

Abbeymill Homes
August 2023



HERITAGE STATEMENT

LAND EAST OF HEYFORD ROAD, KIRTLINGTON

Quality Assurance

Site name: Land East of Heyford Road, Kirtlington

Client name: Abbeymill Homes

Type of report: Heritage Statement

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Table of Contents

Quality Assurance	i
1.0 Introduction	3
2.0 Heritage Policy and Guidance Summary	4
3.0 Methodology	11
4.0 Historic Context	17
5.0 The Site	23
6.0 Heritage Assets	28
7.0 Significance Assessment	29
8.0 Proposed scheme	46
9.0 Impact Assessment	50
10.0 Conclusion	53
Appendix 1	55
Statutory list descriptions	55

1.0 Introduction

- 1.1 This Heritage Statement has been prepared on behalf of Abbeymill Homes to accompany an application for Planning Permission relating to proposed residential development of 14 dwellings on land east of Heyford Road, Kirtlington.
- 1.2 The site is located within the Kirtlington Conservation Area and Kirtlington Park (a Grade II Registered Park & Garden). It is also in proximity to a number of listed buildings.



Figure 1 Site Location Plan (Google Earth, 2021), with approximate location of site outlined in red.

- 1.3 This Heritage Statement includes a Significance Assessment which identifies the relative heritage value of the identified heritage assets and an Impact Assessment which considers the potential impact of the proposed development on the significance of the heritage assets identified, including the contribution made by setting. This approach to impact-assessment is required in order to satisfy the provisions of Sections 16(2), 66(1) and 72(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 and the National Planning Policy Framework (NPPF) where the impact of development on a heritage asset is being considered (Paragraphs 193-206).
- 1.4 This document has been prepared by Holly Rowland (Heritage Consultant), Kate Hannelly-Brown (Partner, Heritage and Design) and Kate Graham (Interim Head of Heritage).

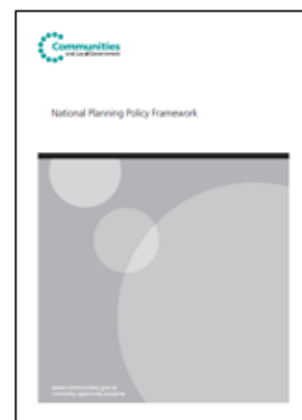
2.0 Heritage Policy and Guidance Summary

Legislation

- 2.1 The primary legislation relating to Listed Buildings and Conservation Areas is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990.
- Section 16(2) states “*In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*”
 - Section 66(1) reads: “*In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*”
 - In relation to development on land within Conservation Areas, Section 72(1) reads: “*Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.*”
- 2.2 As the proposal does not involve an application for Listed Building Sections 16(2) does not apply in this instance.

National Planning Policy Framework

- 2.3 The National Planning Policy Framework (NPPF) was revised in July 2021. With regard to the historic environment, the over-arching aim of the policy remains in line with philosophy of the 2012 framework, namely that “our historic environments... can better be cherished if their spirit of place thrives, rather than withers.” The relevant policy is outlined within chapter 16, ‘Conserving and Enhancing the Historic Environment’.
- 2.4 This chapter reasserts that heritage assets can range from sites and buildings of local interest to World Heritage Sites considered to have an Outstanding Universal Value. The NPPF subsequently requires these assets to be conserved in a “*manner appropriate to their significance*” (Paragraph 189).
- 2.5 NPPF directs local planning authorities to require an applicant to “*describe the significance of any heritage assets affected, including any contribution made by their setting*” and the level of detailed assessment should be “proportionate to the assets’ importance” (Paragraph 194).
- 2.6 Paragraph 195 states that the significance any heritage asset that may be affected by a proposal should be identified and assessed. This includes any assets affected by development within their settings. This Significance Assessment should be taken into account when considering the impact of a proposal, “*to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal*”. This paragraph therefore results in the need for an analysis of the impact of a proposed development on the asset’s relative significance, in the form of a Heritage Impact Assessment.



