



Hethe 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, Planning and Policy Context

1. Introduction and Planning Policy Context

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 Hethe was designated a Conservation Area in March 1988. This Conservation Area Appraisal and Management Plan is the second review of the Hethe Conservation Area boundary, and the first appraisal. The appraisal involved a combination of walk over surveys of the settlement (undertaken in the summer of 2016, the spring and autumn of 2017, the spring of 2018, and 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 Hethe Conservation Area boundary is shown in Figure 1 and the details of its designation are covered in Chapter 11 of this Conservation Area Appraisal.

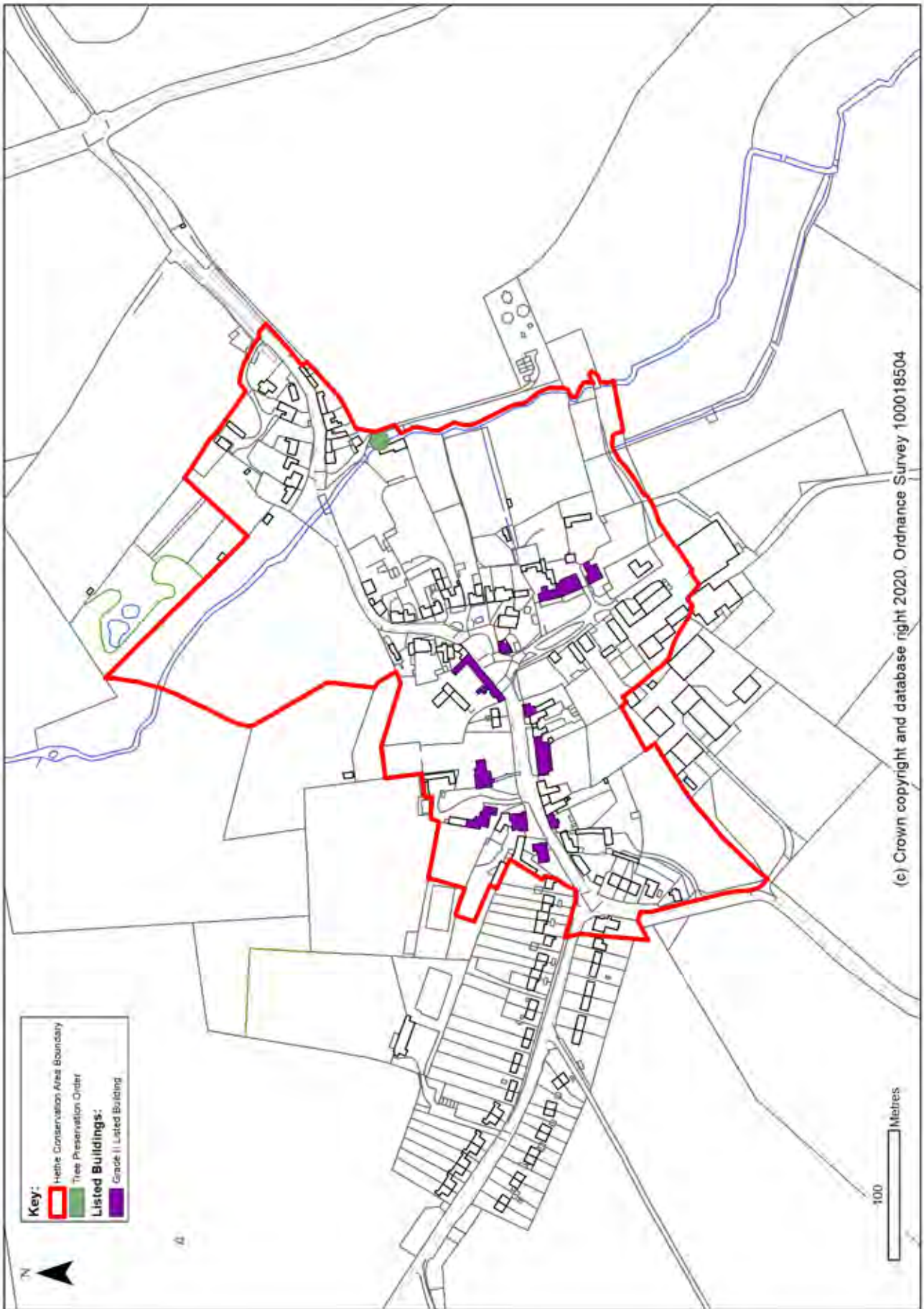
Key characteristics of Hethe

- 1.4 A summary of the key characteristics of Hethe are:
 - Hethe Parish is a small rural, agricultural settlement of 1,425 acres, about 4.5 miles north of Bicester.

- The original shrunken medieval settlement was established near a ford of a tributary to the River Ouse, known as Hethe Brook or the Wundedbrook. The village then moved and developed on higher ground either side of the brook.
- The Conservation Area centres on the historic core which includes the main street through the village, which undulates as an elongated s-curve before continuing outside of the Conservation Area to the west as Hardwick Road and to the south as Bainton Road. The boundary includes the earlier settlement to the east of the brook and the Green.
- Main Street forms the spine of the settlement and maintains the feel of an old country village.
- The War Memorial and the formal Town Well are located to the north of the Green.
- The brook, mature trees, hedgerows, provide further enrichment to the setting of the village in the valley.
- The settlement is rooted in agriculture and remains so today, with a number of farms positioned in and around the village. The working farms have incorporated land from those where the farmhouses are now solely in domestic use.

Summary of issues and opportunities

- 1.5 The future preservation and enhancement of the special character of the Hethe Conservation Area will owe much to the positive management of the area by homeowners, landowners, farmers, Hethe Parish Council, neighbouring Parish Councils, Cherwell District Council, Oxfordshire County Council and service providers.



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Figure 1. Hethe Conservation Area boundary (March 2020) - area designations for Hethe

- 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 a high quality; and
 - consider how to effectively manage the distinctive characteristics of the settlement.

Planning and Policy Context

- 1.7 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.

- 1.8 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, and the Cherwell Local Plan 2011-2031 Part 1. 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.
- 1.9 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).
- 1.10 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.

1.11 This appraisal and management plan aims to promote and support developments that help to preserve and/or enhance the character of the Hethe 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.

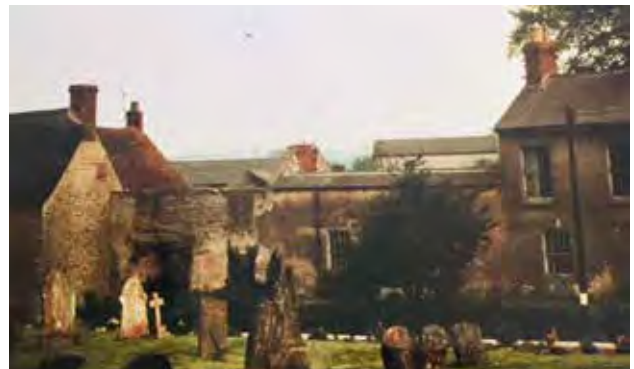
1.12 The significant heritage assets in Hethe are shown in Figure 1 and Appendix 2. These include the current designated heritage assets (listed buildings) and the designated Conservation Area boundary for the village.

1.13 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 Hethe 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'.

1.14 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.



Group of traditional cottages opposite the old Rectory



Part of Hethe House was demolished for the recent infill to the west of The Old Stone House



The recent infill housing between Hethe House and The Old Stone House



Former farm buildings to the west of The Green have been converted to housing



Figure 2. Hethe Conservation Area boundary (March 2020) - aerial photography 2014-5

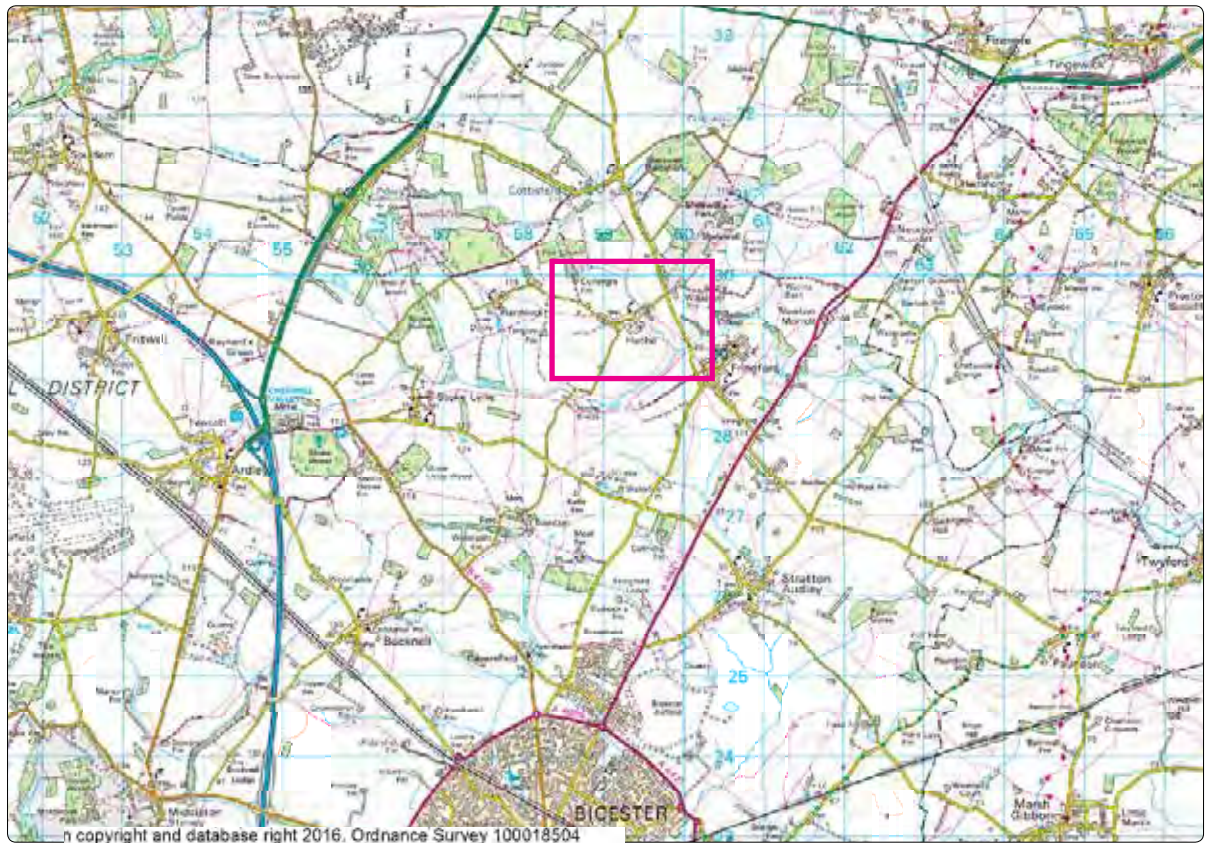


Figure 3. Location of the village of Hethe on the OS Base, with Bicester to the south

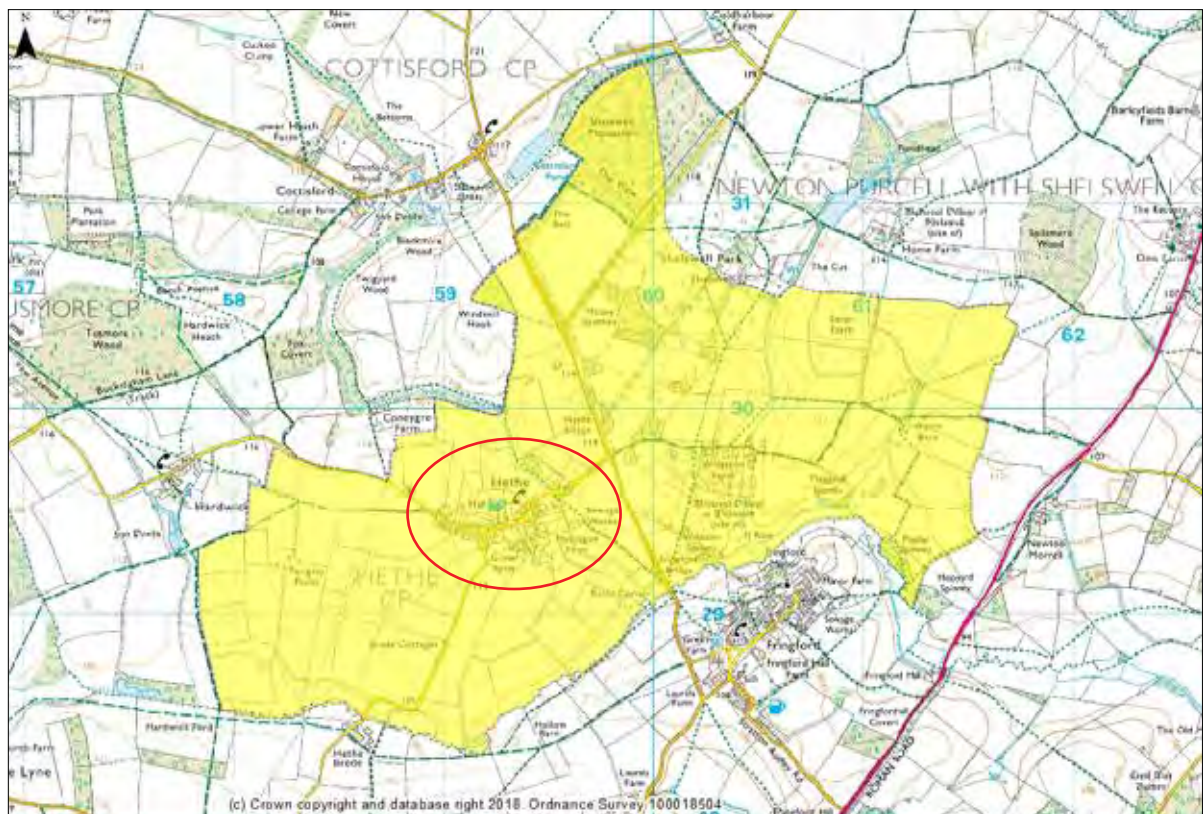


Figure 4. Location of settlement within the parish shown on the OS base
The village is circled in red and the Hethe Parish Boundary is shaded yellow

2. Location

2. Location

- 2.1 Hethe is a small parish to the north of Bicester, which is divided in two by the Hethe Road, which runs north from Fringford to Cottisford. The parish is approximately a mile long and half a mile wide.
- 2.2 The village of Hethe lies just to the west of the centre of the parish, about 6 miles to the north of Bicester, see Figures 3 and 4.
- 2.3 Settlements within the district generally adhere to evenly dispersed villages which are important and highly visible in the rural landscape. The Cherwell Local Plan adopts a character-based approach to conserve and enhance the distinctive and highly valued local character of the whole district. The villages are tied to the geology and topography of the landscape and this is discussed in Section 3.
- 2.4 The village consists of three roads with a village green: Main Street runs east to west where it continues as Hardwick Road west of the junction with Bainton Road, which runs to the south.
- 2.5 Hethe has been a quiet village, tucked away from the main thoroughfare until relatively recently. The village is increasingly used as a shortcut between the neighbouring villages and the principal roads nearby. The success of the Muddy Duck pub has increased visiting traffic. Some of the nearby roads are ancient routeways: the A421 to the north may have been part of a drove route, part of the A43 was a Roman road. The B4100 to the west and the A4421 to the south have Medieval origins.
- 2.6 The 'Historic Routes in Cherwell District' study states *'In addition to lower distance links, there are several cases where routes survive from intercommoning between parishes. Examples include Cottisford, Hethe and Hardwick within the heathland now shrunk to Juniper Hill.'* The Public Right of Way is shown in Figure 5.
- 2.7 The nearest railway stations are Bicester North and Bicester Village (formerly Bicester Town). At the time of writing the appraisal, there is a weekly community bus, details can be found on the Hethe Parish website.

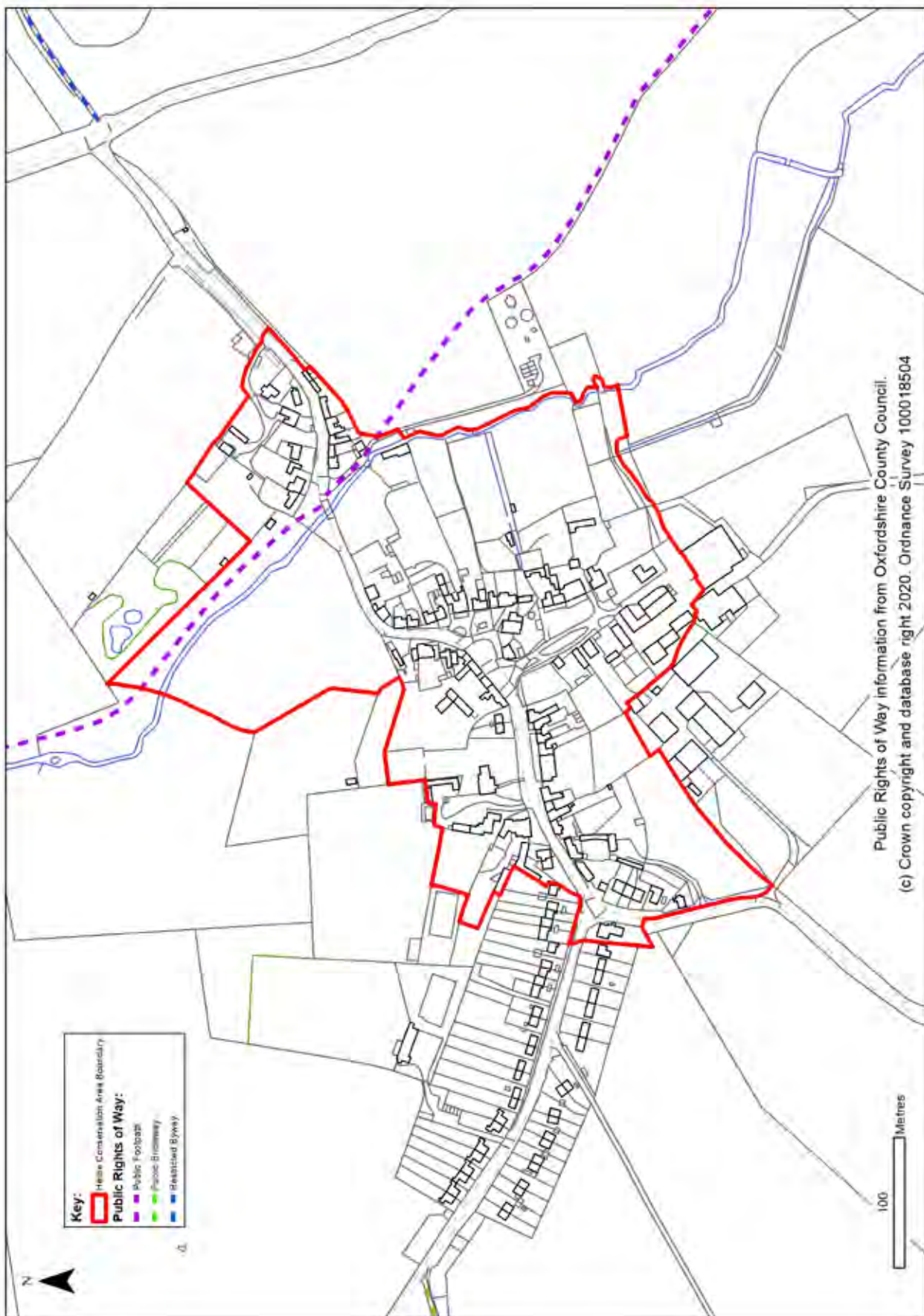


Figure 5. Hethe Conservation Area boundary (March 2020) - Public Right of Way

3. Geology and Topography

3. Geology and Topography

3.1 The Cobham ‘Cherwell District Landscape Assessment’ of 1995 notes that in the south of the district, *‘the location of settlements is closely related to the landform, with villages occurring on ground rising even a few metres above the flood plain. Villages on the limestone have survived wherever there is an adequate permanent water source’*.

