



Stratton Audley Conservation Area Appraisal

February 2022

Planning Policy, Conservation and Design



Cherwell
DISTRICT COUNCIL
NORTH OXFORDSHIRE

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

1. Introduction

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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 Stratton Audley was designated a Conservation Area in 1988. This conservation area appraisal and management plan is the second review of the Stratton Audley Conservation Area boundary, and the second appraisal. The appraisal involved a combination of walk over surveys of the area (undertaken in the Autumn of 2018), research using historic sources and an assessment of known management data for the area. The appraisal is based on a template produced by Cherwell District Council for conservation area appraisals and has taken into account Historic England Advice Note 1: Conservation Area Appraisal, Designation and Management 2019.
- 1.3 The Stratton Audley Conservation Area Boundary is shown in Figure 1 and the details of its designation are covered in Chapter 13 of this conservation area appraisal.

Key characteristics of Stratton Audley

- 1.4 A summary of the key characteristics of Stratton Audley are:
- 1.5 The Village of Stratton Audley is a medium sized village in a rural location but only two miles north of the town of Bicester. The village is also only half a mile from the main A4421 road which was historically the Roman road running from Alchester to Towcester. The village lies within a flat open landscape that has been greatly influenced by Military development in the 20th century.
- 1.6 The character of the village is varied, the streets are still arranged around the medieval H plan and there are remains of the medieval castle and shrunken medieval village close to the church, however there has been much development in the 20th and 21st centuries.
- 1.7 The settlement has a strong rural character, and is a village of agricultural origins centred on the medieval and 16th century manors. Farming and farm buildings are still a very prominent feature of the village today. The physical form of the settlement is one of dispersed development set among paddocks and green space. The prominent building material is limestone and the majority of the buildings are either small cottages or farmhouses. The village includes two sizeable properties of particular note; Stratton Audley Hall and The Manor House. The latter along with the church and the Red Lion Public House form the focus of the oldest part of the settlement. Also important to mention is the presence of the Bicester and Whaddon Chase hunt based in the village. The hunt has been based in Stratton Audley since the 19th century and this has influenced the design and function of a number of buildings within the conservation area.
- 1.8 Stone Boundary walls are a prominent feature of the village and these generally outline the parcels of land within the village. Because of the enclosed nature of Stratton Audley views are mostly contained within the settlement meaning that views out are limited, however views of the surrounding countryside can be glimpsed from one or two locations within the conservation area.

Summary of issues and opportunities

- 1.9 The future preservation and enhancement of the special character of the Stratton Audley Conservation Area, will owe much to the positive management of the area by homeowners, landowners, Banbury Town council, the district council, the county council, and service providers.
- 1.10 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.

1.11 The 2020 boundary regularises the area designated in line with land ownership and the advice provided by Historic England.

2. Planning Policy Context

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- 2.1 This document is an appraisal of the character and appearance of the Stratton Audley Conservation Area, first designated on 21st March 1988 subsequently the boundary was reviewed (Figure 1) and the first appraisal produced in July 1996.
- 2.2 Conservation Areas were introduced by the Civic Amenities Act of 1967. However it is The Planning (Listed Buildings and Conservation Areas) Act 1990 Section 69 that requires local planning authorities to identify areas of 'special architectural or historic interest the character and appearance of which it is desirable to preserve or enhance' through an appraisal process. Local planning authorities have a duty under the Act to consider boundary revisions to their Conservation Areas 'from time to time'. Since 1967 some 9600 Conservation Areas have been designated in England, including 60 in Cherwell District.
- 2.3 The purpose of this Conservation Area Appraisal and Management Plan is:
 - to provide a clear definition of the area's special architectural and historical interest;
 - to identify ways in which its unique characteristics can be preserved and enhanced;
 - to strengthen justification for designation of the conservation area;
 - to create a clear context for future development in accordance with conservation area policies in the Local Plan; and

Figure 1. Aerial photograph including conservation area boundary (highlighted in red)(February 2020)



- to consult with the public and raise awareness of conservation area issues
- 2.4 This assessment and management plan aims to promote and support developments that help to preserve and/or enhance the character of the Stratton Audley 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 and the demands of progress and growth. This document examines the reasons for designation, defining the qualities that make up its special interest, character and appearance. The omission of any reference to a particular building, feature or space should not be taken to imply that it is of no interest.
- 2.5 A Heritage Asset is defined 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. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing). (NPPF, Historic Environment, July 2021 (Glossary))
- 2.6 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 Stratton Audley Conservation Area, and these are identified in Appendix 3. The conservation area appraisal provides the opportunity to assess the significance of these buildings and structures and allows through a separate process for them to be considered in line with the Council's criteria for inclusion on the districtwide 'Register of Local Heritage Assets'.
- 2.7 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.
- 2.8 Protection for the built heritage is conferred under primary legislation. This document should be read in conjunction with the National Planning Policy Framework (NPPF), saved retained policies from the Adopted Cherwell Local Plan 1996 and the Cherwell Local Plan 2011-2031 Part 1. Appendix 1 of this appraisal provides a list of plans and policies relevant to heritage and conservation. These were all current at the time of publication. The up to date planning policy situation should be checked on Cherwell District Council and government websites.

3. Location

3. Location

- 3.1 The village of Stratton Audley is located two miles north east of Bicester on the Oxfordshire and Buckinghamshire border. Until the 19th century the village was divided between two parishes, Stratton Audley and Caversfield.
- 3.2 The village is also located half a mile from the Roman road from Alchester to Towcester (now the A4421) which bounds the parish to the north west, with the Birne (a tributary of the Ouse) performing this function to the north east. To the south both the modern and ancient boundaries largely follow the feeders of the river Ray (Figure 2).
- 3.3 Before 1780 there was only one road through the village. Today there are four routes that branch out from the centre of the village towards Buckingham in the north and Bicester in the south. There are also a number of public footpaths/Rights of Way that branch out from the centre of the village across the open countryside.
- 3.4 The conservation area boundary includes both the historic development and the notable archaeological sites within the settlement. The modern development at the edge of the village on the Stoke Lyne Road to the west is excluded.
- 3.5 The heritage assets for Stratton Audley include designated heritage assets (listed buildings, conservation area boundary), and non-designated heritage assets (local heritage assets).

Figure 2. Current OS map showing location of Stratton Audley

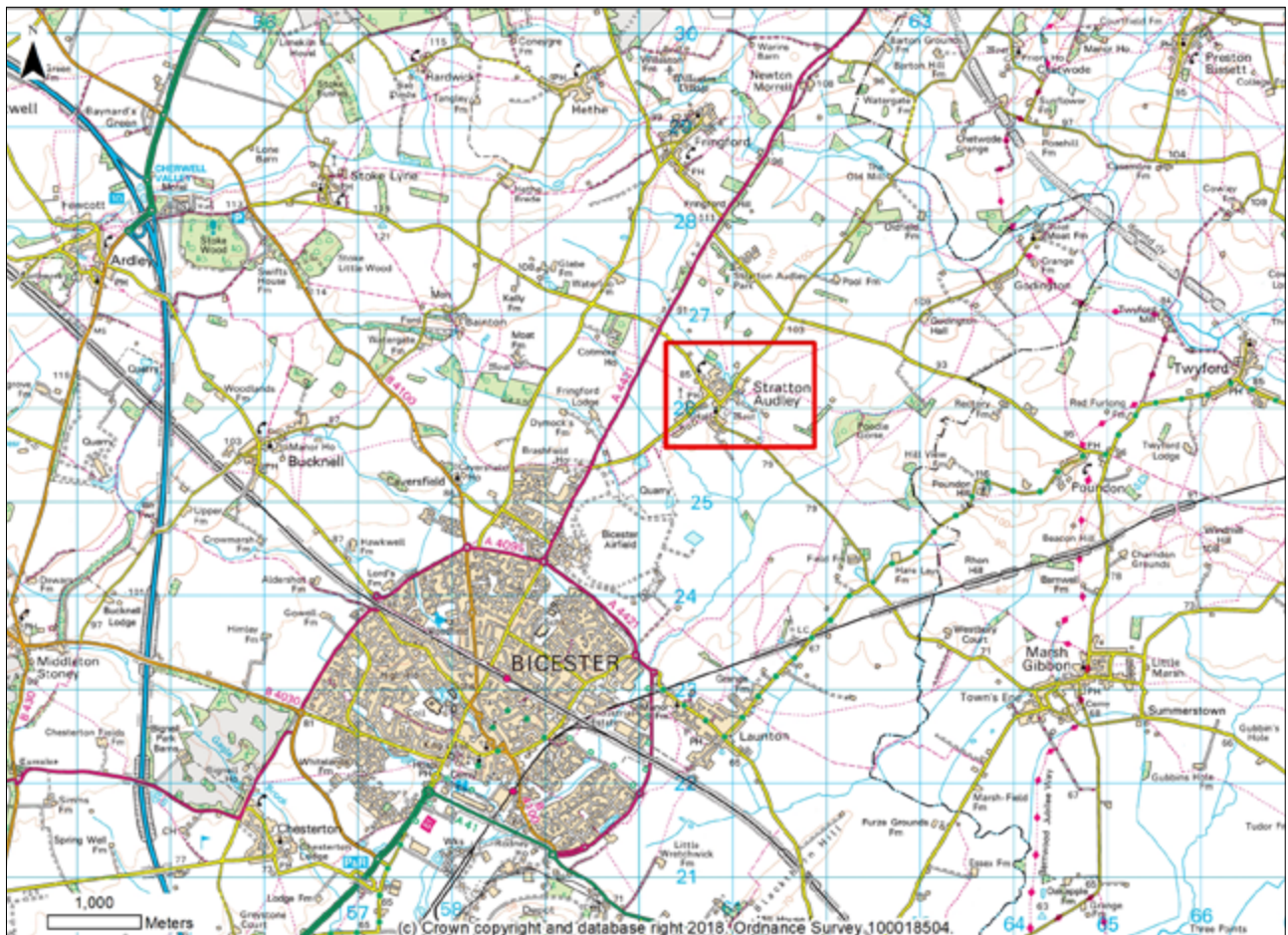


Figure 3. Public Rights of Way

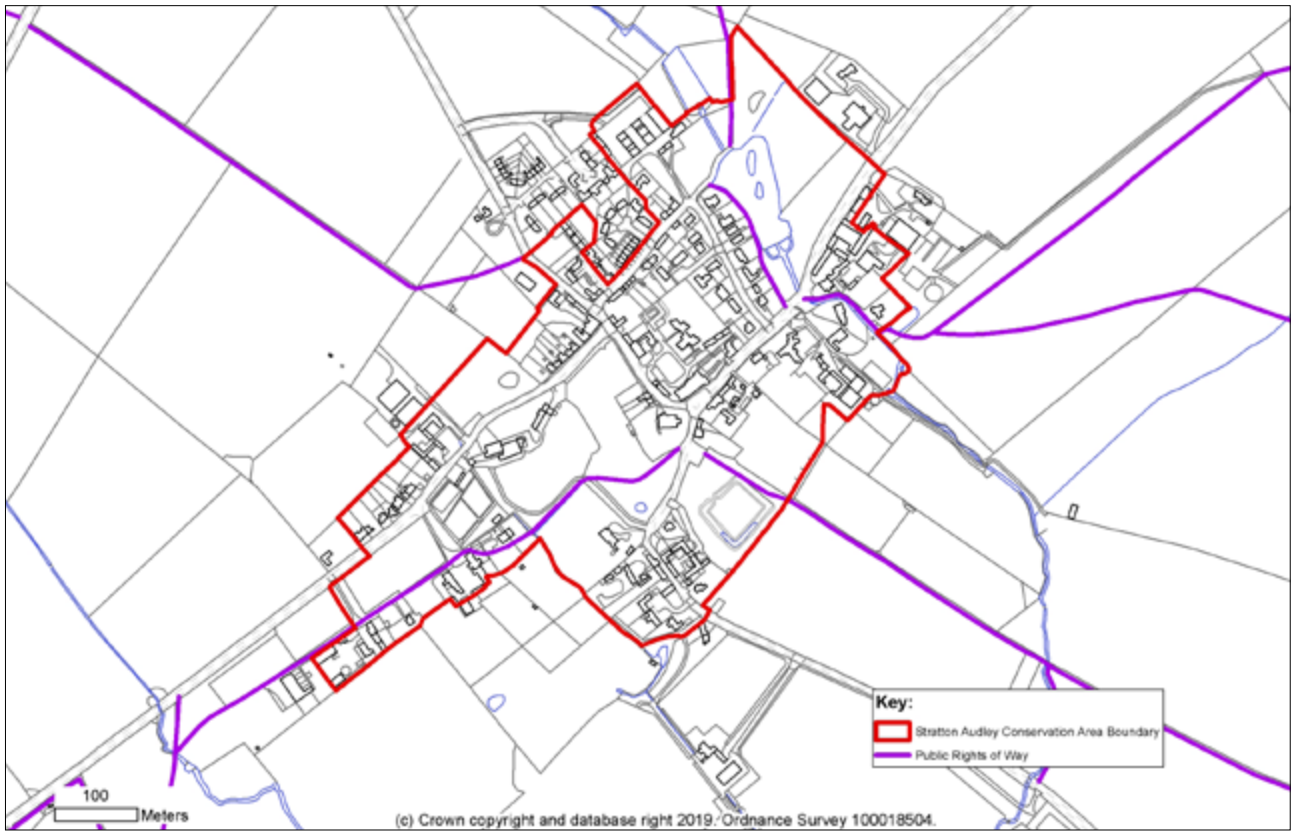
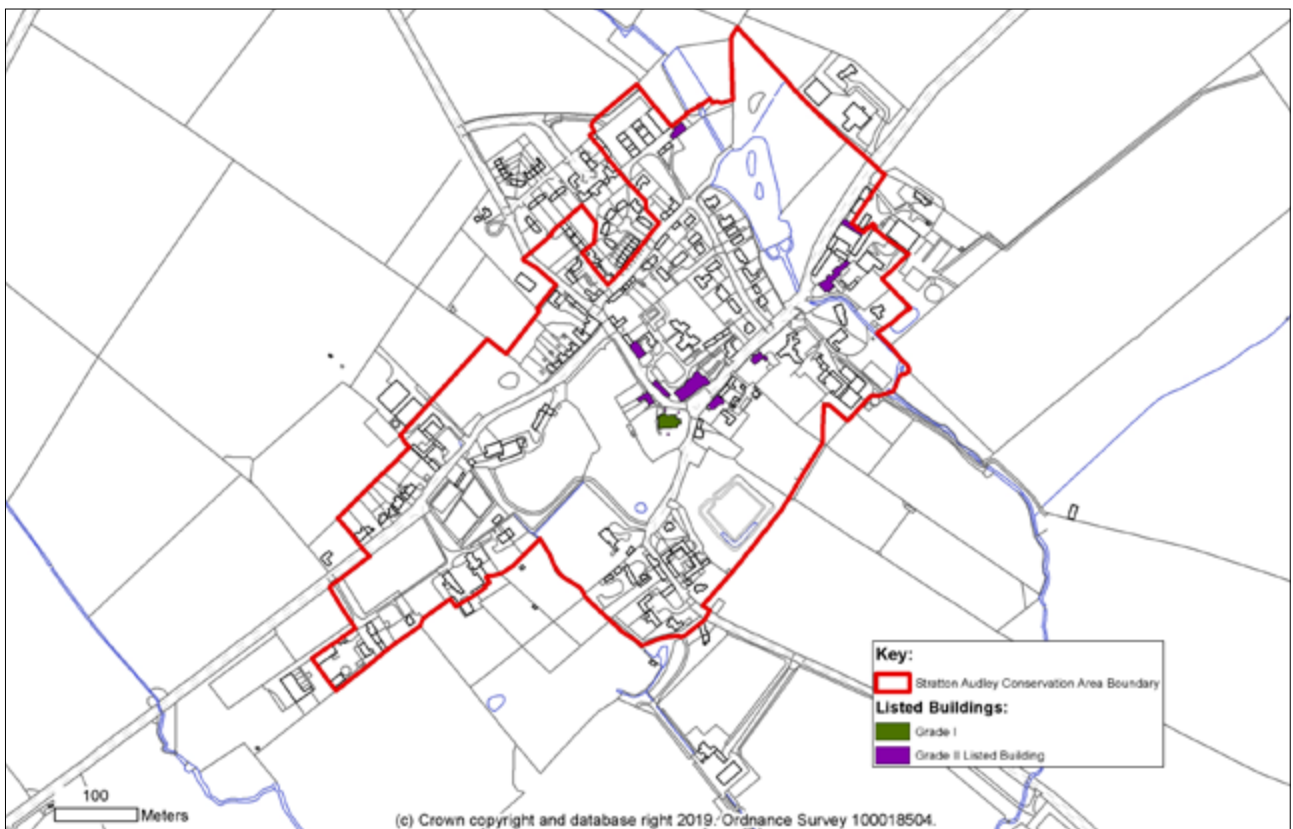


