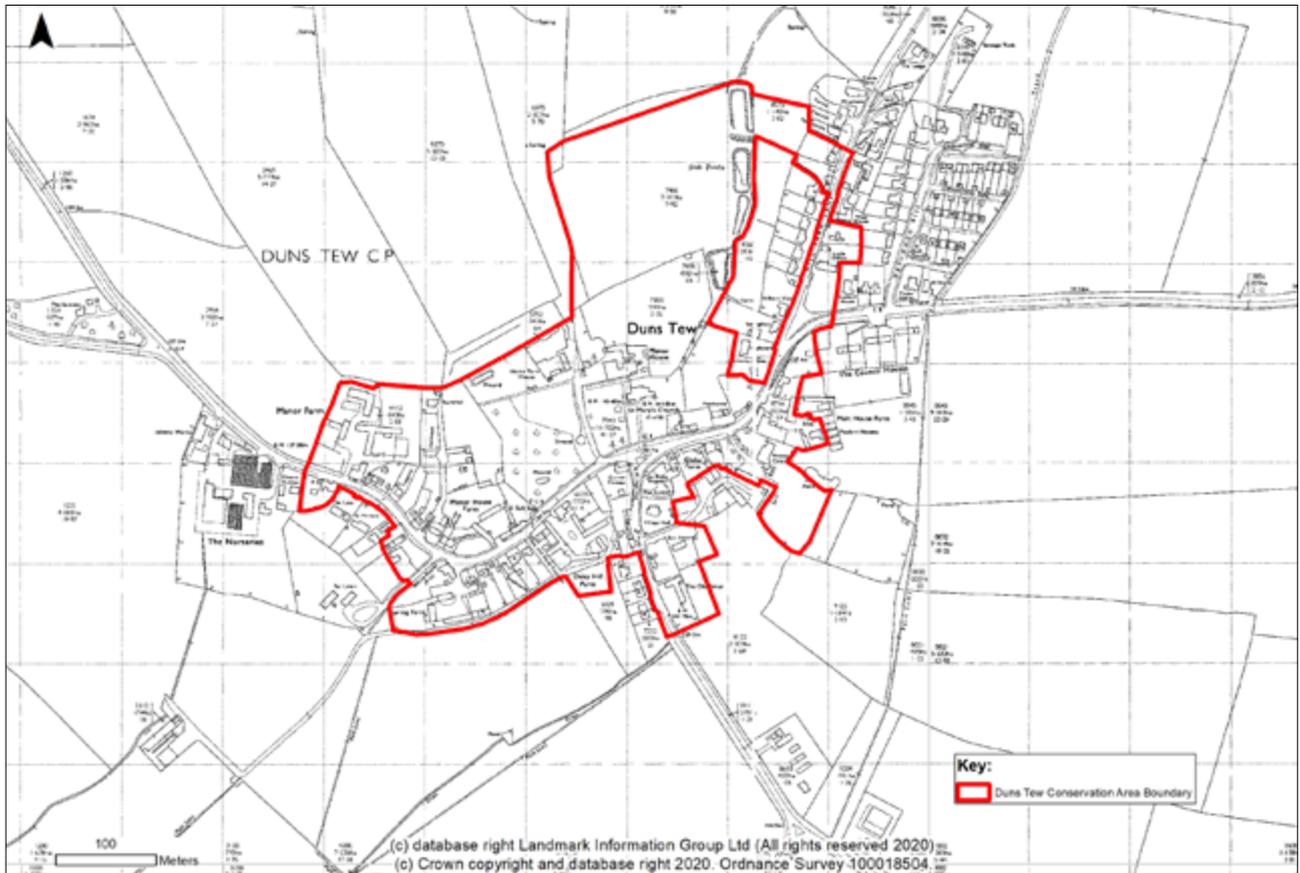
**Figure 12.** Duns Tew 1899 - 1905 map



**Figure 13.** Duns Tew 1913 -1923 map



**Figure 14.** Duns Tew 1967 -1980 map



# 8. Architectural History

## 8. Architectural History

- 8.1 Duns Tew is a medium sized village with the usual range of building types to be expected in a village of this size including a church, school, houses and cottages, former farmyards and a public house.
- 8.2 The historic buildings are a mixture of local ironstone and limestone with thatch, Stonesfield slate or Welsh slate roofs.
- 8.3 The association of Duns Tew with the Dashwood family brought the work of local and national architects to an otherwise rather small and obscure north Oxfordshire village. Datestones bear witness to the amount of work carried out in the 1860s by Sir George Dashwood and Sir Henry William Dashwood.



Kennington House

### Houses and cottages

- 8.4 There are a wide range of historic houses and cottages within the village. The buildings are generally of two storey construction and simple rectilinear form. They are constructed of a mixture of the local ironstone and limestone with some properties using a combination of the two stone types. The roofs are a mixture of tile, Stonesfield slate, Welsh slate and a small number of thatched buildings.

### Farms

- 8.5 Farmhouses and their associated farmyards are a distinctive element of the Duns Tew settlement pattern. There are a number of farmhouses including Manor Farm (now Taylors



Malthouse Farm

Farm), Manor House Farm, Daisy Hill Farm and Malthouse Farm which were constructed during the 18th century many for the Dashwood family who were resident at the manor at the time. Home Farmhouse, which lies in close proximity to the manor itself was originally the manor house for the Raves family.

- 8.6 The farmhouses are typically located along the street frontage with their farmyards behind, creating a depth to the settlement pattern. The majority of the former barns and outbuildings have now been converted to residential.

### The Old Forge

- 8.7 The Old Forge is a high quality 19th century building constructed in 17th century style with stone mullioned windows and drip moulds.



The old forge

## Church

- 8.8 The Church of St Mary Magdalene dates from the twelfth century with additions and alterations in later centuries. The church building was restored in 1665 due to the collapse of the upper stages of the tower. The structure was again restored in 1861 to the design of Sir George Gilbert Scott at the expense of Sir Henry Dashwood. A number of the original Decorated and Perpendicular windows were retained in the nave. Also preserved were the west tower and south porch, both of which date from 1665.
- 8.9 The Norman south doorway with a moulded arch and plain chamfered jambs was reused. Inside the church there is a Norman font with zig-zag decoration round the rim and decoration at the base. The church was largely rebuilt in 1861 by GG Scott for Sir Henry Dashwood.