3.2 Hethe falls within Cobham’s ‘Oxfordshire Estate Farmlands Character Area’. The landscape beside the brook is a low-lying pastoral landscape with a pollarded willow-lined watercourse. Beyond the Conservation Area, looking north from the bridge towards Cottisford, the field pattern is stronger and layers of grown out hedgerow are seen on rising ground towards the horizon.

3.3 The location and form of the village of Hethe has been influenced by the geology and topography of the area. Hethe is positioned part way up a valley and the settlement pattern has shifted focus over time. The early village was beside the spring and ford over Hethe Brook (the Wundedbrook), and the linear settlement grew up on the higher ground to the east and west of the brook. There is a further spring to the south of the Green and St George’s spring is located at the Town Well on the north of the Green. Residents have noted a change in the water table in recent years, where both the springs and the brook have been dry for weeks at a time.

3.4 Hethe lies partly on the Great Oolite White limestone formation and Forest Marble Formation, in the valley beside the brook, and partly on Cornbrash (a bluish-grey limestone which contains shell debris and has a high clay content), covered by drift gravel except in the south-east.

The geology is evident in the buildings within the settlement, with pale limestone predominating. The Medieval/Post medieval quarry lay on the edge of the White Limestone Formation, see Figure 6.

3.5 Hethe Brook, which runs north to south, divides the village and joins a tributary of the River Ouse, which forms the southern boundary of the parish (just north of the Hethe Brede Farm buildings). The ground rises steeply on the west side of the brook, from 100 metres above sea level, to a plateau just under 122 metres (400 feet) above sea level. The land rises less steeply on the east of the brook. The western half of the village lies mainly on an upland ridge of level ground, which includes the high land where the church was founded, and then slopes gradually to the west to form a broad plateau which is known as Hethe Braid, see Figure 7.

3.6 There is a ‘Flood Zone 3’ along the Brook with an area of ‘Flood Zone 2’ just to the north of the bridge over the Hethe Brook, see Figure 8.



Water level of Hethe Brook under the bridge looking east, March 2020

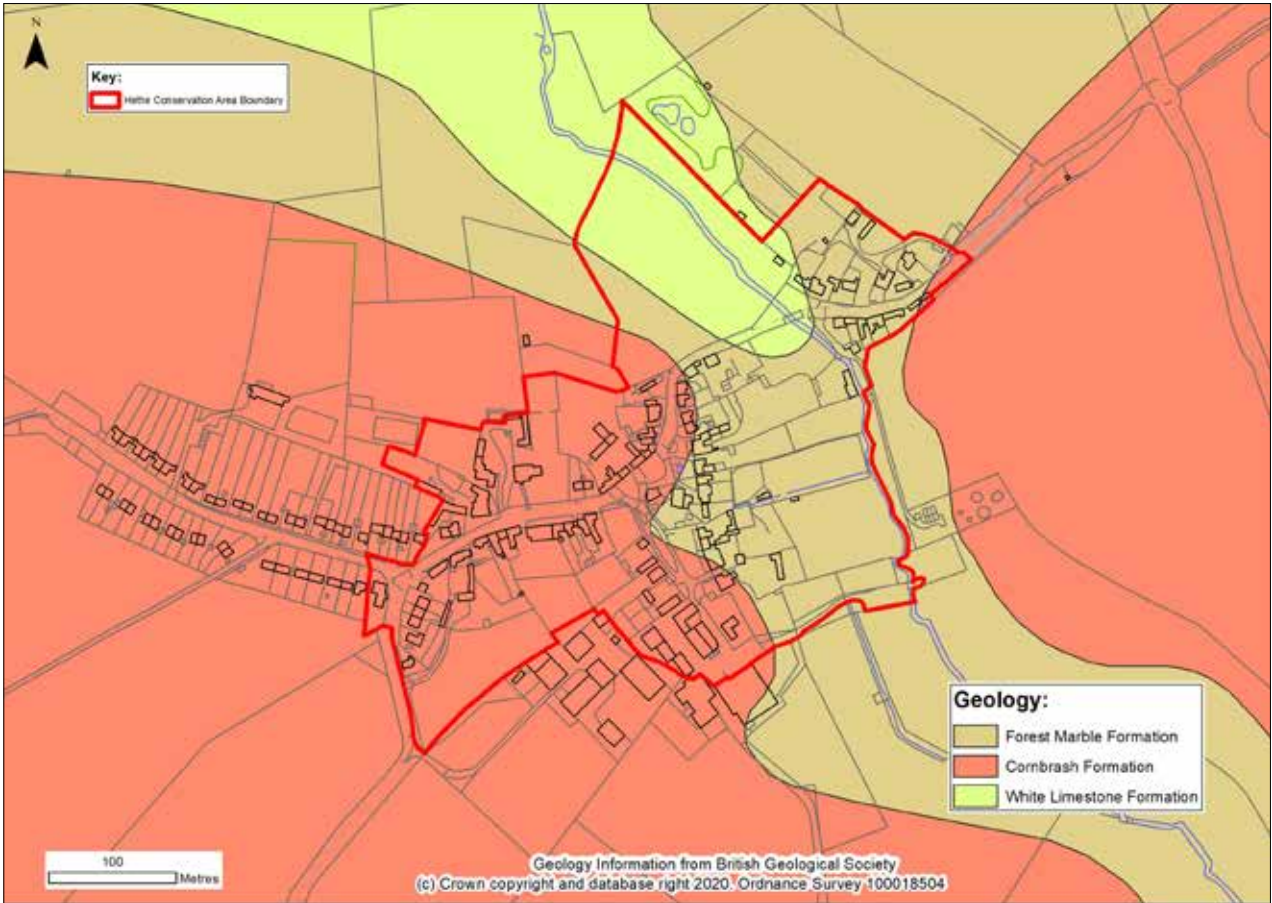


Figure 6. Hethe Conservation Area boundary (March 2020) - Geology

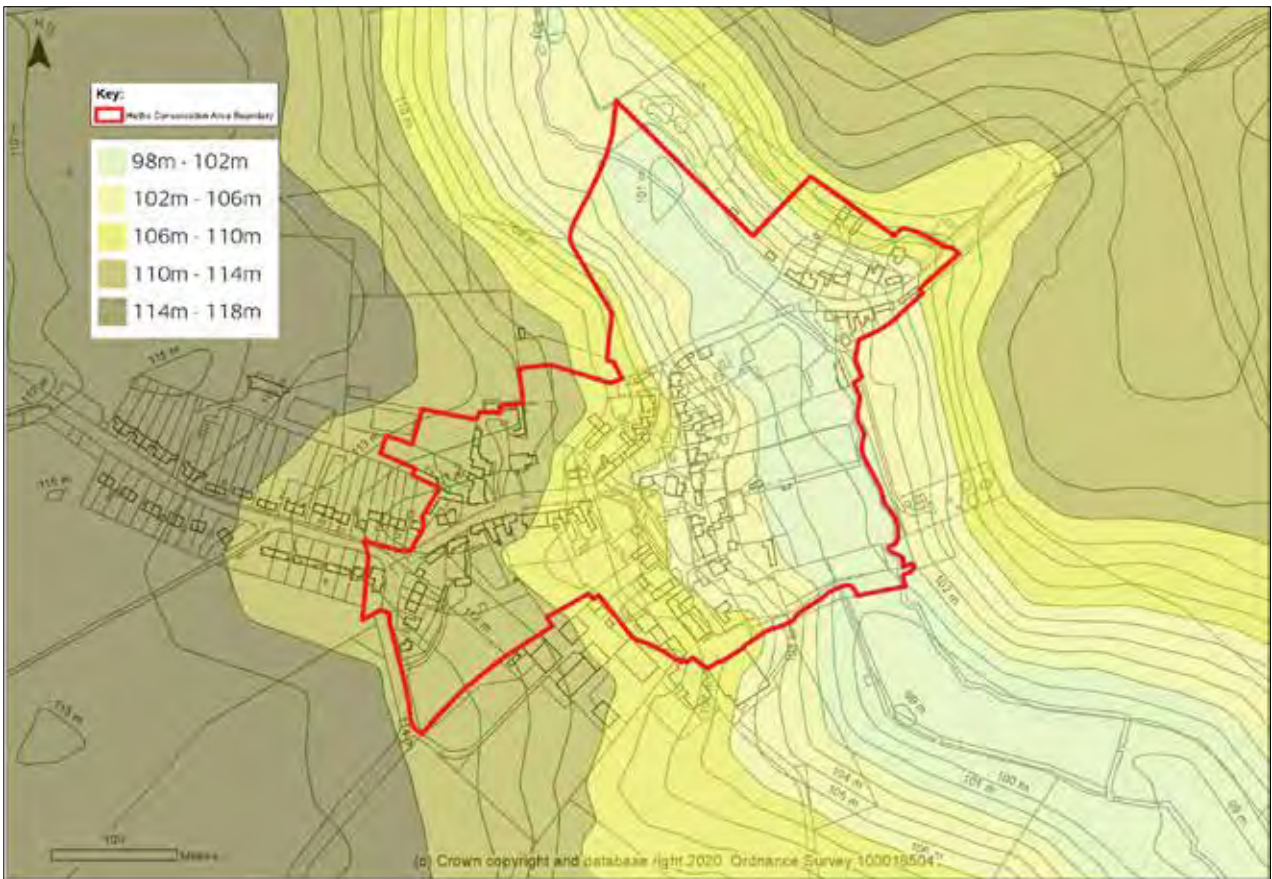


Figure 7. Hethe Conservation Area boundary (March 2020) - Topography

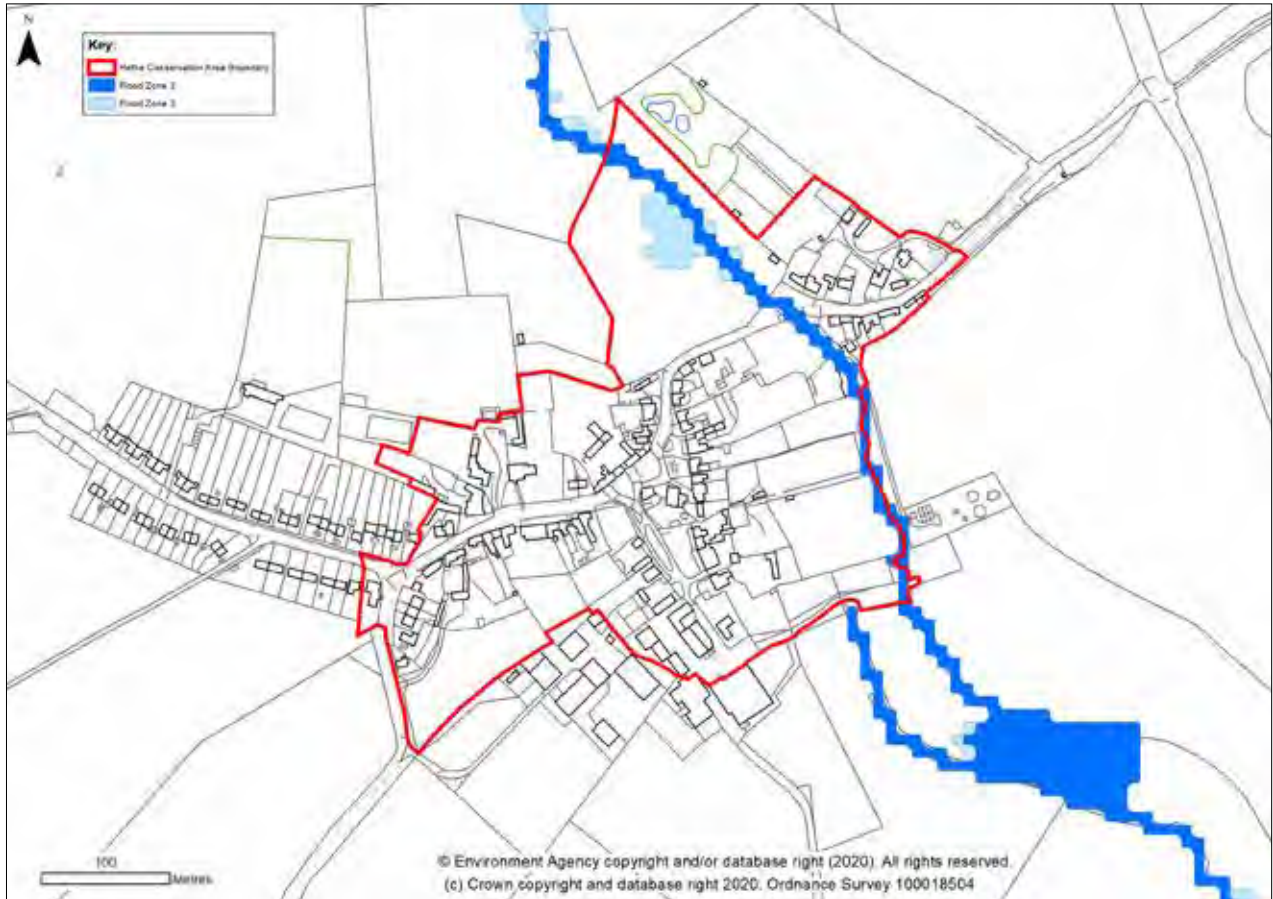


Figure 8. Hethe Conservation Area boundary (March 2020) - Flood Zone



Water level of Hethe Brook looking north near the bridge, March 2020

4. Archaeology

4. Archaeology

- 4.1 Hethe is situated in an archaeologically rich area, with evidence of human settlement in the west of the parish which may date back to the Bronze Age. An aerial photograph taken in 1975 shows a potential barrow in the fields to the north of Hethe Brede Farm, the site has not been excavated.
- 4.2 Cobham notes that in the district, steady progress was being made reclaiming wasteland, woodland, marsh and heath, due to the population expansion in the 12th and 13th centuries. Cobham also states that the economic and social changes led to widespread desertion and contraction of late medieval villages, with the south of the district being particularly affected.
- 4.3 Almost the whole of the Conservation Area boundary sits within an area with some archaeological potential relating to the historic core of the village and the Medieval/post-Medieval Shrunken Village. The Medieval to Post-Medieval Shrunken Village consists of pronounced earthworks: holloways, house plots and paddock boundaries. These earthworks are visible in views from the bridge looking north and west. The brook and earthworks provide an important connection with the early development of the village and the deliberate move to higher ground.
- 4.4 There is a post-Medieval quarry to the north east of the village, just outside the Conservation Area Boundary. Analysis of aerial photographs for the area have identified further potential archaeological sites in the wider parish which have not been excavated.



Aerial photograph of pre-war Hethe over Nestleton Farm, the Whitmore Arms and the Rectory.
Copyright: The Story of Hethe John M Sergeant MA



Site of shrunken medieval village beside the brook looking south with earthwork, holloways and platforms.



Site of shrunken medieval village beside the brook looking south with earthwork, holloways and platforms.

5. History and Development

5. History and Development

- 5.1 The Conservation Area Appraisal provides a brief overview of the history and development of Hethe, it is not intended to be the definitive history of the area. Further information can be gained from the Oxfordshire History Centre in Cowley and from the various but not exclusive publications listed in Section 14 of this document.
- 5.2 According to John M. Sergeant, a Rector of Hethe, the original name for the settlement was Hethe Ham, meaning the hamlet by the uncultivated ground. The heath covered the land between Hethe and Hardwick, which is still unfenced.
- 5.3 The settlement has had a number of different spellings and variants, including Eche and Heche. The origins of the name are generally believed to come from the Anglo-Saxon for uncultivated ground, but the former Rector, JC Blomfield, includes a lengthy description of the derivation of the name, meaning 'high ground':

'The ground rises steeply on the west of the brook to form an upland ridge which was named Hethe and is thought to come from the Anglo Saxon heah or heh meaning high or heahpu or hehpu (where the p sounds as th). In Middle English highte and hezpe (z sounds as gh and the p as th) which eche and heche derive from'.

Early History

- 5.4 There are believed to be Bronze Age burial mounds north of Hardwick Road. The earliest inhabitants of Hethe lived near the fertile ground beside the Wundedbrook (Hethe Brook), rather than on the uncultivated heath, which was planted with virgin forest. The forest may have been coppiced for timber and used as pasture or pannage for pigs.

The Domesday Book

- 5.5 Hethe is described in the Domesday Book under the name Hedham. At this time Hethe was included in the Sutton Hundred of Northamptonshire: IIII The land of the Bishop of Coutances: *'Of the bishop, Roger holds Hethe (Oxon). There are 8 hides. There is land for 8 ploughs. In demesne are 2 (ploughs), with 1 slave; and 8 villans and 5 bordars with 1 plough. There are 20 acres of pasture. It was and is worth £8. Wulfweard held it freely.'*
- 5.6 It is not clear when Hethe transferred to the Ploughley Hundred in Oxfordshire but it is not mentioned in the 1301 tax assessment. The Victoria County History states: *'there are a number of earlier references, direct or indirect, which point to the inclusion of many of these villages in Ploughley in the 12th or early 13th century. The appearance on the Pipe Rolls of 1169, 1178, 1184 and 1185 under Ploughley hundred of the monks of Bec and Thame, of the brothers of the hospital (i.e. St. Bartholomew's Hospital, London), of the nuns of Godstow, and of the Knights Templars are the earliest indications that their Oxfordshire properties were in the hundred. (fn. 20) The lands of the first four were respectively at Cottisford, Otley in Oddington, Hethe, and Bletchingdon.'*

The Manor

- 5.7 Hethe was held in chief by the Bishop of Coutances, with land being granted further down the line to a priory at Kenilworth, who gave land to St Bartholomew's Hospital at the time of the Reformation. The manor appears to have been overseen by Lords who resided in their other estates. It was not until the manor came under Shelswell in the 18th century that the Lord of the Manor, for a time, lived in Hethe House, the Dower House for Shelswell, opposite the church. The south lodge of Shelswell, to the east of Hethe, was called Hethe Lodge.