Figure 4. Listed Buildings



4. Geology and Topography

4. Geology and Topography

- 4.1 The village of Stratton Audley is situated within an area identified in the Cherwell Local Plan as being 'wooded estate lands'. The village is also located within the Otmoor Lowlands character area immediately south of the Oxfordshire Estate farmlands character area as identified by the Cobham Landscape Survey (Cobham Resource Consultants, 1995). The Otmoor Lowlands are distinctive low lying areas associated with the River Ray flood plain.
- 4.2 The landscape has a denuded lowland character with flat open farmland and

traditional wet meadows and pastures. Military development has had a considerable influence upon settlement and land use within the area. The ground rises in a north west direction from 250 feet to 378 feet at Fringford Hill, falling to 300 feet at the northern boundary of the parish.

- 4.3 The area is situated on the edge of the Oolitic Limestone Belt and specifically the village of Stratton Audley is sited on plateau land north east of Bicester. The parish lies mainly on Cornbrash bounded on the east by Oxford Clay.

Figure 5. Topography

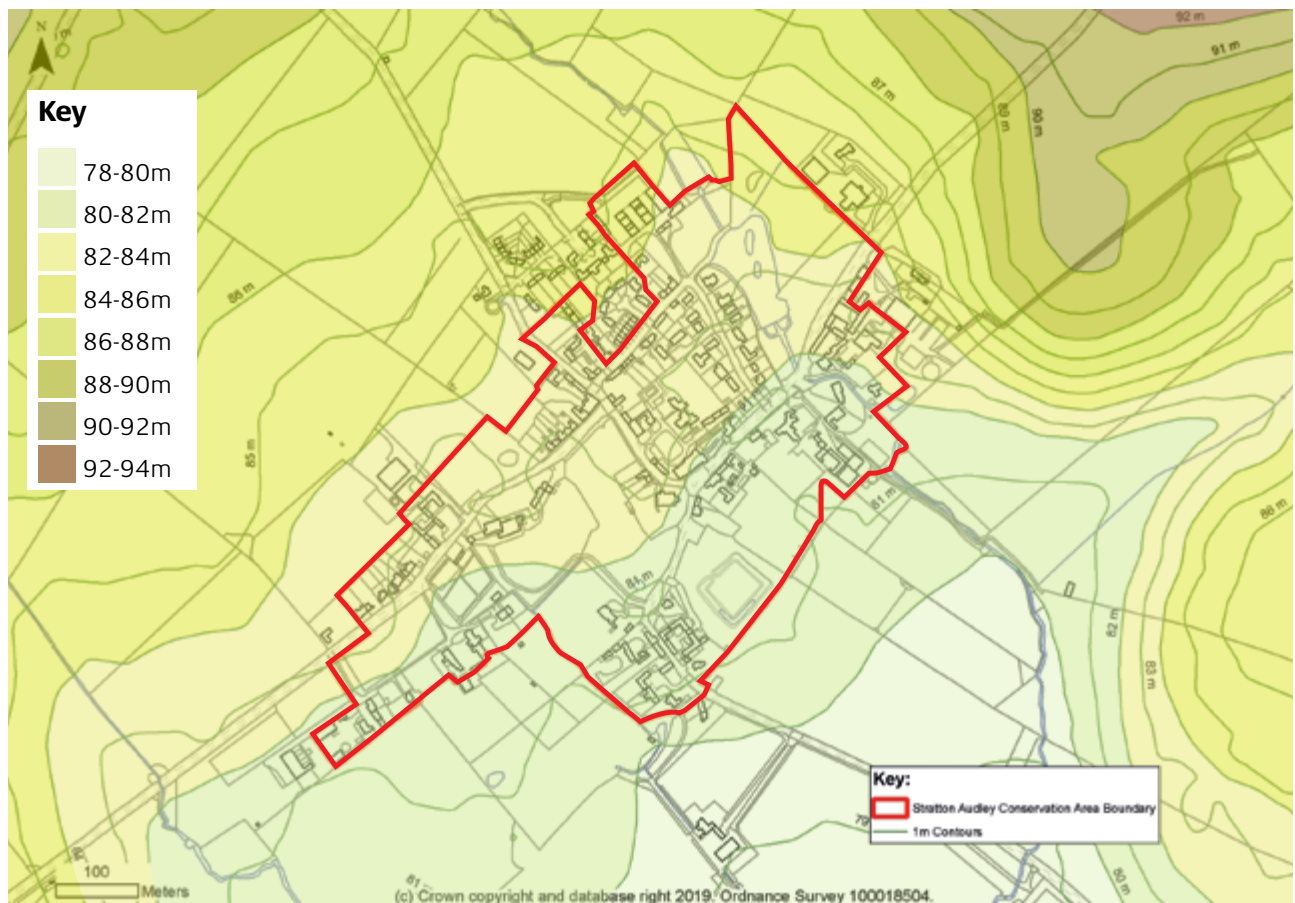
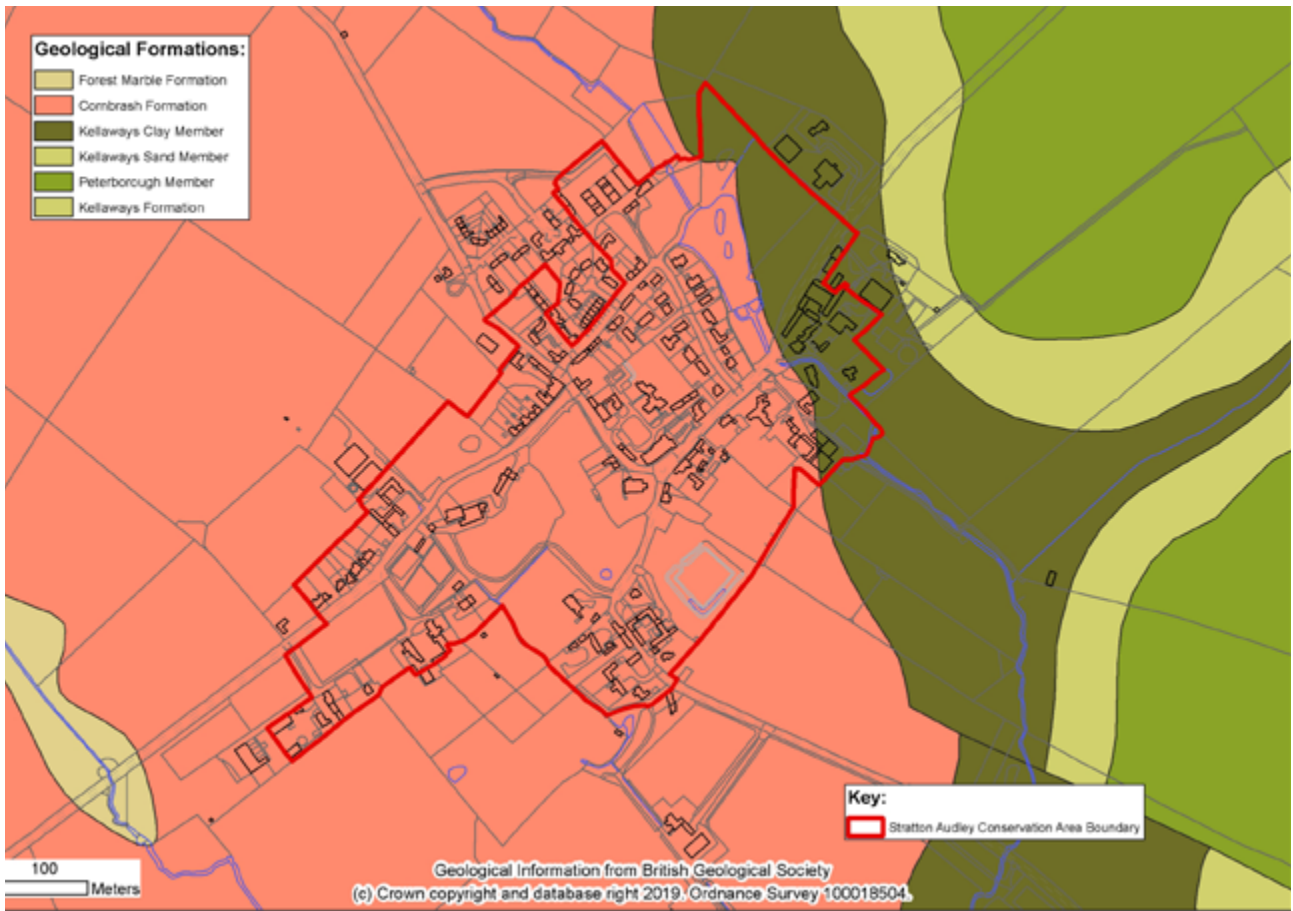


Figure 6. Geology

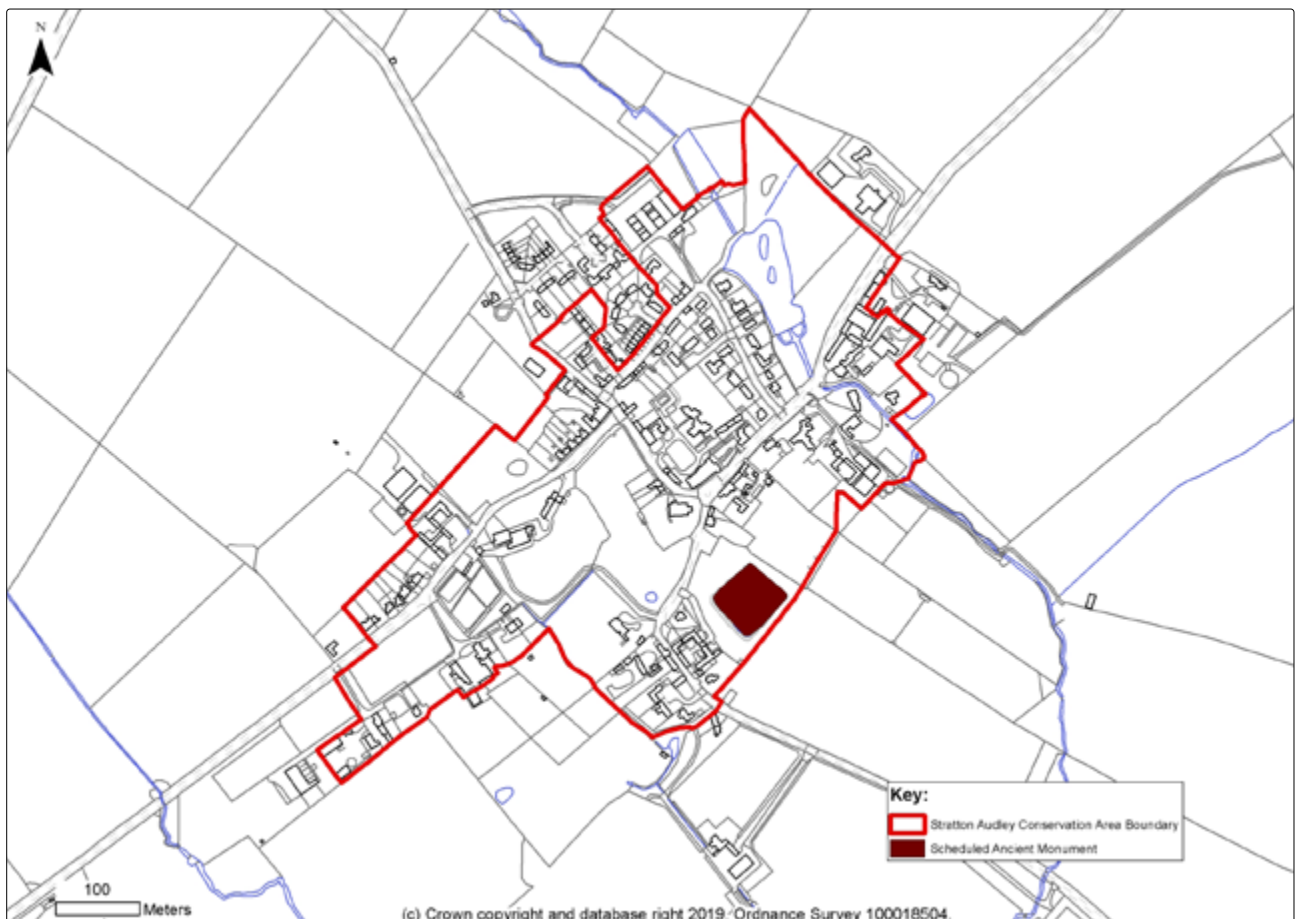


5. Archaeology

5. Archaeology

- 5.1 Stratton Audley has a rich archaeological history mostly dating to the medieval period. The early street pattern can still be seen today as the village is set out around a H with the centre of the village containing the church and manor house.
- 5.2 There is some evidence of earlier settlement or activity. Roman coins have been frequently found in and around the village, this could be due to the close proximity to the Roman road. A Bronze Age ring ditch has been identified by a crop mark in a field to the south east of the village, east of West Farm. Other archaeological remains include Iron and Bronze Age pottery.
- 5.3 The earliest physical evidence for the origins of the settlement can be seen in the moated remains of the medieval castle of the Audley family (circa 1263), situated south east of the church. There has been speculation that the rectangular moat marks the site of a Romano-British enclosure, but there is no evidence for this and the site has not been fully excavated. In the 19th century investigations found rubble at each corner which indicates that the building could have been a quadrangle with a tower at each corner. It is said that ancient armour and spearheads were found by Sir J B Warren in approximately 1813.