## Rectory / Priory Court

- 8.10 The former rectory, now known as Priory Court was built in 1864 by the Oxford architect William Wilkinson. It is constructed in stone in a Gothic style with gables, a two storey turret and a pyramidal roof.



Priory Court

## Manors

- 8.10 Duns Tew Manor stands just to the north of the church. The front elevation of the house faces south towards the church. The site is that of an early manor house. Around 1710 a new house was built for Robert Dashwood, as 'a hunting seat' and parts of the original manor house were incorporated into this new building. The eighteenth century house, a tall, two-storeyed, five-bayed, ironstone building, was remodelled in the nineteenth century when a lower two-storeyed wing of four bays was added on the east in place of a small detached building. The newer wing is faced in stone, but the side and rear elevations are brick. In the late nineteenth century a large brick extension was added to the east end.



Duns Tew Manor from the rear

- 8.12 In close proximity to Duns Tew Manor is Home Farmhouse, which was originally a manor for the Raves family. There is a datestone of '1694 RB' which commemorates Raves Burrows. The building is constructed of coursed limestone rubble with ashlar dressings, decorative limestone bands and stone mullioned windows. A small dovecot has been built between two first floor windows on the west front.
- 8.13 Both manor house buildings are now within the same ownership and are on private land away from the public highway.

### **The Dovecote**

8.14 A seventeenth century dovecot stands west of the drive to the two manor houses. The dovecot is constructed of limestone rubble with a plain tile roof. It is of two storey construction and a circular plan. The walls are lined with stone nesting boxes. There is a Tudor arched chamfered stone doorway which provides the only opening into the building.

### **School**

8.15 The former school building was built in 1874. It is constructed of ironstone and in a typical National School design. The building was converted to a village hall in 1969 and has had a number of extensions which detract from its original form, but the original school building remains intact.



The former school now a village hall

### **White Horse Inn**

8.16 The White Horse Inn is a late 17th century building which remains in use as a public house. The building has a 3 unit through passage plan form plus a service wing and retains its Stonesfield slate roof.

# 9. Character and Appearance

## 9. Character and Appearance

### Settlement pattern

9.1 Duns Tew has an essentially linear settlement form and follows the line of the road leading east to west. There are a number of historic farmyards which adds some depth to the settlement pattern with a number of buildings located around a courtyard. The historic pattern of lanes and tracks are for the most part preserved as modern day roads, bridleways and footpaths. A number of the historic properties indicated on the 1722, 1881 and 1926 maps are still to be found in the village today, together with concentrated areas of twentieth century infill along and to the east of Hill Farm Lane (formerly Cow Lane), along the main street and on both sides of Middle Barton Road.

### Land use

9.2 The majority of the buildings within the village are residential. The only non-residential premises within the village are The White Horse Inn, (which appears to have functioned successfully on the same site since the eighteenth century), the church and the village hall.

9.3 Historically, the usual selection of rural tradesmen and craftsmen were to be found in Duns Tew. However, the decline in the general population throughout the nineteenth and early twentieth centuries is mirrored by the decline in these trades. Changes in consumer habits have also had their toll on the profitability of rural business. The village is now without a shop or post office.

9.4 The land surrounding the village is predominantly in agricultural use.

### Building age, type and style

9.5 The older buildings within the village are a mixture of farmhouses, houses and cottages in rural vernacular style. These dwellings are either located directly onto the street or set a little way back with a traditional stone wall inclosing the front garden. There are a

small number of larger houses, e.g. Duns Tew Manor and Priory Court, whose architecture can be described as 'polite'.

9.6 The modern infill dwellings have tended to be constructed using a range of building materials, such as render, brick and artificial stone, and in a mixture of styles and therefore stand out from the older buildings.

### Construction and materials

9.7 The historic dwellings within the village are predominately of local marlstone (ironstone) and limestone construction with either thatch, Stonesfield or slate roofs. However, more modern roofing materials are also found as a replacement for earlier thatch. Roofs tend to be gabled.

9.8 The availability of building stone has given rise to buildings being constructed from ironstone (e.g. Nos. 14, 15 & 16 and Nos 29 & 30 Duns Tew), from limestone (e.g. Manor Farmhouse), or from both types of stone being used together. In these cases the different stone has been used either randomly (e.g. The Ridge House), or to create a pattern of alternating layers (e.g. Glebe House), or as one type of stone being used preferentially as quoins or other decoration (e.g. Little Steine). Coursed stone rubble predominated in the construction of the historic properties within the village. The use of red brick for chimneys is also found.

9.9 Most listed cottages have traditional side-hung wooden casement windows. Few original plank doors remain. It is unfortunate that the vast majority of non-listed dwellings within the village have replacement windows. A number of cottages and farmhouses have traditional dormer windows on front or back, or sometimes both, roof slopes. Little original door and window furniture remains. The larger houses can be found to have traditional vertically-sliding sash windows and panelled doors.

### **Means of enclosure**

- 9.10 Stone walls of varying heights predominate and strongly determine the appearance and character of the village. Only a limited section of walling adjacent to Daisy Hill Farmhouse on the south side of the main street retains its traditional capping. A number of the historic properties have been built with front doors directly opening on the village street. This creates a strong building line and a very strong sense of enclosure along the street. Other cottages are set back from the village street but here the boundaries are strongly defined by traditional stone walls also creating a very strong sense of enclosure.
- 9.11 A number of the larger houses including Manor House, Little Steine and Priory Court have used high hedges to provide a privacy screen.

### **Trees and green spaces**

- 9.12 There are no large open public spaces within the village. There is a small triangular green created by the junction of three roads to the front of the church. There was a substantial elm tree on the site until the 1980s. The churchyard itself is an important area of green space containing a number of mature trees. Along the church frontage there is a visually important section of grass verge but even there the footpath is bounded by a stone wall. There are a number of prominent sections of tree and hedge planting, e.g. the trees at the front boundary of the manor houses and churchyard, which contribute significantly to the appearance and character of the conservation area. Other important areas of planting are the verge, bank and hedges opposite Manor Farmhouse and the verge and bank and planting on the south side of North Aston Road at the junction with Hill Farm Lane.
- 9.13 There is a large area of green space associated with Duns Tew Manor, which includes the medieval fishponds, but this is not publicly accessible space.