Development of the village

- 5.8 It was not until the 12th Century, when the church was built on the high ground, that the village developed around St George's Well and The Green. The village grew organically, lining the main street, and the original village, which lay within the field to the north of the stream, disappeared. The brook and field divide the village into two halves. A terrace of houses was built to line the road rising to the east of the brook, with some individual houses on the north of the road, which screen the site of a medieval quarry beyond. A former mill lies to the west of the brook, south of the Main Street. The next significant developments included the building of the Catholic Church and Presbytery to the west of the village and the Methodist Chapel, near the Green. In addition to the village farms, a number of shops served the village. There was a smithy and carpenter's shop, an undertaker, at least two pubs, a butcher, a Post Office and a couple of shops. Following World War II, council housing was built along the Hardwick Road. Electricity arrived in Hethe in 1939.
- 5.9 There is no accompanying map for the 1772 Inclosure Award in the records office, nor is there a tithe map. Coneygre Farm is included in the Cottisford Inclosure map of 1854, which refers to 'Old Inclosure'. The largest share of the 1772 Hethe Inclosure Award went to the Lord of the Manor, Trotman. The last of the hundred acres held by St Bartholomew's Hospital was sold to the Lord of the Manor, John Dewar Harrison, in the 1960s (the Harrisons bought the manor in 1782).
- 5.10 The village is comprised of mainly modest vernacular cottages, mid-sized independent farms and a few grander houses. In 1884, the farms within the Conservation Area included Nestleton, Manor Farm, Montague Farm, Baylis' Farm (Green Farm), Hospital Farm, Coneygre Farm and Lord's Farm.
- 5.11 The bottom half of Hethe House was, for a time, used as a village hall, managed by trustees appointed by Francis Dewar

Harrison. In 1967, the Shelswell Estate was sold off to pay for death duties for Francis Dewar Harrison (the last Squire) by his heiress Ann Von Maltzhan. This included 7 farms, which were left to their tenants in exchange for their share of the tax. In 1976, the parish included Montague Farm (including Hospital Farm), Lord Farm, Manor Farm, Green Farm, Tangley Farm, Coneygre Farm (after the managed rabbit warren and included Windmill Hook Field - the site of a vanished windmill) and Willaston Farm. Hethe House was sold by auction in 1986 and the land divided, Caberfeidh is now known as the Old Stone House and the land between has recently been redeveloped as Jericho Cottage and Holly Cottage. The proceeds from the sale paid for the new village hall which opened in 1987.



Figure 9. The Ploughley Hundred Map - Hethe is located towards the NE

Copyright: VCH

- 5.12 Housing is interspersed between several farms whose farmland provides the setting for the village. The division of fields is complex between the various farms.

The key cluster of farms which surround the village include Tangley Farm to the west. Coneygre Farm lies just to the north of the

parish boundary, north of Manor Farm. Shelswell Park and Willaston Farm (formerly Woolaston) lie to the east. Montague Farm (incorporating Hospital Farm) lies to the south east, Green Farm to the south, Lord Farm to the south of the village was sold to Montague Farm and Nestleton Farm, on the west of the village, is now also farmed by Green Farm. Hethe Brede Farm buildings lie just outside the south parish boundary.

Population and Development

- 5.13 The Ancient Parish covered 1,202 acres, which included 4 acres detached at Hardwick and 196 acres of intermixed lands with Cottisford, which lay to the north of Cottisford. The parish gained 523 acres in 1883 from Mixbury Parish, which included Willaston hamlet, but lost the detached 4 acres to Hardwick, which resulted in an increased acreage of 1,621. Then 196 acres of the intermixed land were given to Cottisford, which resulted in the present parish size of 1,425 acres.
- 5.14 In 1662, 25 houses were recorded for hearth tax, none of them of any size. One house was recorded with four hearths in 1665, the rest having one or two hearths. By 1738, 49 houses were lived in by small farmers, day labourers or craftsmen. Another account from the 18th century/early 19th century reveals 67 houses, which increased to 94 in 1851. The number dropped down to 84 inhabited houses in 1901. The 2001 census recorded 279 people. With the building of new houses to the west of the village, there are now over 100 properties.

Economic History

- 5.15 The Wundedbrook is the medieval name of Hethe Brook which runs into the River Ouse and is one of the largest flowing brooks in the area. The early settlement grew up around the brook, which gave its name to many of the slaves belonging to Norman de Verdon. The 'Flats' near the border with Cottisford was a c360 acre rabbit warren. In 16th century, tenants were permitted to kill rabbits to protect their corn near the brook.

Coneygre farm to the north of the parish, is named after the site of the medieval warren.

- 5.16 In the 14th century the village was badly affected by the Black Death, when 21 of the 27 villeins died, leaving the land uncultivated. Hethe had the third lowest taxable value in the Ploughley Hundred. The hearth tax returns from 1662 and 1665, show that Hethe was still very poor compared with the rest of the hundred, the Victoria County History suggests the village had been hit by a recent disaster. The Compton Census of 1676 recorded 203 adults in Hethe, which suggests the village was relatively large.
- 5.17 Before the 1772 Inclosure Act, there had been little inclosure but 'the Flats' belonging to Hethe Manor, had been divided.
- 5.18 Agriculture was the most important influence on the village and there were a number of significant farms. There is no mention of village stocks or a village pound.
- 5.19 In the late 16th century a mill is recorded as belonging to the manor, but no later reference is made. The stone quarry, which lies to the north east of the village, and the saw pit beside the brook to the north of Firtree Cottage, would also have provided employment.

Trades

- 5.20 A range of trades were recorded in the settlement including farmers and farm labourers, sawyers, quarrymen and masons, millwright, inn keeper, maltster/beer retailer, cooper, victualler, blacksmith, wheelwright, carpenter, undertaker, butcher, baker, shopkeeper, cord wainer, 5 tailors/tailoress, dressmaker, bootmaker, straw hat maker, shoemaker, carrier, painter, builder, thatcher, 5 laundresses, errand boy, policeman, housemaid, general servant, magistrate and lawyer.



There was a sawmill beside the brook

Religion

- 5.21 Around 1100, the Church of St Edmund and St George was built on high ground, to the west of the early settlement, by the Wundedbrook (Hethe Brook). The position was chosen to be significant and dominant in the settlement. The church was altered in the late 13th and early 14th centuries, with a major reordering in 1859 by GE Street. The church served the whole parish up until the Reformation. The Old Rectory associated with the church is first mentioned in 1679.

Roman Catholicism

- 5.22 Following the Reformation, the dominant Catholic gentry were the Fermors, who had a chapel in Tusmore between 1612 and 1828. The first mention of recusants in Hethe is in the 1676 Compton Census and numbered 10. Hethe continued to have a Catholic congregation throughout the 17th and 18th centuries, despite the persecution through this period. They worshipped in private houses and the Long Gallery of the Fermor family's Hardwick Manor in the 18th Century.
- 5.23 In 1831, Father Alfred Mcguire, formerly of Hardwick Chapel, acquired a piece of land from the Fermors to the west of the settlement on Hardwick Road for the Chapel of The Most Holy Trinity. Father Mcguire later purchased land for a graveyard.

Protestant Non-Conformity

- 5.24 Hethe and the surrounding estates appear to have exercised a degree of tolerance with non-conformists. In 1738, two Presbyterian shoemakers and their wives were reported in the visitation report and in 1794, a shoemaker named Heydon obtained a license for worship in his home. The members called themselves Arminian or Wesleyan Methodists, but also attended the Church of St Edmund and St George. Two further houses were licensed for worship in 1810 and 1816 which included a small hovel. This was followed by a further license in 1829 and the first Wesleyan Methodist Chapel was built in 1854. The congregation in the 1860s and 70s was between 30 and 40. The current chapel was built in 1876 and had 8 members in 1955. The chapel is now a house.



Holy Trinity Roman Catholic Chapel and Presbytery

Education

- 5.25 Mrs Mansfield opened a boarding school for girls in Hethe in 1779. In 1786, it charged 11 guineas a year and a 1 guinea entrance fee. The young ladies were educated in English grammar, writing, needlework and dancing. The village website goes onto say that (in 1808) 20 children were being educated in two 'Dame' schools, normally taught by women, and often located in the teacher's home. One catered for 26 boys and the other for 9 boys and 31 girls. However, both had closed by 1815, to be replaced by a Sunday school in 1819, which was attended by children from Hethe and Cottisford. Two day-schools are recorded in 1833, one had 26 boys, the other had 9 boys and 31 girls. A dame school is again recorded in 1854, to prepare children for the national school.

5.26 The concept of a Hethe national school started in 1815 but it was not built until 1852 at the junction of Bainton Road and Hardwick Road on land given by John Harrison, Lord of the Manor. In 1854 it had 40 pupils rising to 50 in 1871 and was enlarged 3 years later. The school was recognised as an elementary school in 1903, run by the Church of England and recognised as a junior school in 1924 when senior pupils attended Fringford. It was then reorganised as an infants' school in 1948. It ceased to be a school by 1973 and is now a house.

5.27 Father Mcguire purchased land north of the chapel for a Catholic school in 1831. St Phillip's Catholic School opened in 1870, with 50 pupils, rising to 77 in the 1881 census. By 1889, the average attendance was only 8, rising to 29 in 1906. The school closed between 1924 and 1930 but reopened to educate child evacuees from London during the Second World War and finally closed in 1943.

Crime

5.28 The village appears to have been governed remotely. There was a Court Leet and later there was a Farmers' Guild. A parish constable (not a policeman) is mentioned in the history of the Ploughley Hundred. Rick burning, theft, abandonment of children, inaccurate weights, brewing without a licence are all recorded.

Charities

5.29 A number of bequests have been made to the poor in Hethe over the centuries. Although not a charity, the sum of £4 was to be paid annually by William Fermor of Tusmore and his successors to villagers in settlement of the enclosure of 1772 (VCH 1773). This was to offset the right to cut fuel (furze) on part of Hardwick Heath (Courtfield or Cottisfield amounting to 75 acres) and was charged on a farm of the Fermors in Hardwick. The VCH suggests it was sometimes paid in fuel rather than money. John Hart's Will of 1664 left £10 to the Parish of Hethe but was never paid.

5.30 In 1869, John Mansfield of Fringford *'bequeathed £100 in stock, the interest, then £3 4s. 4d. to be distributed annually to six of the eldest and deserving poor of Hethe.'* In 1874, Thomas Mansfield left £150 to be distributed to 8 poor people. A former housekeeper at Shelswell, Mary Waddington, left £532 6s. in 1876, the annual interest from which was to be divided between 30. For a time, the Common Money was distributed from Hethe House.

Local Societies and Associations

5.31 The 1833-1881 account books of the Hethe and Neighbouring Parishes Farmers' Association show that membership was by invitation with an annual subscription of 5 shillings. The Committee met monthly, with members meeting annually. In 1833, there were only 3 members, rising to 30 in 1881. The Association acted as a body to call upon the parish constabulary to deal with crime affecting members.

5.32 The Hethe Branch of the Oddfellows Friendly Society aimed to help people and encourage friendship.

5.33 The Oxfordshire History Centre holds the minutes of the Hethe Women's Institute between 1967 and 1976.

Transport

5.34 There are no major transport routes into the village or in close proximity. The village is served almost exclusively by private motor vehicles as there is currently only a weekly bus to Bicester Market.



Hethe Club with the Oddfellow's Standard, 1911

Copyright: The Story of Hethe, Oxfordshire by John M Sergeant MA

6. Historic Maps and Photographs

6. Historic Maps and Photographs

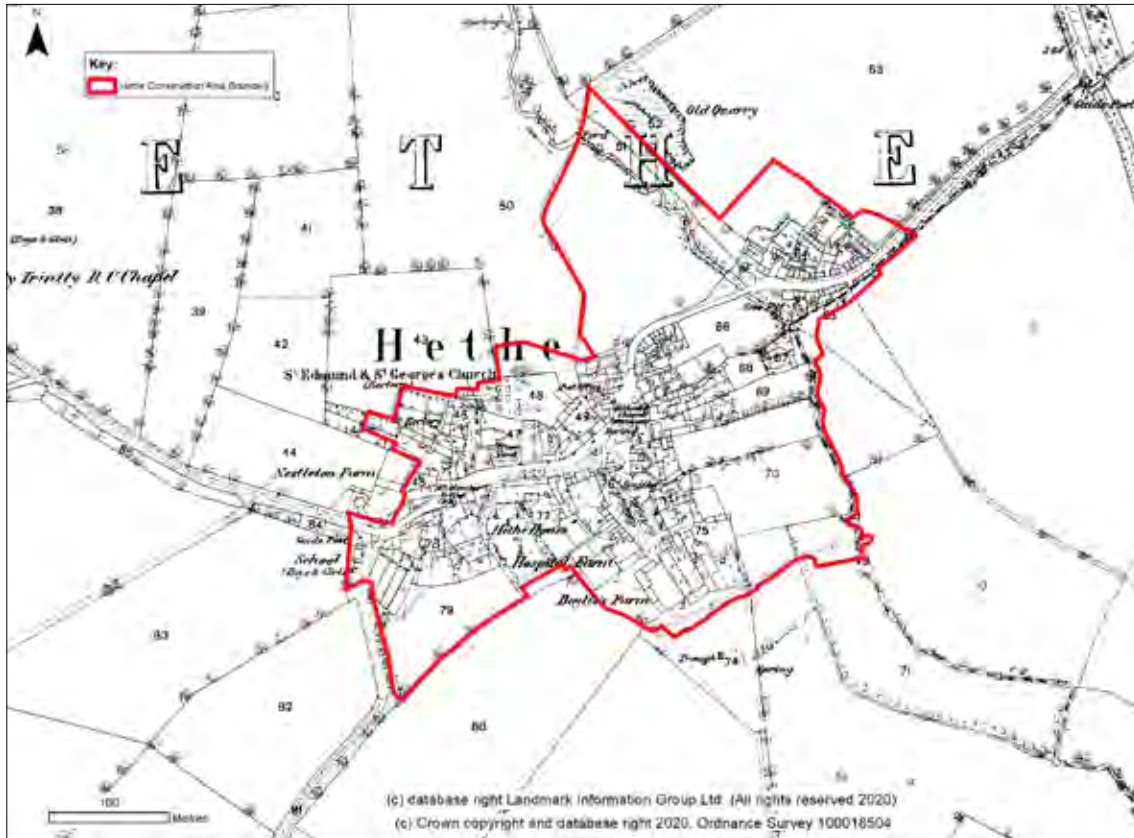


Figure 10. Hethe Conservation Area boundary (March 2020) on the 1881 OS Map Scale 1:2500



Figure 11. Hethe Conservation Area boundary (March 2020) on the 1885 OS Map Scale 1:10560

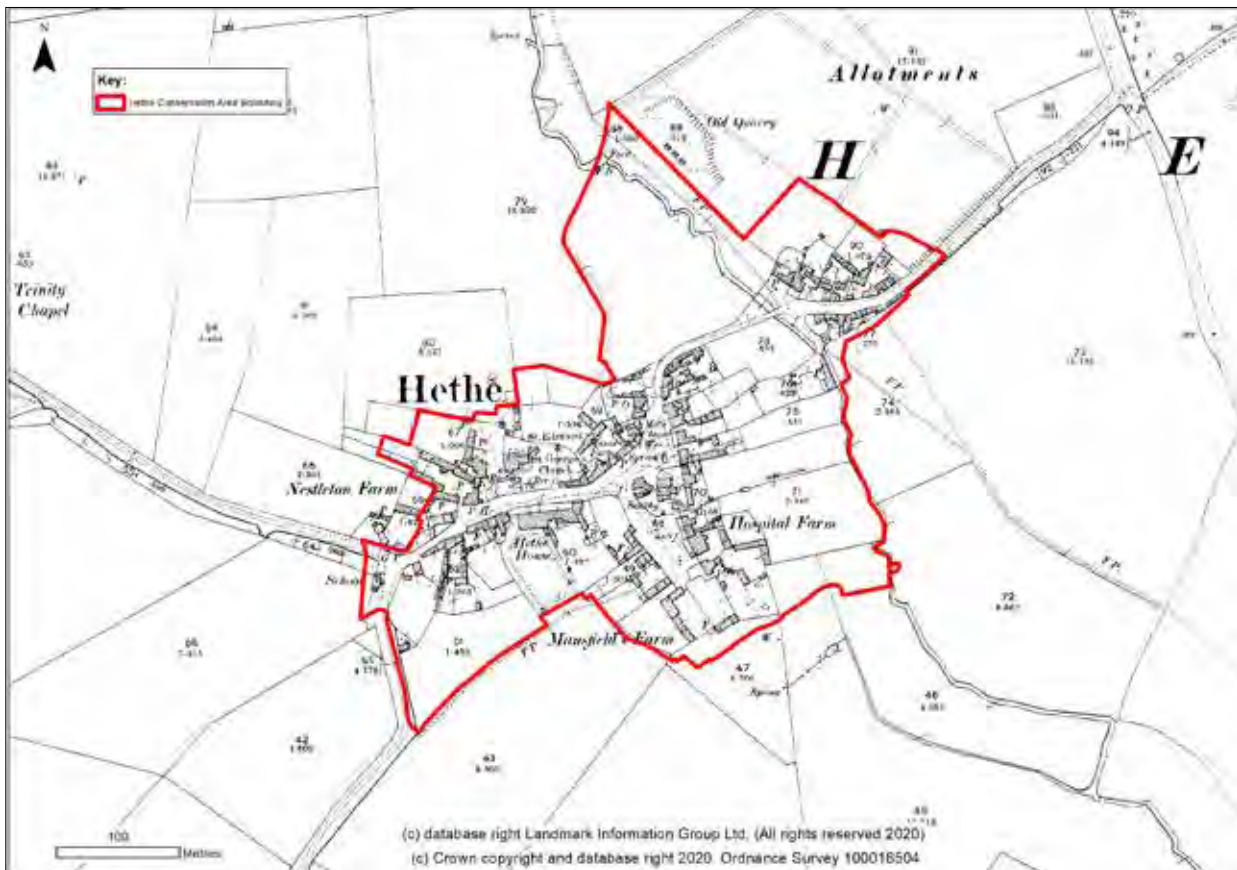


Figure 12. Hethe Conservation Area boundary (March 2020) on the 1900 OS Map Scale 1:2500

