



# Horley 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 resource during the Covid 19 Pandemic. The appraisal was finalised in June 2021 following further consultation on the September 2018 draft with Wroxtton Parish Council and a property on the Parish boundary. Policies and references have been updated where necessary. There have been no major planning applications submitted since September 2018.

# 1. Introduction and Planning 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 Horley was designated a Conservation Area in January 1987. This Conservation Area Appraisal and Management Plan is the third review of the Horley Conservation Area boundary, and the second appraisal. The appraisal involved a combination of walk over surveys of the settlement (undertaken in the winter of 2017/8 and 2019/20), research using historic sources and an assessment of known management data for the area. The appraisal is based on a template produced by Cherwell District Council for Conservation Area Appraisals and has taken into account 'Conservation Area Appraisal, Designation and Management: Historic England Advice Note 1' (2019).
- 1.3 The 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 Horley

- 1.4 A summary of the key characteristics of Horley are:
- irregular nucleated settlement arranged around former village green and principal street;
  - historic medieval core including the church, and the prebendal and lay manors;

- interesting topography and pleasant green character with remnants of orchards;
- settlement shows evidence of expanding and contracting over time;
- there is a limited palette of building materials which helps to unify the village and tie it to the land; and
- the mill race, brook and fish ponds are important landscape features.

### Summary of issues and opportunities

- 1.5 The future preservation and enhancement of the special character of the Horley Conservation Area, will owe much to the positive management of the area by homeowners, landowners, the Parish Council, neighbouring Parish Councils, the district council, the county council, and service providers.
- 1.6 In addition to existing national statutory legislation and local planning control, the following opportunities for enhancement have been identified:
- propose buildings and other historic features to be put forward for the Register of Local Heritage Assets (see Appendix 3);
  - encourage the protection of historic detail and the reinstatement of missing architectural details;
  - consider how an Article 4 Direction, to remove selected permitted development rights could protect and enhance the character and appearance of the Conservation Area (see Appendix 4, if taken forward this would form a separate process and consultation);
  - identify important areas of historic green space and consider how they can be protected (where appropriate);



- ensure that any new development is sustainable, sympathetic to the Conservation Area and of high quality; and
- consider how to effectively manage the distinctive characteristics of the settlement.

### **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) 2021, 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 national guidance and 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 Horley 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 Horley are shown in Figure 1 and Appendix 2. These include the current designated heritage assets, the designated Conservation Area boundary for Horley, and the location of the Tree Preservation Orders (TPOs).
- 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 Horley 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.



Entrance to 'The Square' from Banbury Lane



Wroxtton Lane with a mix of street frontages and gables. The lane rises and winds from the mill race, northwards to the Square. Wells were located within the wide grass verges.



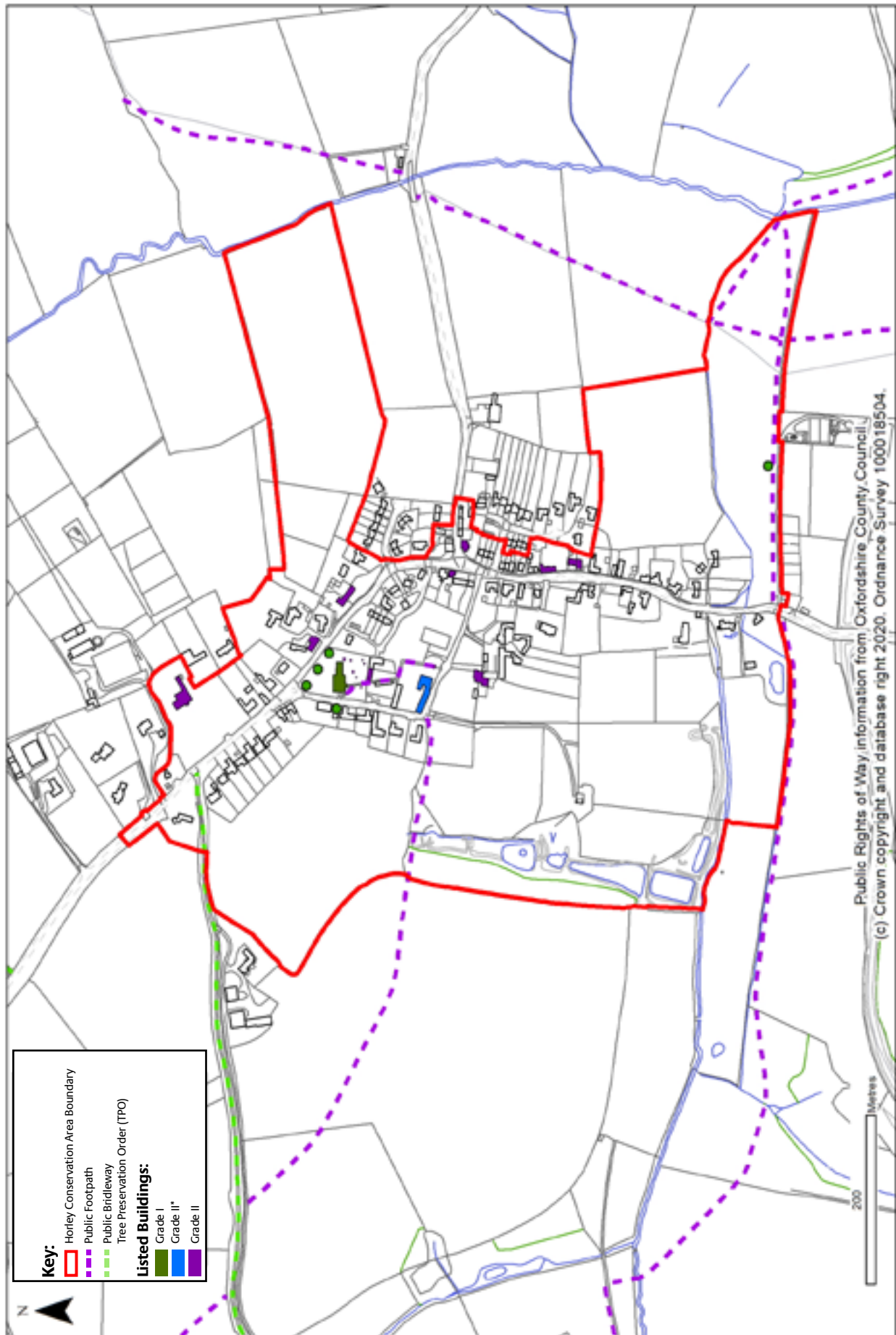
Park Farm, now Park House and Park Cottage  
Copyright: Historic England



Rear of Park Farm, now Park House and Park Cottage  
Copyright: Historic England

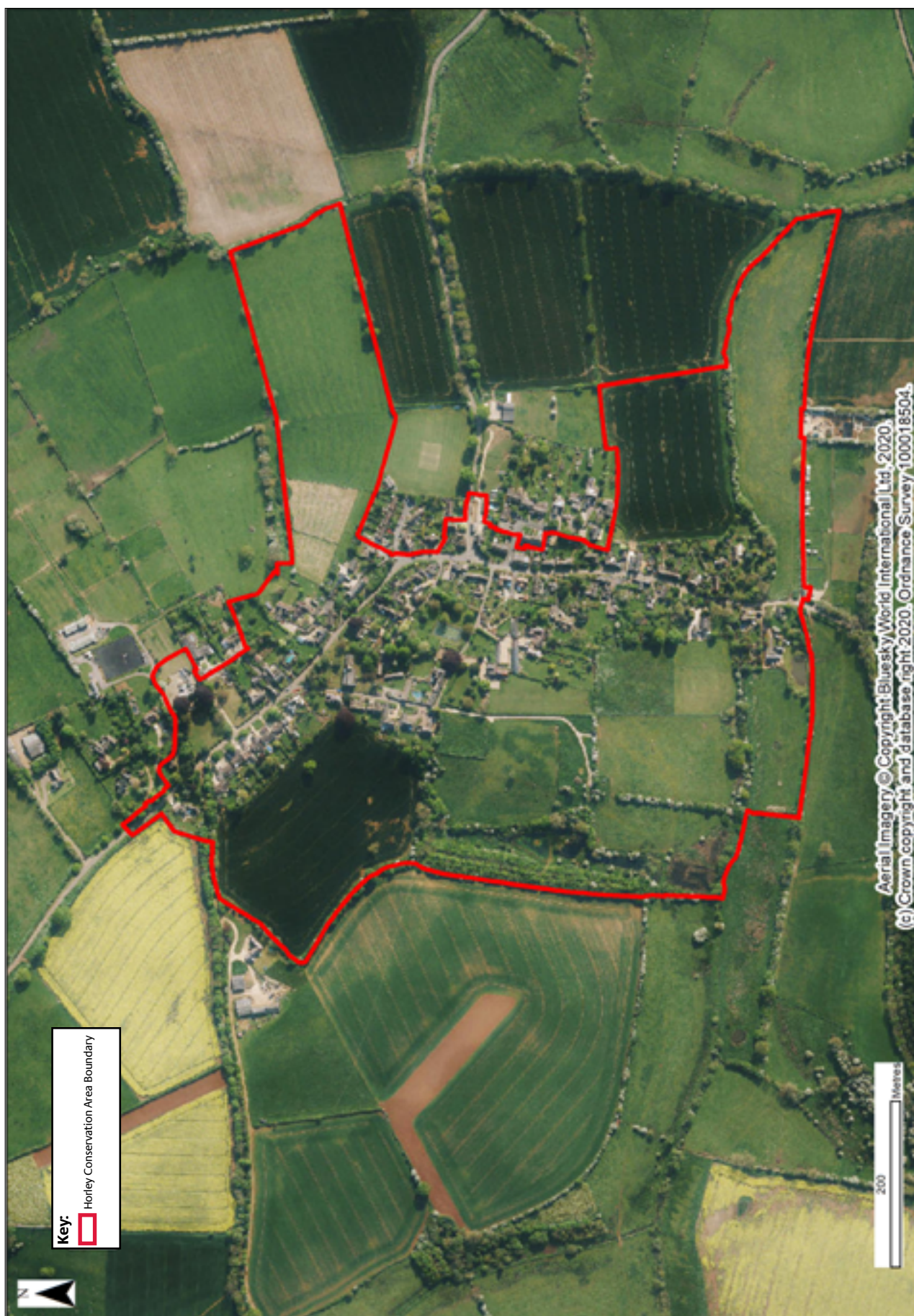


The Lawn was the home of the Fox family. After Mr Fox died, the house was leased as an orphanage in 1914. The formal house enjoyed a southerly aspect. It is thought this was the house that was auctioned off with the mill in the Red Lion in 1858.



**Figure 1.** Horley Conservation Area Boundary (March 2020) - Area Designations





**Figure 2.** Horley Conservation Area Boundary (March 2020) - Aerial Photography 2014-5



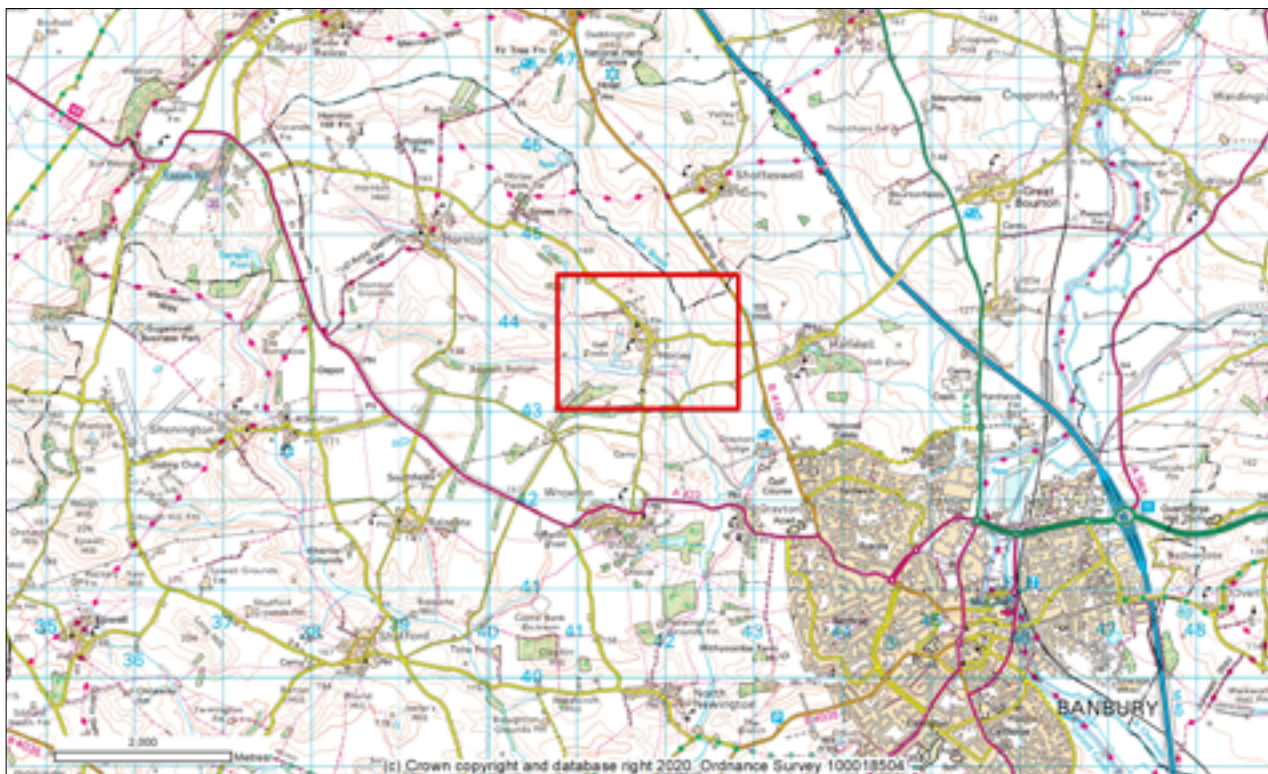
## 2. Location

### 2. Location

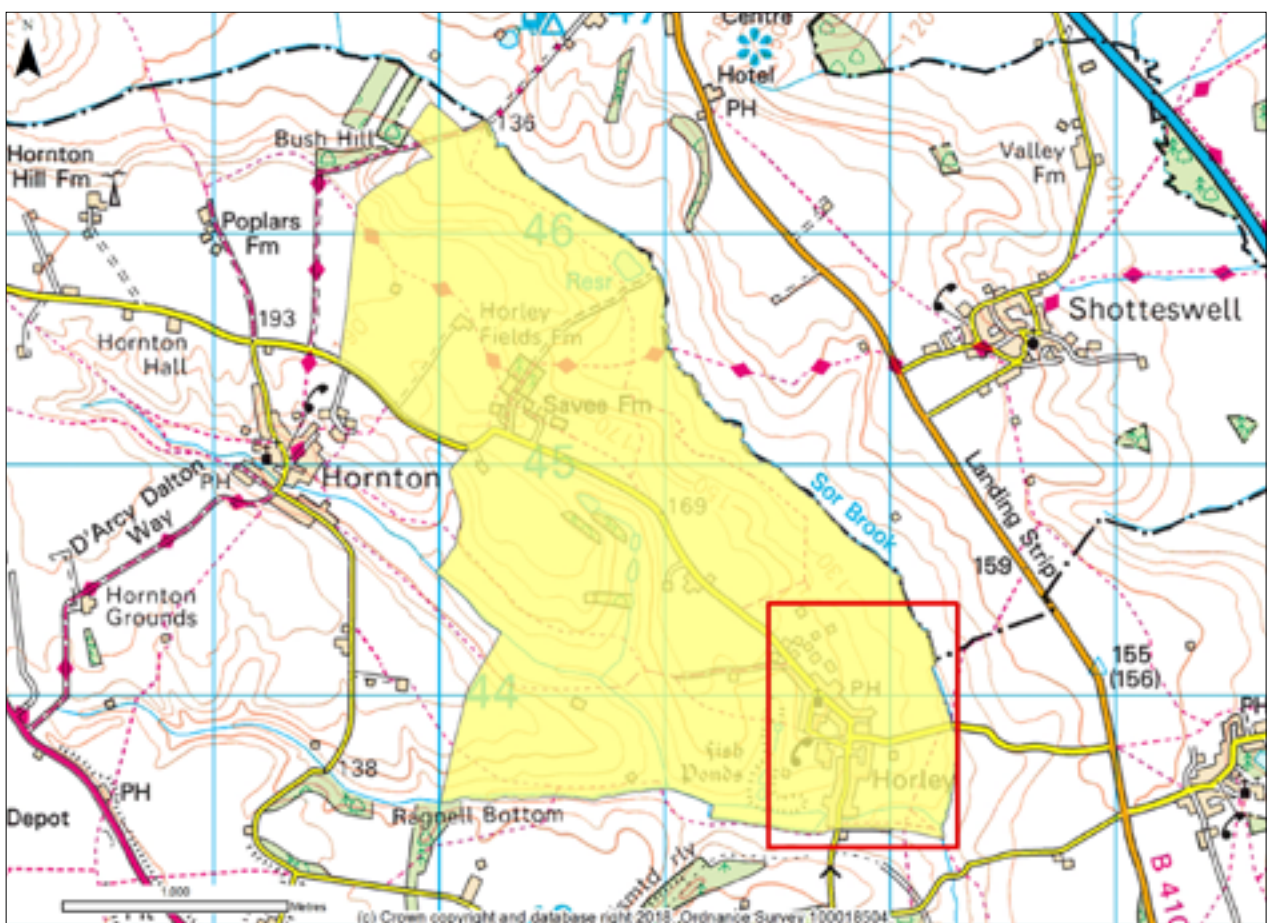
- 2.1 Horley Parish covers just over 1,158 acres in the far north of the district, partly bounding the Warwickshire border. The parish is approximately 2 miles top to bottom and 1¼ miles across. The village of Horley is a small rural settlement positioned close to the southern and eastern boundaries of the parish, about 3.5 miles north-west of Banbury, and 3.5 miles south-east of Edge Hill.
- 2.2 Horley lies within an 'Area of High Landscape Value' on a hillside between Wroxton Brook (the Sor Brook to the east), and Horley Brook (to the south) and its name means 'clearing in a tongue of land' (Gelling/Ekwall). The bridge over Horley Brook was built in 1916 and the hard bottomed ford on Banbury Lane was bridged by World War II prisoners of war. The topography involves steep climbs to reach both roads, see Figures 3, 4 and 7.
- 2.3 The parish is also located between two main roads. The A422, between Banbury and Stratford, runs a few miles to the west, and the B4100 between Banbury and Warwick, lies about a mile to the east and affords a panoramic view of the village. The M40 runs parallel with the B4100 further to the east beyond Hanwell and can be accessed from Junction 12 to the north, or from Junction 11 in Banbury to the south.
- 2.4 Parts of the lanes that run through Horley are sunken, or 'holloways', incised below the general level of the surrounding land. They have been formed by the passing of people, animals, water and vehicles before the gradients were levelled out and metalled as roads.
- 2.5 The 'Historic Routes in Cherwell District' study shows there was a prehistoric ridgeway running along the north-west of the district following the course of Traitors Ford Lane/Ditchedge Lane, and another on the line of the Southam Road (A423) was as an extension of the ridgeway south of Banbury, which crossed the Fosse Way beyond Southam. The B4100 between Hanwell and Horley has been confirmed as a Roman road. The Jurassic Way ran north of Hook Norton to Banbury. Clump Lane is a public right of way and bridleway on the west of Hornton Lane. A further right of way extends westwards from Little Lane and joins Clump Lane outside the Conservation Area, these paths would have formed the most direct path to Hornton which lies to the north-west. Another public right of way exists as a staggered path from Little Lane to the church over the land belonging to the Manor. To the south of the village, a public right of way to the west links with Alkerton and Hornton, this also ran to the east, where it tracked southward towards Banbury, and northwards to the B4100. Horley sits between these historic routeways. Hanwell lies to the east and Wroxton to the south. See Figures 3, 4 and 5.
- 2.6 The 1917 mineral railway serving the ironstone quarries in the Wroxton area was positioned to the south of the parish and ran to the railhead in Banbury where it connected with the main Great Western Railway line to the east of Southam Road. The line closed in 1967. The track and surrounding woodland is a nature reserve run by the Berks, Bucks & Oxon Wildlife Trust (BBOWT).