- 2.7 An addition to the 2021 NPPF is outlined in paragraph 198. This states that local planning authorities should have regard to the importance of the retention ‘*in-situ*’ of a historic statue, plaque, memorial or monument irrespective of its designation. The paragraph goes on to suggest an explanation of historic or social context should be given rather than removal.
- 2.8 Paragraph 199 requires that “*When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*”
- 2.9 It is then clarified that any harm to the significance of a designated heritage asset, either through alteration, destruction or development within its setting, should require, “*clear and convincing justification*” (Paragraph 200). This paragraph outlines that substantial harm to grade II listed heritage assets should be exceptional, rising to ‘wholly exceptional’ for those assets of the highest significance such as scheduled monuments, Grade I and grade II* listed buildings or registered parks and gardens as well as World Heritage Sites.
- 2.10 In relation to harmful impacts or the loss of significance resulting from a development proposal, Paragraph 201 states the following:
- “Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*
- a. the nature of the heritage asset prevents all reasonable uses of the site; and*
 - b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
 - c. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
 - d. the harm or loss is outweighed by the benefit of bringing the site back into use.”*
- 2.11 The NPPF therefore requires a balance to be applied in the context of heritage assets, including the recognition of potential benefits accruing from a development. In the case of proposals which would result in “*less than substantial harm*”, paragraph 202 provides the following:
- “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use.”*
- 2.12 It is also possible for proposals, where suitably designed, to result in no harm to the significance of heritage assets.
- 2.13 In the case of non-designated heritage assets, Paragraph 203 requires a Local Planning Authority to make a “*balanced judgement*” having regard to the scale of any harm or loss and the significance of the heritage asset.
- 2.14 The NPPF therefore recognises the need to clearly identify relative significance at an early stage and then to judge the impact of development proposals in that context.

- 2.15 With regard to Conservation Areas and the settings of heritage assets, paragraph 206 requires Local Planning Authorities to look for opportunities for new development, enhancing or better revealing their significance. Whilst it is noted that not all elements of a Conservation Area will necessarily contribute to its significance, this paragraph states that *“proposals that preserve those elements of a setting that make a positive contribution to the asset (or better reveal its significance) should be treated favourably.”*
- 2.16 Broader design guidance is given in Chapter 12, ‘Achieving well-designed places’. The 2021 NPPF introduces the requirement for local authorities to prepare design guides or codes, consistent with the principles set out in the National Design Guide and National Model Design Code Documents. These should reflect ‘local character’ in order to create *‘beautiful and distinctive places’* (paragraph 127).
- 2.17 Paragraph 134 states that significant weight should be given to development which reflects local design polices, and/or outstanding or innovative designs which promote high levels of sustainability or help raise the ‘standard of design’ providing they conform to the ‘overall form and layout of their surroundings’.

Planning Practice Guidance (PPG) (2019)

- 2.18 The Planning Practice Guidance (PPG) was updated on 23 July 2019 and is a companion to the NPPF, replacing a large number of foregoing Circulars and other supplementary guidance.
- 2.19 In respect of heritage decision-making, the PPG stresses the importance of determining applications on the basis of significance and explains how the tests of harm and impact within the NPPF are to be interpreted.
- 2.20 In particular, the PPG notes the following in relation to the evaluation of harm: *“in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.”* (Ref ID: 18a-018-20190723).
- 2.21 This guidance therefore provides assistance in defining where levels of harm should be set, tending to emphasise substantial harm as a “high test”.
- 2.22 In relation to non-designated heritage assets, the NPPG explains the following:
“Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.”
- 2.23 It goes on to clarify that: *“A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.”*
- 2.24 This statement explains the need to be judicious in the identification of value and the extent to which this should be applied as a material consideration and in accordance with Paragraph 197.

Historic England Conservation Principles: Policies and Guidance 2008

- 2.25 Historic England sets out in this document a logical approach to making decisions and offering guidance about all aspects of the historic environment, including changes affecting significant places. It states that:

“New work or alteration to a significant place should normally be acceptable if: a. there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place; b. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed; c. the proposals aspire to a quality of design and execution which may be valued now and in the future; d. the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future” (page 59).