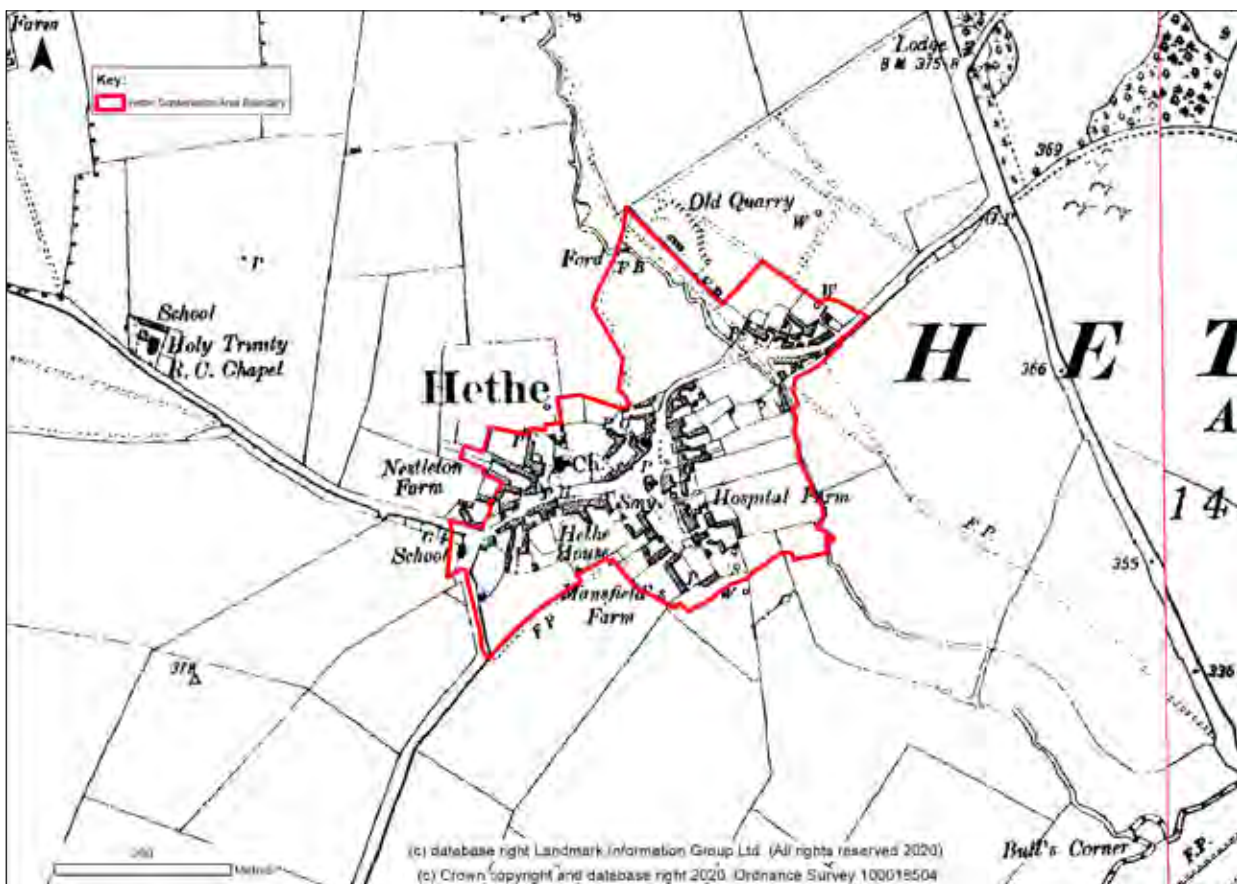


Figure 13. Hethe Conservation Area boundary (March 2020) on the 1900 OS Map Scale 1:10560

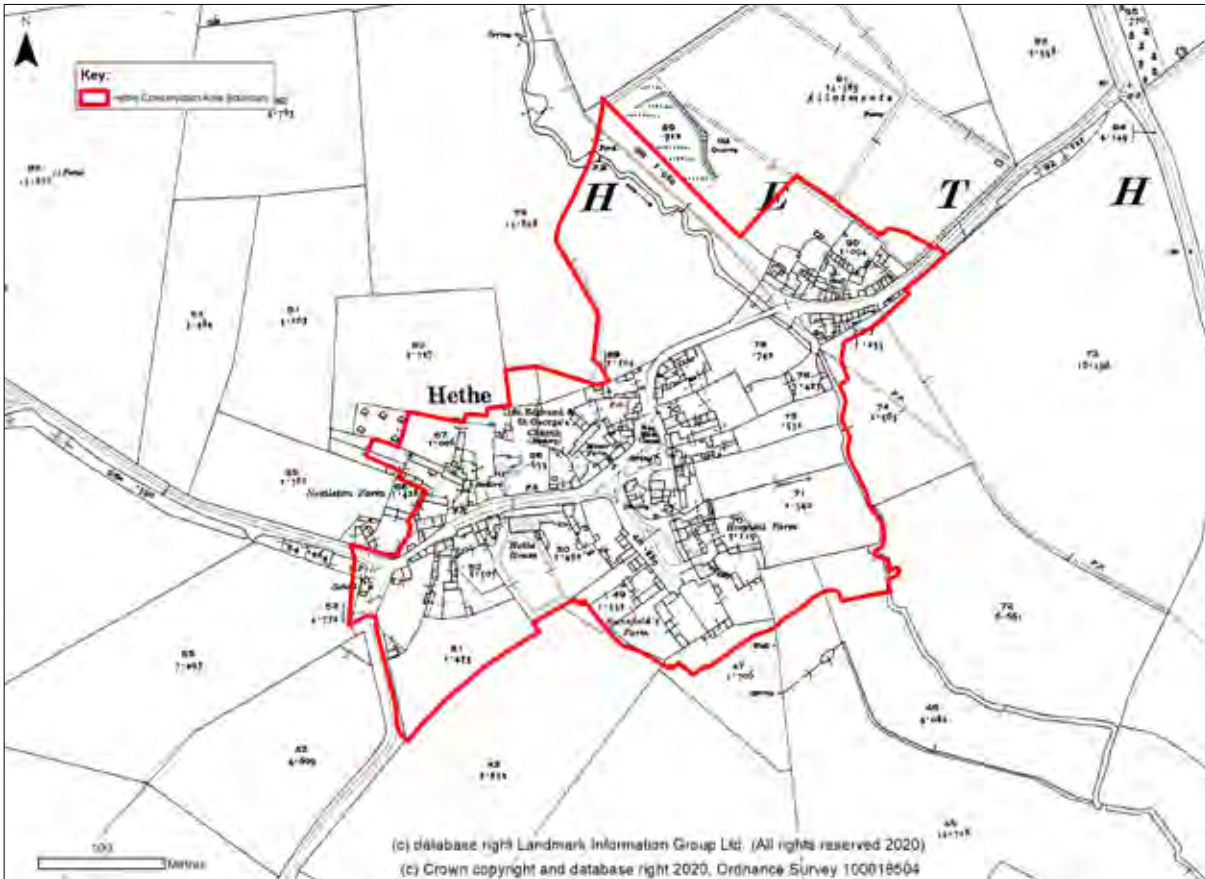


Figure 14. Hethe Conservation Area boundary (March 2020) on the 1922 OS Map Scale 1:2500

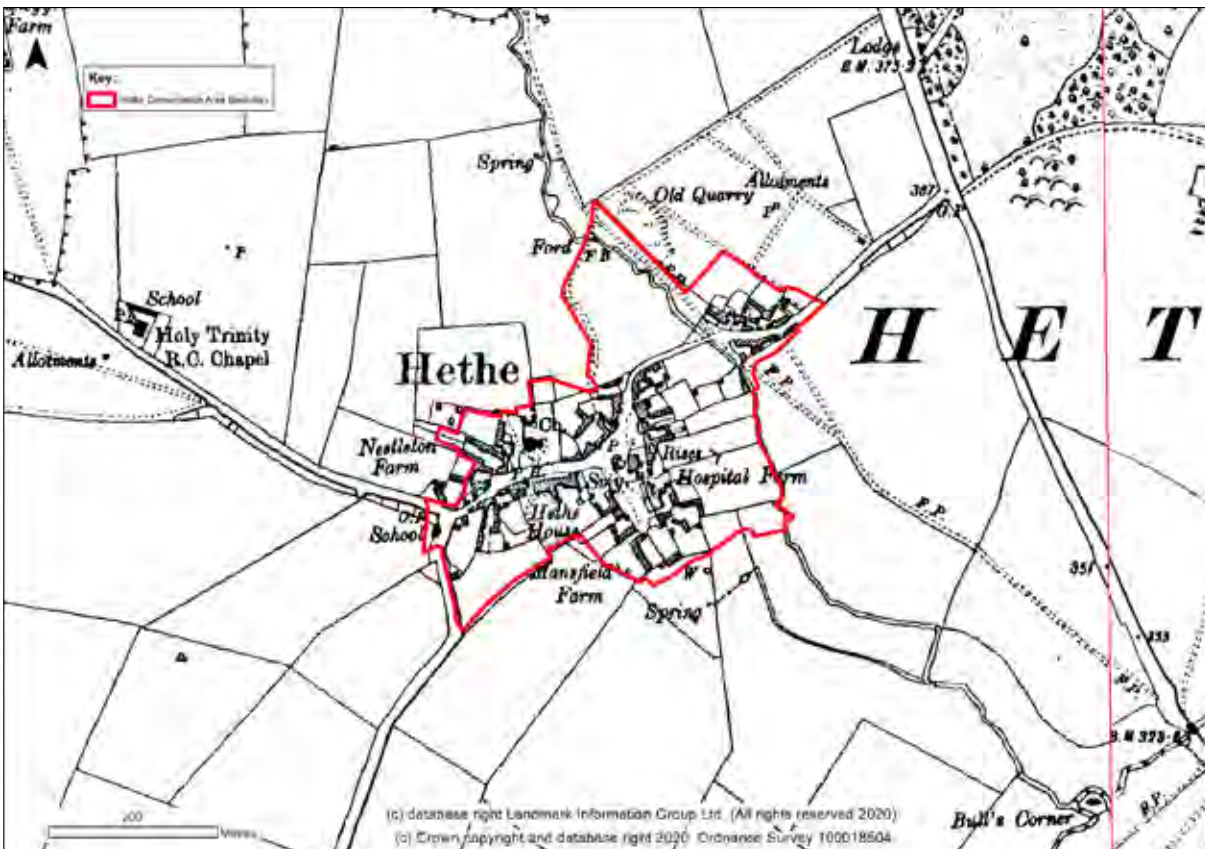


Figure 15. Hethe Conservation Area boundary (March 2020) on the 1923 OS Map Scale 1:10560

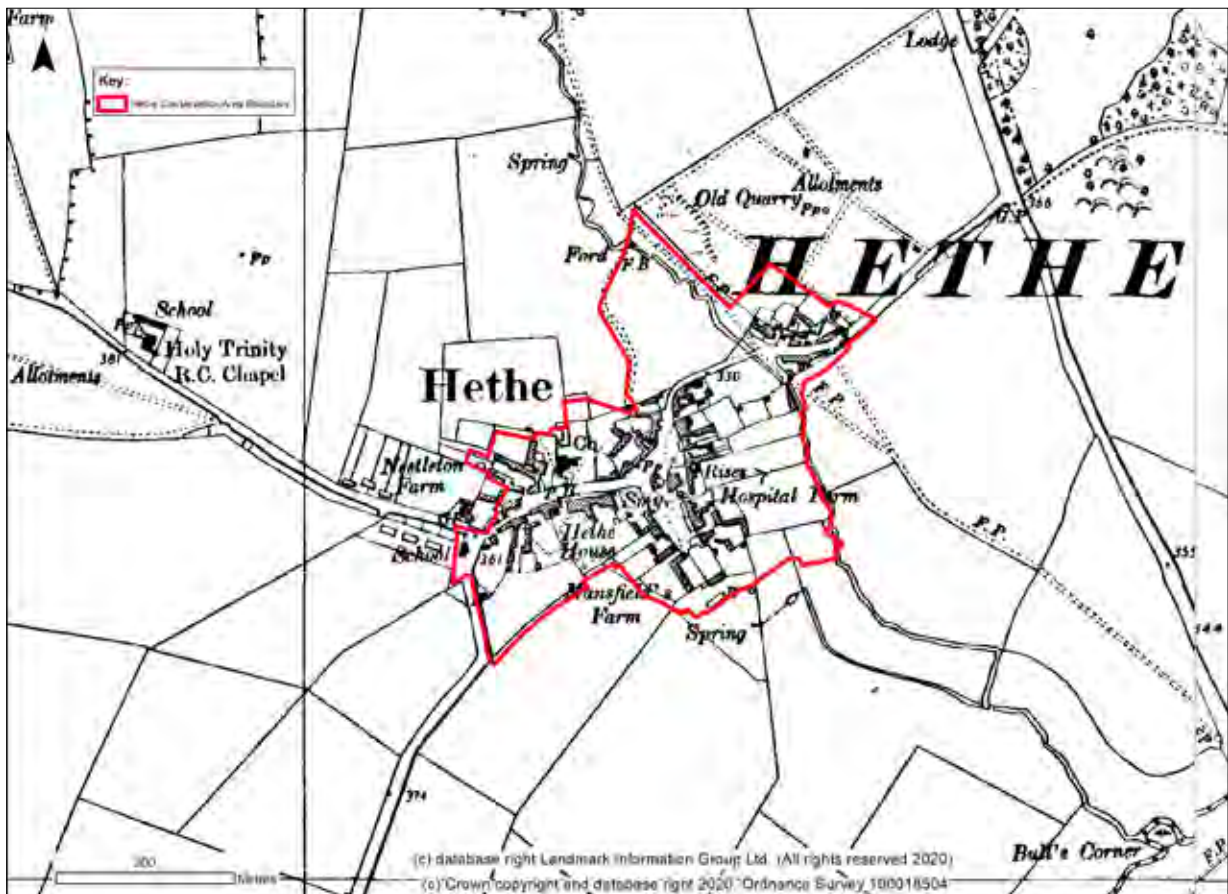


Figure 16. Hethe Conservation Area boundary (March 2020) on the 1955 OS Map Scale 1:10560

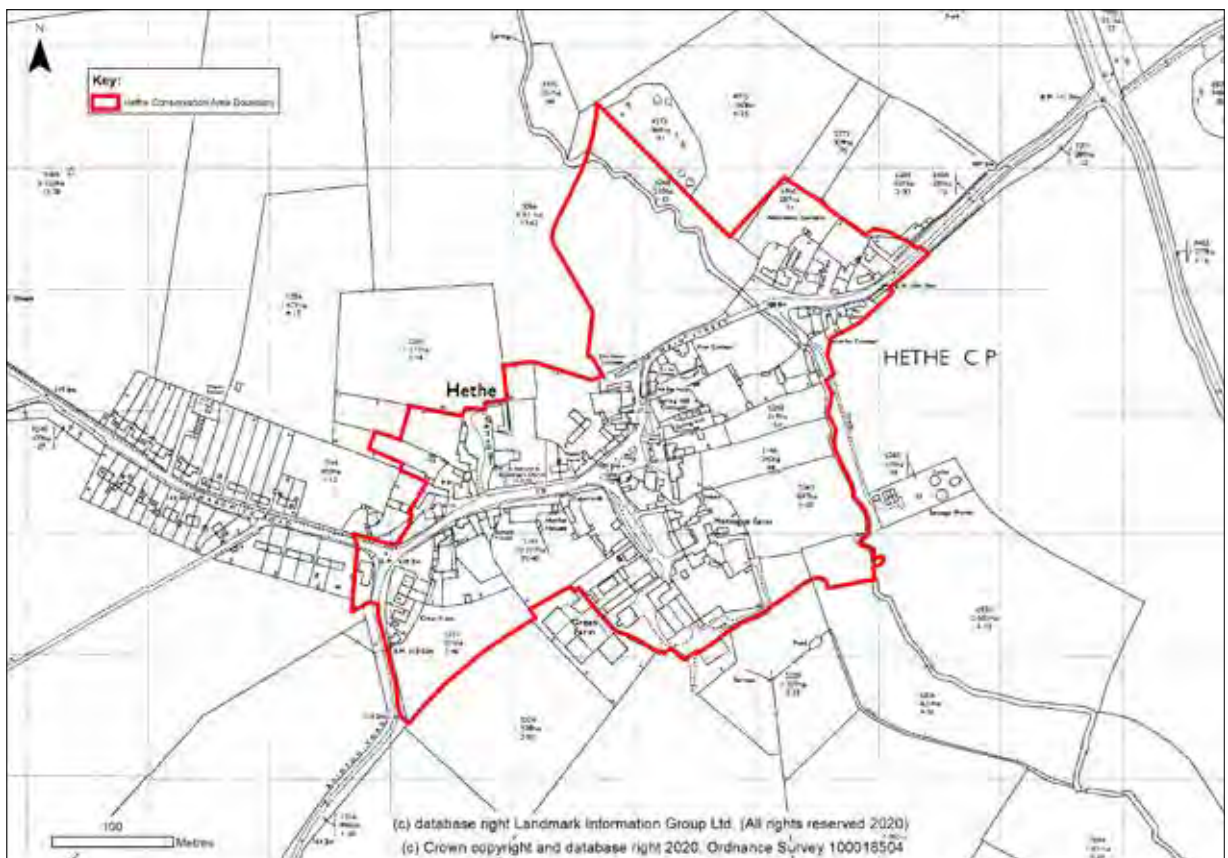


Figure 17. Hethe Conservation Area boundary (March 2020) on the 1976 OS Map Scale 1:2500

Historic Photographs



The Church of St Edmund and St George.
Copyright: Oxfordshire County Council, Oxfordshire History Centre (OCC)



The trees have grown up obscuring the strong relationship between the church and the Old Rectory.



The George was an off-licence and at one time it was owned by the publican of the Whitmore Arms.
Copyright: OCC



The timber windows and doors have been lost and a different porch has been added.



Greenhill Cottage, The Bakehouse, Springhill House and The George from the west looking across the north of The Green in 1901.
Copyright: English Heritage/OCC



Springhill House and The George. Railings have been added around the Town Well.



The Round House was a shop and B&B. There is a small lean-to on the left of the bay window and a slate roofed outbuilding behind with a horizontal sliding sash.
Copyright: Church File



The roof form has been altered and the bay window has been removed and bricked up. The traditional flush ridge has been replaced by a block ridge which is not a traditional detail in the District.



Mrs Haydon's Sweet shop window (The Old Stone House) with Hethe House beyond. There looks to have been a tall stone wall to the east of Hethe House where the new housing now stands. The dwarf wall with railings in front of Hethe House continued to meet the west of the Old Stone House. The timber picket fence has been removed, as has the shop window. The barn at Nestleton Farm can be seen beyond Burma 1901. Copyright: OCC/Church File



The Stone House, note the 2-storey rendered east wing of Hethe House, now known as Dower Lodge.



Cottages opposite The Old Stone House
Copyright: Charlie Morgan/French & Son, Bicester/J. Morrow



The cottages have been replaced by modern bungalows opposite The Old Stone House, the Magnolia in the garden contributes to the Conservation Area.