Horley from the B4100 Warwick Road to the east

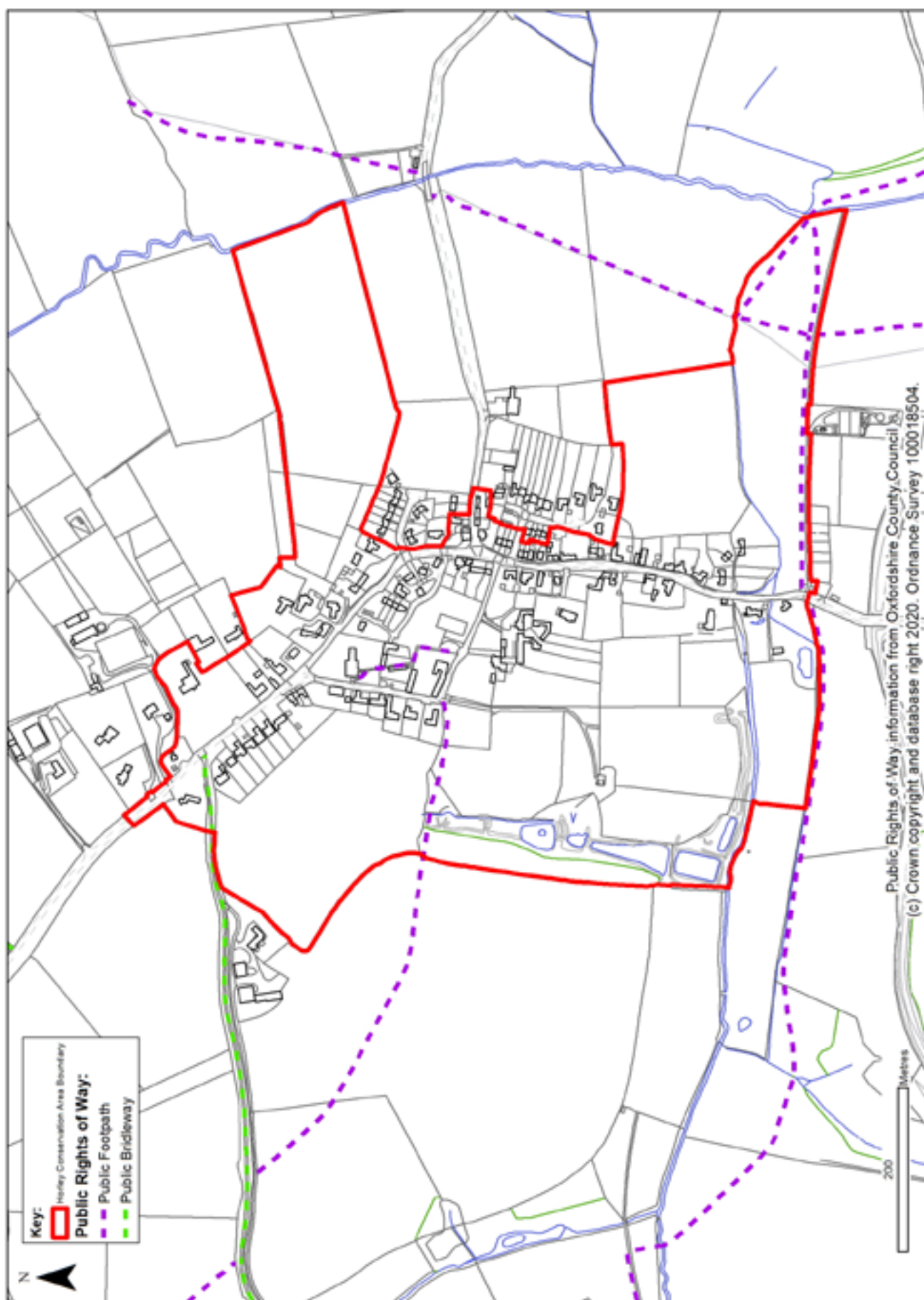


**Figure 3.** Location of the village of Horley on the OS Base



**Figure 4.** Location of settlement shown on OS base with the Horley Parish Boundary shaded yellow





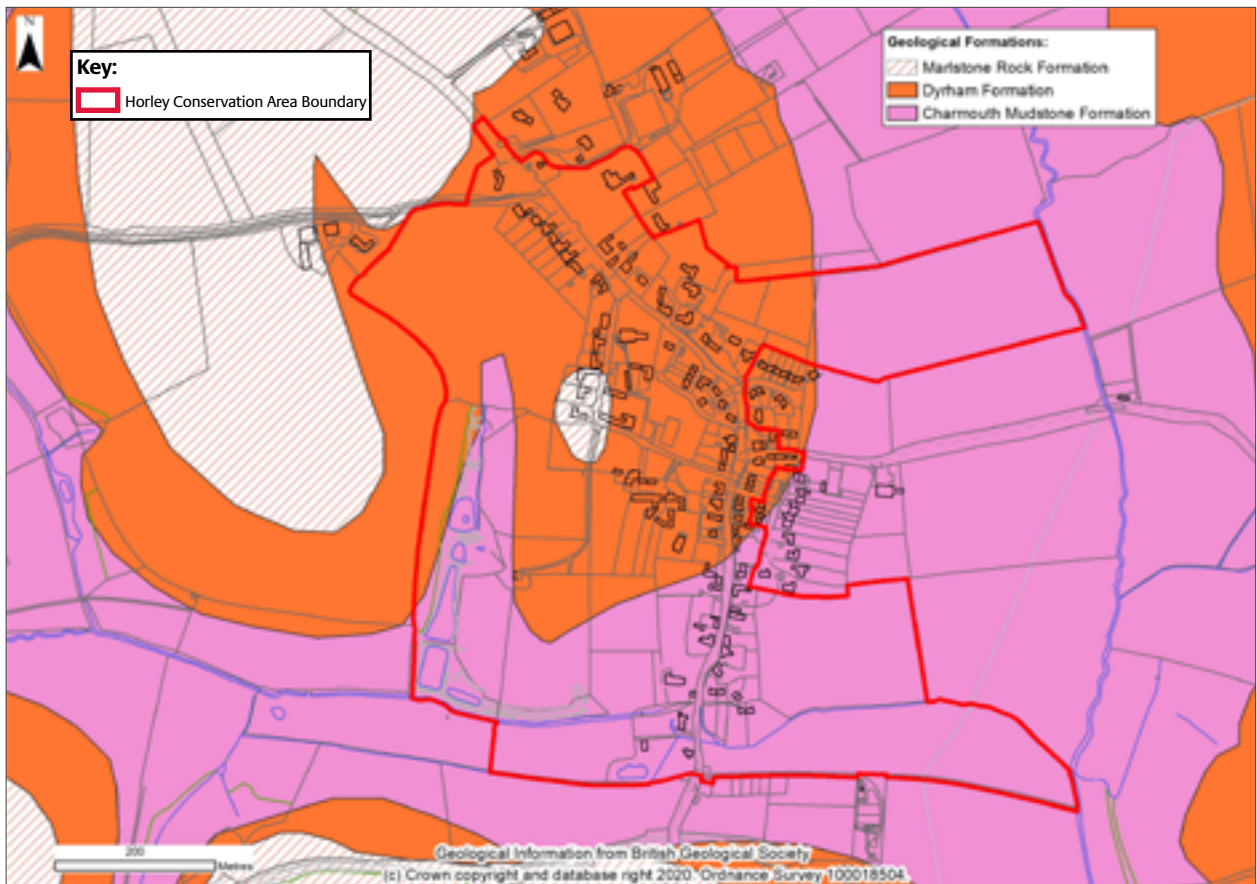
**Figure 5.** Horley Conservation Area Boundary (March 2020) - Public Rights of Way



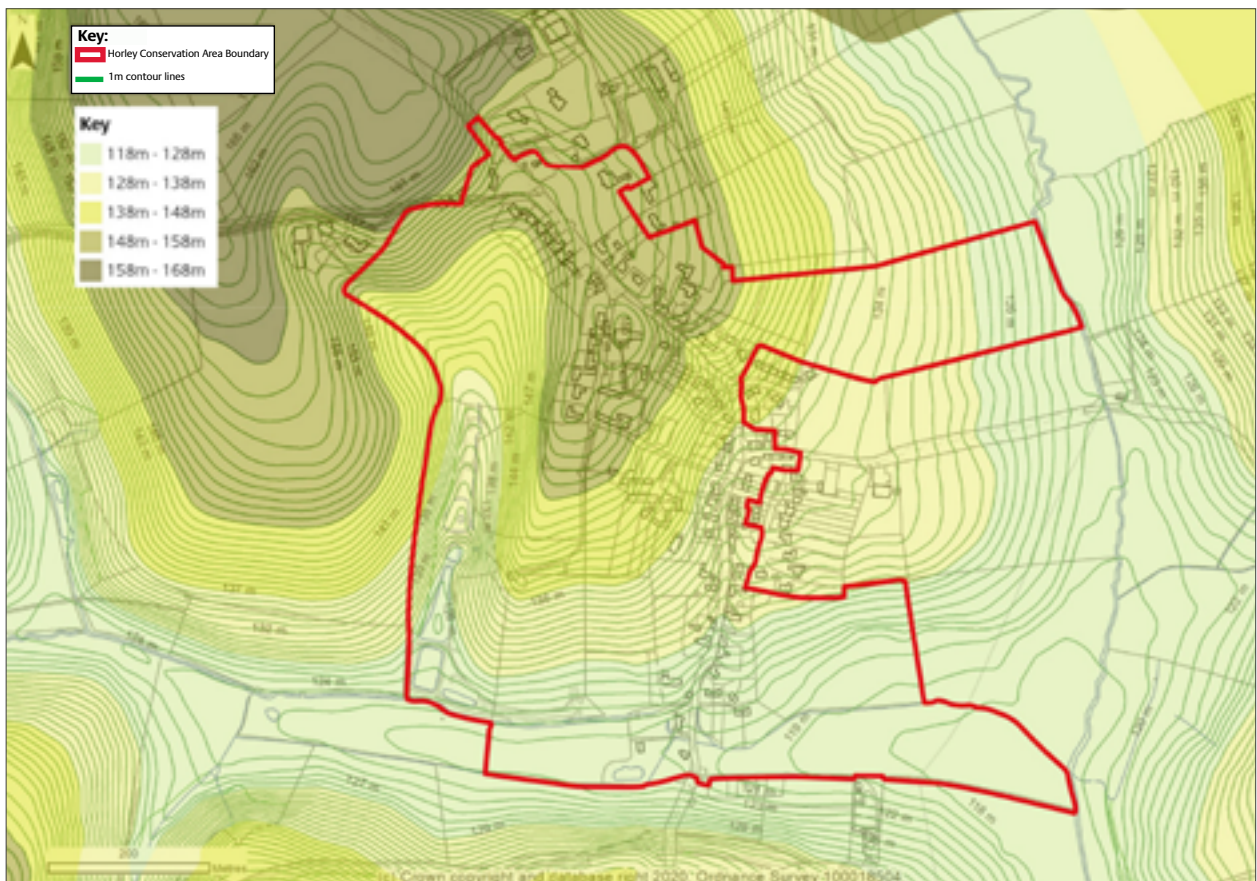
# 3. Geology and Topography

## 3. Geology and Topography

- 3.1 The location and form of the village of Horley has been influenced by the geology and topography of the area. Located between two streams, the Horley Brook to the south and Wroxton Brook (the Sor Brook) to the east, the settlement took advantage of the water source and developed two mills. The church was built on high ground, near the crest of Plot Hill, and the earlier housing appears to have developed nearby.
- 3.2 The majority of the north of the village sits on the Dyrham Formation, whilst the south of the settlement, including the courses of the brooks and medieval fishponds, sit on the Charmouth Mudstone Formation. There is a small oval area of the Marlstone Rock Formation (ferruginous oolitic limestone with sand locally known as Ironstone) in the south west 'elbow' of Little Lane. The soil is red loam and the subsoil is brown oolite. See Figure 6.
- 3.3 Hornton stone is the general name given to our local ironstone, and pieces by the sculptor Henry Moore are found in numerous galleries worldwide. Hornton Quarry, to the north, and Wroxton Quarry, provided a good quality, locally distinctive, building material. The best ironstone comes from the lower beds. Although the old Hornton Blue was favoured for its longevity, the stone is best known for its characteristic warm honey colouring. The underlying geology is evident in the building materials used in the village.
- 3.4 Horley lies in the 'Incised Ironstone Plateau Landscape Character Area,' as defined by Cobham in his 'Cherwell District Landscape Assessment' from 1995: 'The incised plateau is a more unified area of upland sharply divided by the Sor Brook and its tributaries, it is characterised by open arable farming with large areas of rough upland pasture'. See Figure 8.
- 3.5 Cobham classifies Horley within a rural landscape character area 'Type R4a', and recommends this landscape should be conserved as part of an enhancement strategy for the district: 'Strongly undulating complex of farmed hills and valleys: Steeply folded, complicated landform, with a predominantly pastoral land use due to the steepness of the slope. Much of this type is characterised by a web of small fields defined by mature, dense hedgerows, but more open areas also occur. Remnant heath vegetation and scrub are found on the higher slopes.' See Figure 8. Cobham shows the landscape utilisation between 1925 and 1948 in Horley Parish comprising of mainly arable, meadowland and permanent grass with some orchards and nursery gardens, coupled with some remnant heath.
- 3.6 Although the parish of Horley generally adheres to Cobham's classification there are flatter, rolling areas of land with weaker field patterns on the high ground, isolated trees and occasional heath vegetation. The network of hedges, crack willows and scrub lining the watercourses, the managed woodland, stone walls, solitary field barn (on the hill near the fishponds at the north-west corner of Horse Close) and the patchwork of pasture and arable fields that roll out over the topography provide the setting to the village. See Figure 7.
- 3.7 The Environment Agency have identified 'Category 2 and 3 flood zones', at the foot of Wroxton Lane, to the south of the former mill race. The Sor Brook to the east of the Conservation Area is also shown within Flood Zones 2 and 3 - see Figure 9.