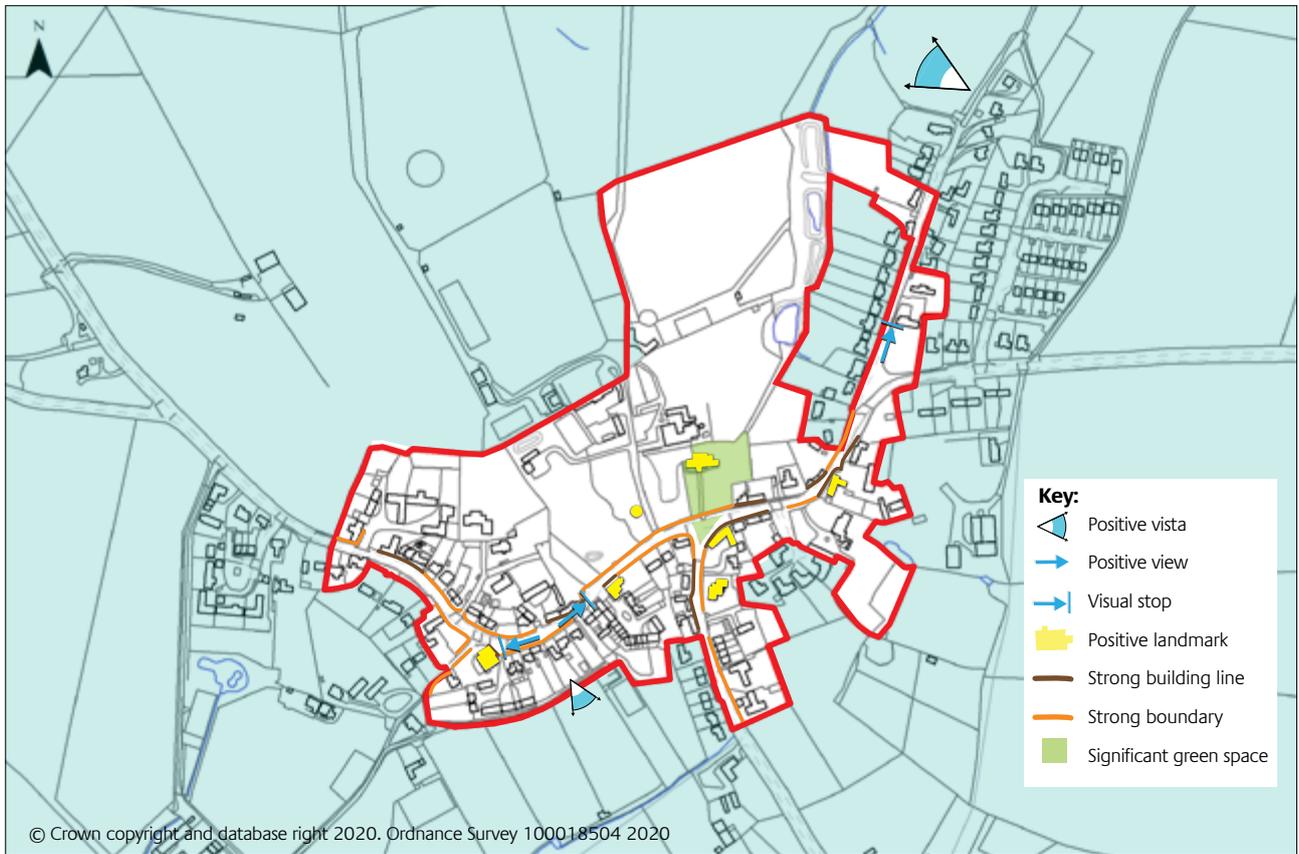
### **Carriageways, pavements and footpaths**

- 9.14 There are no traditional footpath, pavement or road surfaces within Duns Tew. All surfaces are tarmac. The main road through the heart of the village is a relatively wide lane which runs east-to-west with dog-legs and constrictions at a number of places. Within the village there are footpaths along most sections of road.
- 9.15 There are a number of footpaths and bridleways to the south and north east of the settlement. Many of these were originally lanes to other villages, some of which were suppressed at the date of enclosure. Some of these lanes originate as alleyways running in close proximity to the built form in the settlement. None of these rights of way have metalled surfaces.

### **Setting and Key Views**

- 9.16 The village of Duns Tew lies within its historic rural setting surrounded by agricultural fields. There has been some modern development at the north eastern and to a lesser extent the western edge which does have an impact on the immediate setting of the historic properties within the conservation area. The northern and southern aspects of the conservation area back straight out onto the rural surroundings.
- 9.17 There are limited views into the conservation area from publically accessible land, partially due to the lie of the land and partially due to the modern development at the edges of the settlement. There is an important view from Hill Farm Lane (formerly Cow Lane) out towards Hill Farm and surrounding countryside.
- 9.18 There are a number of views of significance within the conservation area, particularly along the principal road.

**Figure 15.** Visual Analysis



# 10. Character areas

## 10. Character areas

### Village Street

10.1 The Village Street is a through road connecting Duns Tew to other settlements in the area and providing a link to the Oxford to Banbury Road. The road forms the backbone of the character area with historic properties lining the route. The majority of the buildings, including houses, cottages and farms, are set immediately on to the road side or with small setbacks. Only the larger properties including the Manor House, the Church and the former Rectory are set further back within their own grounds. Hill Farm Lane (formerly Cow Lane) is also included within the character area – this is not a through road, but leads down to Hill Farm. This area is largely comprised of infill properties; some of the historic buildings along the lane line the route, but others are set with gable ends towards the lane.



Former farmyard associated with Manor Farm House, now converted to residential.

### Converted Farmyards

10.2 Converted farmyards are a particular characteristic of Duns Tew. The farmhouses all face on to the principal road running through the settlement aligning with buildings in the Village Street character area. Their associated farmyards are set back from the street and create an element of depth to the plan form of the settlement. The former farm buildings and barns have all been converted to residential, but the open courtyards have largely been retained.