Hethe Church of England School 1904
Copyright: OCC/Percy Elford



The school has been converted to a house. The school has been much extended and the masonry is now rendered.



The Bake House with Greenhill Cottage to the right. The house to the left may have had a Stonesfield slate roof. Note the change to the footpath. Copyright: Church File



The Bakehouse and Greenhill Cottage were replaced by the current semi-detached cottages of the same name.



The Old Post Office with Old Cottage and Marland Cottage behind Copyright: Church File



The small pitched roofed stone structure with chimney and the glazed lean-to have been replaced with an unsympathetic flat roofed extension. Flues and chimneys have also been added.



Originally 3 cottages: note the eaves height, the thatched roof and balanced flush casement window design on Knowle Cottage. The high proportion of solid wall to void opening is traditional in vernacular cottages in the district. Postcard 1900-1910. Copyright: OCC/E Morgan



The three cottages are now in single ownership: Bow Cottage. The painted timber doors and window casements have been lost and the first floor windows have increased in size, as the eaves have been raised. The elevation now looks top heavy. The thatched roof has been replaced by tile. The gable chimney on the Old Post Office has been lowered.



War Memorial at its unveiling in 1920, with the Old Carpenter's Shop behind.
Copyright: The Story of Hethe, Oxfordshire by John M Sergeant MA



The globe finial on the War Memorial has been replaced by a cross.



Bridge over the brook looking east, 1901.
Copyright: English Heritage



Bridge over the brook from the north looking east



Main Street, east of the brook
Copyright: OCC/Landscape View Publishers



The sense of inclosure in the historic photograph of Main Street has been diluted with the loss of the cottages addressing the street to the north. The thatch has been lost completely in this part of the village.

Copyright: The photographs taken from The Story of Hethe by John M Sergeant who credits the photographs and information to Trevor Rowley, the Allen family, the Fathers family and the Mansfield family.

7. Architectural History

7. Architectural History

General Summary

- 7.1 There are a wide range of buildings that make a positive contribution the village. The vernacular farms, houses, cottages and their outbuildings, sit within an interesting topography and rural landscape setting. Collectively, they mesh together to make the character and significance of the Hethe Conservation Area special.
- 7.2 Where more formal buildings have been introduced, they have been handled in a manner that respects local traditions. The key buildings share common materials and details which unifies the Conservation Area. The heritage of the village has been well cared for, and it is a credit to the people who have lived in the village that so much original fabric remains.
- 7.3 Hethe is built mainly in local oolitic limestone, some buildings include local red brick detailing and chimneys, there are occasional local brick buildings and rendered buildings. Many of the roofs retain their traditional thatch, plain red tiles and later Welsh Slate roofs. Occasional corrugated roofs are seen on outbuildings.
- 7.4 The farms, which are dotted around the village, include some traditional agricultural buildings which have been supplemented by modern agricultural sheds. Some of the traditional farm buildings have been converted into housing.
- 7.5 Buildings tend to front the public space, but a few set at a tangent to the road, the age of some of these suggest there may have been further lanes that have now been lost or curtailed. Many have end stacks and dual pitched traditional roofs. To the rear of the properties, there are often stone outbuildings, many of which are or were stables. A post office and a number of shops

operated, there were also two smithies, undertakers and a few brewers. Villagers also kept bees. The boundaries of the buildings include traditional stone walls, close picket fences, iron railings, timber and iron gates, along with some hedging and timber fences.

- 7.6 Hethe is a village swathed in history, with very little development which detracts from the strong rural character of its buildings and landscape.

Church

- 7.7 The earliest standing building in Hethe is St Edmund and St Georges' Church, on the north of the Main Street through Hethe. It was built in the 12th century as St Edmund's Church and remodelled in the early 14th century, when the south aisle and clerestory was added, and it was rededicated to St Edmund and St George. A major restoration by GE Street took place in 1859, which included the addition of the north aisle and the louvred bell turret. The church consists of a chancel, nave, aisles to the north and south, and a south porch. The roofs are 20th century, of a steep pitch, in plain red tile, with the exception of the bell-turret, which has timber shingles. The walls are in squared and coursed local oolitic limestone and rubble. The east gable of the nave and the chancel have copings, whilst the west of the nave has a traditional tiled verge. The interior has plastered walls with a reredos behind the altar, at the east end of the chancel. The chancel arch has an applied inscribed arched metal plate facing the nave. A metal-hooped timber ladder rises on the west wall of the nave to the bell turret. There is a separately listed tomb in the churchyard. The Wesleyan Chapel to the north of the Green on Main Street is now a house but its origins remain recognisable with its symmetrical facade, roundel vent and memorial plaque above the solid timber double doors, and the two tall flanking arched windows. The Catholic Chapel lies to the west of the Conservation Area.



St Edmund and St Georges' Church and the Old Rectory.

Rectory

- 7.8 The Old Rectory is situated to the west of the church and linked by a white picket gate in the churchyard wall. This 2-storey, 17th century building, with 19th and 20th century alterations, is double fronted with a 20th century timber doorcase within a porch of Tuscan columns. The original door in the gable has been blocked. The door has been replaced with an integral mock Georgian fanlight. The windows, once leaded, are of a cruciform form. A few first floor windows retain the lead, with wrought iron springs. The roof has a steep pitch and is now covered in Welsh slate, with 3 flat roofed dormers. There are brick end stacks to the central range and the rear range forms a T-shaped plan. There is a wing of single storey outbuildings with plain red clay tile and Welsh Slate to the north of the house, which have been converted. The interior was burned out in 1925.



Hethe House, the former Dower House and Village Hall.

Dower House

- 7.9 Hethe House, built as the Dower House to Shelswell, is a late 18th century house, with early 19th century additions. It is the grandest of all the houses in Hethe and stands opposite the church. It is of 5 bays and 3-storeys. There is a central door case with solid timber panelled door beneath an elegant overlight. The house is built in coursed rubble but each vertical bay of openings is defined by a stucco bay. The sash windows directly to the right and left of the door are 4 panes wide, whereas those at first floor are 3 wide by 4 tall (6 over 6); and at second floor the windows are again 3 wide but 3 tall (3 over 6). None of the sashes have horns. The roof is hipped and covered in Welsh slate with brick end stacks. To the east of Hethe House, there is a rendered extension, which has been struck to imitate ashlar stone. The house was used as a village hall and housed Belgian refugees during World War I.

Farm complexes

- 7.10 Hethe was a predominantly agricultural settlement, and this is still reflected in the number of farm complexes located in and around the village. The majority of the buildings and stone walls of the former farm complexes remain, although most have been converted to residential use, having sold their land to the remaining working farms.



The rear of Manor Farm from the churchyard

7.11 There are 4 listed farmhouses in the Conservation Area. Manor Farm and Montague Farmhouse date to the 17th century. Both have a simple 2-storey form with gable chimneys and a chimney part way along the ridge line; the unlisted Lord's Farmhouse also follows this form. Montague Farmhouse is double pile, as is Hethe House, with a double gable. Whilst Manor Farmhouse has sash windows, Montague Farmhouse has wider flush casement windows. The remaining listed farmhouses in the village are the 18th century Hethe Cottage (the former Hospital Farmhouse), and Burma with Nestleton Cottage (which together formed Nestleton Farmhouse, previously known as Wesselden c.1575).

7.12 The farms are modest but significant buildings within the form of the village. They are built of limestone rubble, laid in courses, with thatch, slate or tiled roofs. They all have traditional painted timber windows; flush casements and sash windows predominate. Some of the farms front the road, others are set behind railings or walls. The modern agricultural barns are of a much greater scale and have a significant impact on the character and setting of the Conservation Area and listed buildings.



Hethe Cottage (Hospital Farm)



Old Montague Farmhouse



Lord's Farm



Green Farm



Burma and Nestleton Cottage (Nestleton Farm)



The Threshing Barn



Manor Farm



Barns behind Manor Farm

Houses and Cottages

7.13 There are a range of vernacular cottages, many of which retain the 17th century regional character of the area. The majority of the cottages are built in limestone rubble and retain their thatch.

7.14 Notable buildings on the Green include Rose Cottage, Hethe Cottage (formerly Hospital or Montague Farmhouse), Chestnut Cottage, The Stone House, and Old Carpenter's Shop. The rear of the cottage suggests a complex of workshops which could hold some archaeological value.

7.15 The pair of houses to the west of the Wesleyan Chapel is now one house. The village website shows an image of the Town Well, with these thatched cottages behind. Unfortunately, the thatch has been lost, as have the original windows and doors.

7.16 Some of the cottages once included shops at ground floor. Historic photographs show shop windows on The Old Cottage, the Old Stone House and the Bake House. The shopfront to the Old Butcher's shop remain.

7.17 The stone and local red brick Firtree Cottage is set immediately on the edge of Hethe Brook, which suggests this building once relied on the water source and may have had connections with the sawmill.



Hill Rise Cottage and Hill Rise House



The Round House from the Green



Old Ploughman's Cottage



Sunnybank and Lawsons

School

- 7.18 The School House presumably housed one of the Dame schools mentioned in Section 5. The original school consisted of a large mixed class room open to the rafters, with chimney in the south gable, a flue from a coke stove was later added in front of the fireplace. There was a further chimney to the SW corner of the smaller infants' class room to the north. There was an entrance porch/cloakroom to the east facing the street and a further porch extension to the south which houses urinals, WCs and a coal store. The windows had external timber shutters. The external bell with canopy can still be seen at the apex of the north gable of the main classroom. There are plans, black and white photographs and interior shots of timber panelling, wainscoting, and fireplaces in the Local History Centre. The school has been extensively extended and the stone is now finished in a modern render. The modern monotone slate contrasts with the character and variation in colour of the old Welsh slate.

Public House

- 7.19 The front elevation of the Muddy Duck facing the Main Street has some blocked windows and doors which are readable through vertical joints, timber lintels or recesses. The later or remodelled fenestration is more formal and of 3-bays. The roof is steeply pitched and is now covered in slate. The walls are built with local white limestone, Forest Marble and Cornbrash. The west gable is laid in alternating courses giving a banded appearance (we also see banding on the brickwork of Green Farm). The pointing to the front is very dark and contrasts with the lighter stone. The rear extension originally connected to a long linear stretch of outbuildings along the north boundary.



Firtree Cottage with brick buttresses to the gable



7 Main Street, with its ad-hoc window arrangement and high proportion of solid wall to openings



East Cottage with stone lintels and keystones



The former school, much extended with modern render



The Muddy Duck (Whitmore Arms, the Maltster's Arms) and the red clay tiled outbuilding of a once more extensive h-shaped farm courtyard to Nestleton Farm

8. Character and Appearance

8. Character and Appearance

Settlement pattern

- 8.1 The settlement of Hethe is of a simple linear form along a sinuous east-west minor spine road named Main Street. This street crosses the historically important Hethe Brook (Wundedbrook), that divides the village in two unequal halves. The road leads eastward to the road between Cottisford and Fringford, off which stands Hethe Lodge, the entrance to Shelswell Park. To the west of the village, beyond the junction with Bainton Road, Main Street continues westward as Hardwick Road (see Figures 3 and 4).
- 8.2 The humble medieval origins of the village, near to the bridge over Hethe Brook, are now archaeological features of a shrunken medieval village in the field to the north of the Main Street.
- 8.3 The church has 12th Century origins and occupies the most prominent geographical position in the village. It is the tallest building in Hethe and led to the development of the new heart of the village on the high ground, west of the brook. This move may have been a 'gentrification' of the village.
- 8.4 St George's Well lay on this route and is thought to have given its name to a 13th century family Ad Fontem. The well was last recorded in 1718 but is thought to be on the site of the Town Well.
- 8.5 The farms in the village are all located to the west of the brook, interspersed with vernacular cottages and the more formal Hethe House. The village green, a public house, a former Methodist Chapel, shops and off-licence developed on the higher ground in the wider historic core, followed by the village school. The Roman Catholic Chapel of the Holy Trinity, with its presbytery and school, were built to the far west of the village.
- 8.6 In the western half of the village, Main Street skirts the north of The Green, which has a loose-knit informal rural character. The War Memorial, formal Town Well, The Round House (the Cottage on the Green), the Old Carpenter's Shop and established trees stand to the south of Main Street, screening the more tranquil and lush part of lower part of The Green beyond, with its farms and cottages. The north side of the Green on Main Street is well defined by a terrace of cottages that stretches eastwards from Manor Farm. Further cottages abutting the street between the churchyard and Manor Farm were demolished sometime before 1976, and these were replaced by the bungalows known as 1 and 2 The Terrace. The churchyard and the Old Rectory provide further greenery within the village, with both buildings set well back from the street on higher ground. A smaller informal 'square' stands between the Muddy Duck, Burma and the well-defined southern edge of Main Street which stretches from the new The Old Flint Cottage and Lord's Farm to the Old Stone House. The 1881 map shows a short terrace abutting the street to the east of The Old Stone House. It is not clear if these were outbuildings or cottages, but they had disappeared by 1900 and the land was last used as a kitchen garden. The land behind the stone walls now contributes to the open character around The Green.
- 8.7 On high ground, behind a stone retaining wall at the bend where Main Street rises steeply, stand two thatched cottages opposite one another: Maryland Cottage and The Old Cottage. The courtyard between has no name.
- 8.8 In the eastern half of the village, on the north-east of the brook, lies Sunnybank which is thought to be the earliest surviving domestic building in the village, although the Cottage on the Green is also reputed to have early surviving fabric.

8.9 The cottages to the east of the brook have two different characters, those north of Main Street, except for Sunnybank and Lawson's, stand alone on higher ground beyond stone walls. The modest terraced cottages to the south, directly abutting the Main Street, are of higher density, suggestive of former workers' cottages. A historic photo in Section 6 shows there were once similar cottages abutting the street on the north side of the street.



Strips of land run behind the houses on the ridge on the east of Main Street and The Green.

8.10 The historic maps show a widening of the stream immediately north of the bridge. To the north of the bridge, there is a public right of way which passes through the field of the shrunken village, and the medieval quarry was located nearby. The fields east of the brook are littered with small fragments of stone.



Hethe House is 3-storeys high with a roof pitch built for slate.

8.11 The public footpath continues along a country lane (to the sewage works) south of the bridge and diverts over the field north of the lane adjacent to Fir Tree Cottage. The footpath gives wide-ranging views over the rear strips of land that stretch from the brook to the farms and cottages on the high ground fronting The Green and Main Street. The historic saw pit was located to the north of Firtree Cottage. The impressive weeping willow (TPO) has recently been heavily pollarded.



Springhill House has received a modern render which is painted to the front.

8.12 In 1948, a few traditional thatched cottages to the west of Nestleton Farm (one was known as Bateman's and another had possible pattress plates on the walls), were demolished to make way for 34 council houses, which line Hardwick Road. These houses are in a typical rendered post-war social housing style. Hardwick Road has its own identity and pays no homage to the character of the traditional cottages in the village.



Dower Lodge may have been single storey. The elevation facing the street has stone coloured render struck as stone.

Land use

- 8.13 The village is characterised by its farms and associated farmyards. Some of the farms have grown, buying up land from farmhouses which are now dwelling houses. This has resulted in a disjointed jigsaw of land ownership beyond that carved up when the land was enclosed. The remaining working farms make a significant contribution to the character of the settlement, providing links between the village and its surrounding rural agricultural setting. Whilst some of the farms have been converted, this has been done in a way that retains their quintessential agricultural form. Most of the buildings in Hethe are now private domestic dwellings.

Building age, type, scale and massing

- 8.14 Although Hethe is of late Anglo-Saxon origin, most of the historic buildings in Hethe are vernacular in style and date from the 17th century, and later. They are mostly modestly scaled, 2-storey, rectilinear properties, many with low ceiling heights and steeply pitched roofs.
- 8.15 St Edmund and St George's Church is a relatively small parish church with its origins in the 12th and 13th centuries. With an understated bell turret, it is set back from Main Street on high ground relative to the street. The 3-storey Hethe House, was used as the Manor for a time, and is the most commanding of all the domestic properties in the village. It is nestled in the streetscene and can only be viewed 'front on' from the much higher churchyard.

Construction and materials

- 8.16 The buildings within the settlement mainly have oolitic limestone walls with very few local red brick buildings. There is little use of render on historic properties in the village; limited to stone coloured render on Hethe House and the Dower Lodge and a light render on Springhill House, the Old Ploughman's Cottage and the Old School. Chimney stacks tend to be in the same local red brick, some are built off earlier stone stacks.

- 8.17 The village retains a significant number of thatched roofs, which would traditionally have been long straw with flush ridges. These roofs are interspersed with other roofing materials including plain hand-made red clay tiles and Welsh slate. At least one cottage is thought to have had Stonesfield slate. Several outbuildings have lost their original roof coverings; most are covered in Welsh slate or corrugated iron or tin, and some have been covered in asbestos cement sheets.

Means of enclosure

- 8.18 Hethe retains several significant oolitic stone boundary walls, many of which line the Main Street through Hethe. Some were built as dry-stone walls but have since been pointed up. Copings vary from mortar (some with tiled undercloaks) to toothed stone copings, laid on edge, and brick over stone with a blue tile coping. There are also some local red brick walls.
- 8.19 Some dwarf stone walls remain, with iron railings or painted picket fencing. There are examples of traditional wrought iron railings, cast iron railings and estate railings.
- 8.20 To the east of the brook, on the south of the Main Street through Hethe, terraced properties are built on the back of pavement. To the north of Main Street, the historic buildings lining the street have been removed, and the historic buildings that remain are generally on higher ground, set back from the road, behind stone boundary walls or outbuildings.
- 8.21 There are several buildings to the west of the brook, which also stand directly on the back of pavement, including those to the north of The Green and west of the former Methodist Chapel. There are occasional buildings set back from the road with no enclosure, one of these is the Muddy Duck.
- 8.22 Hedges line the approach to the village and divide the farmland. Some of the houses are screened by large trees and hedges in gardens.
- 8.23 There are timber post and rail fences to the fields, north of Main Street.

Trees, hedges and green spaces

- 8.24 The village of Hethe is surrounded by open countryside, which Cobham describes as 'Estate Farmland'. The landscape has also been described as having 'an open, rural character'. It is important that isolated development is resisted to preserve the setting of the village. The unspoilt quality of the valley, the water meadow beside the brook and the rising land are important to the setting of the village and the Conservation Area. The public right of way and paths through the fields are also important, as these allow views and varying perspectives of the village and links to the wider landscape.
- 8.25 Hedgerows to the field boundaries on the east approach to the village confine the views of the village. The presence of the low-lying brook is concealed from view until the road drops as it bends around the terrace of cottages, the tall boundary walls and domestic hedging.
- 8.26 To the south of Main Street, there is a clump of trees on the west side of the lane to the sewage works and a further area of shrubbery to the foot of The George. The field to the north of the brook, with the earthwork, provides a wide view to the hedgerows which have grown up into trees on the horizon, beyond which lay the rabbit warren. Glimpsed views through hedgerows to fields offer some anticipation of what lies beyond. Cracked Willow are dotted along the meandering path of the brook. A bench has been positioned beneath a large tree, next to the bridge and footpath. The cottages on the rising ground north of Main Street, command views over the meadow. The old quarry, to the north east of the village, is well screened by trees.
- 8.27 The verge to the north of Main Street is long and provides a soft band to the field beyond. There is some erosion of the verge caused by vehicles.
- 8.28 The village green is divided in two parts by cottages (The Round House and the Old Carpenter's) and established trees including Oak and Chestnut, one of which stands on its own green triangle of grass.