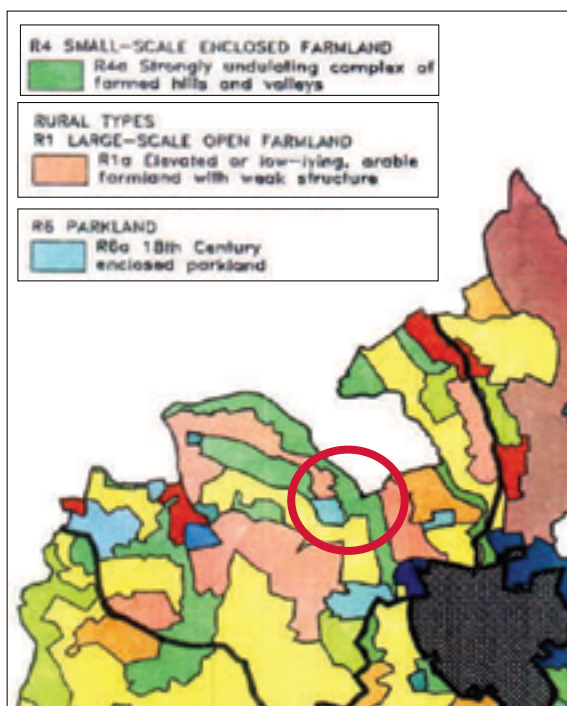


**Figure 6.** Horley Conservation Area Boundary (March 2020) - Bedrock Geology



**Figure 7.** Horley Conservation Area Boundary (March 2020) - 1 metre contours (Topography)





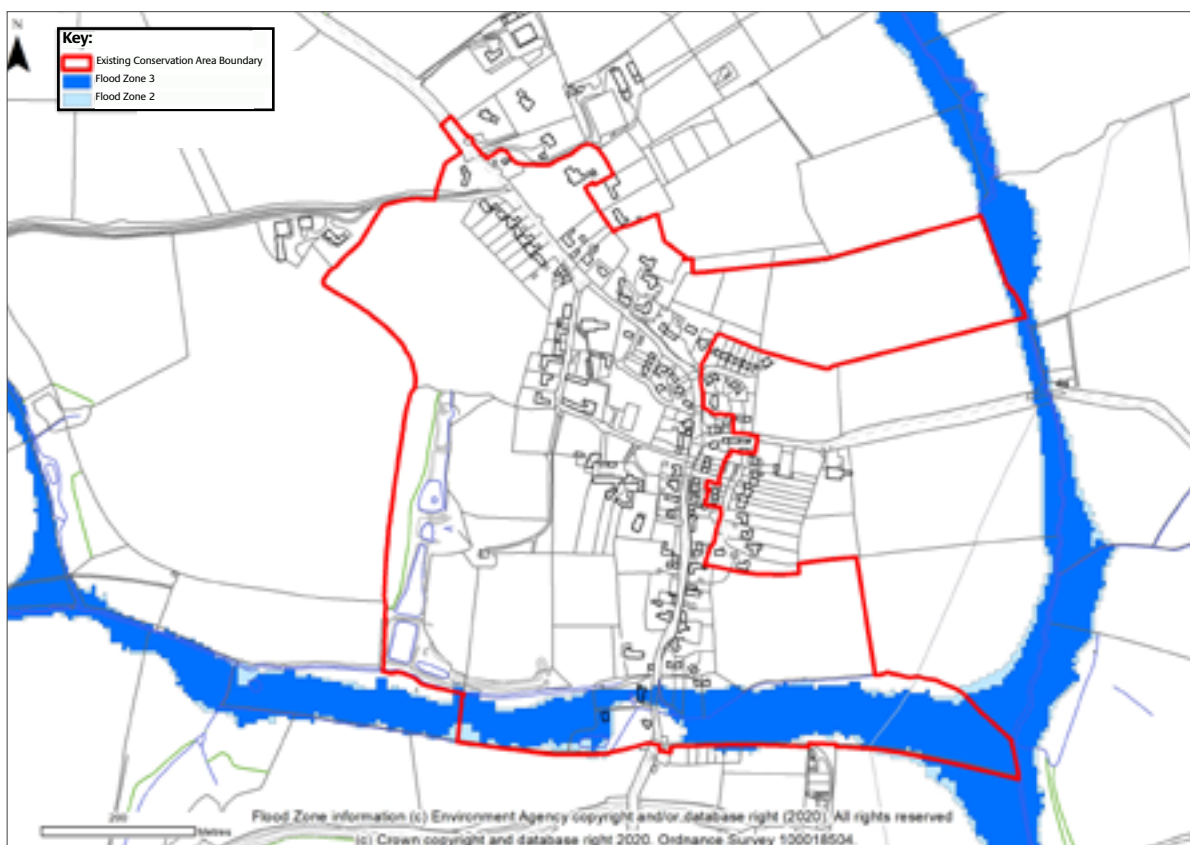
Field known as Long Meadow looking East



Wroxton Lane looking north towards Horley

**Figure 8:** The landscape types 'Cherwell District Landscape Assessment'

Copyright: Cobham



**Figure 9.** Horley Conservation Area Boundary (March 2020) - Environment Agency Flood Zones



# 4. Archaeology

## 4. Archaeology

- 4.1 Horley is situated in an archaeologically rich area, with evidence of human settlement to the east of the parish, dating back to Roman times. The name of the village suggests it is of Anglo Saxon origin but may be earlier.
- 4.2 The medieval system of land tenure can be seen to the north of the cricket ground, in some well-defined ridge and furrow blocks between strip lynchets. These platforms were used to terrace the steeper ground, and facilitate cultivation. Less well-defined ridge and furrow can be seen in other fields to the east and south of Horley Brook. (SMR 28022) There are thought to have been 10-12 cultivation terraces, defined by both scarps and banks. There is an associated block of ridge and furrow between the westernmost terrace and the Wroxtton Brook (the Sor Brook). The ridge and furrow on the northern part of the site is still extant, and the area in between has been almost levelled through ploughing.
- 4.3 Economic and social change manifested itself in the desertion and contraction of late medieval villages. Although shrinkage was less common in the ironstone villages, Horley is a shrunken medieval village. There are two archaeological constraint areas in the settlement: Horley's historic core, and shrunken medieval village. Horley is also a Selected Heritage Inventory for Natural England (SHINE) candidate: 'Cropmark shrunken medieval village & fishponds, Horley.'
- 4.4 In 1976, parch-marks revealed the site of a large house in the 'Hill Ground' field, to the south of the public footpath, west of Little Lane. On examination, there were found to be 'well preserved earthworks of holloways, house platforms, croft boundaries and a village boundary bank on the west and south side on top of break of slope.' (SMR 5966).
- 4.5 There is part of the shrunken medieval village on the Town Gore to the south east of the village. Earthworks were recorded of 'house platforms, croft boundaries, tenement plot, and north to south holloways along the east village boundary'. Ridge and furrow also ran north/south, immediately east of the Holloway, and had been left as permanent pasture until very recently (SMR 13932). Coleman's Brookfield also shows evidence of platforms, staddle stones to a former thatched barn are now at Bramshill Manor.
- 4.6 In 1705, there was a substantial house called Yellow Well Hall, on the edge of the village near Horley House, and other houses lay to the north in the 19th century. Nothing now remains, other than some earthwork in Yellow Well field (SMR 13595). Aerial photographs identified ridge and furrow stopping abruptly at the break of slope, with the ground falling to the east. The earthworks on the slope were considered to be 'spring-sapping' and clay pits, with possible buildings in a 'small copse immediately to the south.'
- 4.7 The draft Inclosure Map of 1766 shows Bramshill Manor was once more extensive. There are also 18th century sketch plans from the Cope Papers which describe a larger form. The sketches do not relate well to the existing plan form at Bramshill and it has been suggested they may have been of the demolished Yellow Well Hall (SMR16544). During a watching brief east of Bramshill Manor, the remains of 2 cottages were discovered. One of the cottages was at least 13th century, which continued in use up to the 16th century. The second was part of the building shown on the draft Inclosure map of 1766. A fragment of Romano-British pottery was also unearthed; however, excavations to the north did not yield any archaeology.
- 4.8 There is an orchard to the east of Bramshill Manor on the draft Inclosure Map of 1766. The 2002 archaeological watching brief for

two large houses (Furrows End and Wardour House), found the land had been ploughed after abandonment of medieval and post medieval buildings.

4.9 The draft 1776 Inclosure map notes 'Mr Metcalfe Old Enclosures', to the south of Clump Lane, in the field known as 'The Woods', he was the lord of the manor at Inclosure. Denser and multi-variety hedgerows indicate early enclosure from the Elizabethan and Stuart periods. Hawthorn hedges were more commonly introduced with the Inclosure Acts.

4.10 There are possible medieval fishponds (1066AD -1539AD), naturally formed from springs, south west of the Manor House, west of Bramshill Manor. The Sites and Monuments Record mentions a 1955 map which depicted 5 ponds as an 'antiquity'. In 1971, 4 were dry earthworks, the other, 'with water running around west and south sides of shrunken village'. (SMR No. 4802)

4.11 The Mill Race runs to the south of the medieval fishponds from west to east and once powered the Horley Mill on Wroxton Lane. By the mid-19th century, the mill had an additional steam engine power source, and collectively drove 3 pairs of stones. The mill was auctioned, along with 'The Lawn', at the Red Lion in 1858: 'Water and steam corn mill called Horley mill...consisting of an excellent newly-built dwelling house, containing two parlours, kitchen, brewhouse, dairy, cellar, pantry, and six bedrooms, with garden in front: breast-shot mill, driving three pairs of stones, steam engine, iron water wheel and all the necessary machinery; barn, stable, hovels and other outbuildings; and fourteen acres or thereabouts of good meadow and pastureland, immediately adjoining the Mill.' Following its commercial closure in 1927, when the Oxfordshire Ironstone Company ceased grinding feed for cattle, it continued to be worked occasionally in the 1930s by the miller and part time 'pig-sticker', Mr Hicks. The 3-storey mill house continued to be used for a short time. The mill and the iron wheel were dismantled for the war effort, and then lowered to 8ft high in 1947, before being demolished for safety.

4.12 The late 18th century corn mill, had replaced an earlier stone mill near the fishponds. The Domesday Mill was recorded in the 17th, 19th and 20th centuries, and descended with the prebendal manor. A further mill existed within the parish, although the site is unknown. It is understood that the Horley Brook also served Moor Mill, which lay in Hanwell Parish, to the south east. As the speed of the water was slower in the tail race, it may have affected the turning of the mill wheel in the lower, Moor Mill. Joan Bowes, the author of 'Walking through the Centuries' indicates that an agreement was struck, where one mill operated in the morning and the other in the afternoon. However, the 1836 1st edition OS map looks to show a mill race looping off the Wroxton Brook (the Sor Brook), feeding the Moor Mill Pond, with the Horley Brook joining the Wroxton Brook further south, see Figure 10. The later 1881 OS map shows the mill race cutting through the Sor Brook to feed Moor Mill. The Moor Mill closed before 1895.



Horley Mill from the south, now demolished.  
Copyright: JP Bowes 'Walking Through Centuries'



Horley Mill from the north, now demolished  
Copyright: Marchant Vol3 /Maureen (Eeles) Banks





**Figure 10.** 1st edition OS showing Moor Mill and Horley Mill but the 1881 OS County Series at 1:2,500 shows the mill race somehow cutting through the Sor Brook to feed the elongated Moor Mill pond, Marchant refers to 1784 work by the Cope sisters of Hanwell to improve the flow of water to Moor Mill.

Copyright: OS 1st edition Sheet 53, 1834 1:63360



**Figure 11.** Extract from the draft 1766 Inclosure Map  
Copyright: Oxfordshire History Centre



# 5. History and Development

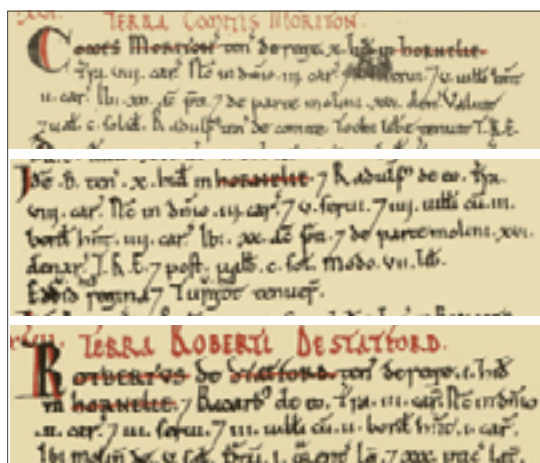
## 5. History and Development

- 5.1 The Conservation Area Appraisal provides a brief overview of the history and development of Horley; it is not intended to be the definitive history of the area. Further information can be gained from the 1969 Victoria County History 'A History of the County of Oxford: Volume 9' (VCH), the Oxfordshire Local History Centre in Cowley and from the various, but not exclusive, publications listed in Section 14.

### Early History

- 5.2 There is little evidence of early occupation, other than a Romano-British shard of pottery found at Bramshill Manor, and the site of a Roman villa near to the B4100, east of the parish. A vineyard of possible Roman origin is also mentioned on the south facing hillside of the valley just north of Horley. The derivation of the settlement name suggests it is of Anglo-Saxon origin.

- 5.3 Gelling lists the variants of the names as: Hornelie (1086) Horele(ia), Hornel' to 1344; Hornlege (1222), Hornley, Hornlegh (1428); Horilegh' (1239/14th); Hemele, Horuele, Houele (1285). Professor Ekwall, explained that Horley means 'a clearing in a tongue of land'.



The entries for Horley in the Domesday Book  
Copyright: Open Domesday



**Figure 12:** Horley is located towards the north of the Bloxham Hundred (dark red) the ancient Parish of Horley and Hornton includes the pink area  
Copyright: VCH

### Manorial History

- 5.4 Horley lies in the Bloxham Hundred, and has 3 entries in the Domesday Book of 1086. At this point it had 31 households and 21 gelds, which was considered very large. It is assessed together with Hornton, and their histories and social development are inextricably linked.

The lord was Ralph, who replaced Toki, who had held the estate before the Conquest, and the book records 2 large 10 gild estates and 1 smaller 1 geld estate. 16 of 20 ploughs were in use (9 on the lord's demesne land and 7 tenant ploughs). 31 people were mentioned, consisting of 5 smallholders, 12 villagers, and 14 slaves. The larger estates had a 20 acre share of the meadow and shared a mill, while the small estate had a share amounting to 1 furlong and 30 perches. Two mills are noted at this time.

- 5.5 By 1082, Horley Parish comprised of Horley township (1,141 acres) and Hornton township (1,422 acres). The ancient parish of Horley and Hornton was disbanded in 1866, but the joint ecclesiastical parish remains intact.
- 5.6 Two of the manors were in Horley: the lay manor, now known as 'Bramshill Manor', and the Ecclesiastical Prebendal Manor of Horley and Hornton, is now called the 'Manor House'.
- 5.7 In 1306, 19 tenants were assessed for tax in Horley, but this increased to 51 in 1316, when Horley was assessed along with Hornton. Most tenants were poor and the lord of Horley only paid 2-3 times as much as the wealthiest peasant, yet the parish was the third highest contributor in the Bloxham Hundred.
- 5.8 In 1523, Christopher Light (the Lord of part of the lay manor) was assessed on £80 worth of goods, which was between 10-20 times more than a few wealthier farmers, but by 1577, the lord of the manor was assessed on only £8 worth of land.
- 5.9 By the 17th century, the parish was no longer dominated by one man, as a number of fairly well off farmers had established themselves. In 1665, 9 Horley men were assessed for the hearth tax (leaving 3 in Hornton), and within the parish of Horley and Hornton, 1 had 5 hearths, 5 had 4 hearths, 6 had 3 hearths and 9 were too poor.
- 5.10 The Light family are responsible for uniting the lay manors of Horley and Hornton in the 16th century. The manorial rights of the lay manor lapsed in the 17th century, when Richard Light bought the prebendal manor of Horley and Hornton from Sir John Brett, who had been granted the estate by James I in 1609. John Austin purchased the estate and it passed down the male line until it was sold, in 1741, to Edward Metcalfe. In 1892, the lands were bought by James Stockton, a solicitor from Banbury, and the manorial rights finally ceased in 1965.

## **Inclosure Awards (1766)**

- 5.11 The Inclosure Act of 1765 by George III, empowered the enclosure of open fields and common land, creating legal property rights to land that was previously held in common. The aim was to facilitate a more efficient way of farming. The land was valued and the new owners paid for the land to extinguish the tenants' rights on the land. The draft Inclosure Map of 1766, for Horley and Hornton, which accompanied the Award of 25 April 1766, shows there had been 'old enclosure' of the land on the field known as 'The Woods', to the south of Clump Lane, belonging to Metcalfe, who was the sole Lord of the Manor in 1766. To the west of this lay the 'Gallows stile butts' and 'Pound Forlong'. Of the 324a. of old inclosure, 68a. lay in Horley. See Figure 11.
- 5.12 2,289 acres of fields were inclosed in Horley and Hornton, with the largest single allotments in Horley Field going to Sir John Mordaunt Cope (219a.), the vicar (181 a.) and Edward Metcalfe (252a.) in exchange for his '6 ½ yardlands in Horley and impropriate tithes', he also retained the wastes. 15 smaller allotments were made on Horley Field, 5 of which were between 10 and 100 a., the remaining 10 were under 10a. In 1766, there was a 4 crop rotation on the Cope land
- 5.13 In the late 18th century, the land in Horley was divided between 27 proprietors which suggests the Inclosure did not immediately change the pattern of landholding. Davis' map of 1797 shows a mainly arable parish. There were 4 tenant-occupied farms in Horley assessed at between £6 and £21, the remaining holdings were all small, with one sizeable owner-occupied farm. Altogether, there were 24 assessed for tax in Horley in 1831. The number of farms declined thereafter.

## **Local Government**

- 5.14 The townships of Horley and Hornton each had their own parish officers, the earliest record is 1798. No overseers' accounts for Horley survive.



## **Economic History**

### **Trades**

- 5.15 A range of trades and crafts were recorded in the settlement and persisted to the end of the 19th century. In the joint ancient parish of Horley and Hornton there were '4 tailors, a clock maker and 2 millers recorded for each village' in 1851. At the end of the 19th century there were 'fruiterers, grocers, shopkeepers, a blacksmith and a watchmaker'. Agriculture continued as the main employment up to the 19th century, with quarrying and weaving which is recorded from the 17th century to the late 19th century, with 2 weavers, 2 plush weavers and 1 shagweaver recorded in 1851.

### **Agriculture**

- 5.16 Agriculture was the most important influence on the village. There were a number of significant farms including Manor Farm (Taylor's Farm to the west of the Manor House), Bramshill Farm (was run from Bramshill Manor but is now run from a new Bramshill Manor Farm building to the south of Clump Lane), Holly Tree Farm, Hillside Farm, Horley Fields Farm, Savee Farm, Glebe Farm (to the north east of the village), Hadsham Barn, Ragnell Farm and Hadsham Barn. Some of these now lie in the modern Horley Parish.

The main crops grown were wheat, oats, barley and pulses. Horses, cows and sheep were kept

There was a historic vineyard to the north of the village and old orchards were prolific throughout the village, as can be seen on the draft Inclosure Map of 1766 and historic OS maps. At the turn of the 20th century, fruiterers and grocers were recorded. There was a large apple barn to the west of Wroxtan Lane and the forge just outside the south boundary of the parish was believed to have formerly been an apple store.

Watercress has historically grown in the brook but Marchant states villagers did not eat this, as it was rumoured that Hornton Sewage discharged into the stream.

### **Warren**

- 5.17 Grants of free warren in Horley are mentioned in the VCH, giving certain people the right to hunt certain game species within a given area. It is understood the warren lay in the Bramshill Farm field 'hill grounds' and would have been overseen by a warriner.

### **Weaving**

- 5.18 Plush weaving was recorded in the parish in the 17th century and continued into the late 19th century. Shagweaving is also recorded.

### **Quarrying**

- 5.19 Quarrymen and masons appear in wills and registers from as early as 1609, with Horley listing 5 stonemasons in the 1851 census. This suggests they were involved in building stone, rather than the quarrying, or the crushing of stone for the Oxfordshire Ironstone Company. Crushed ironstone was transported along the ironstone railway to the south of the Horley Brook (built in 1917 by World War I German prisoners of war). According to Marchant, the crushed ironstone was taken to Banbury and then for smelting at Kettering.

### **Milling**

- 5.20 There were 2 mills recorded in the Domesday Book within the ancient parish of Horley and Hornton. In 17th and 18th century Horley Mill belonged to the prebendal manor and descended with it. The late 18th century Horley Mill replaced an earlier stone one near the fish ponds. There is also mention of a mill at Yellow Well. The last miller farmer of Horley Mill was recorded in 1920, although the mill continued to be operated when needed into the 1940s.



The Gardner's home (Hillary Cottage) next to the Red Lion was demolished between 1923 and 1973 but had been a loom mill which stretched westwards and had external steps.

Copyright: Marchant

### Public Houses

- 5.21 *"There is now only one inn, the 'Red Lion', but in 1783 there was also the 'Crown'. (fn. 14) The latter house had probably long retailed beer, for it was occupied early in the century by a maltster, John Bray. (fn. 15) The churchwardens met in one or other of these inns in the 1780s. (fn. 16) Growing population led to the appearance of the 'Buck' in 1786 and the 'Bull' in 1806."* (VCH). The Red Lion also served as a bakery.

The New Inn (Gooseberry Bush Inn) stood near the entrance to Gulliver's Close.



The New Inn and cottages to the north were demolished in the late 1960s/early 1970s

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### Church

- 5.22 In 1115, the church of King's Sutton and land at Horley were given to the Bishop of Lincoln by Henry I, and became part of the endowment for the prebend of Sutton-cum-Buckingham. The prebendaries and their successors had all the great tithes of Horley, but they would not have lived in either parish. They nominated a vicar for King's Sutton, who in turn, nominated a curate for Horley. In 1231, Thomas was appointed the first clerk, and held a yardland in Horley. A vicariate for Horley followed, in 1452, who nominated a curate for Hornton which was a dependent chapelry. 6 yardlands of the great tithes and 6 ½ yardlands supported the vicar. One of Horley's earliest incumbents became Pope Boniface IX, and others achieved high status, including an Archdeacon of Canterbury, a Bishop of London and a Bishop of Ely, who was the last prebendary, as the endowment was surrendered to the Crown in 1547. Thereafter, the rector of Horley was a layman, and the Crown retained the advowson to nominate the vicars. By 1853, the parish of Horley and Hornton fully transferred from Lincoln to the Oxford Diocese and ceased to be a 'peculiar' lying outside the parochial system. The churches have since merged with other churches under the Ironstone Benefice.

- 5.23 Horley people were originally buried in the graveyard at Hornton and only gained their own churchyard around 1438.
- 5.24 The VCH states Stephen Goodwin (1669-1722) rebuilt the vicarage house, but the date stone is 1668. By 1790, the parsonage was in ruins and the church was neglected under the vicar, Dechair. He sold materials from farm buildings as they fell down and felled the timber in the glebe. In 1806, the churches in Horley and Hornton were described as 'meeting-houses', after which the curates were replaced but Dechair failed to pay a stipend that would secure a suitable candidate. Due to his failings, the lands to support the vicar were added to the common mass and divided



by the landowners. Dechair died in 1810, and eventually Sir John Seymour, Bt., was appointed and undertook repairs to the church, including the repair of the chancel. He also provided allotments to churchgoers. The church suffered in the mid-19th century due to depopulation and dissenters. In 1839, the vicar refused to repair the chancel but did so 1840 and the church was restored in 1915. The church is now one of eight churches in the ironstone benefice.

### **Protestant Non-Conformity**

- 5.25 Horley is listed in the 1656 Midland Association of General Baptists and the VCH notes that Nathaniel Kinch of Horley 'was licensed to teach in any public meeting in the county.' It is also reported that of the 100+ attendance of his conventicle in Horley, several gentlemen attended. By 1733, Horley is recorded as the sole General Baptist community in Oxfordshire, with the christening of 2 adult Anabaptists in 1768.
- 5.26 Other non-conformist groups were in place between the late 18th century and the mid-19th century. Two houses in Horley were registered in 1794: Elizabeth Adams' house was used for the Orthodox Faith. The Methodist Chapel was founded and licensed before 1800. In the 1851 census there were 75 of a congregation, in the morning, and 90 in the evening. There was a further Primitive Methodist meeting of up to 60 and may have been the group that was as meeting in William Salmon's house in 1831. The vicar declared that two-thirds of his parishioners were dissenters.