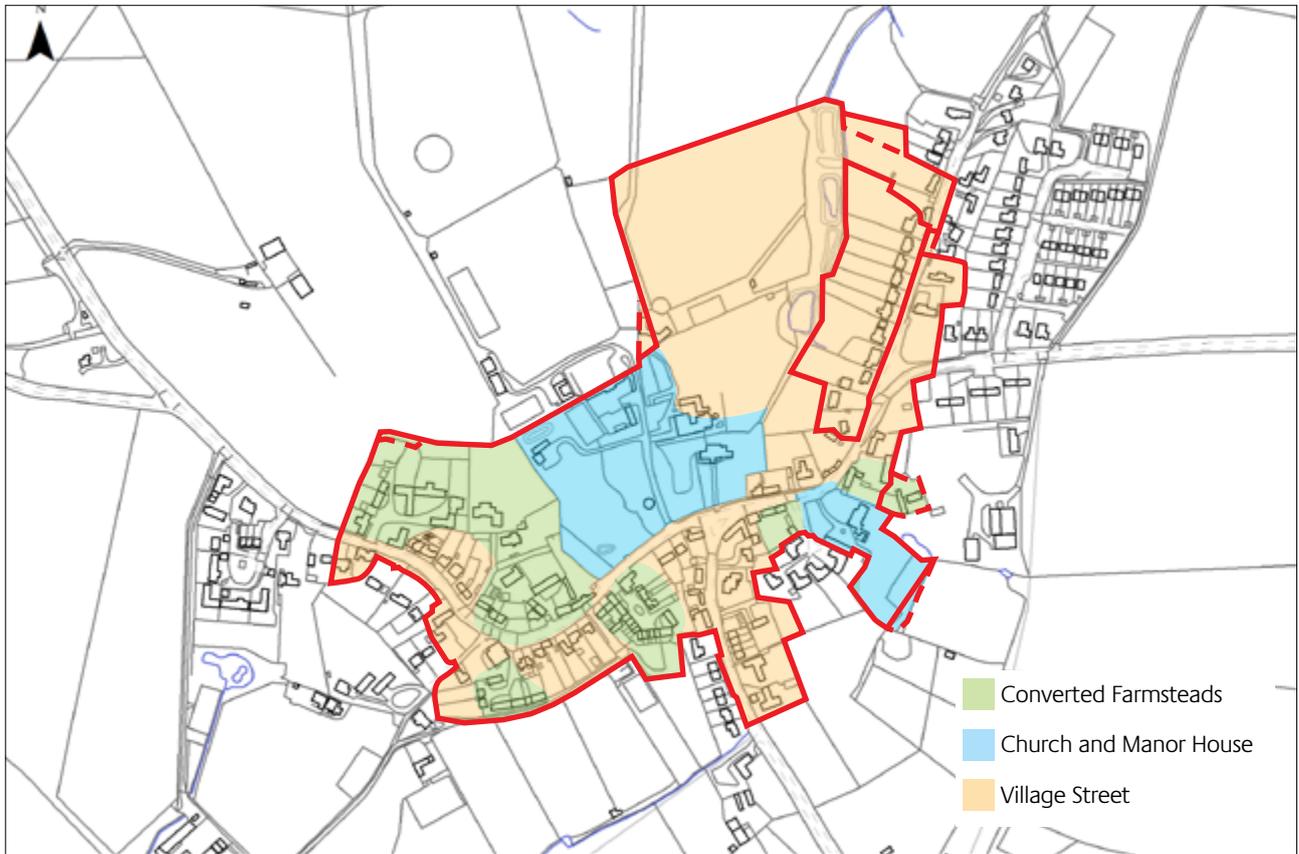
### Church and Manor House

10.3 The church, Manor Houses and Priory Court (the former Rectory) all lie within substantial areas of open space forming their own private grounds. The boundary wall for the latter lies outside the conservation area, but it is a significant feature which has been identified as a Local Heritage Asset.



Duns Tew Manor behind its gates and boundary wall

**Figure 16.** Character Area



# 11. Materials and Details



# 12. Management Plan

## 12. Management Plan

### Policy context

12.1 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 that the Council and/ or property owners within the designated area take. 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.

12.2 The main threat to the character and appearance of any Conservation Area is the cumulative impact of numerous alterations, some quite small in themselves, to the traditional but unlisted buildings within the area. These changes include such works as the replacement of traditional window casements, usually with uPVC, double-glazing, replacement of original doors, additions such as non-traditional porches, 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 dilapidated stone walls and historic brick walls can also have a significant impact. Both unsympathetic permitted development and unauthorised development cumulatively result in the erosion of the historic character and appearance of the conservation area.

12.3 The aim of management proposals is not to prevent changes but to ensure that any such changes are both sympathetic to the individual property, to the streetscape and overall preserve or enhance the character and appearance of the conservation area.

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

12.5 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 ‘control over demolition of buildings’ in Section 14 for further advice. A listed building, including curtilage listed buildings and structures will always require listed building consent for demolition.

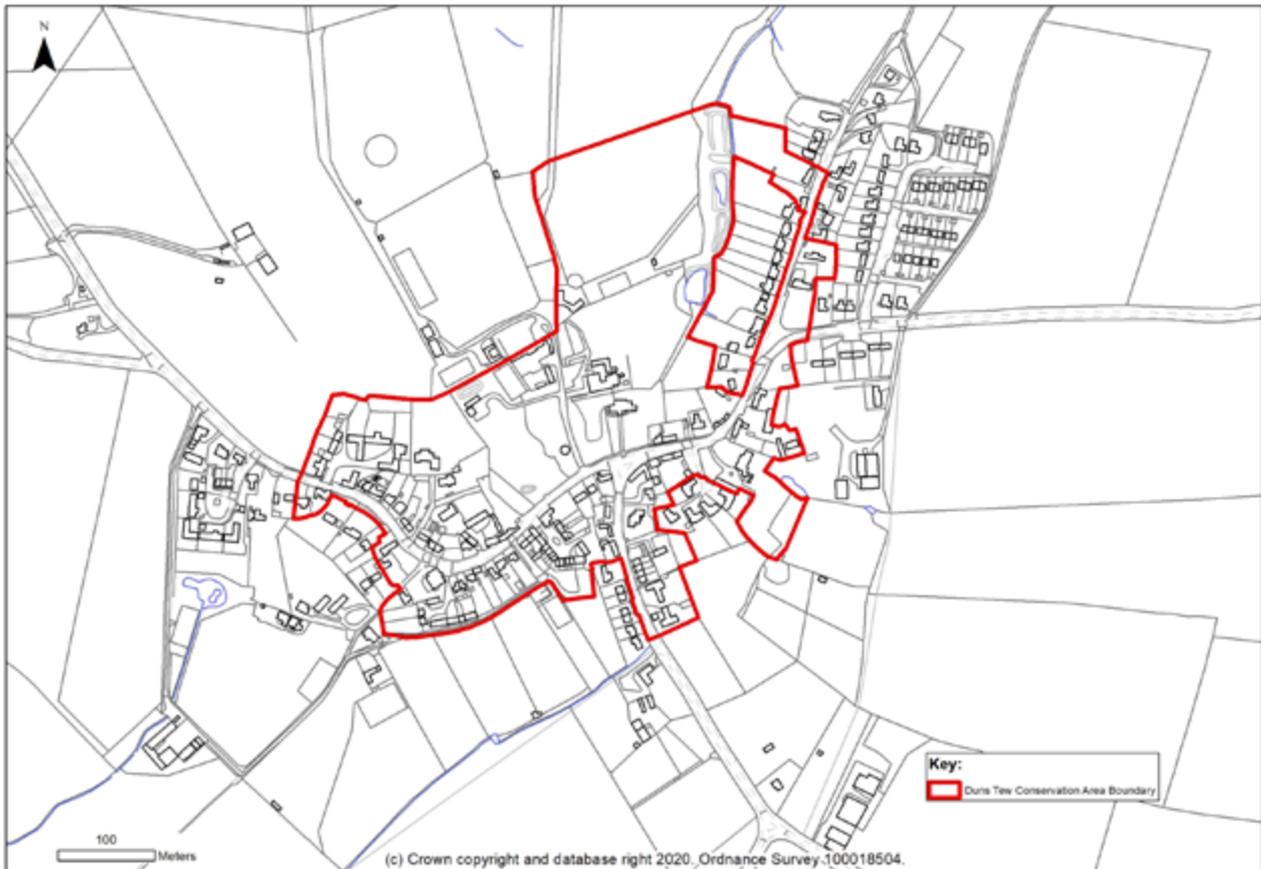
### General Proposals for Preservation and Enhancement