- 8.29 The churchyard is quite extensive for the size of the church and stretches to the north. Several important Yew trees and hedges are contained within. A Yew hedge provides a further screen above the tall stone retaining wall to Main Street. Glimpsed views to the rear of Manor Farm and the countryside can be gleaned through breaks in the hedgerow.
- 8.30 A few properties are set within larger plots which contribute to the greenery within the village. These contrast with the buildings which make up the strong street frontages, but both harmonise to make the character of Hethe special.

Carriageways, pavements and footpaths

- 8.31 The roads are laid in tarmac with limited markings. The lack of white and yellow paint on the roads helps to maintain the rural character of the village. If parking needs to be discouraged in certain stretches of the road in future, this must be done in a way that does not detract from the character of the Conservation Area.
- 8.32 In the approaches to the village, the grass verge banks down to the roadside. The informal layout of the road is driven by the topography of the village and helps to avoid an overly urban feel. The suburbanisation of pavements, carriageways, lanes and footpaths should be resisted where they have a negative effect on the Conservation Area.
- 8.33 The footpaths in the village are mainly in tarmac with stone or granite kerbs. Grass verges are also prevalent and contribute significantly to the rural character of the Conservation Area and setting of listed buildings and should be retained.
- 8.34 Historic photographs show the pavements were once cobbled in river cobbles with stone kerbs. The lane to the east of the brook is rural in character, with compacted stone and central grass spine.

Signage

- 8.35 A few historic house and farm signs remain along with an old traffic signpost, these should be retained.

Key views and setting of Hethe Conservation Area

8.36 Hethe is a special little village which benefits from an interesting land form, straddling a minor valley. The farmland which runs down to the brook and grassed verge beside the bridge provides a tranquil break between the two distinct halves of the village and is historically significant in the development of the village. Either side of the low-lying bridge, with its open view over the field to the north, Main Street ascends and is lined with buildings, boundary walls and fences. This creates a strong sense of enclosure, which is occasionally broken to give distant and mid-distance views of the surrounding landscape and outbuildings beyond the main frontage. As the church of St Edmund and St George stands on higher ground, it remains the prominent building in distant views, due mainly to its bell turret.

8.37 The village is fairly well screened within the landscape. The public footpath that crosses the village close to the line of the brook, allows views of the village from the north and views from the south-east. To the south of the bridge the views are of the backs of the cottages and farms on higher ground and the backs of the terraced cottages to the east. The treatment of rear elevations to the houses on Main Street need to be mindful of the views and setting of the village as a whole, their impact may be quite dominant in views when artificially lit. North of the bridge, the path gives views back to the Old Carpenter's Shop, which is framed by Main Street, to the thatched cottages, and the bell turret of the church can also be seen.



Montague Farmhouse and Hethe Cottage boundary treatments east of The Green

8.38 The views south from the bridge, across the backs of the burgage plots are layered with stone and brick boundary walls, some of which form the walls of traditional outbuildings and stables. The bridge also allows a good view of Sunnybank and Lawsons looking to the east and the strong building line of the terraced cottages on the south. There are good views to the north as far as the hedgerow on the horizon, and a pleasant view along the country track to Firtree Cottage and the Weeping Willow.

8.39 Views from within the churchyard give further glimpses of the countryside beyond, the outbuildings of Manor Farm, and the Old Rectory, which is well screened from the Conservation Area other than the view up the driveway. The south of the churchyard affords commanding views to the houses to the south of Main Street.

8.40 Views within the village are also of interest, with gable frontages, undulating rooflines, chimneys, varied boundaries and details which comprise a rich tapestry of textures, patina and layered history which are united by traditional building materials and craft. The topography and greenery which exists throughout the village heightens the drama within views and sense of anticipation. The roofs of outbuildings and their stone walls beyond main frontage help the viewer to piece together the history of the former farms. Signage within the village is limited and it is important that this is sensitively handled in order to keep key views within and through the village uncluttered.

8.41 Another key view is framed by the terrace of cottages on the south of Main Street looking west towards the farmland that rises from the brook.

8.42 The approach to the south of the village from Bainton Road suggests a village set within a very flat landscape, with a good scattering of deciduous trees. The road itself feels wide with grass verges and ditch between well-defined and managed hedgerow. The white render of the former



Rose Cottage on the east of The Green



Old sign at Montague Farm



The Green beyond the Round House



Tarpaulins on the Old Carpenter's Shop, the Oxfordshire History Centre holds a photograph in the Comrie Collection showing this cottage and the Round House forming a pleasing pair of thatched cottages fronting the war memorial



Aesthetically pleasing cobbles at the entrance to pub car park also warns drivers to slow down

council housing development dominates the west of the village. Although there are large farm buildings stretching out to the countryside to the east, these are partly camouflaged by large deciduous trees within the hedgerow but any further agricultural development here needs to be mindful of the impact on the setting of the village. Further treelines and hedgerows can be seen behind pasture on the horizon. The historic core of the village is well screened although Lord's Cottage, the Old School, and the outbuildings to the south of Main Street are prominent. The church bell turret sits above the village roofs and chimneys that can be glimpsed through the trees, this perspective gives the first clue that the land falls. The roofs are predominantly slate, with some clay tiles and corrugated iron.

8.43 The approach from the east is between hedgerow with mature trees to the north. To the south the hedge becomes well-manicured, and deciduous trees provide a funnelled view to the Conservation Area. Again, the Conservation Area is well screened before the terrace of cottages and garages come into view to the south of Main Street opposite the stone boundary walls to the north of Main Street.

8.44 The northern entrance to the village is from the public footpath which gives an expansive view of the Conservation Area over the brook and the undulating grassed remains of the deserted medieval village. The view from the footpath over the field east of Firtree Cottage is also expansive and allows the topography of the village to be appreciated.

8.45 The road from the west is well defined by hedgerows and large deciduous trees, a few slate roofs, brick chimneys and stone gables and pinnacles reveal the grouping of the listed Catholic church and school, and the presbytery. Beyond this there is a break in the hedgerow with allotments to the south and the white render of the later former council housing development set against a dense grouping of deciduous

trees, through which the new village hall can be glimpsed. The historic core of the village begins to appear towards the east of Hardwick Road, when the bell of the church signals the school and we start to see the stone boundary walls of Nestleton Farm (Burma) and simple vernacular form of The Old Flint Cottage in the style of Lord's Farm. The view eastwards along Main Street from the junction with Hardwick Road and Bainton Road has a pleasing organic form allowing a sinuous view of the built response to the street, with gables and frontages, stone boundary walls, grassed verges, churchyard, bell turret, Welsh slate, limestone, local red brick chimneys, handmade clay tiles and large deciduous trees.

Threats to the Special Character and Appearance of the Conservation Area

8.46 These can be summarised as follows:

- Building on the greenspace in the valley. The farmland beside the brook is important greenspace and the site of the earlier village, and this needs to be retained. A small parcel of the field has recently been lost to house an oil tank, further erosion of the strong field line should be resisted.
- Infill development within gaps could restrict views and affect the setting of listed buildings and the character of the Conservation Area.
- The retention of historic boundary treatments is also important to retain the character of the area. New boundaries should respect these traditional boundaries.
- The design and materials of the roofs, windows and doors of the historic cottages need to respect their age.
- Refuse bins left on the street are disfiguring.
- The treatment and routing of overhead cabling by statutory suppliers, poor road repairs, and associated signage on the roadside can detract from views.
- Urban road markings and the loss of grass verges can harm the rural setting.
- The management of the important trees in the village needs to take account of the long-term plan for the village.
- The setting and important views towards and within the settlement need to be respected.
- The thatched roof of the Old Carpenters' Shop, on the north of The Green, has for a number of years been covered in unsightly tarpaulins. This currently causes the most harm to the Conservation Area. The building has the potential to be fully restored to a dwelling house; retaining the traditional fabric and details which make it significant. This building has recently been put forward as a Local Heritage Asset within Cherwell District. Urgent action to repair the building needs to be undertaken. There are also a number of outbuildings and walls in the village which are in need of maintenance.



Firtree Cottage from the brook



The Hethe Brook looking north

Character Areas in the Hethe Conservation Area

8.47 The Brook and Meadows:

The meadow, the earthworks for the shrunken medieval village with its winding brook and cracked willows make a significant contribution to the understanding of the settlement and provides a positive setting to the current built up extent of the village. The south of the brook and the paddocks which rise up to the properties on the east of The Green and Main Street allow a greater understanding of how the brook has influenced the development of the village, farming and the sawmill. The footpath on the east of the brook also allows a direct comparison between the modest terraced cottages east of the brook and the properties with land to the west of the brook. The area is lush, with much greenery.

8.48 Street through Hethe - East:

Main Street is the spine through the Hethe Conservation Area and connects to other villages. The south of the street is well-defined by cottages directly abutting the back of pavement, the quality of the garage outbuildings at the eastern entrance to the village detracts from the stone terrace. The north side of the Main Street is informal by comparison where there are stretches of stone walls and an outbuilding with a couple of older double fronted stone properties set on higher ground which enjoy a southern aspect. The demolition of terraced properties directly abutting the street has allowed modern properties to be built with a less well-defined frontage. Immediately east of the bridge over the brook are two further double fronted cottages facing west over the brook.

8.49 Street through Hethe - West:

To the west of the bridge over the brook there are several listed buildings which address Main Street and create a strong sense of enclosure with the exception of The Green to the south which is of a more loose-knit form. Whilst the churchyard to

the north is raised, the retaining stone wall provides a strong frontage to the street. and along the street to the

8.50 The Churchyard:

The churchyard is set above Main Street, behind a stone retaining wall and provides a good vantage point. There is a tall stone wall on the western edge north of the church, which returns as a low drystone wall before returning to the north as a timber poste and rail fence. There is a lower stone wall to the north and east boundaries beside the church. The churchyard is a tranquil green space with mature trees, it provides a poignant historical connection to the past through the many grave markers and monuments within the church.

8.51 The Village Green:

The Green is in two parts, divided by the thatched Round House and the Old Carpenter's Shop. To the north, it is more formal, with the war memorial and the Town Well with its iron railings. The entry to the south of The Green is lush, with impressive mature trees shrouding the farmhouses, farm buildings and cottages which address each other across the wide and long green beyond.



The Churchyard looking south



The Green from Main Street

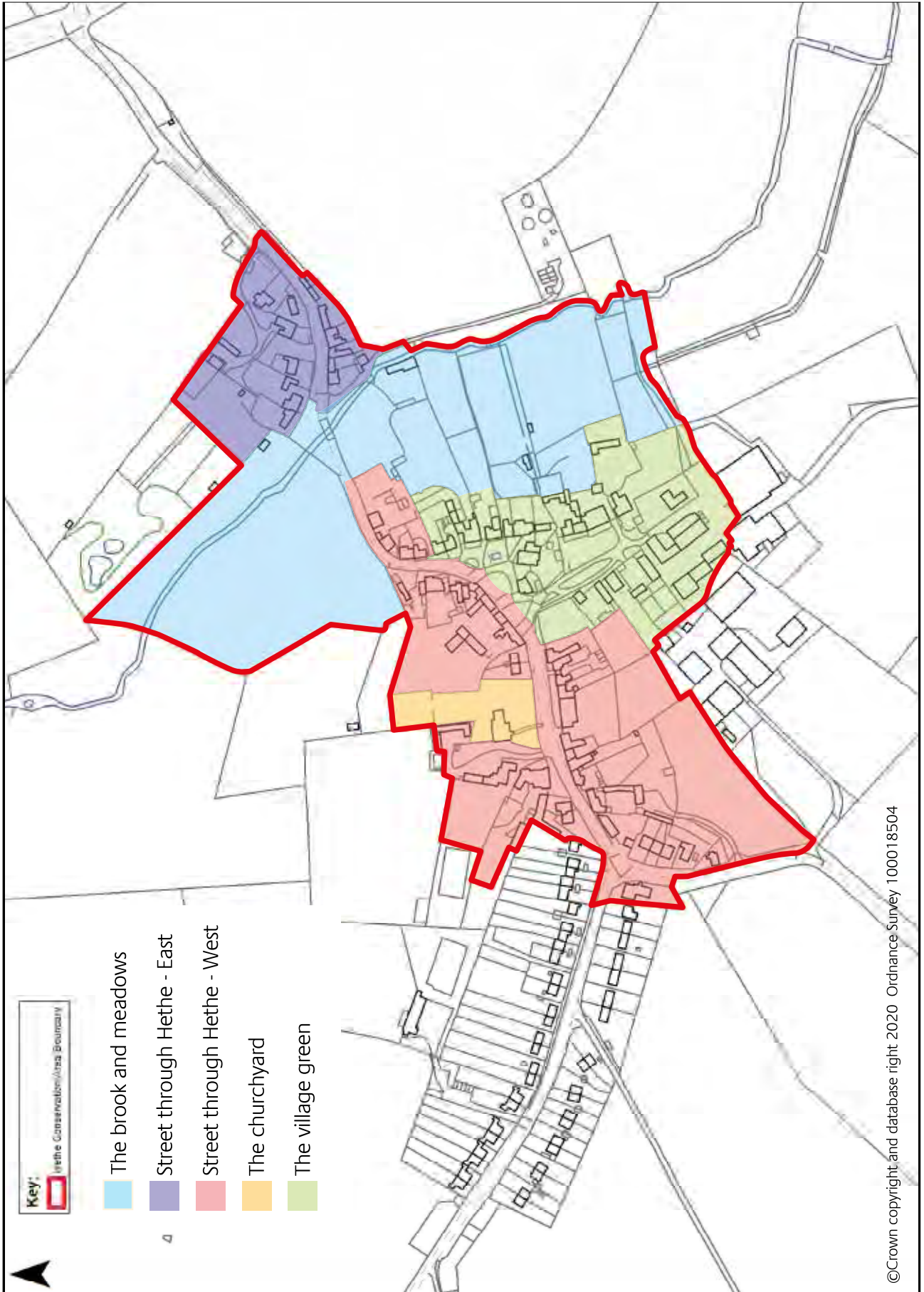


Figure 18. Hethe Conservation Area boundary (March 2020) - Character Areas

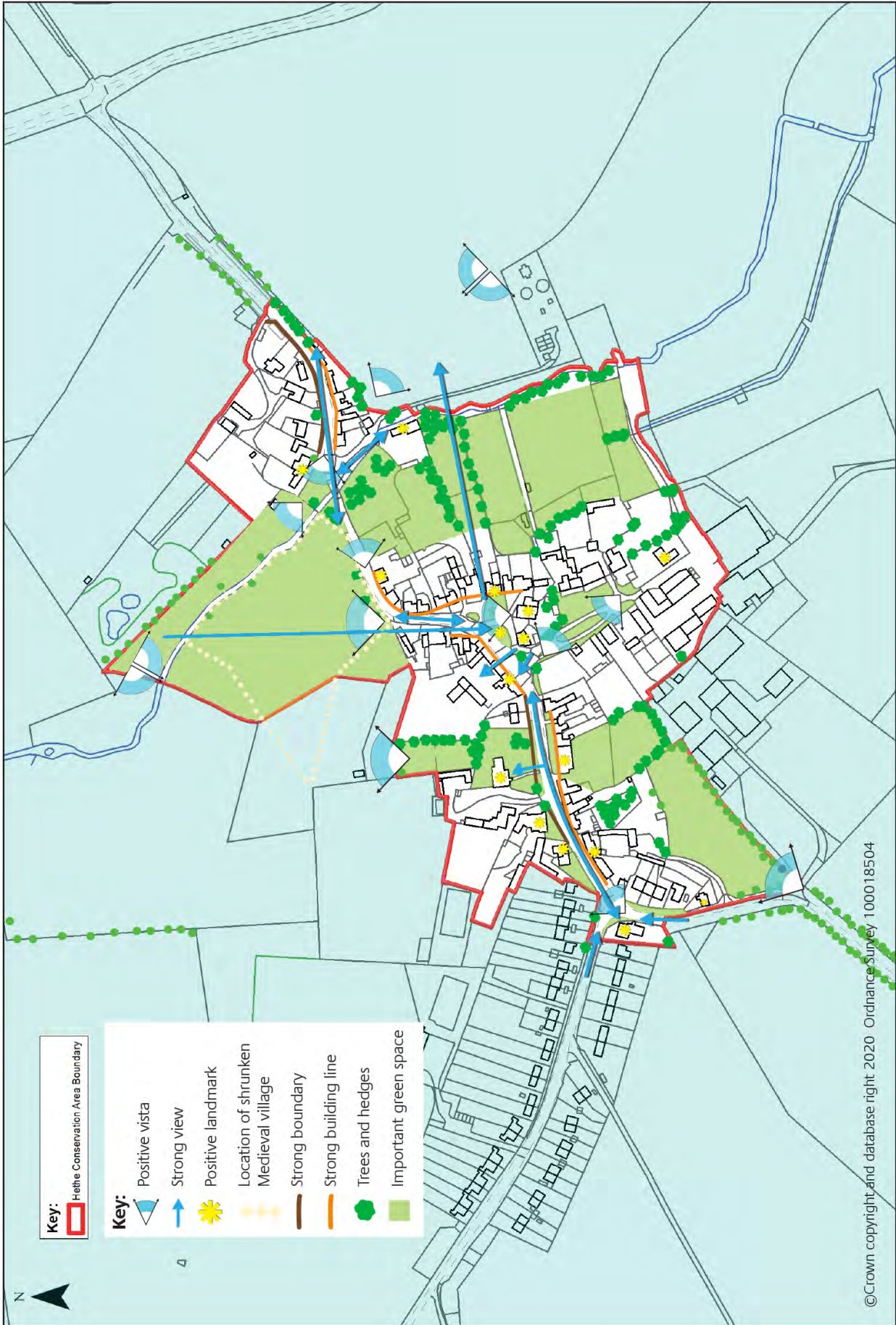


Figure 19. Hethe Conservation Area boundary (March 2020) - Visual Analysis

9. Materials and Details



10. Management Plan

10. Management Plan

Policy context

- 10.1 The 1990 Planning (Listed Buildings and Conservation Areas) Act places a duty on local planning authorities to formulate and publish proposals for the preservation and enhancement of its Conservation Areas. 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. 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.
- 10.2 The main threat to the character and appearance of any Conservation Area is the cumulative impact of numerous alterations, some quite small in themselves, to the traditional but unlisted buildings within the area. These changes include such works as the replacement of traditional window casements, often with uPVC, replacement of original doors, change to roof materials, additions such as non-traditional porches, erection of satellite dishes on the front elevations of properties, 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 result in the erosion of the historic character and appearance of the Conservation Area.
- 10.3 The aim of management proposals is not to prevent changes but to ensure that any such changes are both sympathetic to the individual property, the streetscape, and overall preserve or enhance the character and appearance of the Hethe Conservation Area.
- 10.4 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.
- 10.5 The principal plans and policies covering alterations and development of the historic built environment are given in Appendix 1.
- 10.6 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 'control over demolitions of buildings' in Section 12 for further advice.
- (A listed building, including 'curtilage listed' buildings and structures, will always require listed building consent for demolition).