### **School**

- 5.27 The Parish was left a house by the North Newington yeoman, Michael Hardinge, in his will of 1627, for use as a school house with c14 acres of land to support a schoolmaster. The deeds were held by a Banbury attorney who did not furnish the trustees of the school with any information. The school was in very bad repair in the early 19th century, having already been substantially repaired and rebuilt in 1636. Following the death of

the school master in 1820, the school was again repaired. The 20 boys who had been taught to read and write prior to the repairs, were joined by girls taught to knit and sew by the new school master's wife. All Horley children over 6 years of age were admitted free, and teaching was brought into line with the National system. In 1823, 14 free pupils from Horley were supplemented by 32 paying pupils from outside the parish.

By 1833, the school was supplemented by a Sunday School attended by 60 or so children. The increase in school numbers required a new schoolroom in 1842. In 1867, there were 2 teachers and a weekly fee was charged for children of tradesmen, whilst labourers' children were admitted free. The schoolmaster's house was condemned and part of the Hardinge land was sold to raise funds for the repair.

A new building opened in 1900 for all the children, to replace the 2 national schools recorded in Horley in 1871. The first Government grant is recorded in 1902. The remaining land of the original endowment was sold in 1918, and the proceeds were invested to coincide with the transfer of the school to the Board of Education. The school later became known as the Horley Endowed School, it closed in 1969 and reopened in 1970 as a study centre for other schools.



17th century thatched school house, with later small stone school room and later brick building.

## Orphanage

- 5.28 The Fox family from Wroxton, were farmer/millers who worked the mill for 30 years until 1907. The family owned the mill, the Lawn and Greystones. They leased 'The Lawn' to the Banbury Board of Guardians in 1914 to set up a children's home; and from 1919, orphaned girls were housed in the nearby 'Greystones'.

## Charities and Local Societies and Associations

- 5.29 Michael Hardinge founded a trust in 1627 which established the first school in the village. Although the school is now closed, the Michael Hardinge Trust is still active.
- 5.30 Thomas Saul left a rentcharge of 6s in 1671, which was distributed in bread to poor widows in Horley and Hornton when enough money accumulated. By the 19th century this rent was distributed in pennies to school children, but reverted to poor widows by 1903, and in 1961 was given as logs to pensioners. The rentcharge was redeemed in 1925.
- 5.31 'A bequest was made by John Bray, maltster, in 1725 of an annuity of 10s. charged on his house and land to be given to 20 poor persons. The last distribution was in 1863. The tenant later refused to pay and by 1888 the Charity Commissioners considered recovery of the money impossible.' John Bray occupied a house which had long been used for selling beer which by 1783 was known as the Crown.



In 1919 Greystones became the orphanage for girls.

## Cricket

- 5.32 An Australian team practiced for an Ashes Test in 1895 on land near the former Yellow Well House. However, the current site is not of particular heritage value. The Horley Cricket Club website states the origins of cricket in Horley are unknown but cricket was played on three sites in the village in the inter-war years, one of which is the current cricket field which was a paddock used for training horses. The foundation stone for the pavilion was laid in 1953 for the coronation celebrations and it owes much to the Oxfordshire Ironstone Company who supplied building materials. The pavilion opened in 1954 and the future of the club was secured when the field was bought from the Manor in 1957 for £100. A pavilion was moved from Hanwell and became a tractor shed in the 1960s.



The 1953-4 cricket pavilion



**Figure 13:** Land Valuation Map 1910-1915

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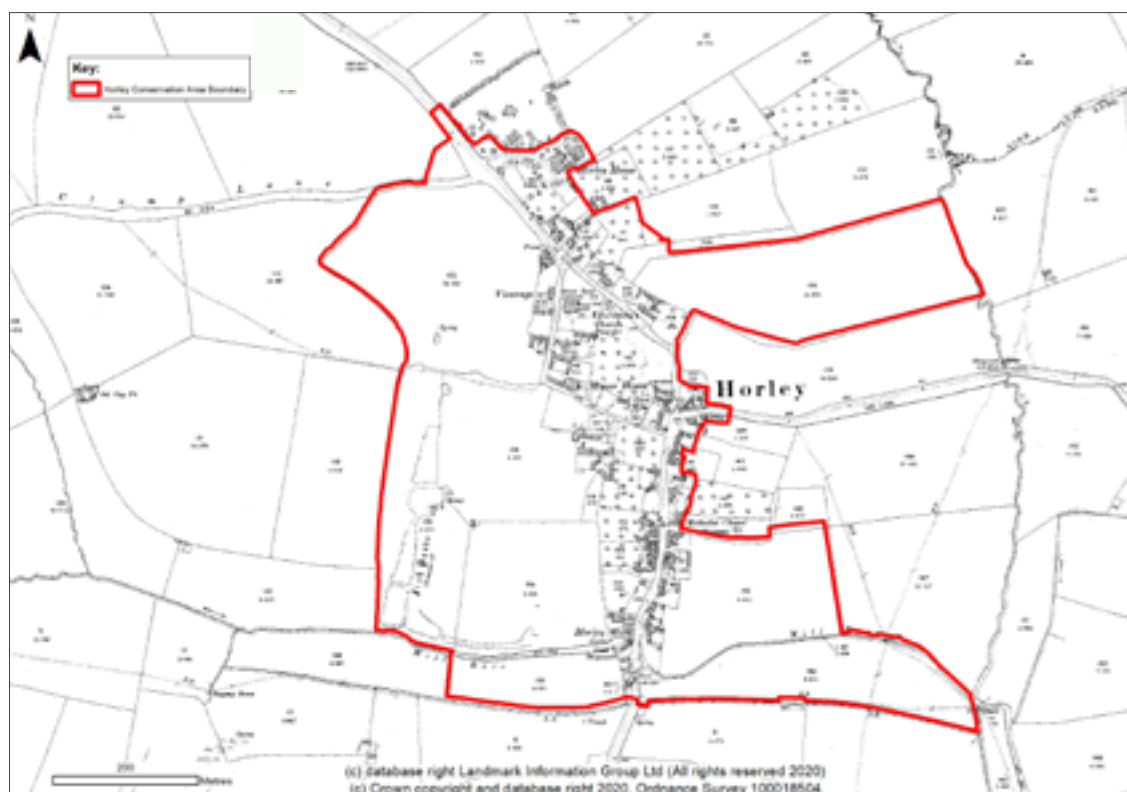


## 6. Historic Maps and Photographs

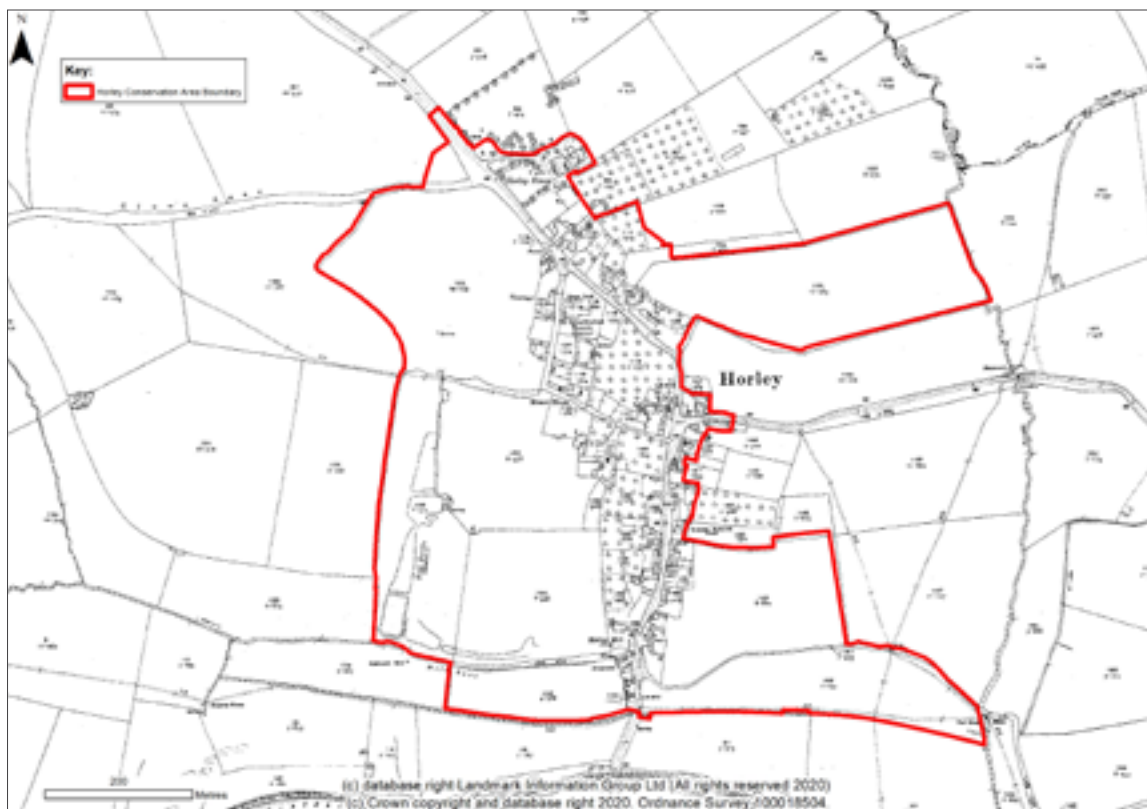
### 6. Historic Maps and Photographs



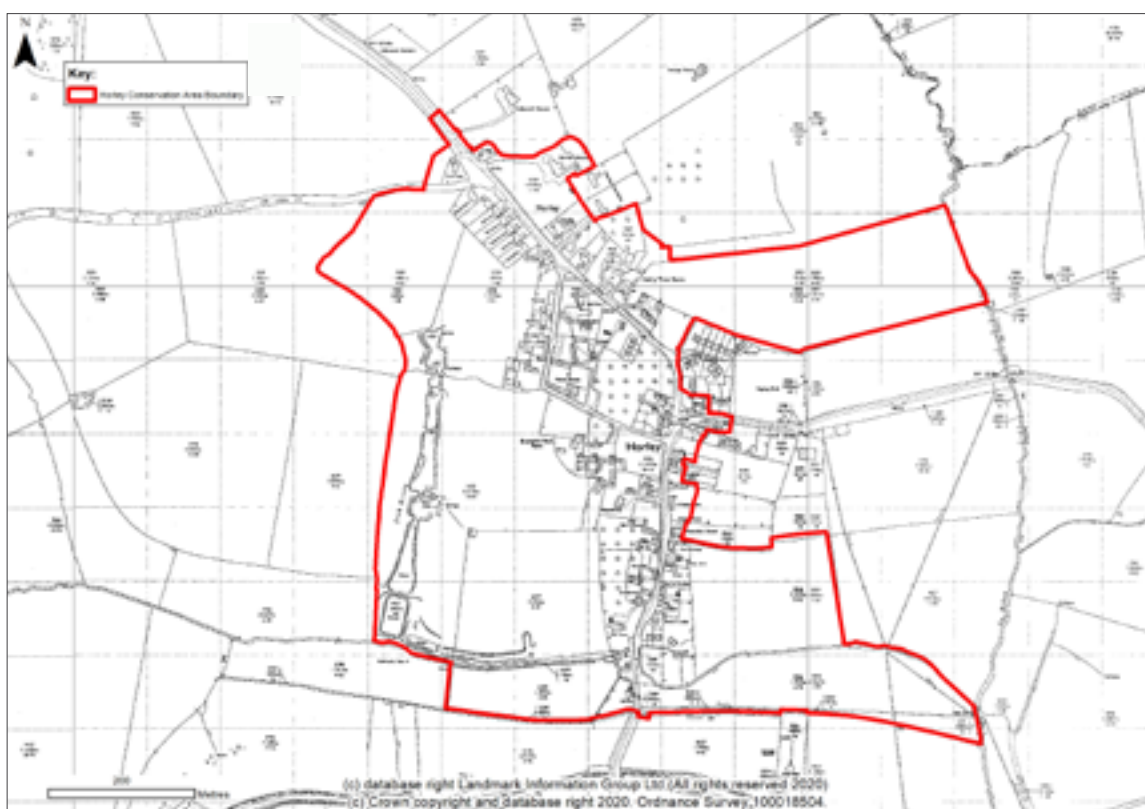
**Figure 14.** Horley Conservation Area Boundary (2020) - 1882 Scale 1:2500



**Figure 15.** Horley Conservation Area Boundary (2020) - 1900 Scale 1:2500



**Figure 16.** Horley Conservation Area Boundary (2020) - 1923 Scale 1:2500



**Figure 17.** Horley Conservation Area Boundary (2020) - 1973 Scale 1:2500



## Historic Photographs



Manor House (Prebendal) from the North West.

Copyright: Historic England



Manor House (Prebendal) from the North West.



Manor House (Prebendal) with gate piers from the East.

Copyright: Historic England



Manor House (Prebendal) with gate piers from the East.



Bramshill Manor (Former lay Manor, then farm) from the East.

Copyright: Historic England



Bramshill Manor (Former lay Manor, then farm) from the East.

## Historic Photographs



The Church of St Etheldreda from the north.

Copyright: Historic England



The Church of St Etheldreda from the north.



The 19th century rear extension to the 1668 former vicarage.

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The vicarage is now Rowarth House. The tree to the left has a TPO. Vicar Buxton became the Bishop of Gibraltar.



Melling House from the churchyard looking north with sash windows, it dates to the 1770s.

Copyright: Clare Marchant Vol 3/John Plumb



Melling House from the churchyard looking north with modern windows and a stone porch.





Manor Farm House on Banbury Lane from 'The Square'.  
Copyright: Historic England



Manor Farm House on Banbury Lane from 'The Square',  
the rebuilding of the chimney has lost the gable detail.



The Old Schoolhouse, Little Lane.  
Copyright: Historic England



The Old Schoolhouse, Little Lane.



Park House and Park Cottage (Park Farm).  
Copyright: Historic England



Park House (Park Farm) and Park Cottage.



## Historic Photographs



Lion Cottage from the west showing a traditional flush ridge and long straw.

Copyright: Historic England



Lion Cottage from the west, this has been rethatched and the door and upper window have been replaced.



Midhill gable (far left) and Phlox Cottage far right with thatched roof.

Copyright: Marchant Vol 3



View taken slightly further up the hill of the Midhill gable and Phlox Cottage with a tiled roof.



Lion Cottage and Ingleside. The smithy was on the right but was replaced for a time by a single storey shop. The buildings immediately to the east of Hornton lane were demolished when the north of 'The Square' was widened for traffic.

Copyright: Oxfordshire History Centre



The north and east sides of 'The Square' are now more open due to road 'improvements'.



The New Inn and 3 cottages were demolished in the early 1970s.

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Gullivers Close has replaced the New Inn.



Brook Cottage with its red tin roof applied to replace its thatched roof.

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Brook Cottage with a slate roof, the painted stone is more rustic than the crisp modern render on the new extensions.



The Mill from the south and the ford.

Copyright: Oxfordshire History Centre



The view without the mill.

# 7. Architectural History

## 7. Architectural History

- 7.1 The older properties, including the former prebendal and lay manors, take full advantage of the brow of the hill, which is believed to be the historic core of the medieval settlement, and the 12th century Church of St Etheldreda is dominant in distant views despite its relatively low tower.
- 7.2 Although the church has Norman fabric and there is medieval fabric in at least two of the houses (the former lay manor of Bramshill Park and Park House), the dwellings date mostly from 1580-1640, many with 18th century alterations. The old vicarage has a 1668 date stone. Many rubble cottages have been re-faced in dressed ironstone.
- 7.3 Melling House dates to the 1770s and the later 18th and 19th century development extended down the hillside in linear form. In the early 19th century, further buildings were introduced and characteristically feature gables to the road.
- 7.4 The mid-19th century introduced the extensions to the vicarage and the 20th century saw the refurbishment of many of the cottages and the building of the post-World War II Council Houses at Lane Close. The area at the junction between Wroxtton Lane and Banbury Lane is referred to as 'The Square', where the Red Lion Inn and the old post office were situated.



St Etheldreda's Church

### Religious Buildings

- 7.5 The Church of St Etheldreda has Norman origins which can be seen in the central tower and parts of the chancel. This is a highly significant building which is of religious, historical, artistic and community value. The church includes some of the best preserved Pre-Reformation wall paintings in England which were uncovered in the mid-19th century. The most impressive, and largest, is the almost complete depiction of St Christopher, on the north wall of the aisle.

The Church is built with local ironstone. The nave, clerestoried aisles, chancel and south porch are covered in Welsh slate, although there was once a narrower and steeper nave. A diamond shaped clockface is located on the north of the crenellated tower. It also has some 15th century glass in the aisles, and an important organ. The painted rood loft and rood screen dates to 1947-50 by TL Dale. There is a redundant coke stove and funeral bier amongst some modern Bauhaus works. The four bells were cast by William and Henry III Bagley of Chacombe in 1706.

The nave was rebuilt in the 13th century and the chancel was altered in this period too. The church was enlarged and remodelled in the early 14th, and 15th centuries. The church was neglected in the 17th century, and was described as being 'ready to fall' in 1632. In 1879, significant repairs were identified, but the church was not fully restored until 1915 by William Weir.

- 7.6 There are a number of interesting headstones and chest tombs in the churchyard, some of which are separately listed.





The former Wesleyan Chapel and Chapel House

- 7.7 The Wesleyan Methodist Chapel, Wroxton Lane – Grade II: The listed chapel dates to 1791 and is now a single storey dwelling with a west facing gable. It is constructed in squared coursed ironstone, with a steeply pitched 20th Century tile roof hipped to the rear. The Gothic windows with Y-tracery and diamond leaded lattices are a prominent feature.



Bramshill Manor (the former Lay Manor) on the south of Little Lane and The Manor (the former Prebendal Manor) to the north of the Lane



The Manor (the former Prebendal Manor)



Bramshill Manor (the former Lay Manor)

## The Manors and other large houses

- 7.8 The Manor, formerly the Ecclesiastical Prebendal Manor – Grade II\*: The Manor House sites on the site of the Prebendal Manor House and has 16th-17th century origins, with a c1700 remodelled east wing which can be seen on the hill in the approach from the east. The building is considered a notable example of a 17th century house and has featured in a number of books. The building takes an L-plan form over two storeys with an attic. It is constructed in Ironstone ashlar and squared coursed ironstone with a slate and Stonesfield slate roofs. Stone ridge and end stacks with blue brick shafts. Most windows have hood moulds and label stops.

The Manor has a formal entrance with two early 18th century gate piers in ironstone and stone cornices and wrought-iron gate. The front façade and doorway is also formal. The front façade has a 5 window range and the central entrance has panelled-glazed door and overlight with geometrically patterned glazing. The door is flanked by pairs of sashes with stone architrave surrounds with keyblock stone heads.

The interior has a 17th century open-well staircase and part of winder back staircase; stone fireplaces with 4-centred heads, and a bolection moulded fireplace; 17th century and early 18th century panelling, some bolection moulded; sash windows seats, panelled reveals, shutters with draw bars and butterfly hinges. The cellar is also of interest.

- 7.9 Bramshill Manor, formerly the Lay Manor and Bramshill Park Farm - Grade II: This building has medieval fabric from the 12th-13 century, but was largely constructed in c.1600 and remodelled/ altered in the 20th century. It has a complex plan over 2 storeys with attic. The draft 1766 Inclosure Map shows that Manor extended further to the north and only the southern part of the original building remains. There are further plans of the missing part in The Cope Papers held in the Hampshire Records Office (43M 48/764-7) This manor was a working farm with close connections to the fields and field

barn to the west and to the farm courtyard which includes a barn with medieval mullioned window and Elizabethan door.