Settlement form	Duns Tew has an essentially linear settlement form with buildings aligned along the principal road. A specific character of the settlement is the number of former farm complexes with buildings arranged around a courtyard set back from the road. In addition to the converted farm buildings other development has taken place in ‘backland’ contexts. In most context ‘backland’ development is considered unacceptable, but in specific contexts within Duns Tew may be considered to be part of the settlement character.
Boundary Treatments	The traditional stone boundary walls surrounding properties make a valuable contribution to the character of the settlement and the demolition of these features will be resisted. Hedges and mature trees also make a contribution. There are areas, however, where large ornamental hedges designed for privacy have obscured historic properties reducing the contribution they make to the character and appearance of the area.

Setting and Important Views	<p>The village of Duns Tew retains its rural, agricultural setting. Views into the historic settlement are limited due to the presence of late 20th century development.</p> <p>The impact on the setting of the conservation area should be considered in any proposed development in the surrounding area.</p>
Retention of historic features and building maintenance	<p>Traditional architectural details and local materials are important and should be retained, repaired or reinstated where lost. It is important that traditional techniques and materials (including the use of lime mortar and the like for like repair of buildings) are used to retain the special historic character and appearance of the area.</p> <p>The use of a combination of limestone and ironstone is a distinctive feature of the village and should be retained and re-adapted wherever possible.</p> <p>The unsympathetic alteration of minor features could have a significant impact on the character and appearance of Duns Tew. An Article 4 Direction could ensure that existing original and traditional details are protected and where necessary sensitively replaced in the future.</p>
New Development	<p>As a Category C village (Cherwell Local Plan 2011-2031) Duns Tew is considered suitable for infilling and conversions only.</p> <p>Any proposed conversions or infill must respect the scale, design, proportions and materials of the immediately surrounding architecture to strengthen the cohesion of the street scene. There are distinctive character areas within the village and any development must use an imaginative and high quality design which reflects its immediate context.</p>
Character of roads and lanes	<p>The main road running through Duns Tew needs to comply with highway standards, but it is important to ensure that it does not become overly urbanised with road markings and signage.</p> <p>Hill Farm Lane has an informal, rural character which make a significant contribution to the settlement. It is important that this character is retained in any proposed development.</p> <p>There are a number of footpaths and bridleways through and around Duns Tew and these need to be maintained.</p>
Overhead electricity lines	<p>Overhead electricity lines can have a significant negative impact on historic buildings and areas and any opportunity to remove, underground or place these in a more sensitive setting should be taken. The triangular green in front of the church is particularly affected by the visual impact of electricity wires.</p>
Assets of Community Value and Local Green Space	<p>There are no assets of community value currently on the register.</p> <p>Duns Tew play area, which lies outside the conservation area boundary is an area of Local Green Space.</p>
Heritage at Risk	<p>There are no buildings currently at risk in Duns Tew Conservation Area.</p>

# 13. Conservation Area Boundary

## 13. Conservation Area Boundary



**Figure 17.** Conservation Area boundary

### Conservation area boundary

13.1 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.

13.2 Duns Tew Conservation Area was first designated in 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 Duns Tew Conservation Area boundary and it has been guided by ‘Conservation Area Appraisal, Designation, and Management: Historic England Advice Note 1’ (2019).

13.3 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 helpful. The position of the conservation area boundary is to a large degree informed by the considerations identified in Historic England’s Advice Note 1, (2019).

13.4 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.

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

13.6 The Duns Tew Conservation Area boundary was finalised in May 2020 and adopted in February 2022 (following a delay due to the Covid 19 pandemic). The boundary was informed by a public consultation of the draft Duns Tew Conservation Area Appraisal including a public exhibition held on 16th September 2019.

## **Duns Tew Conservation Area boundary (2020)**

### **Boundary description**

#### **Southern boundary**

13.8 The boundary follows the garden boundary and footpath to include Priory Court, stable outbuilding and gardens. The boundary heads west to include The Old Stables at the former Glebe farm yard and Chariot Lodge and Angora Croft, but excludes Nos. 1-5 Glebe Court. It turns south to include the Old Forge and then north along the west kerb of Middle Barton Road. The boundary again turns west at the footpath to include the converted outbuildings of Daisy Hill Farm and continues to the buildings at Spring Farm.

#### **Western boundary**

13.9 The boundary includes Nos. 23 & 25 Duns Tew, and the bank, verge and planting on the southern side of the road as well as The Old Post Office. It then turns north to include the converted farm buildings of Manor Farm, (now called Field Court).

#### **Northern boundary**

13.10 The boundary follows the field and garden boundaries to the north of Home Farmhouse and extends north to include the remains of the medieval fishponds. The boundary continues across to include Nos. 64, 68, 57 & Little Steine and the garden to the rear of The Willows on Hill Farm Lane.