Figure 7. Scheduled Monument



- 5.4 Further earthworks located to the south of the church indicate the site of a shrunken medieval village. The earthworks show house platforms and traces of crofts and roadways. This site has connections both with the church and the medieval castle.
- 5.5 The oldest house in the village is probably the Manor House, the original west corner of which dates from the 16th century. It was built by John Borlase in 1545. It is possible that the stone used in the construction of this building came from the medieval castle.
- 5.6 An example of a later archaeological monument is the small circular earthwork 'Skuttle Bank'. This is thought to be a civil war defensive structure remaining from the skirmish that took place near the village in 1645.
- 5.7 In the north of Stratton Audley are two large fishponds connected by sluices. The date of these is unknown but it is probable that they are post medieval. These were enlarged and there is evidence of excavations from the 19th century when the Baronet embarked on a mining operation hoping to discover coal.
- 5.8 The village takes its first name Stratton, from the Roman word for Street because of its close proximity to the Roman road. Its second name it acquired in the 13th century after the Audley family who held the manor and constructed the castle.

6. History

6. History

6.1 This section provides a brief history of Stratton Audley. A more detailed account is given in *The Victoria County History: A History of Oxfordshire, Vol VI, PP324-333*. Other key sources can be found in the Bibliography.

Early and manorial history

6.2 In the medieval period land at Stratton Audley was divided between 3 manors, one of which is likely to have been the castle. At the time of the Domesday survey the main manor was held by Robert D'Oilly, later passing with the Honour of Wallingford to Miles Crispin and the Earl and Royal Duchy of Cornwall. In 1086 Gilbert Basset was tenant of the manor. He is believed to have been the brother of the Justiciary Ralph Basset. The manor stayed with the Basset family until 1226, when it was passed by marriage, first to William son of the Earl of Salisbury and then through his daughter's marriage, to the Audley family. The Audley family retained an interest in the manor until the mid 14th century and it is possible that their occupancy was one of the main factors in Stratton Audley's prosperity throughout this period.

6.3 Early records for Stratton Audley are somewhat confused because of the division of the village between the manors; however indications are of a relatively large and prosperous medieval village.

6.4 The Parish of Stratton Audley was probably not created until the 15th Century, and at that point part of it belonged to the Gargate manor of Caversfield. In 1755 14 houses were located within Caversfield Parish, a situation which continued until the 19th century. There is evidence that these lay on the east side of the main village street and included the Plough Inn (now Plough House).

6.5 The Borlase family held the manor for more than two centuries. John Borlase was a Member of Parliament who joined the King at Oxford in 1643. By 1645 he had taken the Covenant and he compounded for his delinquency in 1647. The manor was sold by the Borlase family heirs in 1864 to George Glen who sold it again in 1889 to Colonel George Gosling.

Population and development

6.6 Because part of the ancient township of Stratton formed part of Caversfield manor there is no full Domesday entry of the later parish of Stratton. There is however an exceptionally full account of the parish in the hundred roll, here 55 tenants were recorded. The Poll tax return of 1377 recorded 144 adults in the village of Stratton Audley.

6.7 The village remained well populated well into the 17th century. The Hearth Tax of 1662 listed 41 houses, including an unusually large number of substantial gentlemen's or farmer's houses. In 1665 three houses were taxed on 5 to 7 hearths and five on 3 or 4 hearths. The Old Rectory (now Stratton Hall) with 12 hearths was the largest house in the village, the Vicarage (now the Rectory) with 2 hearths was in comparison a relatively "mean" house.

6.8 In the 18th Century the parish (not including the part of the village that lay in Caversfield) was well populated, records indicate a village of 60 houses, 5 of which are noted as farmhouses in 1774. By 1901 the population was 263 with 80 inhabited houses. This rose to 305 inhabitants recorded in 1911, with an estimated population of 304 in 1954. Since the end of the Second World War there has been considerable building in the village which inevitably led to an increase in population, 435 people were recorded in the 2011 census, consisting of 190 households.

Inclosure

- 6.9 There is no evidence of Inclosure in Stratton Audley before the 16th century although 15th century records indicate that the earlier 2 or 3 field system had already broken down. In 1550 the lord of the manor was allowed to inclose a ground called Manmore located south of Fringford Field. All early inclosure was meadow, a record of 1779 shows at least 300 acres of meadow but no arable land had been enclosed at this point.
- 6.10 Parliamentary Inclosure came in 1780 with awards going to the manor, Christ Church, Oxford, the Lay Rector and its lessee. At this point open fields were inclosed and of the 2000 acres approximately belonging to the manor the inclosure act awarded 217 acres to Christ Church with a further 251 acres in lieu of tithes; these formed the lands of West Farm and east of Manor Farm which were sold by the college in 1939 and 1952 respectively. 23 acres were awarded to Richard Arnold its lessee, 32 acres to the vicar of Caversfield and almost all of the rest to the Lord of the Manor. The poor with rents of 40s or less were allotted 4 acres for fuel in place of the privilege of gathering fuel from the common lands. Christ Church were also freed from the responsibility of keeping a bull and a boar for the use of the inhabitants.

Agriculture

- 6.11 Stratton Audley developed as an agricultural community. Early 15th Century crops included hay, grain, peas, barley and wheat. Inclosure increased the amount of dairy farming, for which the area became noted in the 19th century.
- 6.12 In 1780 half the village was arable but by 1797 almost all of the land to the south side of the village was pasture. In the north there was a mixture of both pasture and arable. The best meadow land lay along the Birne and in the vicinity of the mill.
- 6.13 In the 19th century Stratton Audley continued to be predominantly a grazing parish, in 1901 four-fifths of the parish was grazing-land. War conditions meant an increase in arable land in the early 20th century but in 1939 much of the land was still pasture.

Trade and industry

- 6.14 In 1318 Stratton Audley was granted a weekly market that was held on a Thursday and in addition a 3 day annual fair held on the eve, day and morrow of the Exaltation Of The Holy Cross. The dates for this were 13th 14th and 15th September.
- 6.15 For the men of the parish after agriculture the most important occupation was quarrying. Field names indicate the presence of stone within the parish and 'Helmendene' quarry is mentioned in the 14th century. The quarry lay in the south west corner of the parish and stone from here was believed to be used to build Stratton Audley Park, a large Victorian hunting box located 1 mile north of the village. In 1939 the quarry was being worked by The Bicester Stone Company. The quarry closed in the 1980s.
- 6.16 There is a mill to the extreme north of the parish, there was no mention of a mill in Domesday Book but it is likely that there was one on the site by 1279. Therefore there was a miller in the parish from medieval times. A watermill was first recorded in the early 15th century, at this time it formed part of the Manor of Bicester. In 1891 the mill was let with 32 acres for £75. The mill was driven by steam and water. Another mill, perhaps a windmill, was also recorded within the manor in the early 15th century.
- 6.17 In the mid-19th century the village supported a number of craftsmen including a baker, blacksmith, shoemaker and bricklayer. The village was also a centre for lace making, a home industry which particularly flourished in neighbouring Buckinghamshire. There were 27 lace makers recorded in the village in 1851; this was principally the occupation of women.

6.18 There were two alehouses licensed in 1735. One of these may well have been the Plough Inn, recorded in 1784; the building still stands today and is now a private dwelling known as Plough House. The Plough Inn was mentioned in repairs requested by Christ Church, Oxford dating from 1882. This along with cottages, farmhouses and the hunt stables all formed part of the estate at this time. The second ale house licensed in 1735 was likely to be the Mill Stone and this remains today albeit with a different name, located at the west end of the village. By 1851 the name had been changed to the Red Lion and this is the name still used today.

The Bicester Hunt

6.19 Stratton Audley Park located in open countryside north of the village was originally built as a Victorian hunting box. Within the village in the 19th century the Old Rectory was also converted into a hunting-box by T. Tyrwhitt-Drake. By 1880 the house and stables had been enlarged and named Stratton Audley Hall. At this time the village became the centre of the Bicester and Warden Hill Hunt. Tyrwhitt-Drake built the Stratton Audley Kennels and was Master of the Hunt for much of the period from 1851 to 1893. Two other well known masters, Viscount Valentia and Lord Chesham, successively rented Stratton Audley Hall. The hunt kennels remain in use today.

Education

6.20 The first indication of education within the village came by way of payments by parishioners for a teacher in 1802. A school followed in 1808 supported by Sir John Borlase Warren, this school had 40 pupils, 20 boys and 20 girls. In 1815 this school had 40 day boys and 6 boarders, 12 of which were paid for by Thomas Fitzhugh. There was also a dame school with 4 boys and 9 girls, hence in 1819 there were two schools, but only the larger survived by 1833. A new school was built in 1837 to accommodate 80 pupils, supported

principally by the Lord of the Manor. It became a junior school in 1929 and a controlled school in 1951, by 1954 there were only 24 pupils. The school closed in 1971 and the building has been a private residence since 1975. In addition a Preparatory school is reported at Stratton House from 1951 to 1953.

Religion

6.21 There may have been a church in Stratton Audley in the 11th century, but the first specific reference was in 1182-5 when the church at Stratton Audley was granted, with the Church of Bicester, to Bicester Priory by Gilbert Basset. The oldest fabric of the present church building dates to the 12th century, with the majority of the fabric dating to the 13th and 14th centuries with 15th century alterations. Further repairs were undertaken in the 18th and 19th centuries. Throughout the medieval period marriages and burials took place at the mother church in Bicester. In 1423 two people were buried in Stratton Chapel. This was successfully challenged by the Prior of Bicester and the bodies were exhumed and reburied at Bicester at considerable cost to the parish at Stratton.

6.22 Stratton Audley became a separate parish after the Reformation in 1542 when it was granted by Henry VIII to the Dean and Chapter of Christ Church, Oxford. The living remained a curacy until 1868 when it became a vicarage. The curate was normally appointed and paid for by Christ Church and from 1669 incumbents were graduates of the college. The living was very poor so most curates were probably pluralists and non resident. The parish was therefore neglected until 1834 when the curate became resident. John Tweed who occupied the living from 1857-98 augmented his living by taking other kinds of work. He had the church restored and held an evening school.

Non conformity

- 6.23 Except for one recusant woman in 1643 there is no record of Roman Catholicism until the second half of the 18th century. In 1768 there was one papist family and during the 19th century there were two.
- 6.24 There is little record of Protestant non conformity in the parish. In 1759 the incumbent recorded one Presbyterian woman. In the early 19th century Methodists held cottage services but dissent did not flourish. At this time there were approximately 10 dissenters, by 1854 there was only one dissenting family and by 1878 none were recorded.

Transport

- 6.25 Because of the location of Stratton Audley the main transport to and from the village historically and today is by road. The village is half a mile from the Roman road from Alchester to Towcester which is now the A4421. Prior to inclosure of 1780 there was one route through the village towards Buckingham, this was a field road. The inclosure act ordered this road to be improved and two new roads staked out, one to Bicester and one to Launton Gate, today there are four ways in and out. Part of the Roman road that linked Bicester to Aynho was Turnpiked in 1791.

Military

- 6.26 Historical military connections to the parish date from the civil war as troops from both sides are reported to have been quartered in the village. Mainwaring's Red Regiment in 1643 and the Kings forces in 1644. In 1645 the Parliamentarian Captain Abercromby was defeated and fatally wounded in a skirmish near the village.
- 6.27 More recently due to the close proximity of RAF Bicester the village has had links with the modern military since the early 20th century. Physically the closeness of the airfield is not easily appreciated from within the village; however there were strong social and economic links that developed between the residents of the village and those stationed at the air base.

7. Historic Maps and Photographs



The Pound House and Manor Farm Cottages, Mill Road.



Stratton Audley Manor, looking north on Mill Road.



Church of St Mary and St Edburgas, Stoke Lyne Road.





Stratton House, Bicester Road/Stoke Lyne Road.



The Garden House with The Cottages in the distance, Cherry Street.



Manor Farm Cottages, Mill Road.





View south from Mill Road.



The Red Lion Inn, looking north along Stoke Lyne Road.



West Cottages, Bicester Road.