Important trees are located on The Green

General Proposals for Preservation and Enhancement	
Settlement Form	<p>The current form of Hethe is a divided settlement into two unequal halves due to the degree of shrinkage beside the low-lying brook. The historic village addresses the Main Street through Hethe in lengths of terraces of cottages and farmhouses and looser arrangements of farmhouses and cottages on higher ground. The Green is located in the western half of the village and is of loose knit and green character.</p>
New Development	<p>As a category C village (The Cherwell Local Plan 2011-2031), Hethe is considered suitable for conversion of existing buildings and infilling only.</p> <p>Any proposed extensions or infill must respect the scale, design, proportions and materials of the surrounding architecture to strengthen the cohesion of the street scene.</p> <p>There are distinctive character areas within the village and any development must use an imaginative and high quality design that reflects its immediate context.</p> <p>The street scene in the Conservation Area is a fairly tight network of historic farms nestled in their farmstead settings, interspersed with traditional village cottages. The land around them provides the wider setting and is an equally important contributor to the special interest and significance of the Conservation Area. The infilling of the important space between the existing properties, could harm the significance of the dispersed ribbon development along Main Street and The Green. Modern agricultural sheds need to respect the setting of listed buildings and the Conservation Area. Rear extensions, new openings with large expanses of glazing, and garden structures can all have a significant effect on the setting of the Conservation Area and listed buildings. It is important to note that any development should respect views within, views out and towards the Conservation Area. It is important that back land development continues to be resisted as this would detract from the historic significance of the settlement.</p>
Setting and Important Views	<p>The settlement of Hethe retains its rural, agricultural setting.</p> <p>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 maintained, as should sweeping vistas across the fields.</p> <p>The impact on the setting of the Conservation Area should be considered in any proposed development taking in the surrounding area taking into account Historic England guidance and the contents of this appraisal.</p>
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. The change of use from agricultural land to residential curtilage could have a detrimental effect on the Conservation Area and would be resisted.</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>There are a number of thatched roofs in Hethe and it is important that these are 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 plane clay tiles, which also contribute to the character of the village, and these should also be replaced like for like.</p> <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.</p> <p>Sensitive repair and regular maintenance will be encouraged through distribution of guidance notes and general advice through the Development Management process.</p> <p>The unsympathetic alteration of minor features could have a significant effect on the character and appearance of Hethe. 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>
Enhancing the village green	<p>The village green houses the war memorial and formal Town Pond and stretches back to a contained triangle with historic farm buildings and cottages. The houses which provide the backdrop to the Village Green, are very prominent in the village. Any alterations to these buildings need to be sympathetic to the historic character of the village.</p> <p>Important mature trees make a valuable contribution to the character of the settlement and should be maintained. The Green is a tranquil loose-knit area screened from the main route though the village and this should be protected.</p>
Management of trees	<p>In addition to managing work to trees in a Conservation Area and Tree Preservation Orders (TPOs), Historic hedgerows have their own protection.</p>
Archaeology	<p>Hethe Parish is a potentially rich archaeological area. 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.</p> <p>*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.</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.</p> <p>Important mature trees and historic hedges also make a valuable contribution to the character of the settlement and should be maintained.</p> <p>Materials used in driveways should be permeable and suited to this rural setting. Planning permission is required for new driveways and other structures.</p>
Character of roads, lanes and verges	<p>The main road running through Hethe needs to comply with highway standards but it is important to ensure that Hethe does not become overly urbanised by road markings, roadside clutter and signage. The lane beside the brook and other farm lanes retain a rural informal character which make a significant contribution to the settlement and it is important this character is retained in any development within the settlement. Where historic landscaping exists, this should be retained. The footpaths should remain open and any gates or stiles maintained.</p>
Car parking on the Highway	<p>Car parking is an issue in the village around the pub and on The Green beside the Town Pond. 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.</p>
Wiring, satellites and aerials	<p>Overhead electricity lines, wiring, television aerials and satellite dishes can have a significant negative impact on historic buildings, the streetscene and setting of the Conservation Area and listed buildings. Any opportunities to remove, bury, rationalise or re-route in a more sensitive position should be taken as this could have a positive effect on the conservation area, subject to due consideration being given to archaeology. Satellite dishes should be positioned in an inconspicuous location out of public view – they do not always have to be fixed to the main house and can be positioned on outbuildings or in gardens.</p>
Alternative technology	<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>
Assets of Community Value	<p>Cherwell District Council maintains a list of Assets of Community Value. These assets are buildings or land that the current or realistic future use must further the social wellbeing or social interests of the local community. There are no assets in Hethe on this list.</p>
Local Green Space	<p>Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities. There is no designated Local Green Space in Hethe in the Local Plan current at the time of the publication of this appraisal.</p>
Buildings at risk	<p>There are no listed buildings at risk in Hethe but there is a prominent unlisted building with a tarpaulin over its thatched roof at the time of publication of this appraisal. There may be other structures at risk that are not visible from the public domain.</p>

11. Conservation Area Boundary

11. Conservation Area Boundary

- 11.1 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.
- 11.2 Hethe Conservation Area was designated in March 1988 and reviewed in July 1993. 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 second review of the Hethe Conservation Area boundary and the first appraisal, and it has been guided by ‘Conservation Area Appraisal, Designation, and Management: Historic England Advice Note 1.’ (2019).
- 11.3 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 can be 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).
- 11.4 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, including historic features identified on historic maps, for ease of identification.
- 11.5 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.
- 11.6 The Hethe Conservation Area boundary was correct at March 2020 and was adopted in February 2022 (following a delay due to the Covid 19 pandemic). This boundary was informed by public consultation of the draft Hethe Conservation Area Appraisal from 27th March 2018 to 27th April 2018, including a public meeting and exhibition on 27 March 2018.
- 11.7 Northern Boundary:
- The north boundary runs along a boundary line relating to the former Nestleton Farm and the car park of what is now the Muddy Duck. It includes the Old Rectory and the churchyard of St Edmund and St George. It then follows a boundary to the north of Manor Farm, and has been amended to follow a fence that roughly follows the line of a historic footpath that is shown extending from Manor Farm across the field and Hethe Brook (Wundedbrook) to meet the hedgerow beside the old quarry and includes the site of the medieval shrunken village. The boundary then runs south to follow the hedgerow to the west of Sunnybank before it diverts east to include the domestic curtilage of Sunnybank, the cottages to the east, and the driveway and part of the curtilage of Goldhill Cottage / Hedham House south of a timber post and rail fence.

11.8 Eastern Boundary:

The east boundary runs from the driveway to the east boundary of Goldhill Cottage / Hedham House across Main Street and follows the fence line to include the semi-industrial sheds and garages to the east of the terrace of cottages that line the south of Main Street at the entrance to the village. The boundary includes the curtilage of the terraced cottages and then runs south to include the rural lane towards the sewage works as far as the south of Firtree Cottage and then follows the strong physical feature of Hethe Brook (Wundedbrook), as far as the driveway to the east of Montague Farm. The burgage plots and paddocks to the east of the properties lining Main Street beside the Green, are thereby included. The LiDAR map of Hethe Deserted Medieval Village held at the Historic Environment Record indicates at least one platform to the east of the extant outbuildings behind The George. The strips of land include a larger surviving paddock that stretches down to the brook but the other paddocks/pockets of orchard are mostly being used as gardens, with an area of wilderness to the south of Firtree Cottage within the curtilage of The George.

11.9 Southern Boundary:

The southern boundary includes the driveway to the east of Montague Farm and includes most of the historic farm curtilage of Montague Farm, Green Farm and part of Lord's Farm. The boundary, which had followed a modern c1976 field boundary, has been amended to better reflect what exists today in the context of the historic farm buildings. This follows the latest Historic England guidance on reviewing boundaries that now cut through structures. There is no evidence of any historic structure on the land where the modern agricultural sheds stand, nor is the land considered important in terms of ownership. The inclusion of this area in the 1993 boundary has not halted the agricultural development of more modern sheds. Planning Case Officers should take into account the setting of listed buildings

and Conservation Areas in accordance with current legislation and guidance in the National Planning Policy Framework and the Local Plan. The south boundary follows the northern edge of the hard standing to the modern agricultural sheds, which aligns with the 1881 field boundary. It then runs west along a hedgerow to meet Bainton Road to include the paddock and driveway to Lord's Farm (which appears on OS maps dating back to 1881) and the masonry wall with integrated outbuilding.

11.10 Western Boundary:

The west boundary follows the hedgerow to the paddock and runs northwards to include from Lord's Cottage before crossing Bainton Road to include the curtilage of the Old School, then crosses Hardwick Road to include the surviving old stone wall from Nestleton Farm, behind which lie modern properties. The boundary then follows the 1993 boundary which includes Burma and the old barns belonging to the former Nestleton Farm and the Muddy Duck.

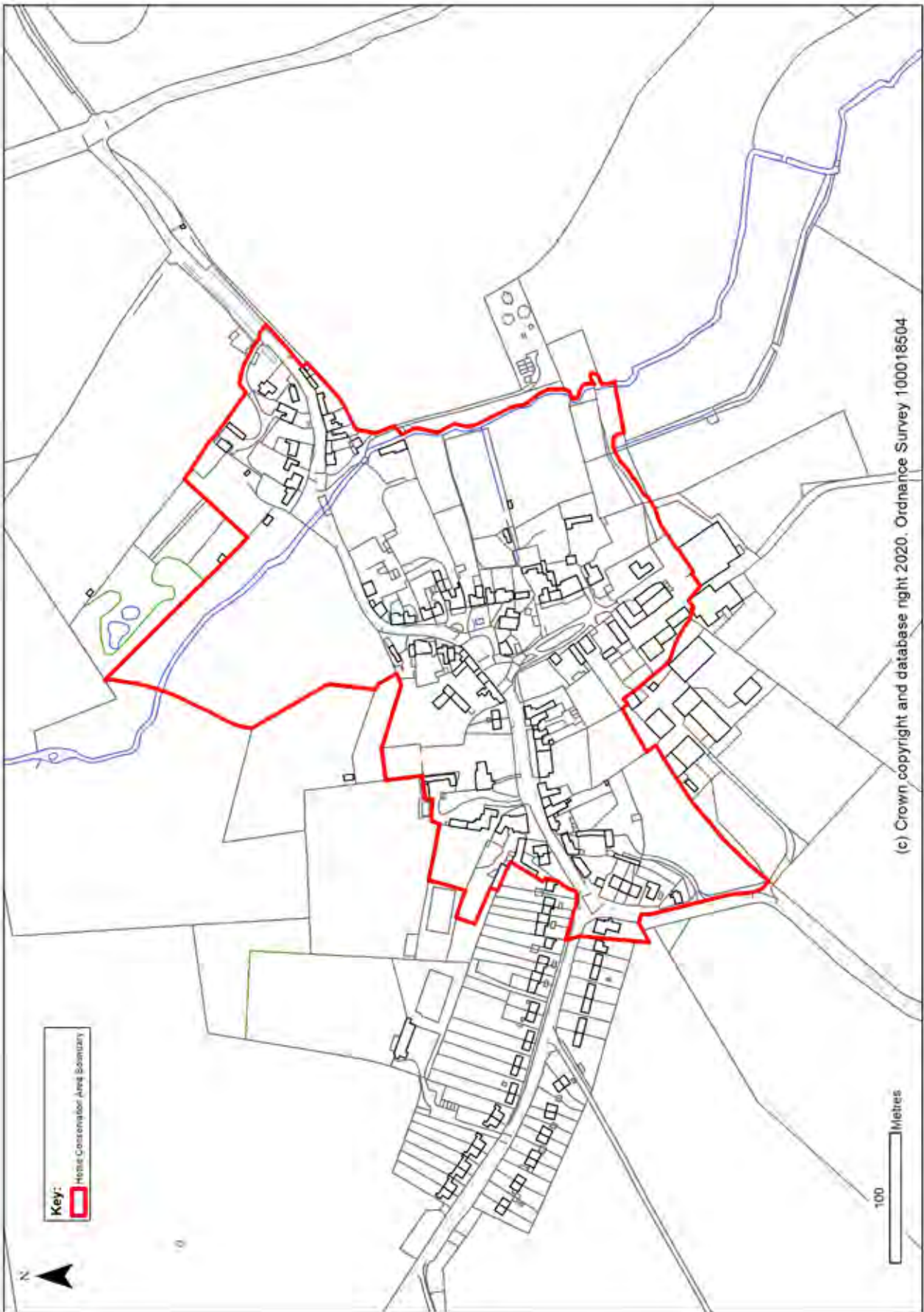


Figure 20. Hethe Conservation Area boundary (March 2020)

12. Effects of Conservation Area Designation

12. Effects of Conservation Area Designation

- 12.1 Conservation areas are designated by the Council under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. There are different planning controls in Conservation Areas and anyone proposing development should seek advice from the Council's Development Management Team at an early stage.
- 12.2 '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.'
- 12.3 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 the area**
- 12.4 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.
- 12.5 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**
- 12.6 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

- 12.7 The Council must be notified of any intention to carry out works to fell, lop or top any tree with a trunk/stem diameter greater than 75mm, when measured at 1.5m above ground level not already the subject of a tree preservation order. This provides the Council with an opportunity to consider making a tree preservation order and the provision of an extra degree of control over the many trees that are important to the appearance of a Conservation Area.
- 12.8 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.
- 12.9 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 TPO, are controlled under the Hedgerows Regulations 1997 and are not dependent on Conservation Area status.

Protection of important open spaces and views

- 12.10 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 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

- 12.11 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

- 12.12 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

- 12.13 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).
- 12.14 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 dwelling house with stone, artificial stone, pebble dash, render, timber, plastic or tiles;

- any additions (e.g. dormer windows) to the roof of a dwelling house;
- 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, can be found on Cherwell District Council's website <https://www.cherwell.gov.uk/do-i-need-planning-permission>

12.15 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.

12.16 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>

13. Design and Repair Guidance

13. Design and Repair Guidance

- 13.1 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.
- 13.2 There is very limited opportunity for development in Hethe which is a Category C Village in the Cherwell Local Plan 2015 Part 1, where only appropriate infilling and conversions will be considered. The following design guidance for repairs, alterations and infill development is particularly important:

Scale and Settlement Pattern

- 13.3 The settlement of Hethe has been determined by its geographical constraints and any new development should relate well to its immediate surroundings. Hethe 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 of 2 storeys, with occasional 3 storeys. 2 storey houses with attic accommodation within steeply pitched roofs with occasional gable attic windows exist, dormers are not common as the roofs would originally be thatched.
- 13.4 The topography of the village can increase the dominance of a building and this also needs to be considered when considering the scale of a property and how it sits within the rural village context. The larger buildings in Hethe (such as the church, Hethe House and Manor Farm, with its extensive frontage) have been positioned to be prominent

within the village, having had a specific function in the history of the village, yet they are not dominating in the streetscene.

- 13.5 Hethe is a linear settlement and most buildings address the street, with their roofs set parallel to it. The former Methodist Chapel, Chestnut Cottage on The Green and a few farm buildings, have gables fronting the street.
- 13.6 There are very few roads and lanes in the village and additional lanes would not be encouraged as this is not a dominant form in the village.
- 13.7 The historic form of the village should remain recognisable with views and green space respected between and around buildings. The extents and settlement plan form of the village should be respected. The key views, landmarks and the diverse sensory experiences of the village should be considered in any project so that the sense of anticipation on travels through the landscape is not lost, whether on foot, horse or car.

Proportion

- 13.8 Most buildings within Hethe 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 emulated in new development and extensions to ensure the significance and character of the host building is upheld. In most instances, extensions should be subservient to the existing building.

Roofs

- 13.9 The rooflines in Hethe are a dominant feature in the village. Most roofs in Hethe were once thatched and a considerable number survive. 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 and slate, whilst others have always been in Welsh slate or plain clay tile. More recently, a few roofs have been replaced with heavier modern concrete tiles, without due consideration of the impact the increased weight has on roof structures and rubble walls. The loss of traditional roofing materials and details leads to the erosion of the character of the village. On some farm outbuildings, traditional thatched, slated or tiled roofs may have been replaced with a lighter corrugated roof, as a cheap alternative to provide a watertight hat or where the roof covering might have been too heavy for the structure. Corrugated iron and tin roofs have become a traditional roof covering, having been in existence for almost 200 years. There are a few unfortunate flat roofed extensions to the rear of some properties, flat roofs are alien to local tradition and should be resisted where possible.
- 13.10 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.
- 13.11 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 and as a natural material and there will be some variation depending on where it comes out of the quarry. Before purchasing a slate, suppliers should be asked to provide examples of where their slate has been on a roof for several years so that a judgement can be made, and if the proposed slate is suitable for Hethe. 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 any shortfall in slates being made up with matching new slates on the less visible roof slopes. The slate should match both dry and wet.
- 13.12 Where lead exists on roofs, it is recommended that it is marked with a forensic coating to deter thieves. It could also be protected by CCTV and be alarmed.
- 13.13 Chimneys create interest in the rooflines of the buildings and they can help to date a building. Many chimneys in Hethe are in red brick but there are a number which have been built off earlier stone chimneys. They 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

- 13.14 The palette of materials found in the Conservation Area is predominantly local oolitic limestone walls or local red brick, and red brick chimney stacks. 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.
- 13.15 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 fabric of the building. The size of mortar joints should be based on the original existing, sometimes hidden behind unfortunate later repointing schemes. Many buildings in the district have excellent masonry and repointing should be carried out only where needed. Often buildings are totally repointed when only localised 'like for like', well-matched pointing is required. There are many unfortunate examples where mortar has been chiselled out, causing damage to the corners of both stone and brick, so that when the wall is repointed, there are thick joints with a much higher proportion of mortar which can change the character of a building.
- 13.16 The replacement of stone 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 is not performing its function in protecting what is below. Where possible, templates for new carved stone should be taken from the best surviving example, a good banker mason should interpret the template to provide the geometrical setting out and check this against the stone on site prior to carving the new stone. It should be noted that although stone is laid on its natural bed for general walling, that there are positions where it should be laid edge-bedded, a good mason should be able to advise.
- 13.17 There is very little use of render historically in Hethe where the use of Oolitic limestone predominates and the use of render is discouraged. Original render should not be stripped off to expose rubble stone or brick walls, which were not intended to be exposed. 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. 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

- 13.18 In the vernacular cottages, the lintels tend to be timber. Hethe House has rendered lintels, the Dower Lodge has stone lintels and the Old Rectory has keystone lintels. Vine Cottage and East Cottage brook have a slightly unusual stone lintel detail which rakes back, East Cottage includes a central keystone. There are a couple of blocked openings in a boundary wall adjoining Vine Cottage and Green Farmhouse which have gauged brick lintels and later stone or concrete/reconstituted 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, for a large opening in an old barn, the lintel would historically have been in timber, cast 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

- 13.19 There are a range of window styles in Hethe. 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.
- 13.20 Retention and repair of original traditional windows is the preferred option, including the retention of historic glass, and guidance is listed in the Bibliography, any replacement should match the original. 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 well-proportioned, positioned with care, and should respect any existing openings.
- 13.21 Where inappropriate windows are proposed to be replaced, historically correct fenestration will be required. 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.
- 13.22 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. UPVC windows are not appropriate for a Conservation Area.
- 13.23 Replacement of timber or metal windows in a UPVC alternative, no matter what the pattern or design, is unacceptable.
- 13.24 Dormers are not a traditional feature for this area. They are discouraged on front, principal or highway elevations where they don't already exist, although there are some early examples within the District. Where dormers are of some historical interest, they are normally thin lath with lime rendered cheeks, and should be repaired like for like.
- 13.25 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.