The building is constructed in finely jointed ashlar and coursed ironstone rubble. It has a steeply pitched 20th century -tile roof Stone-coped gables with finials. Stone ridge and end stacks with brick stacks, some renewed. 3-window range altogether.

The original windows are typically moulded stone mullioned window with hood mould and label stop, through there are also metal casements and wood lintels. The interior is noted as having good 16th century moulded ceiling beams, early 17th century panelling and 18th century staircase.

- 7.10 Horley House – Grade II: The 19th century Horley House lies just north of the historic core of the shrunken medieval village. It is of late Georgian style, set well back behind a tall ironstone boundary wall, with a lodge and gates to the north and a secondary access driveway to the south. German WWII prisoners were interned here.

- 7.11 The Lawn is a sizeable formal house in the late Georgian style, with a Welsh slate roof and ironstone walls with sash windows, which sits on the hillside overlooking the site of the former mill. It was once used as an orphanage.



Horley House



Horley Lodge



The Lawn

- 7.12 Rowarth House (the Old Vicarage) - Grade II: The original house dates to 1668, the principal frontage overlooks the field known as The Woods (Metcalf's Old Inclosures). The house was extended to the east in the 19th century. There is a fine archway in the boundary wall to Church Lane which affords a good view when the gate is open.

- 7.13 The Old School House – Grade II: The schoolteacher's house and school room are of 17th century origin, with a thatched roof and squared coursed ironstone. The north front looks onto the churchyard, the main door accessed off the southern courtyard which is reached via the public right of way between the Manor House and the church.



Rowarth House (the Old Vicarage)



The Old School House

## Farm complexes

- 7.14 Manor Farm (the Taylor's Farm): Only the outbuildings remain of the farm courtyard, opposite the Manor House.
- 7.15 Manor Court (Bramshill Farm) - Curtilage Listed: The outbuildings have been converted to housing. There is a field barn to the north-west corner of Horse Close near the fishponds known as the Hovel, which is prominent in the landscape.
- 7.16 Park House (formerly Park House Farm), incorporating Park Cottage – Grade II: This former Farmhouse originally was a 3 plan unit over 2 storeys. The interior was originally hall and service-rooms divided by through passage; 14th century doorway into right-hand room; inglenook fireplace in room on left of entrance passage; stop-chamfered beams ; in former left-hand gable wall). The building dates from the early 14th century, with 17th and 18th century alterations, it was extended and subdivided in 1985 into 2 dwellings. A 14th century window remains in the north gable, and a 14th century pointed arched stone doorway can be found on the east elevation. There are further stone fragments within the walls, including a blocked 2-light pointed-arched window with plate tracery and hoodmould in cream stone can be found in the Park Cottage section. It is constructed in squared coursed ironstone with a steeply-pitched Welsh slate roof and brick stacks to ridge and on left, to front roof pitch. The entrance on right has a panelled-glazed door and wood lintel. The windows are typically 2/3 light casements, some in stone surrounds.
- 7.17 Holly Tree Farmhouse – Grade II: The house dates from the mid-18th century with 20th century alterations. It is a 2-storeyed, 2-unit plan with a lower extension to the north. The windows are typically 3-light metal casements with wood lintel. There is a bay window with hipped slate roof. It is constructed in squared coursed ironstone with a steeply pitched slate roof and fronts the lane.



Remains of Taylor's Farm



Tithe Barn at The Manor House (former Prebendal Manor)



Manor Court Outbuildings to the original Bramshill Manor Farm (former lay manor)



Park House and Park Cottage (formerly Park Farm House)



Holly Tree Farmhouse



7.18 Manor Farm - Grade II: The house marks the SE corner of The Square, on Banbury Road and its outbuildings form a strong frontage to Banbury Lane. It is of ironstone ashlar with a slate roof, the barns add to the setting.

7.19 Hillside Farm - Grade II: The farmhouse and cottage date from the 17th century with 20th century alterations and was once used as the post office. It has been suggested that there might be 13th century fabric in the walls. The farmhouse is a 3 unit plan over 2 storeys. It is constructed in squared coursed ironstone. There are metal casements set in stone mullioned windows with hood moulds and label stops.



Manor Farm House



Hillside Farm



Horley Cottage



Essex House (right) and Melling Cottage (left)

## Cottages

7.20 There are 18th and 19th century cottages on Wroxton Lane with their gables set to the road.

7.21 Horley Cottage is also thought to be 18th century and is set slightly back from the road. It is of well squared ironstone, with a slate roof and brick chimneys and has a fine doorcase set in reveal. The lintels are stone with keyblocks over the windows.

7.22 Melling Cottage has a datestone from the 1770s and although the rear and gable windows are more rustic, the front facade had sash windows. There is a 20th century stone porch which detracts from the fine double frontage. The cottage has a steep roof, now covered in slate with a decorative red clay ridge and brick chimneys set on an earlier stone base. The gable fronts the road. There is a linear extension to the west

7.23 Essex House is an 18th century double pile with rear red brick extension. The cottage is double fronted with later bay windows. The roof is slate over ironstone and the windows are modern.

7.24 The Chapel Cottage – Grade II: Chapel Cottage dates from late 17th Century with 20th century alterations. It is a 2 storey, 2 unit plan constructed in squared coursed ironstone and a 20th century-wood shingle roof. The windows include stone mullioned windows with hood moulds and metal casements with wood lintels. There is a circular bread oven to the rear.

7.25 Midhill Cottage (1794) was originally 3 shagweavers' cottages, each with a ground and first floor room. The windows were north facing to avoid the sun bleaching the cloth. Ivy Cottage and Rivendell, opposite the Midhill tenements, are believed to have housed up to 50 labourers.

7.26 Wishing Well Cottage: The gable of this cottage shows the roof has been raised and may originally have been thatched. There is also evidence of blocked doorway suggesting it was once two cottages.

- 7.27 Phlox Cottage: This cottage has earlier origins than the exterior suggests. Originally this would have a simple linear frontage to Wroxton Lane.
- 7.28 Brook Cottage: This cottage occupies a prominent site at the southern entrance to the village. It has been substantially extended in recent years. The character of the surrounding buildings and landscaping has dramatically changed the former mill site. The ironstone has been painted white.
- 7.29 Greystones: This simple linear cottage, gable to the road was used as an orphanage.
- 7.30 Rivendell, The Barn Rivendell, Roseacre, The Barn House and The Apple Barn House form a group with further buildings of interest behind which backed on to orchard.
- 7.31 Hilary Cottage is a simple cottage set back from Wroxton Lane whilst the gable of Box Tree Cottage abuts the lane. The simple form of the once thatched cottage now has a number of large south facing dormers and modern windows. There are two new large cottages to the north which are built in a traditional style and allow a glimpsed view of Bramshill Manor on the hill beyond.
- 7.32 To the north of Little Lane there is a stepped terrace of three cottages, set back from the road comprising of Endell's Cottage and The Cottage which incorporates the small taller cottage to the north. One stone mullioned window with hood mould has been retained to the front. The Cottage was once the Post Office. The building is over two storeys with an attic and cellar. It has squared coursed ironstone and a steeply pitched 20th century -tile roof.
- 7.33 Lion Cottage – Grade II: Lion Cottage dates from the late 17th century /early 18th century. It is constructed in squared coursed ironstone with some burnt stone and a steeply pitched thatched roof. It takes a two-unit plan form over 2-storeys and is situated gable-end to the road.



Middle Cottage and Ivy Cottage



Wishing Well Cottage



Phlox Cottage



Brook Cottage



Greystones



## Public Houses

- 7.34 The Red Lion is the only surviving pub, it has lost its original windows and now has a long box dormer across its frontage.

## Old Forge (formerly an apple barn)

- 7.35 The small stone barn aligns with the boundary between Horley and Wroxton. The barn first appears on the 1905 OS map. In 1993 it had a corrugated roof but this is now slate. The north and west walls are plain local ironstone, with the exception of a louvred high level opening in the west gable. The eastern gable above eaves is boarded and the southern front has numerous openings, there is a later local red brick chimney to the centre of the roof.

## The Field Barn

- 7.36 There is a field barn to the north-west corner of Horse Close which has a stone walled enclosure. A path led from Bramshill Manor to the barn and there are old photos in Marchant's books. It is a simple linear open shed which had traditional raked brick buttresses to the west where the land falls steeply away to the fishponds (now in stone). Despite the extensive rebuilding and the larger roof the field barn remains a positive agricultural landmark in the landscape of the Conservation Area.



The Old Forge on the southern parish boundary of Horley with Wroxton



The Field Barn prior to substantial rebuilding



Roseacre, The Barn House and the Apple Barn House with the rear wall of the Barn Rivendell



Hilary Cottage



The north elevation of Box Tree House retains its plain roof form.



Endell's Cottage and The Cottage



Lion Cottage and the Red Lion



# 8. Character and Appearance

## 8. Character and Appearance

### Settlement Pattern

- 8.1 The village is thought to have expanded and contracted throughout its life, but the defining characteristics of the village layout have remained constant. The historic village has incorporated some modern infill development but the character of the traditional built form with local ironstone predominates.
- 8.2 The structure and character of Horley is of an irregular nucleated settlement focused around the church and former village green, with a linear ribbon development along the primary routes.
- 8.3 The majority of historic farms and cottages line a sinuous lane that ascends the hillside from Horley Brook, at the south of the village, northwards towards the crest of Plot Hill. This long street comprises Hornton Lane (Big Lane), to the north of 'The Square', and Wroxton Lane to the south.
- 8.4 Little Lane loops westwards from 'The Square' and rises to the south-west corner of the Manor House where it continues northwards, as Church Lane (although OS maps also call this Little Lane) and meets Hornton Lane at a small triangular remnant of the village green. The larger irregular diamond shaped piece of land between these lanes once incorporated the original village green, and is now known as Manor Orchard. There is an intimate path between the south porch of the church and Little Lane beside the east front of the Manor House (the Prebendal Manor) and the gates to Bramshill Manor. The path is in three lengths and gives access to the Old School and former School House, a thatched stable and part of the Manor's orchard. The church commands a high position relative to Church Lane and Hornton Lane, and affords views across the sunken Hornton Lane to Holly Tree Farmhouse,
- 8.5 Hornton Lane rises from the north of 'The Square' with a high bank to the west (once with timber steps to allow a shortcut up to the school) and a banked grassed verge to the east which includes some stone steps. The ex-council housing development at Lane Close runs eastward from Hornton Lane and allows pedestrian access to the cricket field from which a framed view of the church tower can be found looking west. The cottages at Manor Orchard and Manor Cottages (rebuilt following a fire) are accessed from Manor Orchard which runs west of Hornton Lane just north of 'The Square'. Manor Orchard terminates in a view of the church above a stone wall with hen-tooth capping. To the north of the church and Church Cottages (Wood Cottage, The Old Smithy and Church Cottage) on the west side of Hornton Lane and south of Clump Lane, a row of bungalows were built in the late 1960s, on the east of the field known as 'The Woods' (Mr Metcalfe's Old Inclosure). On the east side of the Hornton Lane there is a bridleway that once led to a settlement at Yellow Well which lies within the clump of trees to the north of Meadowsweet Farm. A Roman vineyard once stood on the west of Hornton Lane, north of the new lake.
- 8.6 To the north of the village Clump Lane is a bridleway running west off Hornton Lane, it connects to the footpath to the head of the lake and would historically have been the quickest route to Hornton, the footpath at the end of Little Lane crosses Clump Lane and provides an alternative route to Hornton.
- 8.7 Wroxton Lane rises steeply from the Horley Brook to 'The Square'. The lane gives access to Little Lane to the west of 'the Square' and the footpath through Coleman's Brookfield to the south of Brook Cottage. To the east, the lane leads to Gulliver's Close, the 1940s Old Council Houses, the footpath through Long Meadow, and the lane to the sewage plant, north of the Old Forge.

- 8.8 Banbury Lane (Hanwell Lane) runs east of 'The Square' to join up with the Warwick Road (the B4100). The outbuildings to Manor Farm provide a strong edge to the south. The definition of 'The Square' was much reduced by the clearing of Ingleside, the village shop, the Old Forge, The New Inn and adjacent cottages, led by 'improvements' to the junction for buses and the dereliction of properties.

### **Lanes, footpaths and verges**

- 8.9 The village maintains a pleasing green character with sunken lanes and grassed verges (which were scythed for hay as late as the 20th Century). Several properties have steps across the steep banks of the verge between the carriageway and the footpaths. There are wide grassed verges which are suggestive of a drovers' route along the north approach on Hornton Lane and to the east of the village along Banbury Lane (Hanwell Lane) leading to the B4100. Overly-manicured mowing of the verges beyond the village impacts on the rural character of the approach to the village. There were once active wells in the grassed verge along the east of Wroxton Lane where laundry was washed.
- 8.10 The main thoroughfares within the village are tarmac. There are raised tarmac and blue brick paths behind the grassed verges on Hornton Lane, The Square and Wroxton Lane and a section of pavement in Wroxton Lane, between Hillside Farm and Chapel Cottage. There is little kerbing, as a large proportion of the paths adjoin grass verges. Stone kerbs are found at the junction to Gulliver's Close and beside Park House, there is a small stretch of reconstituted stone kerbing north of the Red Lion and beside the church. Parking takes place on the roadside, particularly in Wroxton Lane, and this damages the grass verge.
- 8.11 Stone steps from Church Lane (Little Lane) lead to a stone paved pathway through the churchyard to the west door and the south porch of the church and onto the lane that leads to the manors.

- 8.12 Private footpaths lead down to the medieval fish ponds from the former farm at Bramshill Manor and from the field gate at the south of Church Lane. The public footpaths to the west of Little Lane and in Coleman's Brookfield pass near the head and foot of the fish ponds, allowing only glimpsed views. The lake is most prominent from the higher footpath in winter.

### **Trees, hedges, and green space**

- 8.13 There are many mature trees within the village, including several important trees in the churchyard and Rowarth House (the Old Vicarage). There are also mature trees in private gardens which include remnants from former orchards, Holly Tree Farm has a prominent Holly Tree. The larger houses such as the Manor, Bramshill Manor, The Lawn and Horley House include some planned planting of trees as part of the their setting. There are also handsome trees within fields, including a solitary tree in the field known as 'The Woods. Old photographs show trees in the verge of Wroxton Lane, only tree stumps remain.
- 8.14 There are important hedgerows lining the north and east entrances to the village and dividing fields in the setting of the village. The hedgerow lining the south approach is less well defined north of the former railway. Historic hedgerows are protected under their own legislation but can easily lose their impact when new openings are punched through and can obscure important views when not well-managed. Just north of 'The Square', the roots of the hedge and trees help to stabilise the steep earthen bank on the west side of Hornton Lane.
- 8.15 There is a small green at the top of the village beside Church Cottages, at the point where Church Lane (Little Lane) and Hornton Lane meet. This provides a separation and transition to the more open character at the north of the village on Hornton Lane. On the west, the bungalows are set well back from the road with grassed verges between the boundaries and the road. The houses on the east of

Hornton Lane are set back behind stone walls. The main open green spaces in the village provide settings for listed buildings or buildings of local historical significance. These include the churchyard, the land around the manors, Horley House, The Lawn, Rowarth House and Clump House. The farmhouses have gardens and strong connections with the surrounding farmland, although some are becoming divorced from the land following backland development. The field west of Rowarth House provides part of the setting for the former Vicarage and the church. The fields around Bramshill Manor, the fishponds and the stone field barn are considered important green space, allowing views of the manors and the church.

- 8.16 The footpath through the field known as Coleman's Brookfield tracks the path of Horley Brook and is important to the understanding of the mill site. The open setting and character of Brooke Cottage within Mill Meadow to the south and west is becoming more suburban with the backland development of Mill Cottage and the associated garden buildings, fencing and trellis. This is impacting on how this rural village addresses the brook and the open space.
- 8.17 The Long Meadow and fields to the east of the village are important open space which allow views from the village into the countryside, and forms part of the setting of the Conservation Area. Brooke Cottage and the Old Forge remain the focal points in westward views from the footpath through Long Meadow. The ex-Council housing north of Long Meadow is screened by trees and their gardens run down to Horley Brook to the north of Long Meadow.
- 8.18 The garden settings of the farmhouses and cottages are linked by the thread of the grassed verges to the wider landscape. The village appears well integrated with the surrounding topography, the ridge and furrow, and pasture land divided by hedgerows and trees.

- 8.19 The cricket ground is an important green recreational space for the village and allows good views west towards the church tower, the ridge and furrow field to the north and the wider landscape to the east.

- 8.20 At the time of writing this appraisal there is no Local Green Space designated in Horley.

### **Means of enclosure**

- 8.21 Ironstone walls are the dominant means of enclosure throughout the Conservation Area, and contribute greatly to its character. These are predominately 1m to 1.5m high. The walls to the Manor House enclose the house, gardens and associated outbuildings; these are constructed of more uniform stone and are up to 2m in height. Similarly the walls enclosing Horley House are more formal and uniform in appearance. The character of low stone walls continues along Little Lane and encloses the church and churchyard as retaining walls. Many of the walls in the village are retaining higher ground levels. At the bottom of Wroxtton Lane stone walls have a vertical stone capping. Further north, around the junction of Little Lane the capping changes to flat stone and continues up Hornton Lane. At the top of Manor Orchard, the churchyard wall has been increased in height and has a toothed stone capping. Several walls have mortar capping. The maintenance of walls and their cappings helps to protect them from collapse, and the associated costs of rebuilding.
- 8.22 Just north of 'The Square', the west side of Hornton Lane is enclosed by mature trees and historic hedging.
- 8.23 The mill race and Horley Brook are marked by white rails which make a positive contribution in the context of the former mill. There are estate railings and a timber post and rail fence west of Stonecroft. Fragments of old timber fences remain.
- 8.24 The iron gates and piers at the Manor are listed in their own right. There are fine gates at Horley Lodge and later metal pedestrian gates to Horley House, the School House,



Park Farm, and modern metal gates to Bramshill Manor. The solid painted timber doors within the pedimented opening in the stone boundary wall at Rowarth House is particularly handsome. There is a natural timber service door within the west boundary wall of the Manor. There are timber picket gates, field gates and a modern timber gate to the churchyard.

### **Land Use**

- 8.25 The village is characterised by its farms and associated farmland. Some of the farms have grown through buying up lands of farms which have down sized to dwelling houses, resulting 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 farm buildings have been converted, this has been done in a way that retains their quintessential agricultural form. The majority of the buildings in Horley are now private domestic dwellings. The non-domestic buildings are the working farms, the Michael Hardinge Old School Hall, the church, the pub, the cricket pavilion and the Old Forge on the boundary with Wroxton Parish is an office.
- 8.26 Of the areas of open agricultural land included in the Conservation Area, the most extensive lies to the west of the village. The land falls steeply to the south-west from the crown of the hill (where the Church and Manor House are found) to the medieval fishponds. Horley Brook to the south fed the mill race, and there is evidence of the former mill with water channels and leats (OS map ref. SP41764350, see Sections 4 and 6).
- 8.27 Whilst the farmland to the east of the Conservation Area is closely linked to the village, only a few fields lie within the Conservation Area. The site contains evidence of earthworks thought to be the

site of the original village (the Town Gore). To the north of the cricket field there is a well-defined ridge and furrow field with strip lynchets considered to be the best surviving example in views of the village from the east. There are further examples north of the field.

### **Scale and Massing**

- 8.28 The hierarchy of the village can still be clearly read in the architecture of the village. The church is the tallest and most prominent building in the Conservation Area. The two manors and Horley House are also dominant due to their massing, scale and architecture. The Lawn, Rowarth House, Clump House, the Chapel, the pub, and the farmhouses with their farmsteads form a further layer of larger buildings in the village. The majority of the buildings in Horley are modestly scaled 2-storey properties, many with low ceiling heights, some with cock-lofts, and steeply pitched roofs. Several properties have cellars.