Figure 8. Stratton Audley 1875 - 1887 map

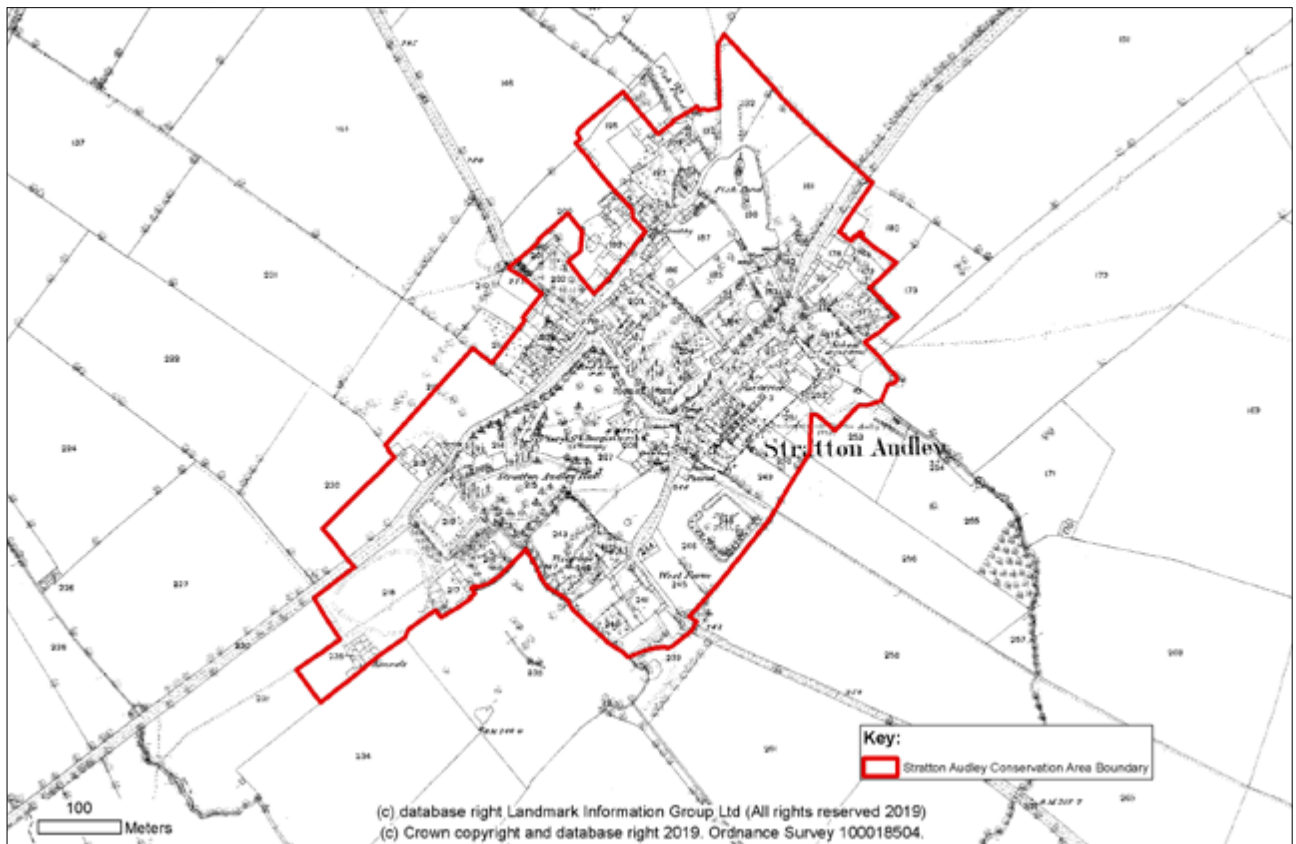


Figure 9. Stratton Audley 1899 - 1905 map

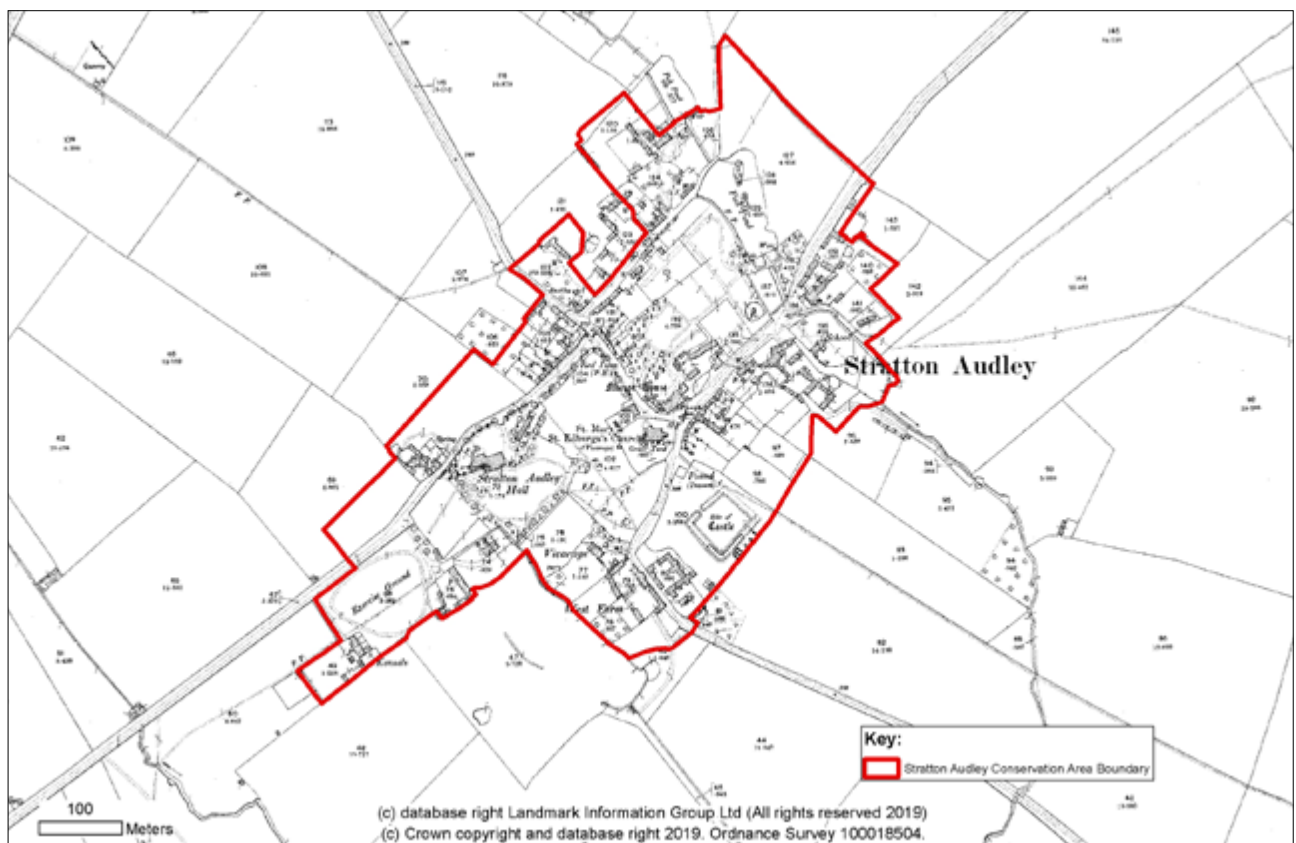


Figure 10. Stratton Audley 1913 -1923 map

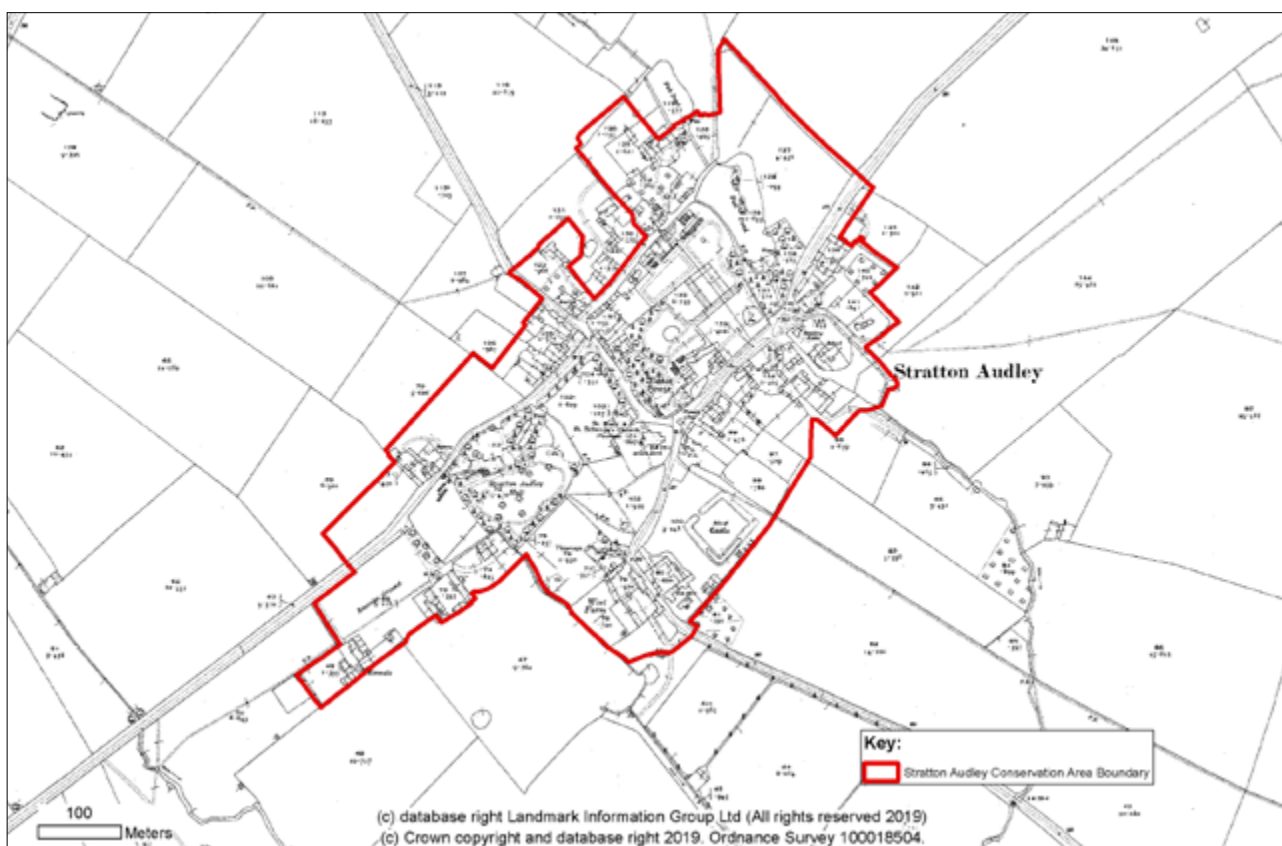
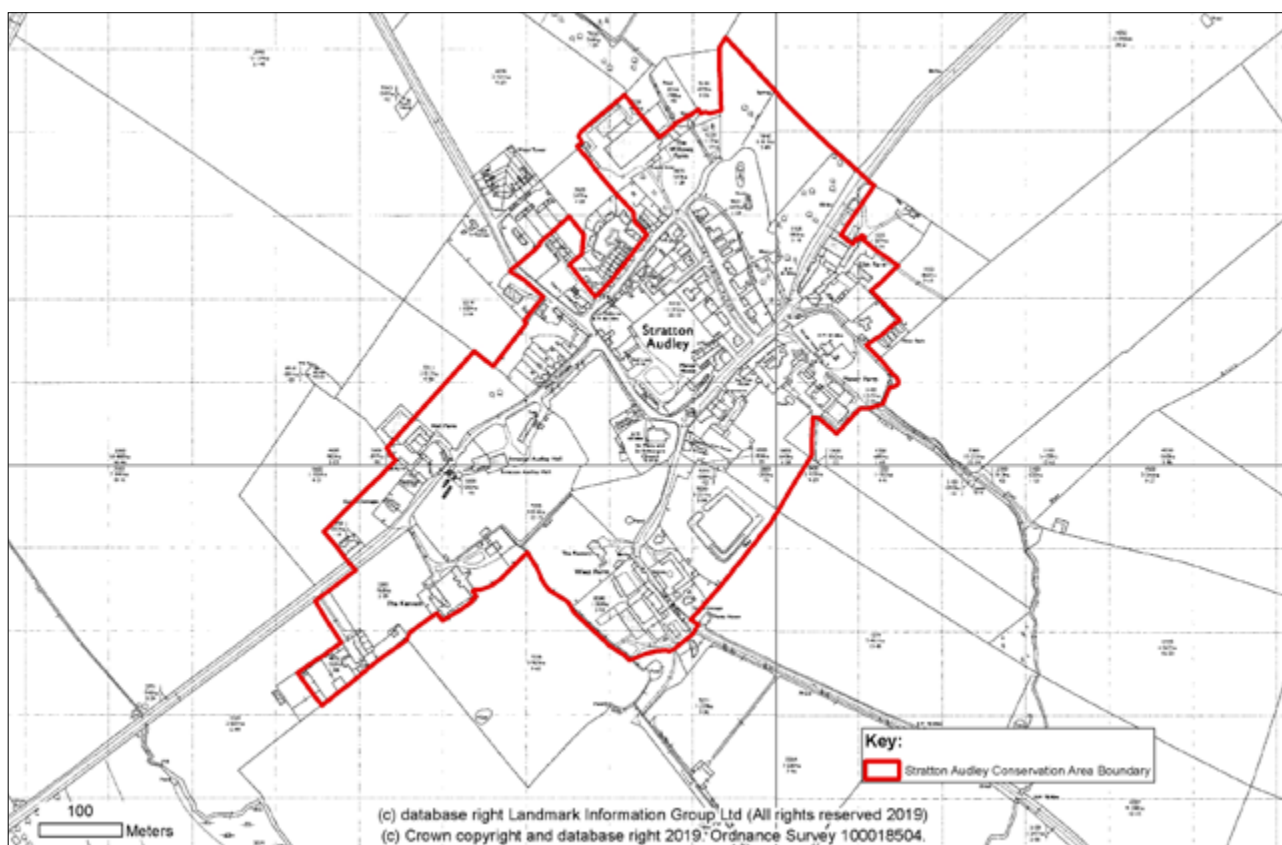


Figure 11. Stratton Audley 1967 -1980 map



8. Architectural History

- 8.1 Stratton Audley is a village of agricultural origins centred on the remains of medieval and 16th century manors. A number of farms remain in agricultural use and stable and kennel complexes associated with the hunt are located within the village. The village is characterised by a mixture of detached properties, short terraces of cottages and farm complexes, built of the local limestone.
- 8.2 The church of St Mary and St Edburga is at the geographical centre of the village, opposite the Manor House. The Red Lion Inn, The Plough House, the church and Manor House form a collection of principal buildings at the heart of the village. This area was also the medieval focus of the village illustrated by the archaeological remains of the castle and the shrunken medieval village.



View of church across shrunken medieval village site

- 8.3 Productive building periods include the 17th and 18th centuries when a number of farms and associated cottages were constructed or enlarged, including the Willows Farmhouse, The Red Lion Public House, Elm Farmhouse, Bay Tree House, The Plough House and number 1 and 2 Church Cottages.
- 8.4 The 19th century also saw building activity including the construction of several cottages, The Old School and the Rectory. This last phase of development coincided with the selling of the manor and the

interest of T. Tyrwhitt-Drake in the hunt. This led to the enlargement of Stratton Audley Hall and the development of the hunt kennels.

- 8.5 The 20th and 21st century brought more development to the village, mostly in the form of residential dwellings. This included the development of Cavendish Place, the houses on the north side of Cherry Street and the council house development at Glen Close in the mid-20th century, with the development that is now the Limes coming later in the century.

Church of St Mary and St Edburga



Church of St Mary



Scheduled monument site

Medieval Cross Remains

- 8.6 The present church building of St Mary and St Edburga dates mainly from the 13th and 14th centuries with 15th century alterations, although there is a 12th century doorway in the south wall of the south aisle. Repairs were undertaken in 1757, 1804 and 1853 and the church was fully restored in 1861 by the architect Roger

Smith at a cost of about £800. At this time the chancel arch was rebuilt and the nave and aisles re roofed. Monuments include the marble tomb of Sir John Borlase dated 1688/9. There was no churchyard until after 1455 which may coincide with Stratton Audley becoming a separate parish after the Reformation. The present churchyard contains the remains of a medieval cross and the vault of the Blundell Leigh family. The First World War Memorial Cross was erected in 1920 and is by WR Lethaby.



WW1 memorial

Farm Complexes



Elm Farm

- 8.7 Elm Farm can be dated to the 17th century and is the last remaining dairy farm in the village. The farmhouse is a Grade II Listed Building and the dairy and stable range attached are also included in the listing. It has been suggested that the farmhouse was rebuilt on the base of the 17th century farmhouse and there is evidence that the main elevation was re fronted in

the 19th century as it now has a gabled porch flanked by canted bay windows. The building is constructed of coursed limestone rubble and the front and side elevations are rendered. The roof has a steep pitch suggesting it may formerly have been thatch.

- 8.8 Immediately to the rear of the farm house and running adjacent to Mill Road are the historic farm buildings and farm yard. These include a grade II Listed barn, the barn is 17th century in date and is constructed of the same coursed limestone as the farmhouse. To the rear of these buildings are the modern farm buildings. The site is still a working farm.