#### **Eastern boundary**

13.11 The boundary includes the southern bank, verge and planting on the south side of North Aston Road, then turns east to include the traditional farmhouse and barn (now Halcyon Mews) at Malt House Farm.

# 14. Effects of Conservation Area Designation

## 14. Effects of Conservation Area Designation

- 14.1 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.
- 14.2 'Conservation Area Designation, Appraisal 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.'
- 14.3 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.
- 14.4 existing important features and characteristics. Information supporting planning applications must demonstrate the proposal, and its impact on a conservation area, in sufficient detail to enable a thorough assessment.
- 14.5 Land use planning policies in the Cherwell Local Plan 2011–2031 Part 1 and the saved policies in the Cherwell Local Plan 1996 aim to ensure that special attention is given to the preservation or enhancement of designated conservation areas. Proposals for new development will only be acceptable if they assist in the achievement of that objective

### **Control over demolition of buildings**

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

### **Control over trees**

- 14.7 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 that is not already the subject of a tree preservation order. This provides the Council with an opportunity to consider making a tree preservation order and the provision of an extra degree of control over the many trees that are important to the appearance of a conservation area.
- 14.8 Where trees are of little significance and used for coppicing there is the opportunity to agree 5-year management plans with Cherwell District Council's Arboricultural Officers.
- 14.9 A planning application must be submitted for any work to a tree or hedge covered by a Tree Preservation Order (TPO) Some historic hedges, unless protected by a

The main effects of designation are as follows:

### **Development should preserve or enhance the area**

- 14.4 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

TPO, are controlled under the Hedgerows Regulations 1997 and are not dependent on conservation area status.

### **Protection of important open spaces and views**

14.10 It is important to protect the open and aesthetic quality of the countryside adjacent to the village because it is integral to the character and appearance of a conservation area. Open space sometimes has its own historic significance. The inclusion of peripheral open spaces around the settlement in the designation of a conservation area is specifically to ensure that the character of these spaces is preserved.

### **Control over the demolition of enclosures**

14.11 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**

14.12 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 rights**

14.13 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).

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

- A two storey rear extension of any dimension
- A single storey side extension of any dimension
- Cladding any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;
- Any additions (e.g. dormer windows) to the roof of a dwellinghouse;
- Any part of an outbuilding, enclosure, pool or container situated between a wall forming the side elevation of the house and the boundary;
- A flue, chimney, soil or vent pipe on a wall or roof slope that fronts a highway or can be seen from a highway and forms the principal or side elevation of the house;
- A satellite dish on any chimney, wall or roof slope that faces onto and is visible from a highway or on a building which exceeds 15 metres in height.

14.15 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 [www.planningportal.gov.uk/permission](http://www.planningportal.gov.uk/permission) or Cherwell District Council's website <https://www.cherwell.gov.uk/planning-preapplication-advice>

# 15. Design and Repair Guidance

## 15. Design and Repair Guidance

15.1 High quality design and informed decision making are at the heart of ensuring the character and appearance of the Conservation Area is preserved or enhanced. The following issues are of particular relevance

### Scale and settlement pattern

15.2 Duns Tew is a village with a defined linear settlement pattern which should be respected in any new development. The majority of properties through the settlement are of two storey construction and the principal buildings directly address the road with the majority being aligned along the edge of the road or lane. The converted farmyards have buildings arranged around a central courtyard and provide greater depth to the plan form in these specific areas. Any repair or conversion scheme should reflect the specific character of its immediate locality.

### Proportion

15.3 In most buildings within the Conservation Area the relationship between windows, doors, floor heights and the relationship of solid to void in the design of elevations is very important. Traditional proportions should be emulated in new development. It is of particular importance that traditional proportions are respected when designing an extension to an existing building. In most instances these will need to be subservient to the existing properties.

### Roofs

15.4 There are a variety of roof types in Duns Tew including thatch, slate, clay (including some red) and concrete tile. There are also a number of surviving Stonesfield slate roofs including at the White Horse.

15.5 It is very important that the original pitch of roofs is maintained. Traditional eaves, verge and ridge details should be retained. Chimneys are important features of the roof-scape, often constructed in brick, and should be retained even if no longer required for fireplaces.

15.6 Where historic roofing materials are to be replaced the new materials should preferably match the original in colour, size, texture and provenance. Where ventilation is required (where roofs have been insulated for example), this should be achieved by inconspicuous means (e.g. under-eaves ventilation) and visible roof vents will be discouraged.

### External Walls

15.7 Any alteration or repair to external walls must respect the existing building materials and match them in texture, quality and colour. Duns Tew has a mixture of limestone and ironstone buildings and it important to reflect the specific circumstances of the individual location. Every effort should be made to retain or re-use facing stonework which should not ordinarily be rendered, pebble-dashed or painted. Repointing should be carried out with a lime mortar to match the existing in colour, type and texture. Hard, modern Portland cement mortars are inappropriate as they prevent the evaporation of moisture through the joints.

### Rainwater goods

15.8 Rainwater goods (guttering, downpipes, hoppers) should be repaired if original or reinstated in original materials. Plastic guttering is not appropriate for listed buildings or buildings in conservation areas.

### Windows

15.9 The majority of historic windows in Duns Tew are timber casements, although there are some examples of sash windows. Historic windows should be retained wherever possible with specialised repair where replacement is necessary it should match the original in every detail.

- 15.10 The style, design and construction of windows can have a significant impact on the character of the property and any replacement windows should be appropriate to the host building (casement or sash windows depending on building type). Windows should be correctly proportioned, well related to each other and neighbouring buildings and should respect any existing openings. Where more recent replacements have occurred it may not be appropriate to replace on a like for like basis, but to ensure a more appropriate form of window is utilised. The thickness and moulding of glazing bars and the size and arrangement of panes are vital elements in determining appropriate replacement windows, which should respect the age and history of a building.
- 15.11 Inappropriate replacement windows can be extremely damaging to the character and appearance of a building and conservation area alike and can undermine a property's monetary value. Replacement of timber or metal windows with uPVC alternatives, no matter what the pattern or design, is inappropriate.

### **Doors**

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

### **Boundary Treatment**

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

### **Micro Energy Generation**

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

### **Highway Works**

- 15.15 Duns Tew lies just to the west of the A4260 and the road running through the settlement is a road which connects a number of villages. The area is not overly urbanised and it is important that the conservation area status is respected when any roadworks are undertaken and that no unnecessary items such as bollards, signs etc are introduced to the area
- 15.16 The rural lanes and footpaths in the settlement make a particular contribution to the character and appearance of the conservation area and special care should be taken to retain their informal character.