### **Construction and Materials**

- 8.29 Vernacular buildings predominate. Date plaques can be found on Midhill (1794), chimney stack of the Old School House (1711) which refers to an addition to the original building. The initials R T D are found on rainwater goods at Bramshill Manor, which probably refer to Richard Thomson who bought the manor in 1668. Rowarth House (the Old Vicarage) also has a 1668 datestone.
- 8.30 The character of the Conservation Area is derived largely from the predominant use of ironstone in the construction of buildings. Local red brick appears in chimneys, outbuildings and orchard walls. There is very limited render or painted masonry. Chimney stacks tend to be in the same red brick, some of which are built off earlier stone chimneys, a few examples of earlier ironstone stacks remain at the Manor, Bramshill Manor, the Old Post Office and Endell's Cottage.

8.31 Long straw thatch was the predominant roofing material in the vernacular cottages, farmhouses and farm buildings. Many of these buildings have had their roofs raised and recovered in unsympathetic materials such as concrete tiles. Where thatch remains, for example in The Old Schoolhouse, Lion Cottage and Manor Stables, the traditional long straw may exist in base layers beneath non-traditional combed wheat reed. There are few remaining historic Stonesfield slate roofs, but Welsh slate is now the most prevalent roofing material. Some roofs are covered in local handmade plain red clay tiles and several outbuildings are covered with corrugated iron or tin. Non-traditional concrete tiles cover some roofs and is not a sympathetic material for the character of the Conservation Area.

8.32 18th and 19th century flush timber casement windows are dominant although earlier stone or timber mullioned windows with leaded lights and wrought iron casements are also found, some have been reglazed with larger panes but retain their original ferramenta and ironmongery. There are surviving historic diamond and square leaded mullioned windows, including some crown glass. Painted timber sash-windows are also seen. There are small oval windows at Manor Farm House. The large windows of Midhill are characteristic of weavers' cottages. Many houses have 20th century replacement windows. Windows are normally painted. Lintols are either timber, stone with key blocks, stepped stone voussoirs and stone label hood moulds. There are stone architraves to the windows over the porch at Horley House.

8.33 Few doors are original but those that remain are either solid planked, ledged and battened or timber panelled (occasionally with glazed top panels. Doors are normally painted, although historic unpainted oak doors remain, including a fine Elizabethan oak door to a converted outbuilding once belonging to Bramshill Manor. The Prebendal Manor has a glazed panelled door with overlight.

### **Key Views and Setting of the Conservation Area**

8.34 The setting of the village has an interesting topography which includes well-defined ridge and furrow fields, pasture, hedgerows, medieval fish ponds, a mill race, a disused ironstone railway, woodland and trees. The change in level has a significant influence on the character of the area.

8.35 St Etheldreda's Church, the Manor House, Bramshill Manor, The Lawn and Horley House are the most prominent buildings in distant views due to topography, their size, massing and rooflines. These buildings and the more modest houses in the Conservation Area, sit well in the gentle rolling landscape with hedgerows and mature trees, and together form a pleasing pastoral composition. There are also private views of houses not visible from the public domain which form part of their setting, this is so for the likes of Rowarth House as seen in Marchant's books.

8.36 Whilst the church tower is important in key views of the village from all directions, the Manor and Bramshill Manor are also prominent in long and mid-distance views. Horley House has a grand setting behind tall stone walls but can be viewed through the gate posts and from Clump Lane and Horley Lodge reads as part of the setting for the house. The house is also prominent in views from the east. Bramshill Manor is now more screened than it once was both in distant views and those from Little Lane. There is a delicate balance between privacy and allowing buildings to display and contribute to the cohesiveness and historical understanding of the village. Planting schemes should always be well considered.

8.37 The footpaths alongside Horley Brook give pastoral views of the village across meadows. The area of pasture to the south-east of the village gives views back towards Wroxtton Lane. The public right of way through Long Meadow between the Mill Race from Horley Mill towards Moor Mill

and the parish boundary gives further views from the east. The public rights of way and the B4100 allow panoramic views of Horley from the east. There are views from the west from public rights of way and from the lane to Hornton, but views of the village from the north are fairly well screened other than seeing the top of the church tower just above the tree line. The village only becomes apparent near Clump Lane with Horley Lodge and Horley House opposite Clump House. The sense of enclosure and funnelled views from the north start with the farmhouses and cottages near the village green and church.

- 8.38 The Lawn, although increasingly obscured by trees, is the most noticeable building when approaching the village from the south, due to the dip in the road near the brook. Once past the line of the railway, the white walls of Brook Cottage dominate views, more so now with its large extension and modern crisp render. The cottage also stands out in the western view from the footpath in Long Meadow. The area around the former mill and Brook Cottage is undergoing a major transformation through the development of Mill Cottage, the extension to Brook Cottage and associated garden buildings, fencing and trellis. The changes are impacting on the character and setting of this part of the village and the surrounding landscape which is viewed in the south approach to the village and at close hand from the footpath through Coleman's Brookfield. The impact of a new house (granted planning permission in 2018) with contemporary openings on the site of a simple barn-style garage, immediately north of the mill race, has a far greater impact on the character of this part of the conservation area in views up and down Wroxton Lane.
- 8.39 The area around the junction of Wroxton Lane, Banbury Lane, Hornton Lane and Little Lane is known as 'The Square'. It is also characterised by wide grass verges, and a cluster of cottages. Both the Red Lion Public House and Manor Farm House are important focal points in views up Hornton Lane and along Banbury Lane.
- 8.40 Progressing from The Square up the hill of the sunken part of Hornton Lane, towards the Church, the steep banking adjacent to the road and tree cover play an important role in the character of the area; the two historic properties of Park Farm House (Park House and Park Cottage) and Holly Tree Farmhouse are prominent and the more recent 20th century development is partially screened by vegetation and topography.
- 8.41 North-west of the Church the conservation area is more open in character; the 20th century bungalows on the west side of the Hornton Lane are set well back and are generally unobtrusive because of their low level. The front gardens are open plan and are again fronted by grass verges. Clump House is set back at an angle between Clump Lane and Hornton Lane and with Horley lodge opposite, helps to frame the view to the countryside beyond. The east side is more mixed in character, with a number of traditional buildings on the road frontage, and Horley House, the late Georgian style mansion set in large grounds partially screened from view by evergreens on the road frontage and a tall ironstone wall. Horley House terminates the easterly view along Clump Lane.
- 8.42 From the junction of Gulliver's Close and Wroxton Lane a collection of farmhouses and cottages extend down the hill, mostly comprising frontage development with some buildings set gable end to the road. This part of the conservation area is characterised by wide grass verges, edged in places but mostly abutting the road, and is reputed to have once formed part of the village green. A few properties are set back away from the road but there is a strong sense of enclosure.
- 8.43 To the west of The Square, north of The Red Lion, Manor Orchard leads up to the church and provides views of the former Manor orchard and the church.
- 8.44 To the south of the square on the west side, Little Lane gives views towards Bramshill Manor and the Manor, it continues as a

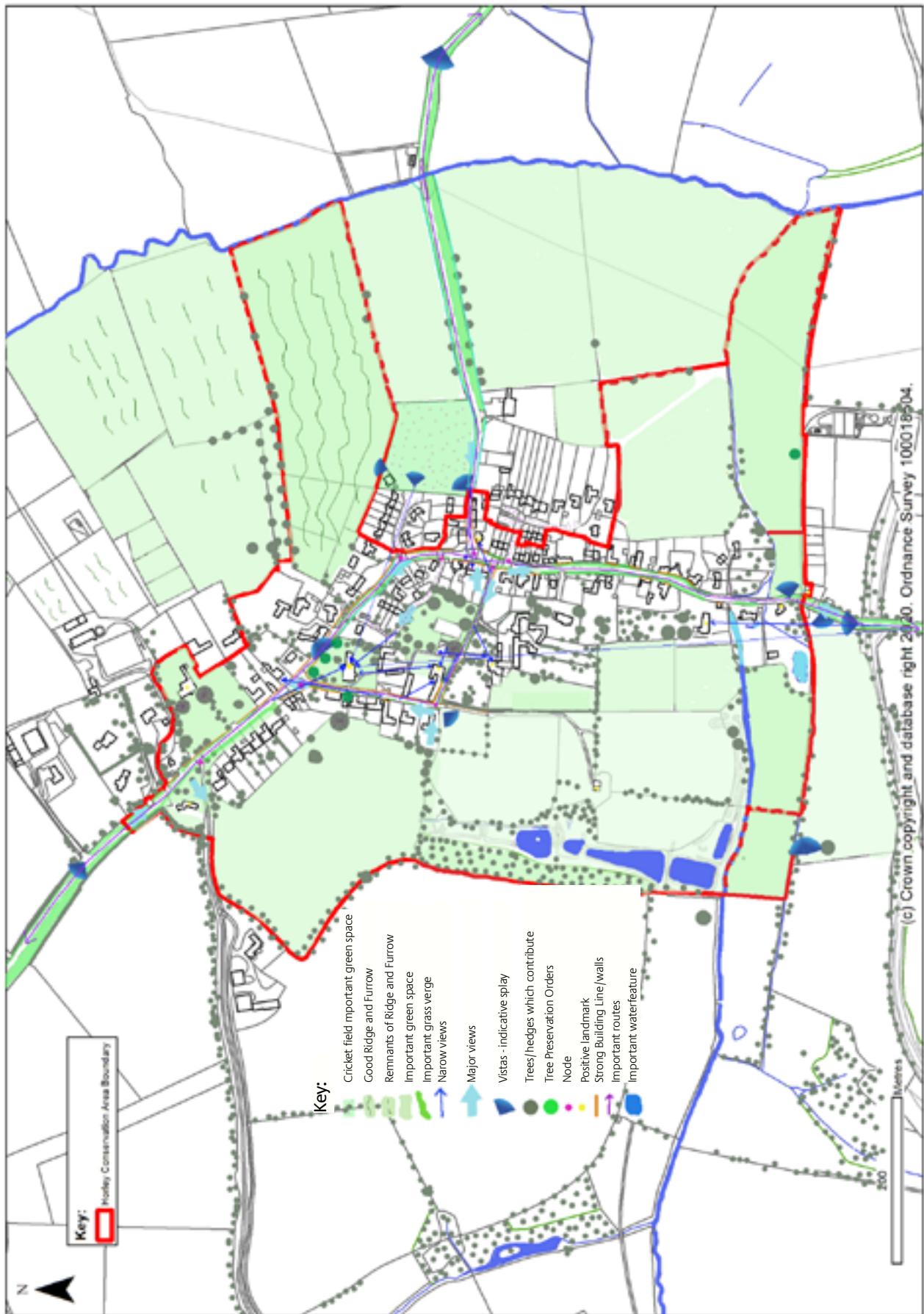


public right of way in front of the gate piers to the Manor northwards before stretching west to the thatched stables and then northwards again between the stables and the old Schoolhouse which frames a view of the south porch of the church. This path then leads round the south of the church to Church Lane on the west. The views are equally pleasant in the opposite direction and terminates with the gateway to Bramshill Manor. To the top of Little Lane there is a footpath over fields which leads to the head of the lake which gives the best view of the fishponds. Little Lane connects with Church Lane to the east with the north wing of the Manor on the corner. The view east along Church Lane gives views of the former tithe barn, the remains of Taylor's Farm, the church and Rowarth House and terminates in a view of Melling Cottage and Essex House, framed by the terrace of Wood Cottage, The Old Smithy and Church Cottage. To the west of Church Lane there is a field gate with glimpsed views of the Field Barn and the north wall to Bramshill Manor.

### **Threats to the Special Character and Appearance of the Conservation Area**

8.45 These can be summarised as follows:

- 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. UPVC is discouraged in order to ensure the character of the Conservation Area is retained;
  - Refuse bins left on the street detract from the character of the Conservation Area;
  - 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 character;
  - The careful management of the important trees in the village will prolong their life and contribution to the setting of buildings and the Conservation Area.
- The setting and important views towards and within the settlement need to be respected. The farmland within the Conservation Area includes earthworks from the shrunken medieval village and well-defined lycheted ridge and furrow and links with the wider landscape setting of the village. The character of this landscape can change rapidly when fields are bought and gardens extended with associated sheds, garden structures and domestic boundary treatments;
  - The treatment of rear extensions can have a significant impact on views towards the village;
  - Infill development within gaps could restrict views and affect the setting of listed buildings and the character of the Conservation Area;



**Figure 18.** Horley Conservation Area Boundary (March 2020) - Visual Analysis

## 8.46 Character Areas (Figure 19)



### **The Green and The Square:**

The Green includes the church, the prebendal and lay manors, Rowarth House (the old vicarage), historic farms and pub, in the central core of the village. The church occupies the highest point, with the land falling to the east, south and west. Hornton Lane is sunken with steep embankments, grassed verges, hedgerow, and ironstone retaining walls. The lane is well defined and provides interesting views through the village. There is a close visual relationship between the church and Holly Tree Farm at a higher level. The narrow route between the manors and the south porch of the church provides drama to the views of the listed buildings and contributes greatly to the character area. Grass verges are a common feature and there are limited stretches of pavement and kerbing. The lanes are well defined by stone walls, gables or backs of the historic buildings and occasional hedging. The area has many trees and the high garden walls to the Manors and Rowarth House (the old vicarage) are indicative of their status within the village. The Square was better defined before the junction was widened. The tall ironstone garden wall to Manor Farm House, the house and outbuildings provide a strong sense of enclosure to the south east of the Square. The stone garden walls to the west, along with Lion Cottage and the Red Lion form a strong boundary to the west.



### **Horley House and Clump Lane:**

The north of the Conservation Area generally feels more open in character. Horley House is set within extensive grounds bounded by a tall ironstone wall with gates and Horley Lodge. Hornton Lane is part of the main spine of the village with grass verges on both sides. A row of modern single storey bungalows are set well back from the lane. Clump House stands opposite Horley Lodge and marks the entrance to Clump Lane, a rural dirt track between hedgerows which was once a well-used route to Hadsham and Hornton.



### **Shrunk settlement:**

The shrunk settlement includes the medieval fishponds, Clump Ground (The Woods), the site of Horley Mill and the Mill Meadow, Long Meadow and the Town Gore. Water features and earthworks are a common thread within the setting of meadows, trees and hedges. The historic buildings are few and include The Lawn, Brook Cottage, the Field Barn and the Old Forge. The meadowland which surrounds the village provides a positive setting to the current built up extent of the village.



### **The Ridge and Furrow with Strip Lynchets:**

The ridge and furrow is well defined and prominent in distant views of the village from the east and in closer views from the cricket field and the end of Lane Close.

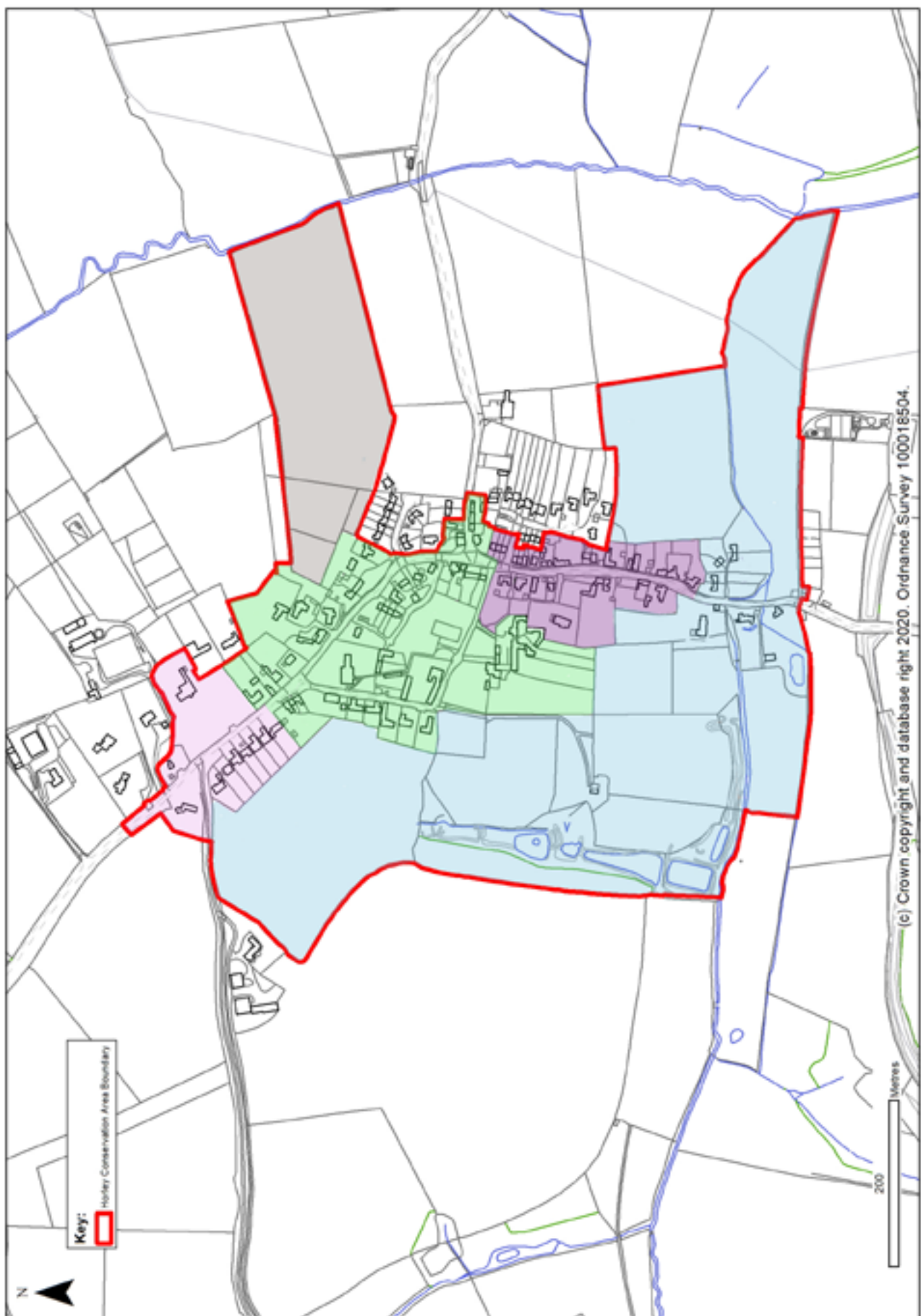


### **Street through the village:**

Parts of Wroxton Lane to the south of 'The Square' feel quite loose. Several derelict buildings were demolished, including Horley Mill. Many of the buildings are set back behind stone boundary walls, whilst other parts of the lane have very strong frontages to the path/pavements, with both gables and frontages running parallel with the road. The lane is of a gentle sinuous form and provides interesting views in both directions. The grassed verges are quite prominent and form a ribbon that unites the Conservation Area with the surrounding farmland.

The limited palette of local building materials and the mainly vernacular form of the buildings unite the village. There are also areas of modern development which employ non-traditional materials and details within the village and these generally do not make a positive contribution to the character and significance of what makes Horley Conservation Area special.