Willows Farm



Willows Farmhouse

- 8.9 Willows Farm House is also 17th century in origins with alterations and additions dating to the 18th 19th and 20th centuries. Again the building is constructed of coursed limestone rubble. The farmhouse was extended in the 19th century with a parallel range to the rear and first floor to a single storey outhouse.
- 8.10 To the west of the farm house is the rest of the farm complex which consists of a courtyard of red brick and stone buildings with a crenelated water tower. These buildings were converted in the 21st century and now house small business units for Willows Gate Business Park.

Manor Farm

- 8.11 Manor Farm is located to the east of the village close to Elm Farm in the historic area around the small green. Manor Farm

house sits nearly adjacent to the road, with farm buildings behind leading out to the fields beyond. As the name suggests Manor Farm was formerly linked to the Manor and therefore is likely to be one of the oldest farms within the village. Manor Farm cottages are further along the road adjacent to The Plough House; it is probable that historically these formed part of the farm complex. Manor Farm is still a working farm.

West Farm

8.12 West farm is on the south east edge of the village. The modern agricultural buildings are located outside of the village. The barn within the historic farm yard is a historic building with notable character; this is now in residential use. The dairy building has also been converted to a residential property.

Hall Farm

8.13 Hall farm located on Bicester Road is as the name suggests almost certainly the farm that historically served Stratton Audley Hall. The historic farm buildings which include a house adjacent to Bicester Road are likely to date from the 19th century.

Lodge Farm

8.14 Lodge Farm is a modern farm with 20th and 21st century buildings located on the northern edge of the village.

The Manor House



Manor House

8.15 The oldest house in the village is probably the Manor House, the west corner of which dates from the 16th century. It was built by John Borlase in 1545 and was known as the “court room”. This may indicate its occasional use. The house was repaired and enlarged in 1878 and in the early 20th century. The once extensive grounds have been developed in the later 20th century and contain a number of residential properties. The manor is now sub-divided into flats, with two blocks of new flats built in the grounds.

Bay Tree House



Bay Tree House

8.16 After the Manor House, Bay Tree House is probably one of the oldest properties in the village. The building dates to the 17th century and is constructed of the local limestone rubble but also has a steep pitch Stonesfield Slate roof. The property is a Grade II Listed Building.

Houses and cottages

8.17 In addition to the farm houses and farm buildings, the village boasts a range of house types and cottages. These smaller residential properties are of two storey construction some forming part of a terrace and others with a simple rectilinear form. They are built of the local coursed limestone rubble on the most part, but brick was used for a small number of 19th century cottages. Thatch roofs were historically widespread within the village but have been replaced by slate and tile, in



1 & 2 Church cottages

part as the result of a fire originating from a chimney spark during the Second World War. 1 and 2 Church Lane provide a good example of a small row of cottages dating to the 18th century.

- 8.18 Estate cottages are also a feature of the village. West Cottages are a row of 5 estate cottages constructed of the same coursed limestone rubble used elsewhere. These cottages were workers cottages in the 19th century for Stratton Audley Hall. Stone Row is another group of 4 estate style cottages on the North West side of the conservation area; these are uniform in character and all have wooden and tiled door hoods.
- 8.19 In addition to the remaining houses and cottages there were a number of cottages within the village that have now gone. These included those adjoining the Red Lion public house, cottages between Elm Farm and 'The old School' and a bake house and cottage between Willows Farm and Cherry Street.



The old School House

Stratton Audley School

- 8.20 The National School for the village was located in the north east of the village close to Elm Farm. The school opened in 1837 and the building is a simple school house constructed of limestone rubble. In 1929 the building became a junior school. The building operated as a school until the 1970's when it and the land were sold. The School building has now been converted to a residential property.

Public houses



The Plough House (Former public house) and Manor farm cottages



The Red Lion Public House

- 8.21 The Red Lion Public House (possibly formerly The Mill Stone) is 18th century in date constructed of coursed limestone rubble with a wing to the rear. The Red Lion has the last remaining thatch roof in the village. The building is still in use as a public house.

8.22 The Plough House now a residential property is the former Plough Inn. The Plough Inn was recorded in 1784 and the building dates from the 18th century. Although the building is now one property it was once two dwellings. The construction is again of limestone rubble but the roofing material is now Welsh slate.

Stratton Audley Hall

8.23 Prior to its function as a hunting box Stratton Audley Hall served as the Rectory to the church of St Mary and St Edburga, although the two are separated by a large field. The old Rectory was converted to a Hunting box in the 19th century by T. Tyrwhitt-Drake. By 1880 the building had been enlarged along with the stables and it became Stratton Audley Hall. Across Launton Road the quadrangle of buildings was originally built as stables to Stratton Audley Hall. These were converted to private houses in the early 21st century.

Outbuildings

8.24 There are many interesting outbuildings within the conservation area, among these are the buildings associated with Elm Farm adjacent to Mill Road, and the numerous buildings associated with Stratton Audley Hall and the hunt. There is also a crenelated water tower at Willows Farm which is now part of Willows Gate Business Park.

20th Century Development



20th century development

- 8.25 Twentieth century properties are found in concentrations within the village. The council house development at Glen Close came in the 1950's followed by the houses to the north side of Cherry Street in the 1960's. Also in the 1960's Cavendish Place was developed within the old walled gardens of the Manor House. Several of the original walls have been incorporated into this development, which generally respects the historic form of the garden. Also in the grounds of the Manor House are two blocks of new flats, these are prominent as you enter through the main gate.
- 8.26 Other additions to the village include the conversion of agricultural buildings and the redevelopment of farm buildings; this includes buildings at West Farm and significantly Willows Farm to create Willow Gate Business Park. Several other small estates and a new farm - Lodge Farm are situated on the outskirts of the village outside the conservation area.

9. Character and Appearance

9. Character and Appearance

Settlement pattern

- 9.1 Stratton Audley is distinguished by its flat site and dispersed development set amongst mature gardens and paddocks, surrounded by agricultural land. The village has large areas of open space within the developed area, penetrating to the heart of the settlement. Within the village there is generally an open character, with a number of informal greens and grass verges, although there are extensive areas of tree cover in the north and south of the village that provide some sense of enclosure from the surrounding countryside.
- 9.2 The built up frontage is more tightly developed at the village centre, here the older streets of the village are shaped like the letter H with most development scattered along two parallel streets. The connecting road passes the church and Manor House and forms the village's natural centre. In the twentieth century a second connecting road and a number of closes and estate roads have been formed to serve new development.
- 9.3 The open fields which extend into the village, most notably those south of the church contribute to the dispersed settlement pattern. Development is concentrated around the church and manor, with a number of 'satellites' south of the core formed by Stratton Audley Hall and the group of buildings associated with West Farm. The ponds to the north of the village contribute to the village's informal rural character.
- 9.5 As would be expected the predominant land use is residential with community facilities interspersed. These facilities include public house, church, post office (now a clinic) and playground. The church and the Red Lion public house still remain in their original uses.
- 9.6 Land to the north east of the village which was formerly buildings associated with Willows Farm is now Willows Gate Business Park. Here the historic farm buildings have been converted into small business units.
- 9.7 The Bicester Hunt with Whaddon Chase is also a notable user of the land within the village, as it has been since the 19th century. The hunt stables and kennels are located to the south west of the village to the south of Bicester Road. The area of open land surrounding these buildings is also used by the hunt.

Building age, type and style

- 9.8 The majority of historic buildings in the village are simple cottages or dwellings however the Manor, Stratton Audley Hall and the presence of the hunt within the village has influenced the building types, There are a number of estate and hunt buildings scattered throughout the settlement. There is a mixture of detached, semi-detached and small terraced rows. The buildings are of simple vernacular style and generally are of two storeys. An exception to this is the modern development in Cavendish Place which is mostly bungalows.
- 9.9 The larger, more prestigious buildings include the Manor House (now flats) and the Hall. There are also a number of prominent farmhouses such as Elms Farmhouse and Willows Farmhouse and the 19th century Stratton House which became the Dower House for Stratton Audley Hall. The 19th century hunt buildings are also of note and include houses, stables and kennels.

Land use

- 9.4 The village was historically an agricultural settlement; farming is still one of the major land uses in the village today. There are 6 farms, Hall Farm, Elm Farm, Manor Farm, Willows Farm, West Farm and the modern Lodge Farm. The farms with their associated buildings with the exception of Manor Farm sit on the edge of the built form of the village. However they are still very much understood as part of the village.

Construction and materials

- 9.10 Building construction in Stratton Audley is characterised by the widespread use of coursed limestone rubble for cottages, farmhouses and even for higher status buildings, such as the church, Manor House and also at Stratton Audley Park. It is possible that much of the stone used was obtained from local quarries including “Helmendene” quarry situated in the south west corner of the parish. Ashlar dressings are evident at the church and Manor House.
- 9.11 Brick has been used in the construction of a small number of 19th century cottages, for house extensions such as at Pound House, and in the construction of some walls, notably the walls of the walled gardens associated with the Manor House. A number of 20th century properties and extensions to older cottages have been constructed in imitation stone, and there are several examples of rendered properties including parts of Stratton Audley Hall.
- 9.12 Roofing materials vary and include thatch, stone slate, Welsh slate, clay tiles and 20th century tiles. Only The Red Lion public house retains its thatched roof and Stonesfield slate has been preserved at Bay Tree House. The steeply pitched roofs of the Manor House and The Plough House are of Welsh slate. Old tiled roofs are seen at Elm Farmhouse. There is a dominance of 20th century tiles on later properties.
- 9.13 Chimneys are now largely of brick construction on stone bases. There are stone chimneys at Stone Row. Dormers are seen on some properties including the Manor House which has gabled half-dormers, Bay Tree House which has a full dormer and two 20th century dormers, and Stone Row which has half-dormers. Stratton House, on the corner of Bicester Road, has steeply pitched tiled roofs with half-hips and half-hipped dormers. Half-hips are also found on Stable House.
- 9.14 Windows are predominantly wooden or metal casements. The Plough House still has metal casements as does 5 West Cottages, while those of the Manor House are wooden. Stratton House is notable for its unusual

heavily latticed wooden casements. Wooden lintels are a particular feature of older properties in the conservation area. Sash windows are found on properties including Stratton Audley Hall, 1 and 2 Church Cottages and Elm Farmhouse. There are several examples of 20th century styles of windows including modern replacements.

- 9.15 Door styles vary, plank doors are found on a number of outbuildings particularly those associated with Stratton Audley Hall and Hall Farm. Among the panelled doors worthy of mention are examples at the Garden House and 1 Church Cottages. Several doors are part glazed, including an example at Willows Farmhouse. The main door in the garden front of Stratton Audley Hall has a fan-light. There are a number of examples of 20th century doors.

Means of enclosure

- 9.16 The main means of enclosure within the village is predominantly limestone rubble walls of about a metre in height. There are several examples of higher walls used to enclose the larger properties such as the Manor and Stratton Audley Hall. There are some examples of dry stone construction including the two metre high wall to the rear of properties in Cavendish Place. This wall has a mortar band of a few courses about a third of the way up the height of the wall. This is a feature of several walls historically associated with the Manor House. There are a few examples of brick walls, particularly in Cavendish Place. These once formed part of the walled gardens of the Manor House. In some places these walls have been incorporated into 20th century properties.
- 9.17 Cappings vary, with a dominance of stone on edge (soldier course capping), seen on several field walls and boundaries associated with both Stratton Audley Hall and the Manor House. Tiled caps are found on the high wall which forms the conservation area boundary by Stone Row, for a short distance at Stratton Audley Hall and fronting the late 20th century development at the Bradbury's. Mortar caps are less common but feature on walls by the Old School House and Pound House. Pound

House also has a low brick wall, with a blue brick cap. A flat stone cap is found on several walls at Stratton Audley Hall and part of the churchyard walls. Other sections of the churchyard wall have a triangular stone cap and stone on edge.

- 9.18 There are several examples of railings within the conservation area. These include post and rail fronting the green and the Old School. The Willows Farm has a short stretch of 'hairpin' design railings and there are some field style railings to the rear of Forge Cottage. These are in varying states of repair.
- 9.19 Most field boundaries on the village streets are marked by walls; however hedges are seen along the road frontage of the field containing the Scheduled Monument and the northern section of the copse opposite Elm Farm. Several field boundaries are also marked by post and rail fences.

Trees and green spaces

- 9.20 Tree Preservation Orders are in force within the conservation area. These cover trees at Stratton Audley Manor, street trees on the west side of Cherry Street and a tree in the garden of 21 Cavendish Place.
- 9.21 There are a number of trees and tree belts within the conservation area which contribute to its character including the copse, trees and undergrowth around the pond in the north of the village. There are several mature trees, notably a number of pine trees in the gardens of properties in Cavendish Place, particularly in the end properties and the rear gardens of properties backing onto the pond. These add to the strong sense of enclosure around the ponds.
- 9.22 Other garden trees worthy of mention include extensive tree belts and individual specimen trees in the grounds of Stratton Audley Hall, the Rectory and Willows Farm. There is a fine American Walnut Tree in the garden of Stratton House which is reputed to be 300 years old.
- 9.23 Several trees are located within the churchyard; other street trees include the tree which marks the small triangular green outside the Manor House and church. Field trees include several on the boundaries of the field south of the church, and a group in the field north of Hall Farm.
- 9.24 The village green is located outside Manor Farm and Elm Farm. It is very informal and open with no tree cover. Several large grass verges in this area increase the sense of openness. The stream from the ponds passes the green adding to the interest of the area.
- 9.25 Stratton Audley is particularly fortunate in having a number of open spaces within the village. These include the churchyard with the base of a medieval cross, First World War Memorial and the elaborate vault of the Blundell Leigh family. The churchyard also contains a considerable number of headstones.
- 9.26 The relatively small area of green space adjacent to Pound House has historical significance and contributes to the character of this part of the conservation area. This land was formerly the location of the village pound and now provides green space at the entrance point to the scheduled monument field, which is also the start of the Cross Bucks Way.

Carriageways, pavements, footpaths

- 9.27 Carriageways and pavements are mainly of tarmac with concrete kerbs. Some areas of stone kerbing exist, for example outside The Plough House and in association with late 20th century development in Cavendish Place.
- 9.28 Areas of historic stone and brick paving have been retained outside the converted properties at Stratton Audley Manor Mews.
- 9.29 The modern problem of car parking does have some impact on the character of the village, this is more prominent in the older parts of the village that lack off street parking, for example in some parts of Cherry Street along Bicester Road and Church Street.
- 9.30 Stratton Audley has a well-established network of footpaths and bridleways, which crisscross the various open spaces within the village before ultimately leading out into the surrounding countryside. Footpaths connect the church with Stratton Audley Hall and the hunt kennels and the Scheduled Monument. The footpath at Mill Road follows the route of the stream, and others take routes passed

the ponds and Willows Farm. These latter footpaths are quite enclosed by the mature trees and undergrowth surrounding them.