Doors

- 13.26 Old traditional doors should be repaired rather than replaced where possible – see the Bibliography. 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. 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 Hethe 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.

- 13.27 Door ironmongery can also impact on a Conservation Area. The buildings in Hethe 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 which were historically solid for security. Traditionally, buildings of higher status would have solid panelled doors with a fanlight or overlight above the door transom. There are a few good examples in the Conservation Area. 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 to allow some light in. This has also happened to some traditional solid 4-panelled doors. Small windows in boarded plank doors (ledged 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

- 13.28 There are a few open porches and door canopies in Hethe. These 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, some of which are enclosed, which are less successful and are not encouraged.

Historic Ironwork Straps and Ties:

- 13.29 Hethe has a few structural historic iron straps and ties, old photographs show timber pattress plates were also used. Historic ironwork should be reviewed to establish if it is still doing the job for which it is intended and it should also 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

- 13.30 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 turns grey when exposed to UV, the detailing is thin and the brackets often require fascia boards, which are not traditional in the district, replacement in original materials is encouraged.

Soil Vent Pipes

- 13.31 These should be kept off principal elevations, they can be sited internally if this will not damage 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 where possible. UPVC soil pipes are not appropriate for listed buildings or sympathetic to buildings within a Conservation Area.

Boundaries

- 13.32 Boundary treatments should follow traditional historic precedent of local oolitic stone walls, iron and timber fences, as well as some metal estate railings. Gates are traditionally unpainted timber field gates or iron gates. There are some metal railings in need of repair and redecoration. Solid vertically boarded gates are not a historic feature of Hethe, in the wider district there are a few but these are painted and normally set within a high stone wall as a pedestrian gate, or a double set of gates. Hard landscaping varies from stone chippings, cobbles and flagstones, which have a positive impact on the Conservation Area, but there are others which have a harmful effect, such as tarmac. There are hedges which front the highway and make a positive contribution to the village.
- 13.33 The strengthening of boundary treatment can affect views through, within and out of the settlement. Where hedgerows line fields, they need to be managed. The possibilities to appreciate views of the village and the surrounding landscape should not be lost or walks and journeys will become stagnant and the connection with the countryside lost.
- 13.34 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

- 13.35 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

- 13.36 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

- 13.37 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.

Micro-energy generation

- 13.38 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.

Highway/roads/lanes

- 13.39 Hethe is in a secluded rural location and street furniture, signage and road markings are limited within the Conservation Area. Main Street and the Green have grassed verges, some with stone kerbs, and they make an important contribution to the rural character of the settlement and it is important that this is not urbanised. It appears that cars do not park on the grassed verges, which has been highlighted as an issue in other villages.
- 13.40 The pavements are now all tarmacked with stone kerbs, there is a narrow pavement beside Vine Cottage.
- 13.41 Although the roads are all now tarmacked, the lane leading to the sewage plant remains a rural track, as does the driveway between the new cottages to the west of the Old Stone House. At least one section of road pays reference to traditional hard landscaping, namely the entrance to the car park for the Muddy Duck.

13.42 Traffic speeds through Hethe are typically low, due in part to parked cars, topography and bends in the road. Formal traffic measures, such as speed bumps and priority halts, would have a negative impact on the character of this rural village. There may be conflict between farm vehicles and cars from time to time but farming should be encouraged as part of a rich tradition in the parish and historic management of the land.

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

Signage

13.44 There are signs related to the highways, bus services, the church, the farms, the Muddy Duck and individual houses. Historic signs in the village should be conserved and maintained. Good quality, scaled, photographic record, should be lodged in the parish files. 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 signs should be removed.

Utilities and services

13.45 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.

13.46 There is a modern public telephone box on Main Street and a red postal box in the churchyard wall.

Green Space and water features

13.47 Hethe is a village with much greenery and water sources, which support nature. There are at least three springs of historical importance surviving today. The first lies just outside the village, near the site of the mediaeval quarry. The second lies beside the Town Well and the third on the Green. A ditch runs from the backs of the properties fronting Main Street and the Green and drains into the Hethe Brook. There is a pump in a niche on the frontage of Manor Farm and historic maps show where other pumps were located. Ditches, brooks, springs and pumps require maintenance from time to time as part of the stewardship of the land.

13.48 The grass verges require cutting. Trees need to be managed from time to time, and the management of trees in a Conservation Area and trees with Tree Preservation Orders and Hedgerow management are all discussed in Section 10. There are crack willows that can be seen alongside the brook to the north of Main Street and an important Willow beside Firtree Cottage. The trees around The Green and in the churchyard, are also 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 significance.

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14. 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.

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

15. Acknowledgements

15. Acknowledgements

This document has been produced as part of Cherwell 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' and from the Oxfordshire Studies Library unless otherwise accredited. There are many historic images in the Millennium folder in the church of St Edmund and St George, The Story of Hethe by John M Sergeant who credits the photographs to the Fathers and Mansfield families, the Hethe Parish Website and in the Flora Thompson book which are subject to copyright.

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Appendix 1: Planning Policy

The Hethe 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 (Adopted Document 20 July 2015)

National Planning Policy Framework

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 buildings

C21 Proposals for re-use of a listed building

C23 Retention of features contributing to the character or appearance of a Conservation Area

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

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 Hethe Conservation Area is a designated heritage asset.

A2.2 The following listed buildings are designated heritage assets in Hethe, see Figure 21. It should be noted that listed building legislation takes precedence over any Conservation Area designation. The list descriptions are current as of November 2021 and are for identification purposes only, and associated curtilage structures are not identified.

Photograph at Listing/relisting	Photograph 2016/7	Listing grade and date of listing	Property identification
		II (07.02.1966)	Church of St Edmund & St George (12th Century Church; restored by G.E. Street in 1859)
		II (03.10.1988)	Headstone in St Edmund & St George Graveyard - 1682
		II (03.10.1988)	The Old Rectory (Rectory, now house; late 17th Century)
		II (20.06.1974)	Manor Farmhouse, Cottage and cart entrance (originally a farmhouse from the 17th Century)
		II (03.10.1988)	Montague Farmhouse (late 17th Century farmhouse)

Photograph at Listing/relisting	Photograph 2016/7	Listing grade and date of listing	Property identification
		II (03.10.1988)	Hethe Cottage (dates from early 18th Century; originally Hospital Farm House)
		II (18.12.1986 amended 03.10.1988)	Hethe House (late 18th/early 19th Century; was the Dower House; lower floors used as Village Hall in the 20th Century; sold by auction in 1986; includes the Dower Lodge)
		II (03.10.1988)	The Muddy Duck (late 17th/early 18th Century; previously known as the Whitmore Arms, originally the Maltster's Arms)
		II (03.10.1988)	The Round House (originally two cottages now one dwelling; mid-18th Century)
		II (03.10.1988)	Palmer House (early 18th Century, listed as house south of the public house)
		II (03.10.1988)	Burma Cottage (18th Century, includes Nestleton Cottage)
		II (03.10.1988)	Rose Cottage (originally two houses, now one dwelling; early/mid 18th Century)
		II (03.10.1988 amended 05.06.1990)	The Old Stone House (early 18th Century; known as "Caberfeidh" in 20th Century)

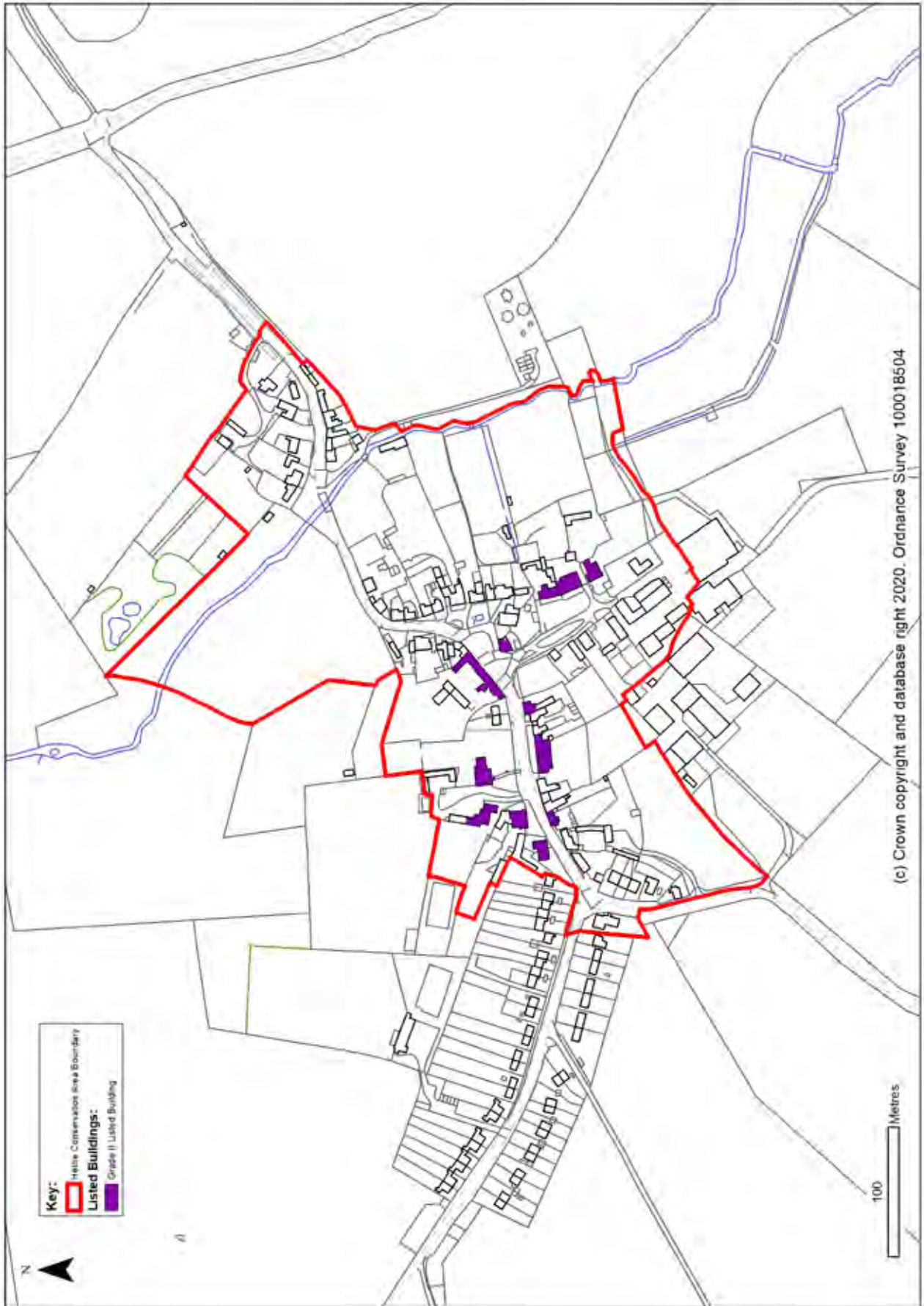


Figure 21. Hethe Conservation Area Boundary (March 2020) - Designated Heritage Assets

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 Hethe (see Figure 22). The Hethe 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.

Hardwick Road



Signpost (south side)

Bainton Road (west)



The Old School

Bainton Road (east)



Lord’s Cottage



Stone barns, outbuildings and walls behind Lord’s Farmhouse stretching to the back of The Green

Main Street (South)



Lord's Farmhouse



The Old Butcher's or Dorrington House



Townsend Cottage



The Old School House



The Old Carpenter's Shop



The Town Well



The War Memorial



Barn/stable to south of the Shrubbery and the Old Carpenter's Shop



Shrubbery Cottage



White Gables



The George



Springhill House including 1 and 2 Garden Walk and outbuildings to rear



Hill Rise House



Hill Rise Cottage



Old Ploughman's Cottage



Vine Cottage including the historic walls and outbuildings.



The bridge over Hethe Brook, including any archaeology associated with earlier forms.



3,5,6,7 Main Street (terrace)

Main Street (North)



East Cottage



Bergerac stone outbuilding



Hedham House (formerly Goldhill Cottage) and outbuildings.



Rose View outbuilding



Lawsons'



SunnyBank



Maryland Cottage



The Old Cottage



The Old Shop



Ridgeway Cottage



The Chapel



Bow Cottage and The Carpenter's Shop

Lane east of the Hethe Brook



Fir Tree Cottage, outbuildings and walls

The Green



Chestnut Cottage



Annexe to The Cottage on the Green



The Cottage on the Green



Green Farm



The Old Dairy



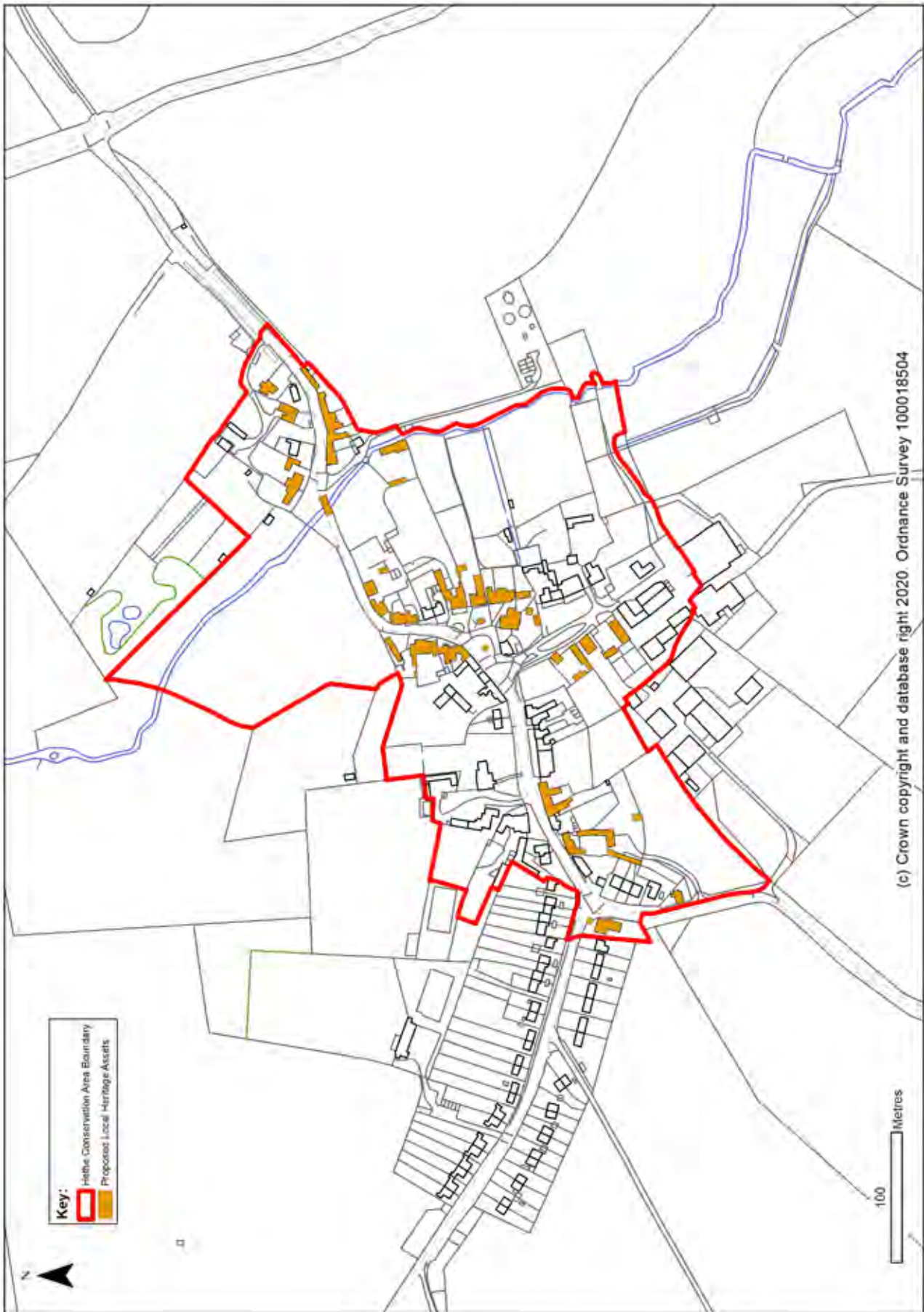
The Threshing Barn



Stone Barns south of the Threshing Barn – may be curtilage listed to Old Montague House



Stone walls beside Montague Farm - may be curtilage listed to Old Montague House



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Figure 22. Hethe Conservation Area Boundary (March 2020) - Proposed 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 Hethe?

A4.7 An Article 4 Direction could help to protect the special character and historical interest of the Hethe 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 Hethe 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.

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 Hethe Parish Council at early stages of preparation of the draft Conservation Area Appraisal.
- A5.4 A 4-week consultation took place from 27th March 2018 and 27 April 2018. An exhibition and public were held on 27 March 2018 to enable local residents to inspect the draft document and talk to the Conservation Team and planning colleagues. The draft document was available to be viewed on-line from Cherwell District Council's website (www.cherwell.gov.uk/conservation) and a link to this was uploaded onto the village website. Hard copies were available at the Bicester Library and Bodicote House, and paper copies were made available to people at the exhibition. 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.

How to contact us

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