**Figure 19.** Horley Conservation Area Boundary (March 2020) - Character Areas



## 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 taken by the Council and/or property owners within the designated area. The role of the Management Plan is to identify actions that could contribute to the enhancement of the special character and appearance of the area by the Council, owners and other stakeholders alike.
- 10.2 The main threat to the character and appearance of the Conservation Area would be the infilling of the important space between the existing properties, as this would harm the significance of the dispersed ribbon development along Main Street and the Green. As Horley is a Category C Village in the Cherwell Local Plan 2006-2013 (Part 1) it is considered suitable for conversion of existing buildings and infilling only. It is important to note that any development should respect views within, views out and towards the Conservation Area.
- 10.3 The next significant 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, alterations to traditional boundaries, 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 cumulatively result in the erosion of the historic character and appearance of the Conservation Area.
- 10.4 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 Conservation Area.
- 10.5 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.
- 10.6 The principal plans and policies covering alterations and development of the historic built environment are given in Appendix 1.
- 10.7 Demolition in a Conservation Area (previously known as Conservation Area Consent) is now covered by planning permission, and applications may need to specify whether they are for 'relevant demolition in a Conservation Area'. Refer to Section 13 for further advice.
- (A listed building, including buildings and structures within the curtilage of a listed building considered to be 'curtilage listed', will always require listed building consent for demolition).



| General Proposals for Preservation and Enhancement |   |
|--|---|
| Settlement Form                                    | <p>The form of the village responds to the geology and topography of the area, located between two streams where mills were established. The church was built on high ground towards the north of the village and the early housing was developed nearby. The settlement is an irregular nucleated settlement arranged around a village green beside the church and a principal street running north/south with a secondary informal 'square' from which a further road leads east. The connections to the west are now public rights of way but were likely historically more important.</p>   |
| New Development                                    | <p>As a Category C village (The Cherwell Local Plan 2011-2031), Horley is considered suitable for infilling and conversions only.</p> <p>Any proposed development or extensions 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 which 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. 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>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>Views into the historic settlement are open from the public rights of way beside the Sor Brook and B4100, where the settlement can be seen on higher ground beyond the brook. The view from the south allows framed views of the village above the railway, and beyond the railway, Brook Cottage and the Old Forge frame the entry to the village. There are further views from the public rights of way beside Horley Brook, west of the manors and from Clump Lane. The tower of the church can be seen in the entry to the village.</p> <p>There a number of important views within the settlement, many focus on the church tower, the church or manors but there are other significant views through the lanes and also from the cricket ground to the church. Some are wide views taking in a number of buildings or features, other are very intimate including the lane between the manors and the church.</p> <p>Views out of the historic settlement demonstrate a significant connection with the surrounding landscape. Views east and west from beside the bridge over Horley Brook highlight the importance of the topography in the development of the village. The low lying lane affords dynamic views of the buildings which line Hornton Lane, including the church and there are cross views from properties towards the church at the higher level.</p> <p>The settlement of Horley retains its rural, agricultural setting. The impact on the setting of the Conservation Area should be considered in any proposed development in the surrounding area taking into account Historic England guidance and the contents of this appraisal.</p> |

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| Retention of Historic Features and Building Maintenance | <p>Traditional architectural details and local materials are important and should be retained, repaired or reinstated where lost. It is important that traditional techniques and materials (including the use of lime mortar and the like for like repair of buildings) are used to retain the special historic character and appearance of the area.</p> <p>The unsympathetic alteration of minor features could have a significant effect on the character and appearance of Horley.</p> <p>There are a number of thatched roofs in Horley 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 plain clay tiles, stone tiles and Welsh slate which also contribute to the character of the village, and these should also be replaced like for like.</p> <p>The unsympathetic alteration of minor features could have a significant impact on the character and appearance of ..... An Article 4 Direction (see Appendix 4) could ensure that existing original and traditional details are protected and where necessary sensitively replaced in the future.</p> <p>Sensitive repair and regular maintenance will be encouraged through distribution of guidance notes and general advice through the Development Management process.</p> |
| Character of roads, lanes and verges                    | <p>The main roads running through Horley need to comply with highway standards, but it is important to ensure that it does not become overly urbanised with road markings, signage, and roadside clutter is minimised. Clump Lane and the village lanes retain a rural informal character which make a significant contribution to the settlement and it is important this character is retained in any developments within the settlement. Where historic hard landscaping exists, this should also be retained.</p> <p>There is a good network of footpaths and bridleways that are well used and afford good views.</p>   |
| Boundary Treatments                                     | <p>As specific character features of the Conservation Area, total demolition of traditional boundary features will be resisted. The historic stone and brick walls, gates, railings and fences should be maintained and repaired. Modern close-boarded fences are not sympathetic to the character of the Conservation Area.</p> <p>Important mature trees and historic hedges also make a valuable contribution to the character of the settlement and should be maintained.</p>  |
| Landscaping   | <p>Materials used in gardens should be permeable and suited to this rural setting. Planning permission may be required for new driveways and other structures.</p> <p>There is important ridge and furrow with strip lynchets which provides and important part of the setting of the village.</p>   |

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| Heritage at Risk                      | <p>There are no buildings currently at risk in the Horley Conservation Area. There may be some buildings at risk which are not visible from the public realm.</p> <p>Ongoing maintenance of outbuildings will help to avoid buildings being added to the district's register of Heritage at Risk.</p>   |
| Archaeology                           | <p>Horley Parish is a potentially rich archaeological area. The assumed extents of 'Horley Historic Core and shrunken medieval village', and 'Shrunken medieval village Area known as Town Gore' cover most of the Conservation Area and extends beyond the boundary in places. There are additional SMR sites to the west of the village. 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> |
| Conversion of farm buildings          | <p>Conversion and extensions to farmhouses and their outbuildings needs special care in order that they retain their character and significance. Historic England provides guidance as does Cherwell District Council. It is important that outbuildings or farms, which are now solely residential, are not neglected, but maintained.</p> <p>The change of use from agricultural land to residential curtilage could have a detrimental effect on the Conservation Area and would be resisted.</p> <p>The conversion of farm buildings to residential use in open agricultural land within the Conservation Area would be resisted.</p>   |
| Car parking on the Highway            | <p>Car parking is an issue in the village around the pub, the church and where houses do not have driveways or the use of garages. There is a danger that grass verges could be eroded by indiscriminate parking but this does not mean that grass verges should be removed or spoiled by the introduction of signage and bollards that would detract from the rural quality. Kerbing is not traditional in Horley but where this is to be introduced at very key sites it should be natural stone, with the verge allowed to grow over the top as has historically happened on some stone steps on the east of Hornton Lane.</p>   |
| Management of the hedgerows and trees | <p>The Parish Council maintain the verges. In addition to managing work to trees in a conservation area and Tree Preservation Orders (TPOs), the local planning authority also manage the Hedgerows Regulations 1997 for any proposal to remove a hedgerow or part of a hedgerow. (<a href="https://www.gov.uk/guidance/countryside-hedgerows-regulation-and-management">https://www.gov.uk/guidance/countryside-hedgerows-regulation-and-management</a>)</p>   |



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| Wiring, satellites, aerials and alternative technology | <p>Overhead wiring, television aerials and satellite dishes in the settlement have a significant negative impact on historic buildings and Conservation Areas. Any opportunity to remove, or relocate to a more sensitive setting should be taken. The overhead cables are a negative feature in the landscape and although not a planning matter, the Parish Council and Statutory Utilities should be mindful of the impact they have on the landscape, both in close and distant views. Overground wiring can be seen in many views of Horley; any opportunities to remove, bury (subject to due consideration being given to archaeology), rationalise or re-route in a more sensitive position should be taken as this could have a positive effect on the Conservation Area.</p> <p>Satellite dishes in particular can pose a threat and should be positioned in an inconspicuous location hidden from public view – they do not always have to be fixed to the main house and can be positioned on outbuildings or in the garden.</p> <p>The siting of any alternative technology needs to be sensitively handled so that it does not detract from what makes the Conservation Area special and it should not cause harm.</p> |
| 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>  |
| Local Green Space                                      | <p>There is no 'Local Green Space' within the Conservation Area Boundary at the date of the publication of this report.</p>  |
| Assets of Community Value                              | <p>There are no 'Assets of Community Value' within the Conservation Area Boundary at the date of the publication of this report.</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 Horley Conservation Area was designated in January 1987 and the first appraisal was written in March 1996. 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 Horley Conservation Area boundary 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 and extended as proposed is helpful. The position of the conservation area boundary is to a large degree informed by the considerations identified in Historic England’s Advice Note 1, (2019).
- 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 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. See Figures 18 and 20.
- 11.6 There was support for the cricket ground to be included as an essential part of English country life at the heart of the village, and to protect the setting of the village. The future of the cricket ground appears bright with the promise of a new cricket pavilion which should start work in 2021. This should be reappraised when the Conservation Area Boundary is next reviewed. The permission was granted solely for use as a cricket club serving the cricket field and does not extend the built up limits of the village. The cricket field is not considered to have special architectural or historic interest but it is highlighted as important green space, see Figure 18.
- 11.7 Views from the Sor Valley and the landscape within the Sor Valley currently come under Cherwell Local Plan 2011-2031: Policy ESD13 ‘Local Landscape Protection And Enhancement’. The setting of the village comes under Policy ESD15 ‘The Character Of The Built Environment’. Horley is defined as a Category C village and therefore development will be restricted to conversions and infill only. Any development immediately outside the Conservation Area would be considered for the impact it has upon the setting of the Conservation Area and listed buildings. See Figures 18.
- 11.8 The Horley Conservation Area Boundary was finalised in March 2020 and adopted in February 2022 (following a delay due to the Covid 19 pandemic). This boundary was informed by public consultation of the draft Horley Conservation Area Appraisal from 6th

September to 8th October 2018, including a public meeting on 6th September 2018, with a further round of consultation in May and June 2021, with Wroxton Parish Council and a property on the boundary between Horley and Wroxton Parishes at which time the March 2020 boundary was reassessed and remains unchanged.

- 11.9 A review of the boundary took place in 2018, 2020 and 2021; this was based on an analysis of Land Registry and historical maps, and supplemented by investigation on the ground from public rights of way.

### **Conservation Area Boundary Description** (see Figure 20)

#### **11.10 Northern Boundary**

The north boundary follows the south of Clump Lane, then cuts north to include the former labourer's cottage now known as Clump House and its current curtilage. The boundary then tracks north, taking in the wide grassed verge at the entrance to the village then crosses Hornton Lane, just to the north of Gracombe House where it includes the boundary of the property and the driveway entrance to Sor Brook House Farm. It then runs behind Horley Lodge and Horley House to include the tall brick orchard wall.

#### **11.11 Eastern Boundary**

The east boundary runs from the old brick garden wall to the former orchard at Horley House until it meets the north corner of Essex House, where it runs round the curtilage of Holly Tree farm and Smarglen. It then runs around a field boundary on the OS map to include the ridge and furrow field with strip lynchets, which is the best surviving remains of the open fields system and contributes greatly to the setting of the village. The boundary then returns to the south-west to include the stone wall between the vicarage and 1 Lane Close, and includes the whole curtilage of Park House and Park Cottage. The boundary then follows the east of Hornton Lane, before taking in the curtilage of 1 The Old Post Office, Stoneborough

Cottage and Mulberry House. It then extends east along Banbury Lane before returning south to include the curtilage of Manor Farmhouse and Manor Farm Barns. From here it runs south behind Greenside, The Jays and 1 Gullivers Close, Gullivers Cottage, The Hawthorns, Prospect Villa and April Cottage. The boundary then runs east to include the curtilage of Hillside Farm, which now includes the new builds of Bramley House and the Steps, Chapel Cottage and the Old Chapel. At this point it runs east to include the whole of the Town Gore which has some historical and archaeological interest, and Long Meadow which is considered important green space, which affords important views towards the Sor Brook and beyond, and contributes to the setting of the Conservation Area.

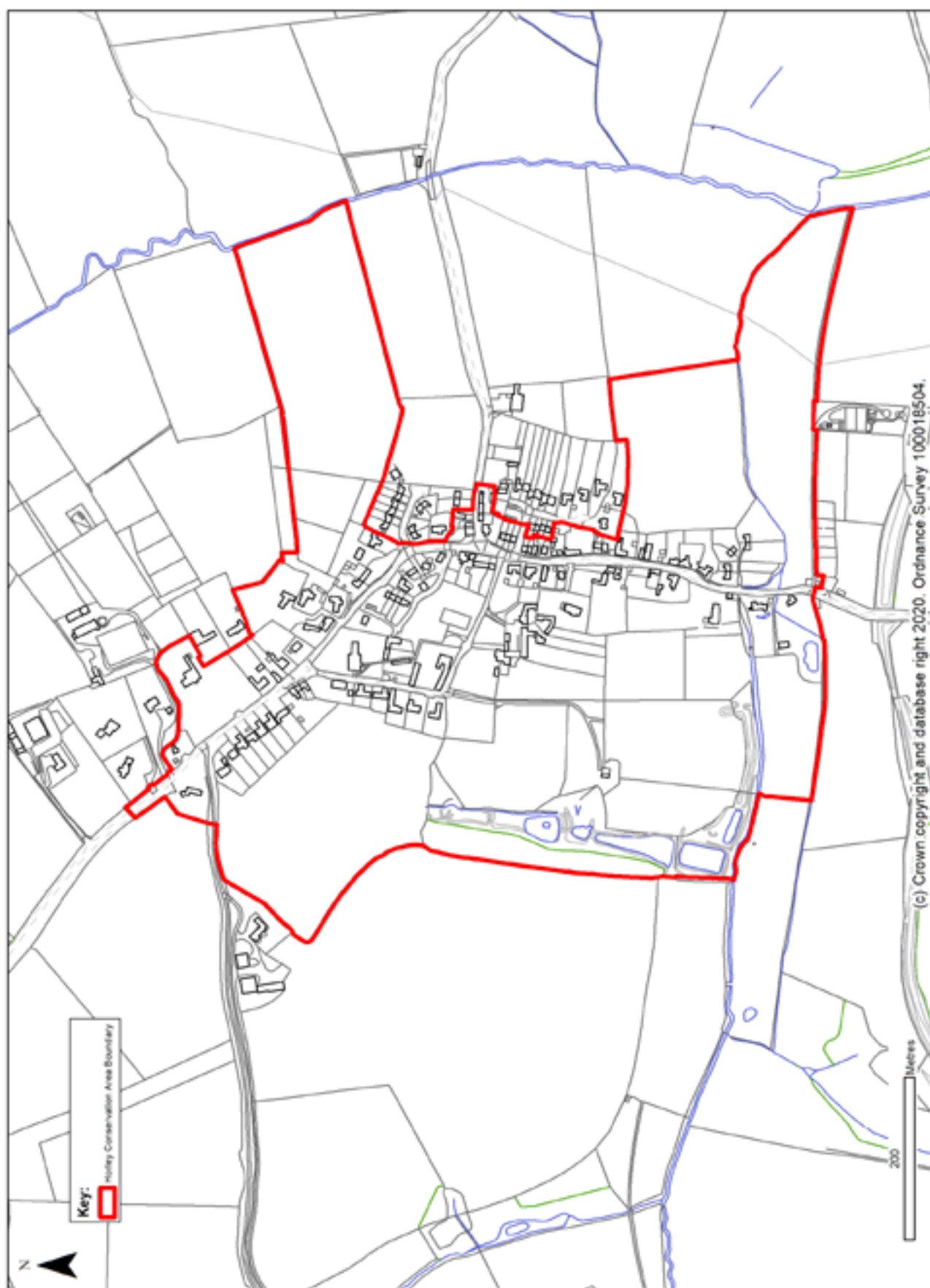
#### **11.12 Southern Boundary**

The southern boundary runs west along the south of Long Meadow which coincides with the south boundary of the parish and includes the public right of way. The boundary deviates to the south to include the Old Forge, which is a gateway marker to the southern boundary of the village of Horley. The barn first appears on the 1905 map and was used to store apples for Horley, it was converted to a farrier's forge in 1993 and to an office in 2007. The Old Forge has a Horley address but lies within Wroxton Parish, and the north wall forms the boundary with Horley. The boundary crosses Wroxton Lane from the north-west corner of the Old Forge to follow the Parish boundary to the south of Horley Brook beside the public right of way through Coleman's Brookfield, until it meets a water course between the Mill Race and Horley Brook. The boundary follows the water course north before extending west to meet the field boundary to the west of the medieval fish ponds.

#### **11.13 Western Boundary**

At the field boundary to the west of the medieval fishponds, the west boundary follows the hedgerow and scrub north, taking in Metcalfe's Old Inclosures known as 'The Woods', until it meets the north boundary at Clump Lane.





**Figure 20.** Horley 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 a Conservation 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 (TPO). This provides the Council with an opportunity to consider making a tree preservation order and the provision of an extra degree of control over the many trees that are important to the appearance of a Conservation Area.
- 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 Any work to a tree or hedge covered by a Tree Preservation Order (TPO) needs a planning application. 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 dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;
- any additions (e.g. dormer windows) to the roof of a dwellinghouse;
- the construction of any part of an outbuilding, enclosure, pool or container situated between a wall forming the side elevation of the house and the boundary, or between the side building line formed by the side elevation and the boundary, or forward of a principal elevation;
- the installation of a flue, chimney, soil or vent pipe on a wall or roof slope that fronts a highway or can be seen from a highway and forms the principal or side elevation of the house;
- the erection of microwave antenna (e.g. a satellite dish) on any chimney, wall or roof slope that faces onto and is visible from a highway or on a building which exceeds 15 metres in height.

For further details, including restrictions on solar panels, air source heat pumps and turbines, contact Planning at Cherwell District Council.

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 Further up to date [www.planningportal.gov.uk/permission](http://www.planningportal.gov.uk/permission) or Cherwell District Council's website <https://www.cherwell.gov.uk/info/115/planning/206/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 Horley, 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 Horley has been determined by its geographical constraints and any new development should relate well to its immediate surroundings. Horley 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, or 2 storeys with attic accommodation within steeply pitched roofs. There are occasional gable attic windows and a few traditional small and thin cheeked dormers, added once the thatch had been removed. One or two buildings have unfortunate box dormers, the most prominent is the Red Lion which has created a third floor in the attic.

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 Horley (such as the church, the Manor House, Bramshill Farm, Horley House and The Lawn) 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 but may be glimpsed through trees or at the end of more distant views.

13.5 Horley is a linear settlement with a village green, and most buildings address the street, with their roofs set parallel to it, or gable on. A few buildings are set back from the main lanes due to the topography of the village, and much depends on where they are accessed from.

13.6 There are very few roads and lanes in the village and additional lanes would not be encouraged.

13.7 The historic form of the village should remain recognisable with views and green space respected between and around buildings. The extents of the settlement plan of the village should also 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.

The setting of the village is very important and development to the rear of properties, whether outbuildings or extensions on the east of the village is particularly visible from the B4100 and the Banbury Lane and need careful consideration.

## Proportion

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

## Roofs

- 13.9 The roof lines in Horley are a dominant feature in the village, and are almost layered behind one another due to the topography of the village. Most roofs in Horley were once thatched but few survive as thatch. Historical photographs show the thatch was traditionally long straw with flush ridges, but that the eaves often had a very slight 'eyebrow' above a window.

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

Corrugated tin or iron has been used as a quick and cheap fix on outbuildings, and occasionally on houses, such as Brook Cottage. 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 very few flat roofed extensions visible from the public domain. 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 Horley. The slate should conform to British Standards (BS) and/or European Standard (BSEN). Where slates are being repaired or new roofs covered, reclaimed slates should be sourced from a reputable source. If large numbers of new slate are required they



should be of a similar thickness and be suitable for purpose. In a major re-roofing project the more publicly visible or principal façade would normally be recovered in the old slates with new slates being used on less visible roof slopes. The slate should match both dry and wet.

- 13.12 Where lead exists on roofs it should be marked with a forensic coating, have CCTV and be alarmed to deter thieves.
- 13.13 Chimneys create interest in the roof lines of the buildings and they can help to date a building. Many chimneys in Horley are stone, with some later red or blue brick, a number of which have been built off earlier stone chimneys. Chimneys should always be retained, even if the fireplaces have been blocked up. Chimneys which are wide enough and in good repair can sometimes be used for ventilation. Masonry chimneys are not traditional in barns.