Key Views

9.31 The layout and form of the village of Stratton Audley means that from the village streets it feels very enclosed with limited views out to the wider countryside. However there are certain places where views outward can be enjoyed and furthermore because of the substantial green space within the village, pleasant internal views are abundant.

9.32 Views can be obtained from the churchyard to the Scheduled Monument to the south east, West Farm, the Rectory and Stratton Audley Hall. All are situated to the south of the main centre of the village.

9.33 In the opposite direction views across the open fields south of the church can be attained of the church from West Farm and the Bicester Road area. However, these are restricted to a large extent by the mature grounds and high walls of Stratton Audley Hall. There are glimpsed views of the church tower from the access road to Willows Gate Business Park.

9.34 The two notable views out to open countryside are views over the fields north of Hall Farm on the Bicester Road and views from the land adjacent to Pound House over the scheduled monument to the fields beyond.

9.35 Other views within the conservation area are largely restricted to street lines, one exception to this are glimpses through the main entrance of the Manor House, to the green and flats within the Manor grounds.

Features of special interest

9.36 The features of special interest within the village of Stratton Audley include both designated and non-designated heritage assets that are unique to the village or make a substantial contribution to the conservation area. Of the designated assets the listed buildings of particular note include the church of St Mary and St Edburga and the Manor House. A full list of the listed buildings and structures within the village is provided in Appendix 2.

9.37 The scheduled monument, the moated site to the south east of the church is also of particular interest along with the base of the medieval church yard cross (Grade II Listed) located north of the porch of the church of St Mary and St Edburga.

9.38 The non-designated assets of special interest include Stratton Audley Hall, The Stable House and hunt kennels, Stratton House and the crenelated water tower now located in Willows Gate Business Park. A full list of the proposed non-designated assets (Local Heritage Assets) can be found in Appendix 3.

9.39 Among the special features found in Stratton Audley Conservation Area are a number of date stones, including one of 1897 at Jubilee Cottage; 1908 on the Pound House, and 1901 on the mews arch at Stratton Audley Manor. Stone Cottage a detached cottage opposite the new development at the Bradbury's, has a date stone which reads "C1882 to 1895".

9.40 There are two water troughs in the village, one opposite the green, the other, opposite West House. The latter is dated 1900.

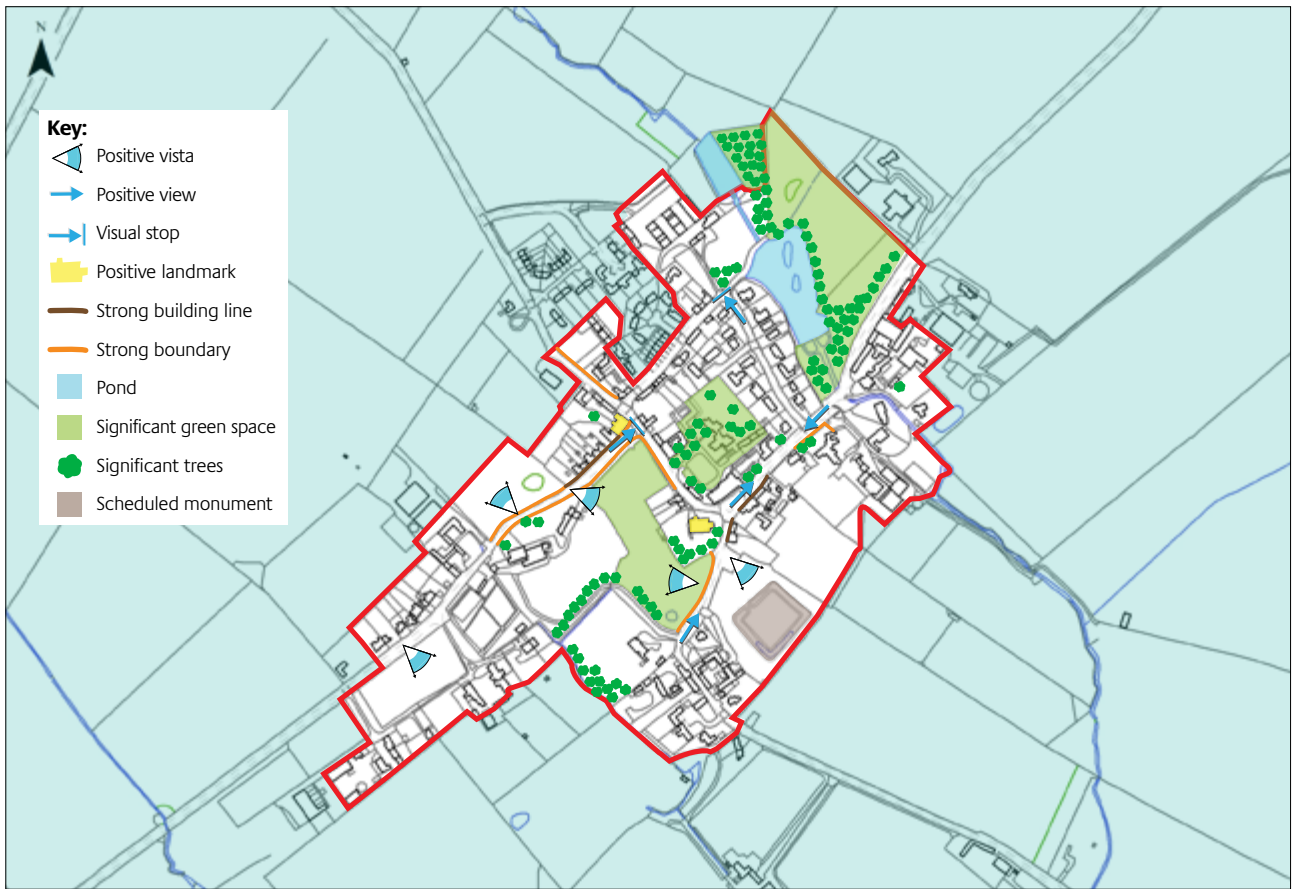
Threats

9.41 The use of modern window materials and styles, including uPVC, has slowly been introduced. This should be discouraged in order to ensure the character of the village is retained.

9.42 Loss and poor maintenance of stone walls. These are significant to the character and appearance of the conservation area and reduction in their traditional height or removal of coping or loss due to poor maintenance is an erosion of their contribution to the village character.

9.43 An important characteristic of the village is its open spaces. The modern pressures for development mean that these areas could be considered as infill sites. Building on these parcels of land would result in a loss of important green spaces that make a strong contribution to the character of the conservation area. Therefore development of these sites should be resisted.

Figure 12. Visual Analysis



10. Character areas

10. Character areas

10.1 Stratton Audley is divided into three broad character areas – the historic core, which identifies the medieval centre of the village, the manor, which includes the Manor house, former walled garden, fish ponds and associated farms and The Hall character area, which is 19th century development mainly associated with Stratton Audley Hall.

Historic core

10.2 The historic core covers the central part of the village and relates to the early settlement. This area includes the church, the castle scheduled monument and also the shrunken medieval village that is thought to be located in the field adjacent to the church. This area is dominated by the church which features in key views. The character area also includes the buildings around West Farm and the Rectory which is separated from the village by the archaeological sites. The sense here is very open as you move south of the church, but as you travel around the bend in the road adjacent to the Rectory, the street becomes enclosed with the buildings (mostly outbuildings) directly adjacent to the road. There are no footpaths and grass verges are only adjacent to the wall enclosing the boundary of the field south of the church.

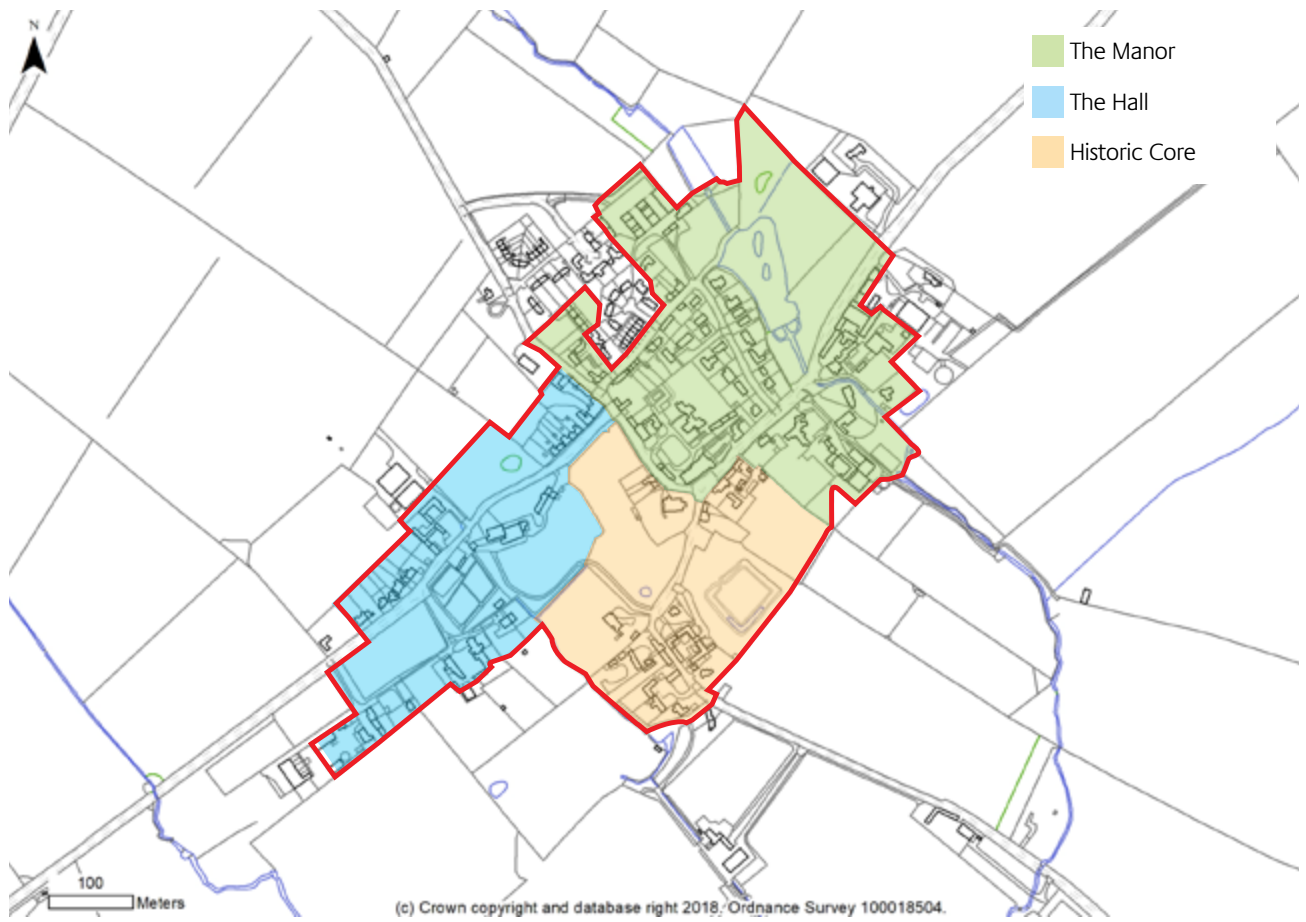
The Manor

10.3 The manor character area covers the Manor House and the associated land both historically and today. Within this character area there are three sub areas with differing qualities. The manor and the buildings immediately surrounding it give a sense of the 17th and 18th century centre of the village. Here the roads have wide grass verges and the area includes the focal point of the green to the front of Manor Farm and Elm Farm. Cavendish Place is a 1960's development with modern footpaths and kerbs. This area was built within the former kitchen or walled garden associated with the Manor. Finally the fish ponds and the open land and wooded area to the north have a character of their own and create a green edge to the village.

The Hall

10.4 The Hall character area is the land along Bicester Road and includes Stratton Audley Hall, the hunt kennels and other buildings built in association with the use of the Hall as a hunting box. These buildings are set back from the road with fields to the front. This area also includes Stratton House and West Cottages. The former constructed in the 19th century was used as a Dower House to the Hall and the latter were workers cottages. Here the street has wide grass verges with pavements behind. The meandering nature of the road obstructs views directly into the centre of the village when approaching from the south west.

Figure 13. Character Area



11. Materials and Details



12. Management Plan

12. Management Plan

Policy context

- 12.1 The 1990 Planning (Listed Buildings and Conservation Areas) Act places a duty on local planning authorities to formulate and publish proposals for the preservation and enhancement of its conservation areas. In line with Historic England advice note 1 (2019) Conservation Area Appraisal, Designation and Management, Conservation Area management Plans are published as part of the process of area designation or review. The conservation area appraisal document is designed to inform planning decisions, and other actions that the Council and/ or property owners within the designated area take. The role of the management plan is to identify actions that could contribute to the enhancement of the special character and appearance of the area by the Council, owners and other stakeholders alike.
- 12.2 The main threat to the character and appearance of any conservation area is the cumulative impact of numerous alterations, some quite small in themselves, to the traditional but unlisted buildings within the area. These changes include such works as the replacement of traditional window casements, usually with uPVC double-glazing, replacement of original doors, additions such as non-traditional porches and erection of satellite dishes on the front elevations of properties. Such alterations to unlisted residential properties are for the most part permitted development and therefore do not require planning permission. Unauthorised alterations and additions may also be a cause for concern and are often detrimental to the appearance of a property. The loss of dilapidated stone walls can also have a significant impact. Both unsympathetic permitted development and unauthorised development cumulatively result in the erosion of the historic character and appearance of the conservation area.
- 12.3 The aim of management plan is not to prevent changes but to ensure that any such changes are both sympathetic to the individual property, sympathetic to the streetscape and overall enhance the character and appearance of the conservation area.
- 12.4 The principal policies covering alterations and development of the historic built environment are given in Appendix 1.

General Proposals for Preservation and Enhancement

Boundary Treatments	The traditional stone boundary walls surrounding properties and paddock land make a valuable contribution to the character of the settlement and the demolition of these features will be resisted. Hedges and mature trees which line the boundary in some cases also make a positive contribution.
Important Views	Views into and out of the conservation areas are fundamental to understanding the relationship between the settlements and their surrounding landscaping. These views should be protected. Views of the settlement from the wider landscape are limited however it is likely that Stratton Audley is visible from some locations within the RAF Bicester conservation area. Views out of the settlement are also limited which emphasises the need to protect those that remain.