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On 1 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

# 17. Acknowledgments

## 17. Acknowledgments

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

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

Grateful thanks are due to the staff at the Oxfordshire History Centre for providing access to documents and Jacqueline Pitt of the Oxfordshire Historic Environment Record for providing information on the archaeology and historic environment of the area.

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# Appendix 1: Planning Policy

Duns Tew 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](http://www.cherwell.gov.uk)) and government websites ([www.legislation.gov.uk](http://www.legislation.gov.uk) and [www.gov.uk](http://www.gov.uk)).

Main Legislation	National Policy Guidance	Local Policies
Town and Country Planning Act 1990	NPPF (National Planning Policy Framework)	Adopted Cherwell Local Plan 1996
Planning (Listed Buildings and Conservation Areas) Act 1990	NPPG (National Planning Policy Guidance)	Cherwell Local Plan 2011-2031: Part 1
		Mid Cherwell Neighbourhood Plan 2018-2031

## National Planning Policy Framework

**Section 16** – Conserving and enhancing the historic environment

**Key local policies of relevance to heritage and conservation include<sup>1</sup>:**

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

**ESD13** Local landscape protection and enhancement.

**ESD15** The character of the built and historic environment.

**C28** Layout, design and external appearance of new development

**C30** Design of new residential development

**C33** Protecting important gaps of undeveloped land

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

## Cherwell Local Plan 1996 - 'Saved Policies'

**H19** Conversion of buildings in the countryside

**H21** Conversion of buildings in settlements

**C18** Development of proposals affecting a listed 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

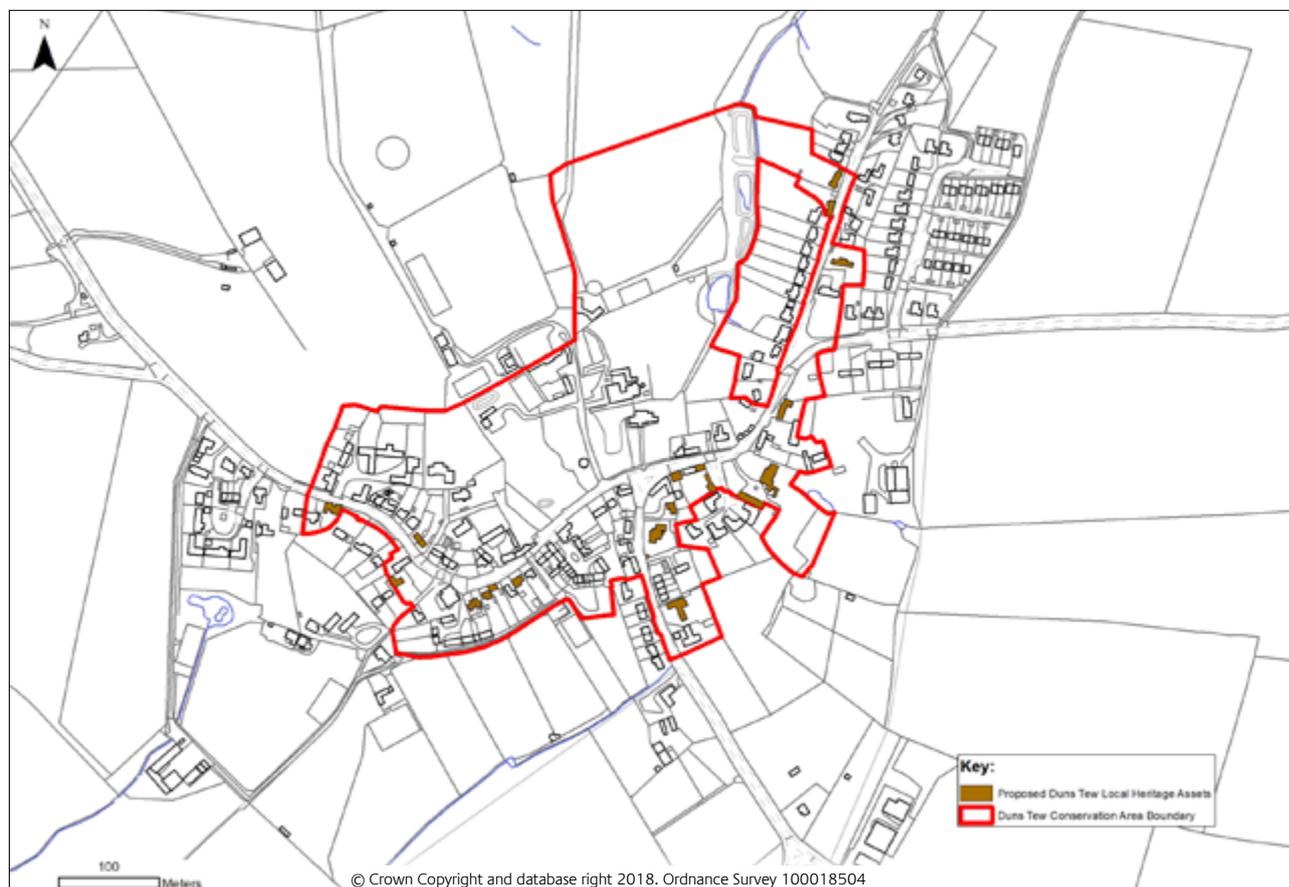
<sup>1</sup> This list was correct at the time of publication and is intended as a reference to relevant local policies, it does not represent an exhaustive list.