### **External Walls**

- 13.14 The palette of materials found in the conservation area is predominantly local ironstone for walls. Local red brick is not prominent but can be seen on the orchard wall at Horley House, on some outbuildings and barns, and on the chimneys. There are also blue brick pavers on the west of Wroxton Road. 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 structure 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, where 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. When it is ready for replacement it may be that it is the only stone that needs to be replaced. Where possible templates for new carved stone should be taken from the best surviving example, a good 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 Horley where the use of Ironstone predominates and the use of render is discouraged. There was render on the 19th century extensions to Rowarth House and painted ironstone on Brook Cottage. 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 but there are many hooded mullioned windows and stone lintels in Horley. 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, 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 Horley. 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 correctly proportioned, well related to each other and neighbouring buildings, 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, a thin heritage vacuum glass or similar) but this will be judged on a case by case basis. Where acceptable, the edge spacer should be a dark matt charcoal/ black or white in colour. Glazing bars and lead comes should be 'true' and not planted onto the glass. 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 on edge spacers 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 inappropriate.
- 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 and some within Horley. 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 should be flush conservation types set between rafters of appropriate size, and are traditionally top hung. 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 Horley 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 Horley are relatively modest and ironmongery should reflect this, again there are good precedents in the village and district. Care also needs to be taken regarding introducing window lights into doors; doors were historically solid for security. Traditionally, buildings of higher status, would have solid panelled doors with a fanlight or overlight above the door transom. 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 (ledge and braced or framed ledged and braced) are also modern additions. The insertion of glass can have a detrimental effect on the character of the village and is not encouraged.

### **Porches and Canopies**

- 13.28 There are a few open porches and door canopies in Horley. 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 Horley has a few structural historic iron straps and ties which are now part of the character of the village. Historic ironwork should be reviewed to establish if it is still doing the job for which it is intended and 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 ultra violet light, 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 any historic fabric, and can reduce to a much smaller diameter to pipe at roof level. If internal siting would cause damage to historic fabric, then they should be located in a discreet location on a rear elevation. UPVC soil pipes are not appropriate for listed buildings or traditional 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 painted iron gates. There are some metal railings in need of repair and redecoration. Solid vertically boarded gates are not a historic feature of Horley, in the wider district there a few but these are painted and normally set within a high stone wall as a pedestrian gate, or a double set of

gates. 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 cast iron 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 Horley lies in a secluded rural location, with limited street furniture, signage and road markings within the Conservation Area. The village has many grassed verges which make an important contribution to the rural character, it is important that Horley is not urbanised.
- 13.40 The pavements, where they exist, are mostly tarmacked and those next to roads have kerbs, around the small green there are blue bricks. There are blue brick pavers and stone steps in the grassed verges. The roads through the village are all tarmacked, although older road surfaces may lie beneath, and old farm tracks may still exist in the fields.
- 13.41 Traffic speeds in Horley 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.
- 13.42 Potholes should be reported to the Parish Council and Oxfordshire County Council as and when they appear.

### **Signage**

- 13.43 There is one historic way marker sign. There are also some historic signs in the village which 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 non-historic signs should be removed.

### **Utilities and services**

- 13.44 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.
- 13.45 There is a modern public telephone box on the west of the Square beside Lion Cottage, if it is not used, it would be best removed. A red postal box is built into the stone wall of The Cottage, which was once the post office.

### **Green Space and water features**

- 13.46 Horley is a village with much greenery and water sources which support nature. There are several springs and wells, some of which were positioned on the verge of Wroxton Lane. Ditches, brooks, springs and pumps require routine maintenance as part of the stewardship of the land.
- 13.47 Grass verges require regular mowing within the Conservation Area. The management of trees in a Conservation Area, Tree Preservation Orders and hedgerows are all discussed in Section 10. There are crack willows that can be seen alongside the brooks. The trees around the village and the churchyard, are an important part of the character of the Conservation Area. The management of hedgerows helps to enhance the countryside and setting of the Conservation Area. If the hedgerows are allowed to grow up into trees they can restrict distant views of 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.



### **Web addresses:**

<http://opendomesday.org/place/SP4143/horley/>  
<http://www.visionofbritain.org.uk/place/9857>  
<http://www.horleyvillage.co.uk/horley%20website.html>  
<https://thehorleyviews.com/>  
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### **Historic Maps:**

1663 Jan Blaeu  
1695 Robert Morden  
1766 Draft Inclosure Map  
1797 Richard Davis  
1824 Bryant  
1881 Visionport  
1910-1915 District Valuation Survey

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 the District Council's ongoing programme of Conservation Area Appraisals.

Images used are sourced from the Victoria County History 'A History of the County of Oxfordshire: Vol. 9, Bloxham Hundred', Banbury Museum and from the Oxfordshire History Centre unless otherwise accredited. There are many historic images in the Clare Marchant books which are copyright.

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# Appendix 1: Planning Policy

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

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

| Main Legislation  | National Policy Guidance                  | Local Policy                          |
|---|---|---------------------------------------|
| 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 |

## National Planning Policy Framework (NPPF)

Section 16. Conserving and enhancing the historic environment

### Cherwell Local Plan 2011-2031 Part 1: Adopted July 2015 (As amended)

ESD13: Local landscape protection and enhancement

ESD15: The character of the built environment

### Cherwell Local Plan 1996 - 'Saved Policies'

H19 Conversion of buildings in the countryside

H20 Conversion of farmstead buildings

H21 Conversion of buildings in settlements

AG2 Construction of farm buildings

C18 Development of proposals affecting a listed building

C21 Proposals for re-use of a listed building

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

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 Horley Conservation Area is a designated heritage asset.

A2.2 The following listed buildings are designated heritage assets in Horley, 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 March 2020 and are for identification purposes only, associated 'curtilage listed' structures are not identified.

**Church of St Etheldreda, Church Lane  
(Little Lane)**

Grade 1, Listed 8.12.55

**Headstone to Ursula Goodwin (1640)  
4m SE of Chancel**

Church of St Etheldreda, Church Lane  
(Little Lane)

Grade II, Listed 26.02.88

**18th century Chest Tomb 7m S of S Porch**

Church of St Etheldreda, Church Lane (Little  
Lane)

Grade II, Listed 26.02.88

**Headstone to Thomas Sayle (1671) 19m S  
of chancel**

Church of St Etheldreda, Church Lane (Little  
Lane)

Grade II, Listed 26.02.88

**Chest Tomb (1801) 17m SW of Porch**

Church of St Etheldreda, Church Lane (Little  
Lane)

Grade II, Listed 26.02.88

**Group of 2 Chest Tombs, One to Michael  
Harding 4.5 and 5m S of S Aisle**

Church of St Etheldreda, Church Lane (Little  
Lane)

Grade II, Listed 26.02.88

**Group of 17th Century Chest Tomb and  
Headstone 1m E of Chancel**

Church of St Etheldreda, Church Lane, (Little  
Lane)

Grade II, Listed 26.02.88

**Chest tomb 1812 20m s of chancel**

Church of St Etheldreda, Church Lane, (Little  
Lane)

Grade II, Listed 26.02.88

**Methodist Chapel, Wroxton lane**

Grade II, Listed 18.12.86

**Chapel House, Wroxton lane**

Grade II, Listed 8.12.55/amended 26.02.88

**Manor House, Church Lane (Little Lane)**

Grade II\*, Listed 8.12.55

**Gate Piers and Gate Approximately 10m  
E of Manor House, Church Lane (Little  
Lane)**

Grade II, Listed 26.02.88

**Bramshill Manor, Church Lane (Little  
Lane)**

Grade II, Listed 08.12.55/amended  
23.09.98

**Park Cottage and Park House, Hornton Lane**

Grade II

**Horley House, Hornton lane**

Grade II

**Manor Farm House (Lane Close), Banbury Lane**

Grade II

**Holly Tree Farmhouse, Hornton Lane**

Grade II

**Hill Side Farm, Wroxton Lane**

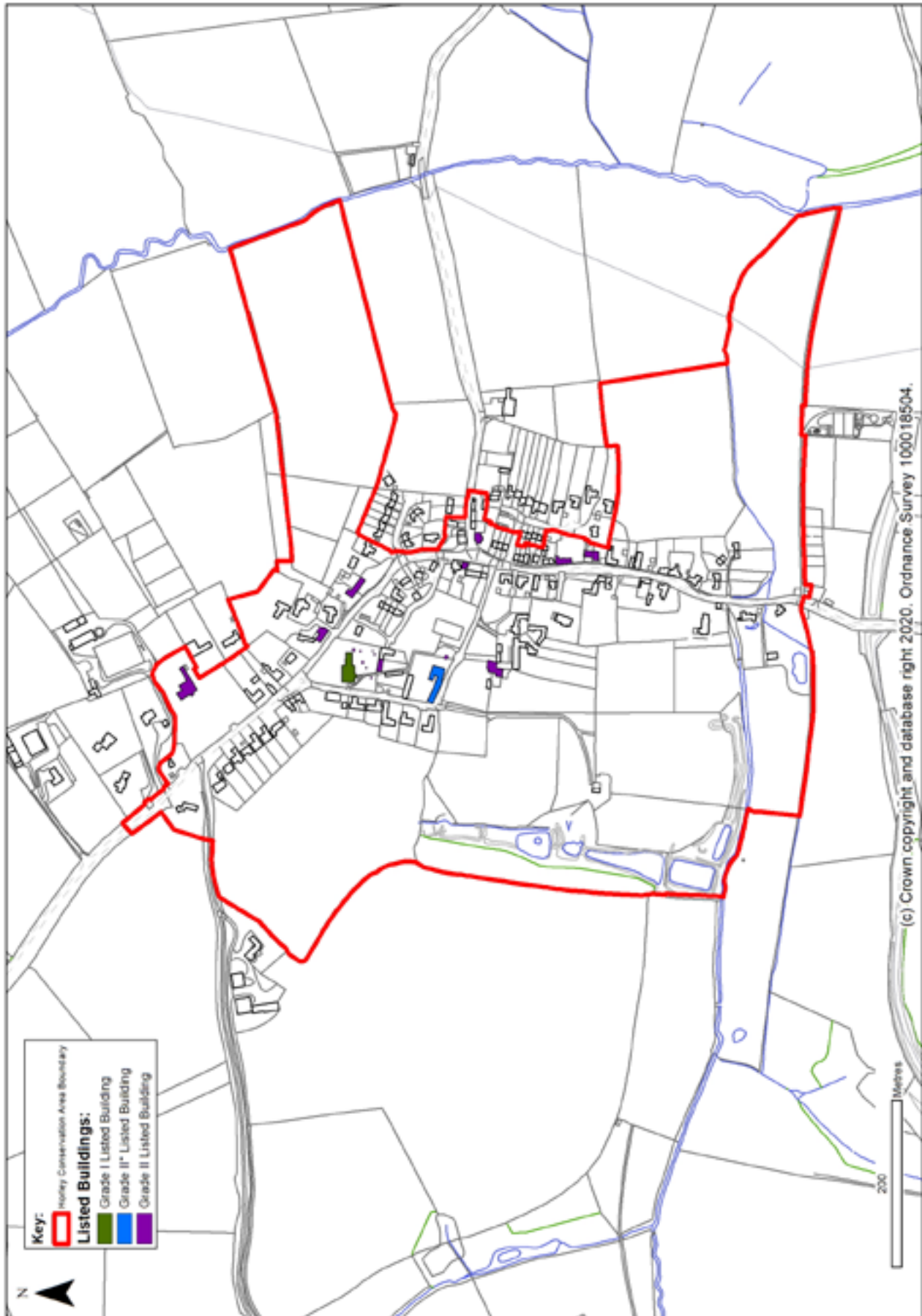
Grade II

**Lion Cottage, Wroxton Lane**

Grade II

**The Old School House, Church Lane**

Grade II



**Figure 21.** Horley Conservation Area Boundary (March 2020) with designated heritage assets (statutory listed buildings)

# Appendix 3: Local Heritage Assets

## **Buildings and features that make a positive contribution:**

- A3.1 Local Heritage Assets are unlisted buildings and features that make a positive contribution, the National Planning Policy Framework (NPPF) refers to them as 'non-designated heritage assets'.
- A3.2 The NPPF refers to Heritage Assets as 'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).'
- A3.3 A number of 'non-designated heritage assets' (unlisted buildings and structures) within the village make a significant positive contribution to the character and appearance of the Conservation Area, this includes buildings beyond the Conservation Area boundary. There are prominent walls in the settlement which are generally protected through planning, or 'curtilage listing'.
- A3.4 Significance can be harmed or lost through alteration of a heritage asset. Therefore, non-designated heritage assets are protected under the NPPF and the retention of such buildings within any Conservation Area is preferable to demolition and redevelopment.
- A3.5 The following buildings and structures are considered regionally or locally significant either for their architectural detail or for their part of the social history of Horley (see Figure 22). The Horley 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 non-designated heritage assets which forms part of a separate process.

### **Hornton Lane - East Side**



Horley Lodge, Hornton Lane



Horley Cottage and Barn, Hornton Lane



Melling House, Hornton Lane



Essex House, Hornton Lane



## Hornton Lane - West Side



Clump House, Hornton Lane. has been extended twice to make it symmetrical once more



Wood Cottage, The Old Smithy and Church Cottage, Hornton Lane



The Red Lion, Hornton Lane



Field Barn south west of Bramshill Manor

## Church Lane



Rowarth House (the Old Vicarage), Church Lane



St Mary's House / Martins, Church Lane

## Banbury Lane - North Side



Mulberry House, Banbury Lane

## Wroxton Lane - East Side



The Jasmines, Wroxton Lane



Midhill and Ivy Cottage, Wroxton Lane



Wishing Well, Wroxton Lane



Phlox Cottage, Wroxton Lane



The Old Forge, Wroxton Lane

## Wroxton Lane - West Side



The Cottage (old post office) and Endell's Cottage, Wroxton Lane



Boxtree House, Wroxton Lane



Hilary Cottage, Wroxton Lane





Apple Barn House, Wroxton Lane



Greystones, Wroxton Lane



The Barn House and Roseacre, Wroxton Lane



Brook Cottage, Wroxton Lane



Rivendell, Wroxton Lane



Sign post, The Square,  
Wroxton Lane

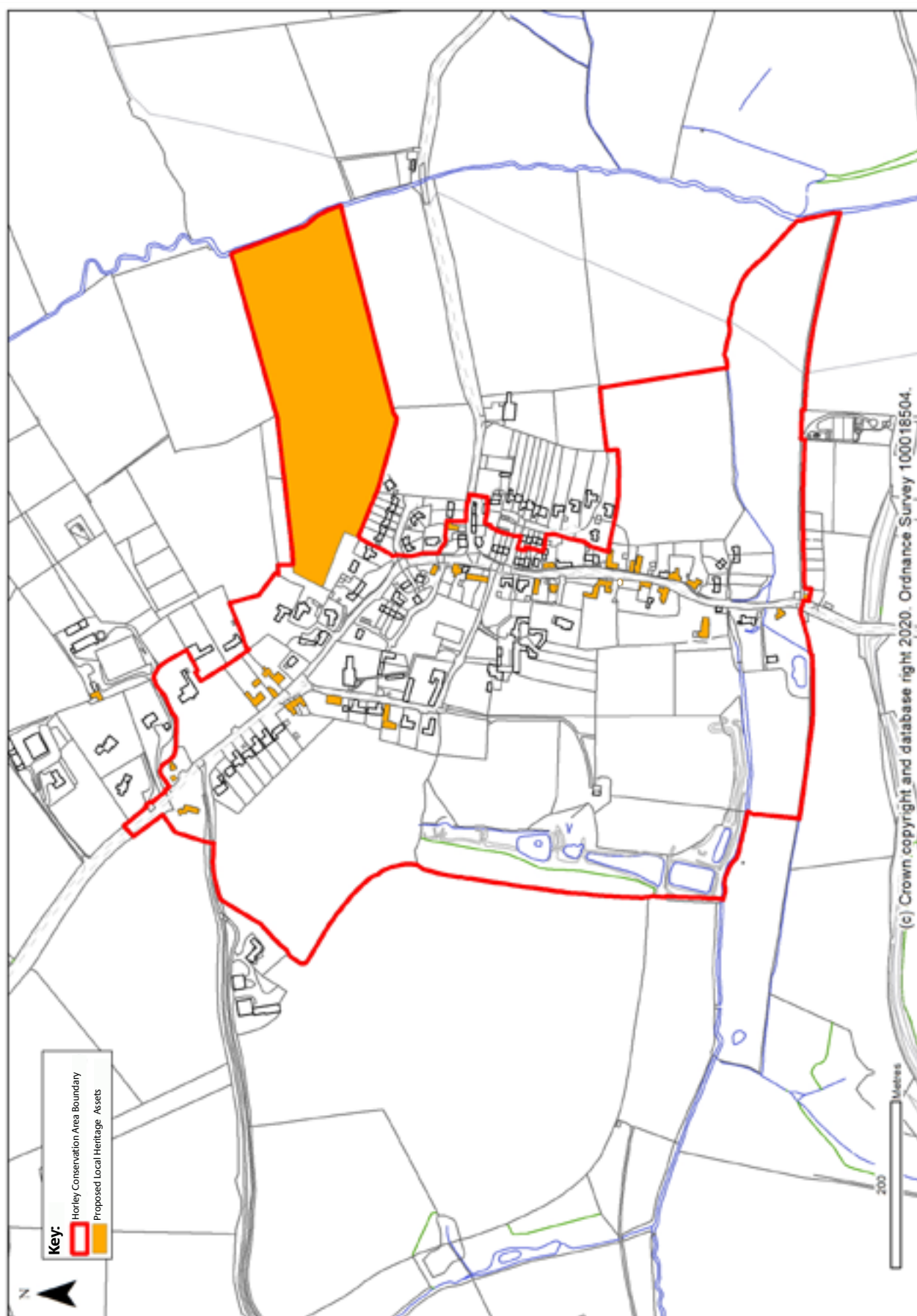


The Lawn, Wroxton Lane



Ridge and furrow with lynchets





**Figure 22.** Horley Conservation Area Boundary (March 2020) with 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 Direction 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 Horley?

- A4.7 The Conservation Area Appraisal identifies a number of Local Heritage Assets which make a special contribution to the character and appearance of Horley, see Appendix 3. An Article 4 Direction could help to protect the special character and historical interest of the Horley 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 Horley 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, erection or alteration of porches;
  - the removal, alteration or rebuilding of chimney stacks;
  - changes to roofing materials and the insertion of rooflights, erection or alteration of fascia boards;
  - 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 1m 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 and Design Officers engaged with Horley Parish Council at early stages of preparation of the draft conservation area appraisal.

A5.4 A four week public consultation took place from 6th September 2018 to 8 October 2018. An exhibition and public meeting were held on 6th September 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](http://www.cherwell.gov.uk/conservation)) and hard copies were available at Woodgreen and Banbury libraries, and Bodicote House. Comments on the draft document and suggestions for inclusion or exclusion of areas and/or buildings within the Conservation Area were considered by the Conservation Team. Where appropriate amendments were made and incorporated into the final document. The document was correct at March 2020, with only minor amendments to the consultation process added in relation to the further round of consultation in May and June 2021 with Wroxtton Parish Council and a property on the boundary between Horley and Wroxtton parishes. The document was signed off by the Assistant Director for Planning and Development in consultation with the Lead Member for Planning in January 2022, and adopted in February 2022.



View of the Prebendal Manor from the footpath at the top of Little Lane.





## How to contact us

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