Retention of historic features and building maintenance	<p>Traditional architectural details and local materials are important and should be retained, repaired or reinstated where lost. It is important that traditional techniques and materials (including the use of lime mortar and the like for like repair of buildings) are used to retain the special historic character and appearance of the area.</p> <p>The use of limestone is a distinctive feature of the village and should be retained.</p> <p>The unsympathetic alteration of minor features could have a significant impact on the character and appearance of Stratton Audley. An Article 4 Direction (Appendix A) could ensure that existing original and traditional details are protected and where necessary sensitively replaced in the future. Traditional windows remaining on a number of buildings within the settlement make an important contribution and should be retained.</p>
New Development	<p>As a Category C village (Cherwell Local Plan 2011-2031) Stratton Audley is considered suitable for conversion of existing buildings and minor infill.</p> <p>Any proposed extensions or infill must respect the scale, design, proportions and materials of the immediately surrounding architecture to strengthen the cohesion of the street scene. It is crucial that the scale and diversity of the surrounding architecture is respected and that an imaginative and high quality design is employed.</p>
Character of roads and lanes	<p>The main roads running through Stratton Audley and the roads within the settlement need to comply with highway standards, but it is important to ensure that they do not become overly urbanised with road markings and signage. The character of informal greens and verges are an important characteristic and must be retained.</p>
Archaeology	<p>Stratton Audley is an archaeologically rich area with evidence of Roman and Medieval occupation. 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.</p>
Car Parking	<p>Car parking is an issue in some areas of the village with cars being parked along the verge side. This is partly as a result of the form of the housing with terraces having no off- road parking area.</p>

13. Conservation Area Boundary

13. Conservation Area Boundary

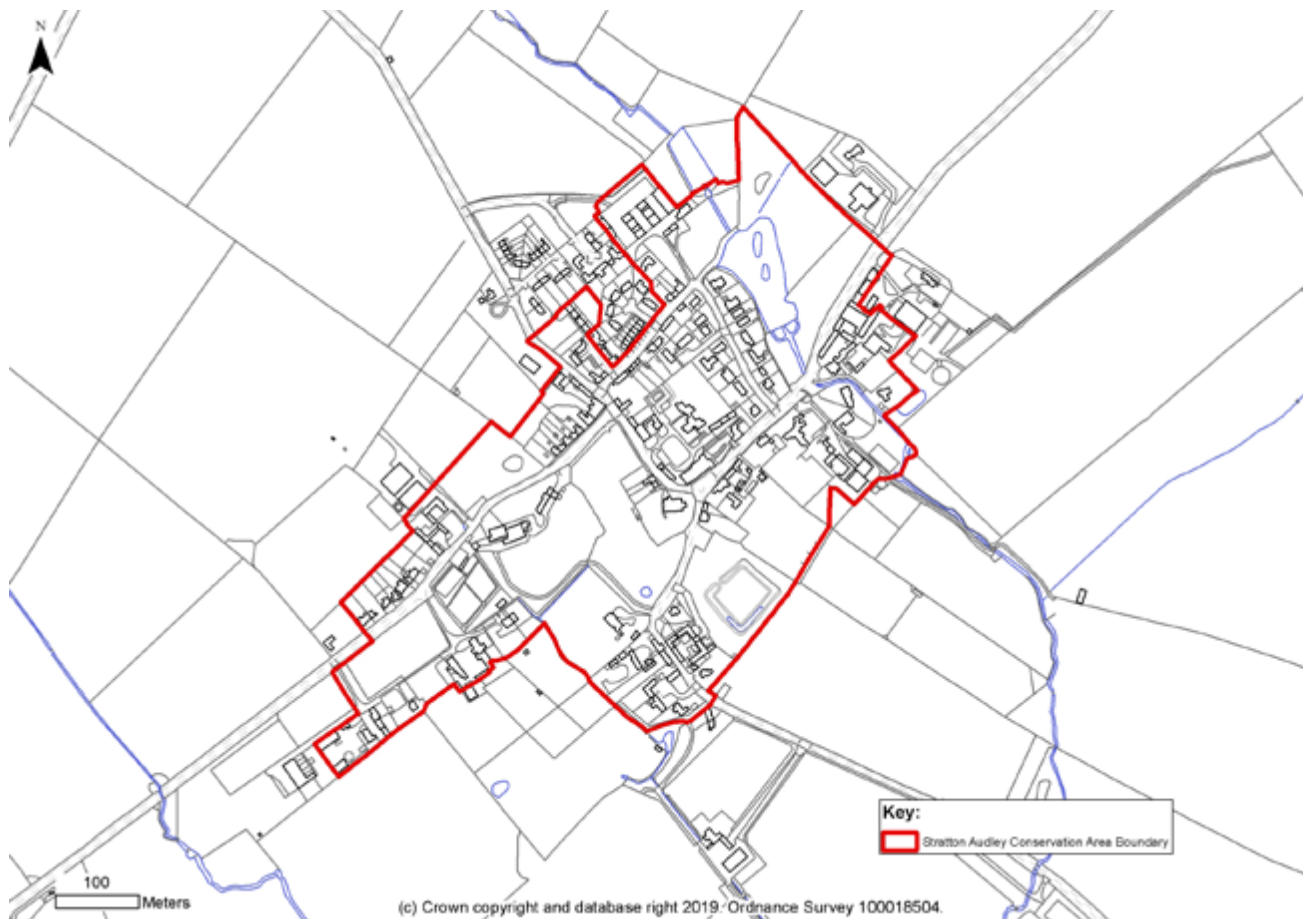


Figure 14. Conservation area boundary (February 2020)

Conservation Area Boundary

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

13.2 Stratton Audley Conservation Area was first designated in 1988 when the first

appraisal was written. The original boundary was drawn to cover the historic core of the settlement and includes buildings of architectural or historical interest that were known at the time. This is the second review of the Stratton Audley Conservation Area boundary and it has been guided by ‘Conservation Area Appraisal, Designation, and Management: Historic England Advice Note 1’ (2019).

13.3 Consideration of whether the boundaries of an existing conservation area should be re-drawn is an important aspect of the appraisal and review process. An explanation of why the boundary is drawn where it is, is helpful. The position of the conservation

area boundary is to a large degree informed by the considerations identified in Historic England's Advice Note 1, (2019).

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

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

Key changes include

- **Inclusion of gardens to the rear of properties on Bicester Road.**
- **Inclusion of land to north east of Stone Row.**
- **Extension of the area to include the second pond to the north of the village.**
- **Inclusion of all of Elm Farm including modern farm buildings.**
- **Removal of the area of land to the south, at the rear of Longlands.**
- **Inclusion of the whole footprint of the buildings to the south of Bicester Road.**

13.6 The boundary includes the cottages of Stone Row and the area of land adjacent, and then returns to run along Cherry Street excluding the 20th century development of The Limes and Willows Lodge. The Boundary then stretches north to include Willows Gate Business Park (Formerly Willows Farm) and returns to follow the rear boundary of Willows Farm. The boundary then steps out to follow the field boundary and continues to follow the field boundary to Mill Road.

Stratton Audley conservation area boundary (2020)

13.7 The Stratton Audley Conservation Area boundary was finalised in February 2020 and adopted in February 2022 (following a delay due to the Covid 19 pandemic). The boundary was informed by an analysis of current and historical maps supplemented by investigation on the ground from public rights of way and by public consultation of the draft Stratton Audley Conservation Area Appraisal & Management Plan.

Northern boundary

13.8 The boundary includes the cottages of Stone Row and the area of land adjacent, and then returns to run along Cherry Street excluding the 20th century development of The Limes and Willows Lodge. The Boundary then stretches north to include Willows Gate Business Park (Formerly Willows Farm) and includes the post medieval fish ponds to the north of the built form of the village. The boundary then follows the field boundary to Mill Road.

Eastern boundary

13.9 The boundary to the east extends to include the modern farm buildings at Elm Farm. The boundary then runs along the field boundaries to the south east of the scheduled monument to Launton Road.

Southern boundary

13.10 The boundary runs along the track to the south of the Bradburys and then returns to the west to include the garden of the Rectory. It then turns at right angles and follows the boundary to the rear of the buildings associated with the Bicester Hunt and Whaddon Chase.

Western boundary

13.11 The boundary continues to include two modern buildings connected with the hunt but does not include the modern kennels to the far south west. The boundary then returns to Bicester Road and includes the gardens to the rear of the properties on Bicester Road. The boundary steps out slightly and back in, to largely run parallel to Bicester Road and to include land to the rear of West Cottages.

14. Effects of Conservation Area Designation

14. Effects of Conservation Area Designation

14.1 Conservation areas are designated by the Council under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. There are different planning controls in conservation areas and anyone proposing development should seek advice from Development Control and Major Developments at an early stage. The main effects of designation are as follows:

Development should preserve or enhance the area

14.2 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.

Control over demolition of buildings

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

Control over trees

14.4 The Council must be notified of any intention to carry out works to fell, lop or top any tree over 75mm (3 inches approx.) in diameter not already the subject of a tree preservation order. This provides the Council with an opportunity to consider making a tree preservation order and the provision of an extra degree of control over the many trees that are important to the appearance of the conservation area.

Protection of important open spaces and views

14.5 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 the conservation area is specifically to ensure that the character of these spaces is preserved.

Control over the demolition of enclosures

14.6 Consent is also required to demolish 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 means that walls not relating to listed buildings, that add so much to the character and appearance of the street scene, are afforded protection.

Powers to seek repair of unlisted historic buildings

14.7 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

14.8 There are no permitted development rights for commercial properties.

Within conservation areas there are restrictions on the size of extensions to domestic properties that may be carried out without specific planning permission including:

- A two storey rear extension of any dimension
- A single storey side extension of any dimension

- A building, enclosure, pool or container at the side of a dwelling
- Cladding in any material;
- Any alteration or extension to the roof;
- A satellite dish on any chimney, wall or roof slope that faces onto or is visible from a highway.
- 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.

Enhancements should preserve and enhance the area

- 14.9 Land use planning policies in the Cherwell Local Plan and the emerging Local Development Framework 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
- 14.10 It is worth noting that the permitted development rights legislation is subject to frequent amendment. Further up to date information can be found on the Planning Portal www.planningportal.gov.uk/permission or Cherwell District Council's website <https://www.cherwell.gov.uk/planning-preapplication-advice>

15. Design and Repair Guidance

15. Design and Repair Guidance

15.1 The following design guidance seeks to ensure that the character of the conservation area is enhanced, through imaginative and high quality design. The following aspects are particularly important:

Scale and settlement pattern

15.2 Restoration and re-development must respect traditional plot widths and avoid repetitive and unrelieved facades which typify so many modern designs. Stratton Audley has variations of plot and property size. Although the majority of buildings are two storey there are lower properties in Cavendish Place and some of the larger properties are three storey.

15.3 There is a consistency in the scale and mass of traditional buildings, this consistency and the character of the distinct areas within the settlement should be respected in any prospective development associated with the village.

Proportion

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

Roofs

15.5 There are a variety of roof types in Stratton Audley including slate, clay tile, concrete tile and some isolated examples of surviving Stonesfield slate and thatch. The roof line is a dominant feature of a building and retention of the original height, shape, pitch, verge and eaves detail and ornamentation is essential. Flat roofs are alien to local tradition

and should be resisted where possible. Chimneys are important features of the roof-scape, and should be retained even if no longer required for fireplaces.

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

External Walls

15.7 Any alteration or repair to external walls must respect the existing building materials and match them in texture, quality and colour. Every effort should be made to retain or re-use facing stonework which should not ordinarily be rendered, pebble-dashed or painted. Repointing should be carried out with a lime mortar to match the existing in colour, type and texture. Hard, modern 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, thereby damaging both the appearance and structure of the building. 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. More modern, hard cement renders prevent the evaporation of moisture, which can accumulate between the wall and the render causing damp internally. When appropriate, hard cement renders should be replaced with a lime alternative.

Rainwater goods

- 15.8 Rainwater goods (guttering, downpipes, and hoppers) should be repaired if original or reinstated in original materials. Plastic guttering is not appropriate for listed buildings or buildings in conservation areas as it is not historically authentic and does not enhance a buildings character.

Windows

- 15.9 There are a range of windows in Stratton Audley including timber sash and casement windows and a wide range of later replacements. The style, design and construction of windows can have a significant impact on the character of a property and any replacement windows should be appropriate to the host building (casement or sash windows depending on building type). Windows should be correctly proportioned, well related to each other and neighbouring buildings and should respect any existing openings. Retention and repair of original windows is the preferred option, but 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. 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 and history of a building.
- 15.10 Where more recent replacements have occurred it may not be appropriate to replace on a like for like basis, but to ensure a more appropriate form of window is utilised. Replacement of timber or metal windows in an uPVC alternative, no matter what the pattern or design, is unacceptable. Dormers are found in the area although these are not numerous. Dormers are not a traditional feature of most smaller properties and roof lights to the rear would be preferable where possible. In unique circumstances where dormers are appropriate these should relate to the style, design and construction of those windows on the host or neighbouring properties.

Doors

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

Boundary Treatment

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

Micro Energy Generation

- 15.13 Whilst the use of micro energy systems are generally encouraged and satellite information systems generally tolerated, special care is necessary to find suitable sites for their use within the conservation area. It is preferred that equipment is located away from principal frontages as equipment fixed to main or visible elevations or roof slopes will damage the character and appearance of the conservation area.

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

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

17. Acknowledgments

17. Acknowledgments

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

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

Grateful thanks are due to the staff at the Oxfordshire History Centre and Banbury Local Studies Library for providing access to documents and Jacqueline Pitt of the Historic Environment Record for providing information on the archaeology and historic environment of the area. Also thanks to Stratton Audley Parish Council specifically John Honsinger and Alison Howson.

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Appendix 1: Policies

Stratton Audley 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 below, but there will be others of more general relevance elsewhere within the documents.

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

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

National Planning Policy Framework

Section 16. Conserving and enhancing the historic environment

Key local policies of relevance to heritage and conservation include¹:

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

ESD13 Local landscape protection and enhancement.

ESD15 The character of the built environment.