# Appendix 2: Listed Buildings

<b>Designated assets in Duns Tew Conservation Area</b>			
Church of St Mary Magdalene	Listing	Church of St Mary Magdalene, Duns Tew	II
2 Headstones, Church of St Mary Magdalene	Listing	2 headstones approx 4m south of Chancel, Church of St Mary Magdalene	II
Headstone, Church of St Mary Magdalene	Listing	Church of St Mary Magdalene Headstone approximately 8 metres south west of porch	II
Walker Memorial, Church of St Mary Magdalene	Listing	Walker Memorial, Church of St Mary Magdalene	II
Home Farmhouse	Listing	Home Farmhouse, Duns Tew	II
Manor Farmhouse	Listing	Manor Farmhouse, Duns Tew	II
Manor House	Listing	Manor House, Duns Tew	II
Manor House Dovecot	Listing	Manor House Dovecot, Duns Tew	II
The Gate House and No 75, Duns Tew	Listing	The Gate House and No 75, Duns Tew	II
The White Horse Inn	Listing	The White Horse Inn, Duns Tew	II
74 Duns Tew	Listing	74 Duns Tew	II
Malthouse Farmhouse	Listing	Malthouse Farmhouse, Duns Tew	II
Manor Farmhouse	Listing	Manor Farmhouse, Duns Tew	II
The Ridge House	Listing	The Ridge House, Duns Tew	II
Little Steine	Listing	Little Steine, Duns Tew	II
28 Duns Tew	Listing	28 Duns Tew	II
Church view	Listing	Church View, Duns Tew	II
14,15 and 16 Duns Tew	Listing	14,15 and 16 Duns Tew	II
Daisy Hill Farmhouse	Listing	Daisy Hill Farmhouse, Duns Tew	II
<b>Designated assets outside Duns Tew Conservation Area</b>			
Hill Farmhouse (not included) barns	Listing	Hill Farmhouse (not included) range of 2 barns approximately 60 metres north east	II

# Appendix 3: Local Heritage Assets

**Figure 18** Proposed Local Heritage Assets



## Buildings and Features that make a Positive Contribution

- 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 Duns Tew (see figure 18). The Duns Tew Conservation Area Appraisal provides the opportunity to assess the significance of these buildings and structures and they have been put forward for consideration for inclusion to the districtwide register of non-designated heritage assets which forms part of a separate process. See figure 18 for their location.

### **The Old Post Office**

Traditional stone building which lies gable end to the road at western approach to conservation area. The shop frontage, which aligned by the roadside, remains, but has now been converted to domestic accommodation



### **Glebe House and barn**

Rectilinear building attached to Church View (grade II listed), but of a different build date. The building is of banded ironstone and limestone with an unusual arrangement of fenestration. The barn to the rear has been converted to residential. The name suggests it was associated with the church.



### **Flagstones and Hornton Cottage**

A pair of rectilinear cottages constructed of a mixture of ironstone and limestone, but in a functional rather than decorative way. Pronounced quoins and stone lintels above windows. May have been converted from a former barn or stable.



### **29 and 30 Main Street**

Pair of estate cottages constructed for the Dashwood family with a datestone of 1860. The cottages are of stone construction with a slate roof and dormer windows to the frontage.



### **Needle Cottage**

Rectilinear cottage with slate roof. Set back from road. Simple stone arches above windows and a canopy porch. The names suggests it may once have been associated with the gloving trade in Duns Tew.



### **49 Main Street**

Rectilinear building of ironstone with slate roof. Decorative features including pronounced dormers, stone arch over the doorway and dressed stone window surrounds. Possibly originally linked to the church or manor.



### Henry Huggles Cottage

Rectilinear stone cottage with tile roof and large porch. Vernacular construction, but much altered.



### The Steps, Hill Farm Lane

Vernacular stone building set with gable end to the lane. Series of outbuildings.



### 34 Main Street

Stone building with slate roof, brick lintels. Banded stonework to frontage for decorative effect, rubble stone to gable ends. Central first floor window blocked.



### Kennington House

Three storey, stone building with barn or outbuilding attached at the frontage. Tile roof. Dressed stone to frontage, rubble stone to gable ends.



### The Studio / Garden Cottage

A small detached building in residential use within the garden of The Ridge House. Stone construction with thatched roof. The building is either heavily reconstructed or a rebuild of the structure shown on historic OS maps.



### Priory Court

The former rectory, now known as Priory Court was built in 1864 by the Oxford architect William Wilkinson. It is constructed in stone in a Gothic style with gables, a two storey turret and a pyramidal roof.



### **School and Village Hall**

The former school building was built in 1874. It is constructed of ironstone in a typical National School design. The building was converted to a village hall in 1969 and has had a number of extensions which detract from its original form, but the original school building remains intact.



### **Walnut Cottage**

Early 20th century property, possibly originally semi detached. Stone construction with tile roof, leaded lights and dormers. An earlier barn or outbuilding is incorporated into the building at the northern end.



### **53 Main Street**

Stone building with timber lintels and stone slate roof. Red brick chimney. Unusual arrangement of fenestration.



### **The Old Forge**

A high quality 19th century building constructed in 17th century style with stone mullioned windows and drip moulds.



### **64 Hill Farm Lane**

Rectilinear stone building with extensions. Tile roof with dormers.



# Appendix 4: Article 4 Direction

## 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 Duns Tew?

- A4.7 An Article 4 Direction could help to protect the special character and historical interest of the Duns Tew 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 Duns Tew may include:
- The enlargement, improvement or other alteration to a dwelling house – i.e. changes to windows, doors, door surrounds and window headers and mouldings.
  - The removal, alteration or rebuilding of chimney stacks.
  - Changes to roofing materials and the insertion of rooflights, erection or alteration of fascia boards.
  - Erection or alteration of porches to the front elevation.
  - Provision of hard standing
  - The painting of previously unpainted stone or brickwork of a dwelling house or a building or enclosure within the curtilage (the addition of render or stone is already controlled under conservation area legislation).
  - installation of renewable technology including solar panels.
  - The erection of a gate, fence, wall or other means of enclosure, or demolition of traditional boundary walls, fences and gates below 1m in height.
  - Replacement of above ground rainwater goods and external drainage (some external drainage already needs planning permission)

# Appendix 5: Public consultation

Cherwell District Council considers public consultation an important part of conservation area designation and review. As part of the designation/review process the historic settlement in question and the environs are assessed and an appraisal document produced setting out what is significant about the place.

A similar process is undertaken for individual buildings, either for putting a structure forward for statutory designation as a heritage asset (formerly known as 'listing'), or for those buildings, structures or archaeological features that are locally significant for inclusion in the district-wide Register of Local Heritage Assets.

A six week consultation took place from 9 September to 21 October 2019. An exhibition and public meeting were held on 16 September 2019 to enable local residents to inspect the draft document and talk to the Design and Conservation team and planning colleagues. The draft document was available to be viewed on-line from Cherwell District Council's website ([www.cherwell.gov.uk/conservation](http://www.cherwell.gov.uk/conservation)) and hard copies were available at Banbury 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 Design and Conservation Team. Where appropriate amendments were made and incorporated into the final document. The document was assessed and signed off by the Assistant Director for Planning and Development in consultation with the Lead Member for Planning in January 2022 and adopted in February 2022.

## How to contact us

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