Document (July 2015) (As amended)

H19 Conversion of buildings in the countryside

H21 Conversion of buildings in settlements

C18 Development of proposals affecting a listed building

C21 Proposals for re-use of a listed building

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

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

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

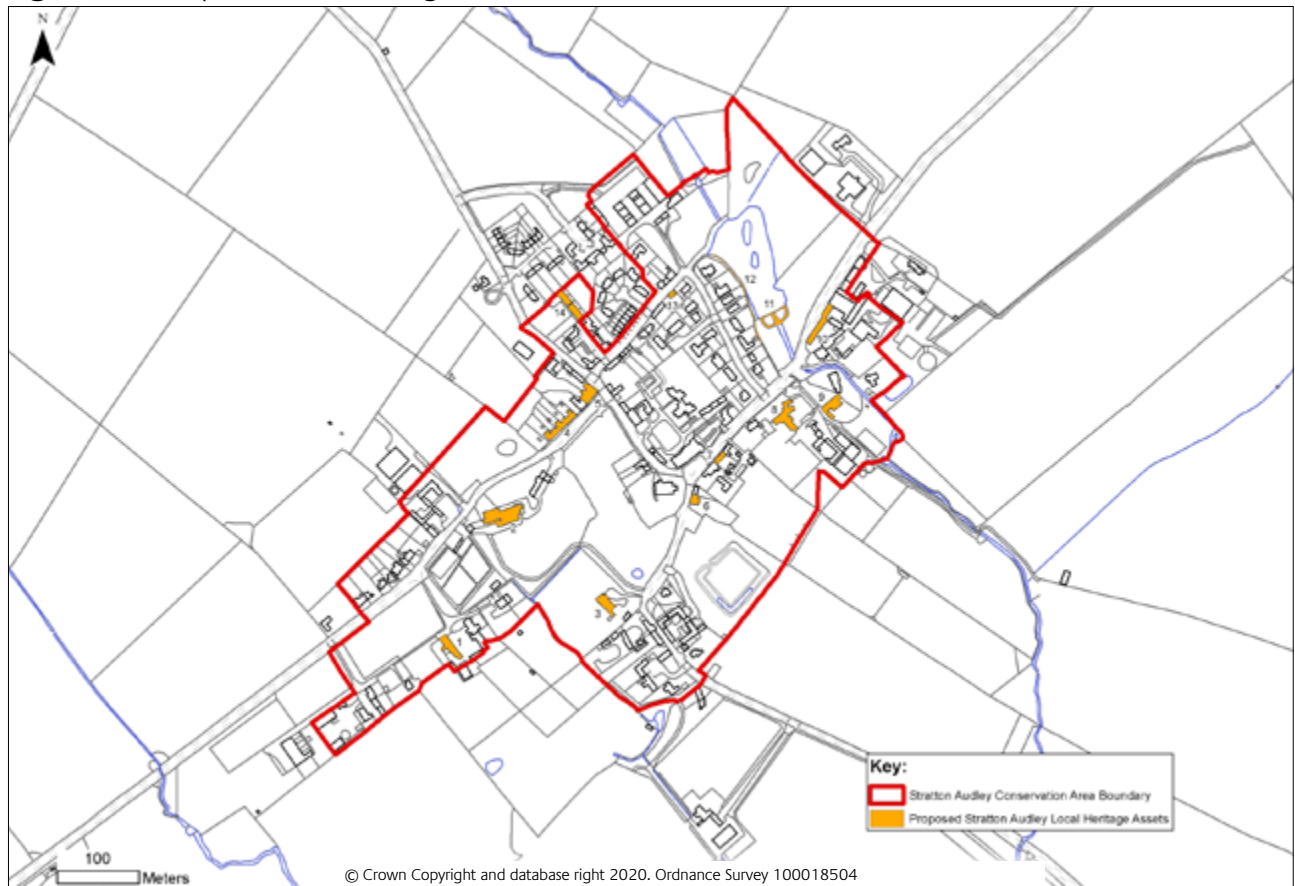
¹ This list was correct at the time of publication and is intended as a reference to relevant local policies, it does not represent an exhaustive list.

Appendix 2: Listed Buildings

Church of St Mary and St Edburga	Listing	Church of St Mary and St Edburga, Church Lane, Stratton Audley, Cherwell, Oxfordshire	I
1914-1918 War Memorial approximately 6 metres north of north porch of church of St Mary and St Edburga.	Listing	1914-1918 War Memorial approximately 6 metres north of north porch of church of St Mary and St Edburga., Stratton Audley, Cherwell, Oxfordshire	II
Headstone approximately 8 metres south of south aisle, Church of St Mary and St Edburga	Listing	Headstone approximately 8 metres south of south aisle, Church of St Mary and St Edburga, Stratton Audley, Cherwell, Oxfordshire	II
Headstone approximately 3 metres north east of north aisle, Church of St Mary and St Edburga	Listing	Headstone approximately 3 metres north east of north aisle, Church of St Mary and St Edburga, Stratton Audley, Cherwell, Oxfordshire	II
Base of churchyard cross approximately 8 metres north of porch of church of St Mary and St Edburga	Listing	Base of churchyard cross approximately 8 metres north of porch of church of St Mary and St Edburga, Stratton Audley, Cherwell, Oxfordshire	II
Elm Farmhouse and abutting dairy/stable range	Listing	Elm Farmhouse and abutting dairy/stable range, Mill Street, Stratton Audley, Cherwell, Oxfordshire	II
Elm Farmhouse, Barn approximately 50 metres north	Listing	Elm Farmhouse, barn approximately 50 metres north, Mill Street, Stratton Audley, Cherwell, Oxfordshire	II
Bay Tree House	Listing	Bay Tree House, Mill Street, Stratton Audley, Cherwell, Oxfordshire	II
The Red Lion Public House	Listing	The Red Lion Public House, Church Lane Stratton Audley, Cherwell, Oxfordshire	II
1 and 2 Church Lane	Listing	1 and 2 Church Lane, Church Lane, Stratton Audley, Cherwell, Oxfordshire	II
The Plough House	Listing	The Plough House, Mill Street, Stratton Audley, Cherwell, Oxfordshire	II
The Willows Farmhouse	Listing	The Willows Farmhouse, Cherry Street, Stratton Audley, Cherwell, Oxfordshire	II
The Manor House	Listing	The Manor House, Mill Street, Stratton Audley, Cherwell, Oxfordshire.	II
Moated Site SE of Church	Scheduling	Moated Site SE of church, Stratton Audley, Cherwell, Oxfordshire	

Appendix 3: Local Heritage Assets

Figure 15 – Proposed Local Heritage Assets



Buildings and Features that make a Positive Contribution

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’.

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).’

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.

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.

The following buildings and structures in figure 15 are considered regionally or locally significant either for their architectural detail or for their part of the social history of Stratton Audley (see pages 48-51). The Stratton Audley conservation area appraisal provides the opportunity to assess the significance of these buildings and structures and they have been put forward for consideration for inclusion to the districtwide register of non-designated heritage assets which forms part of a separate process. Refer to the Council’s local heritage assets website or contact the Conservation and Design Team for the up to date position on the local heritage assets register



1. Stable House, Bicester Road, Stratton Audley

This is a 19th Century red brick building with stables to the rear. One of the properties associated with the hunt. Occupies a prominent position when viewed from Bicester Road.



3. The Old Rectory, Launton Road, Stratton Audley

The Rectory dates to the 19th century and was probably built following the previous rectory (Stratton Audley Hall) being converted to a hunting box. The building is a two storey limestone rubble property with ashlar dressings. It has a tiled roof, with brick chimneys and is set in extensive landscape grounds south of the church.



2. Stratton Audley Hall, Bicester Road, Stratton Audley

Formerly the old rectory the building was converted to a hunting box in the 19th century by T. Tyrwhitt-Drake. By 1880 the building had been enlarged along with the stables and it became Stratton Audley Hall. The Hall became strongly associated with the the Hunt one of the earliest founded in the country.



4. West Cottages, Bicester Road, Stratton Audley

West Cottages is a row of 5 estate cottages of coursed limestone rubble constructed originally with metal casement windows with leaded lights. There is strong group identity in the design and appearance of this row, numbers 1, 4 and 5 have similar partly glazed plank doors. The row has a steeply pitched tiled roof, with brick stacks.



5. Stratton House, Stoke Lyne Road, Stratton Audley

Stratton House was the 19th century Dower House associated with Stratton Audley Hall. The building is situated at the Junction of Bicester Road with Stoke Lyne Road. This two storey coursed limestone rubble property dominates its corner position. It has a steeply pitched tiled roof with half-hips with hipped dormers. It has unique wooden windows with honeycomb glazing and brick chimney stacks. It features in several street views and can be seen across the fields south of the church and has group value with West Cottages.



6. Pound House, Launton Road, Stratton Audley

The building probably dates from the 19th century. In 1908 the telephone exchange was established on this site. Alongside this building was the village pound which was used for stray animals. This also housed the village stocks.



7. 1-3 Manor Farm Cottages, Mill Road, Stratton Audley

The cottages form part of a terrace which includes the plough house which is the former public house and is a grade II Listed Building. The cottages have links to Manor Farm and probably date from a similar time.



8. Manor Farm House, Manor Farm, Mill Road, Stratton Audley

There was a farmhouse in this location in the 19th century and it is likely that the current building has earlier origins. The house has been altered and extended but occupies a prominent position in the street scene.



9. The Old School, Mill Road, Stratton Audley

The building was the National School for the village was. The school opened in 1837 and the building is a simple school house constructed of limestone rubble. In 1929 the building became a junior school. The building operated as a school until the 1970's when it and the land were sold. The School building has now been converted to a residential property.



11. The Weir, Ponds to the North of Cavendish Place, Stratton Audley

The weir is one of two that connects the fish ponds to the rear of Cavendish Place. Sir John Borlase Warren is said to have attempted to bore for coal here in the 19th century. The ponds historically would have formed part of the land associated with the Manor.



10. Barns at Elms Farm, Mill Road, Stratton Audley

Barns that run adjacent to the road, associated with Elm Farm. These barns form part of the farm complex along with the other nationally designated buildings on the site.



12. Wall to the rear of Cavendish Place, Stratton Audley

The wall runs to the rear of the properties on Cavendish Place and is part of the historic wall that surrounded the Manor House and its gardens.



13. The Old Post Office, Cherry Street, Stratton Audley

This building now a clinic was originally the site of the smithy, the smithy moved to the end of Cherry Street and the post office opened here in the 1940's.



14. 1-4 Stone Row Cottages, Cherry Close, Stratton Audley

Stone Row is a group of 4 estate cottages on the North West side of the conservation area. Of coursed limestone rubble construction these two storey cottages have panelled doors with glazing and a tiled roof with gables. All have wooden and tiled door hoods. There is a strong uniformity about this row.

Appendix 4: Article 4 Directions

What is an Article 4 direction?

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.

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

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.

This conservation area appraisal does not make any Article 4 Directions but includes information for how an Article 4 could work for reference purposes. Any proposals for an Article 4 Direction would be subject to separate consultation.

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?

Once an Article 4 Direction has been made planning permission becomes necessary for the specific changes as set out in the Direction. This is only the case for the buildings covered by the Direction.

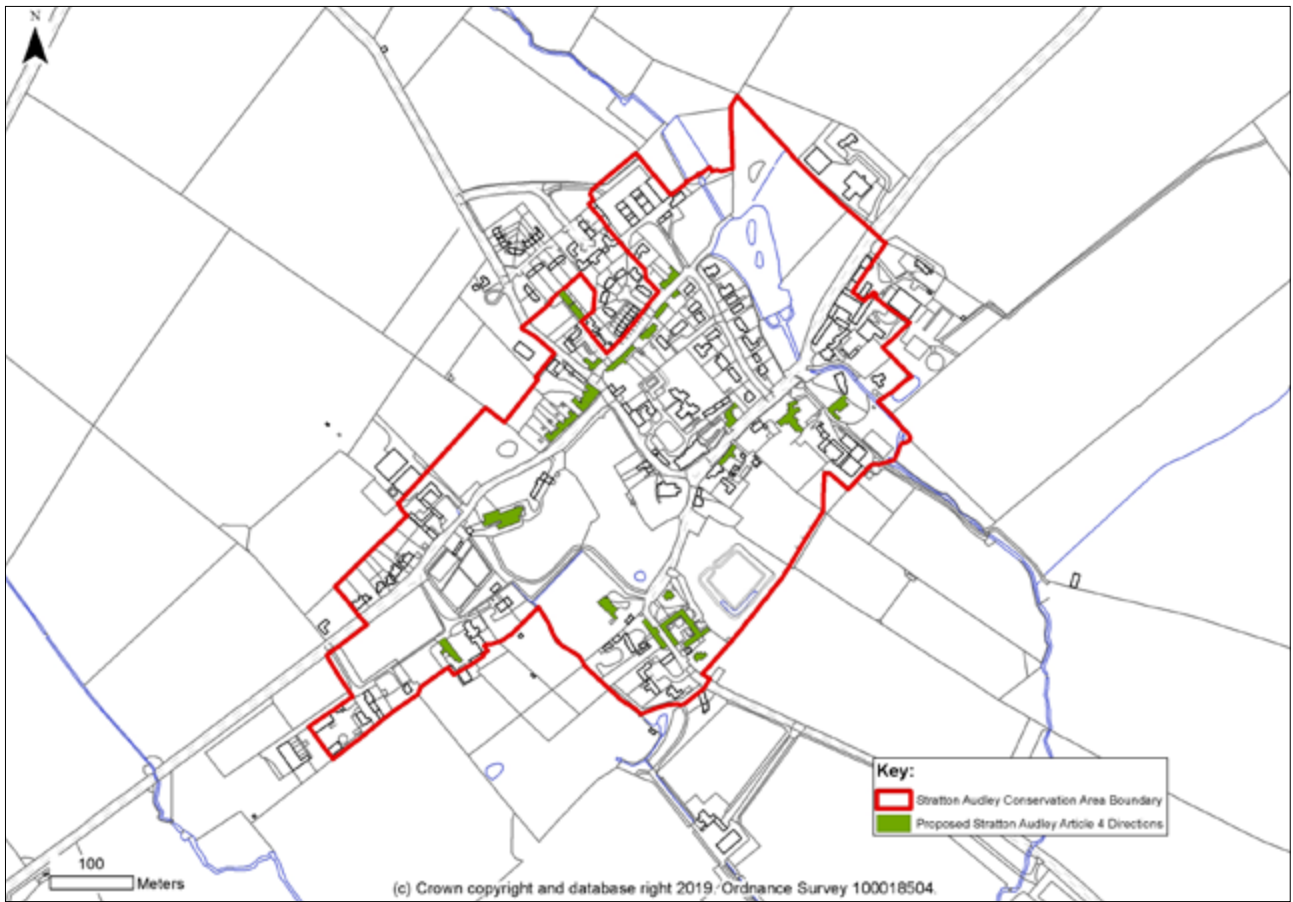
How will an Article 4 Direction affect Stratton Audley?

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

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 Stratton Audley may include:

- The enlargement, improvement or other alteration to a dwelling house – i.e. changes to windows, doors, door surrounds and window headers, mouldings and the replacement of rainwater goods/external drainage.
- The removal, alteration or rebuilding of chimney stacks.
- Changes to roofing materials and the insertion of rooflights, erection or alteration of fascia boards
- Erection or alteration of porches to the front elevation.
- Provision of hard standing.
- The painting of previously unpainted stone or brickwork of a dwelling house or a building or enclosure within the curtilage (the addition of render or stone is already controlled under conservation area legislation).
- Installation of renewable technology including solar panels.
- Installation and replacement of satellite dishes and other antennae/aerials.
- Erection or demolition of a gate, fence, wall or other means of enclosure within the front garden (or side boundary facing the road).

Figure 16 – Proposed Article 4 directions



Appendix 5: Public consultation

Cherwell District Council considers public consultation an important part of conservation area designation and review.

As part of the designation/review process the historic settlement in question and the environs are assessed and an appraisal document produced setting out what is significant about the place.

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

An exhibition and public meeting were held on 9 April 2019 to enable local residents and those interested to inspect the draft document and talk to the Design and Conservation team and planning colleagues.

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 and Design Team. Where appropriate amendments were made and incorporated into the final document. The document was assessed and signed off by the Assistant Director for Planning and Development in consultation with the Lead Member for Planning in December 2021 and adopted in February 2022.

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