Historic England Making Changes to Heritage Assets Advice Note 2 (February 2016)

- 2.26 This advice note provides information on repair, restoration, addition and alteration works to heritage assets. It advises that *"The main issues to consider in proposals for additions to heritage assets, including new development in conservation areas, aside from NPPF requirements such as social and economic activity and sustainability, are proportion, height, massing, bulk, use of materials, durability and adaptability, use, enclosure, relationship with adjacent assets and definition of spaces and streets, alignment, active frontages, permeability and treatment of setting."* (page 10)

Historic England Managing Significance in Decision Taking in the Historic Environment Historic Environment Good Practice Advice (GPA) in Planning Note 2 (March 2015)

- 2.27 This advice note sets out clear information to assist all relevant stake holders in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guidance (PPG). These include: *"assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness."* (page 1)

Historic England The Setting of Heritage Assets Historic Environment Good Practice Advice (GPA) in Planning Note 3 (Second Edition) (December 2017)

- 2.28 This document presents guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas and landscapes. Page 6, entitled: *'A staged approach to proportionate decision taking'* provides detailed advice on assessing the implications of development proposals and recommends the following broad approach to assessment, undertaken as a series of steps that apply equally to complex or more straightforward cases:

1. Step 1: Identify which heritage assets and their settings are affected
2. Step 2: Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated
3. Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it
4. Step 4: Explore ways to maximise enhancement and avoid or minimise harm
5. Step 5: Make and document the decision and monitor outcomes

Historic England [Analysing Significance in Heritage Assets Advice Note 12 \(October 2019\)](#)

2.29 This document provides guidance on the NPPF requirement for applicants to describe heritage significance in order to aid local planning authorities' decision making. It reiterates the importance of understanding the significance of heritage assets, in advance of developing proposals. This advice note outlines a staged approach to decision-making in which assessing significance precedes the design and also describes the relationship with archaeological desk-based assessments and field evaluations, as well as with Design and Access Statements.

2.30 The advice in this document, in accordance with the NPPF, emphasises that the level of detail in support of applications for planning permission and listed building consent should be no more than is necessary to reach an informed decision, and that activities to conserve the asset(s) need to be proportionate to the significance of the heritage asset(s) affected and the impact on that significance. This advice also addresses how an analysis of heritage significance could be set out before discussing suggested structures for a statement of heritage significance.

Historic England [Local Heritage Listing: Identifying and Conserving Local Heritage Advice Note 7 \(January 2021\)](#)

2.31 This document provides information on local heritage listing of heritage assets such as buildings, monuments, sites, places, areas or parks, gardens and other designed landscapes, to assist community groups, owners, applicants, local authorities, planning and other consultants, and other interested parties in implementing historic environment legislation, the policy in the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guidance (PPG).

2.32 The advice in the document focuses on the production and review of local heritage lists but also helps in the general identification of non-designated heritage assets.

Local Policy

Cherwell Local Plan Review

- 2.33 The Adopted Cherwell Local Plan 2011-2031 was adopted in July 2015 and is the primary document in determining planning applications in the Cherwell district.

Cherwell Adopted Local Plan 2011-2031

- 2.34 Policy ESD 15 of the Local Plan, which outlines the strategic approach to the 'character of the built and historic environment', states that new development proposals should:

- *'Contribute positively to an area's character and identity by creating or reinforcing local distinctiveness and respecting local topography and landscape features, including skylines, valley floors, significant trees, historic boundaries, landmarks, features or views, in particular within designated landscapes, within the Cherwell Valley and within conservation areas and their setting*
- *Include information on heritage assets sufficient to assess the potential impact of the proposal on their significance*
- *Respect the traditional pattern of routes, spaces, blocks, plots, enclosures and the form, scale and massing of buildings. Development should be designed to integrate with existing streets and public spaces, and buildings configured to create clearly defined active public frontages*
- *Reflect or, in a contemporary design response, re-interpret local distinctiveness, including elements of construction, elevational detailing, windows and doors, building and surfacing materials, mass, scale and colour palette.'*

- 2.35 Paragraph B.266 states that:

'High design standards are critical in the town and village centres where Conservation Areas exist, but more generally in ensuring development is appropriate and secures a strong sense of place and clear sense of arrival at points of entry into the towns and villages. Particular sensitivity is required where development abuts or takes place within designated Conservation Areas.'

- 2.36 Paragraph B.268 states that:

'The appearance of new development and its relationship with its surrounding built and natural environment has a significant effect on the character and appearance of an area. Securing new development that can positively contribute to the character of its local environment is therefore of key importance. This policy identifies a number of key issues that need to be addressed in the design of new development.'

- 2.37 Paragraph B.269 states that:

'Designs need to be sensitive and complimentary to their surroundings but this does not require merely replicating existing styles and imitating architectural details; modern interpretation is possible if informed by a full contextual analysis and proposals promote and reinforce local distinctiveness.'

2.38 Paragraph B.271 states that:

2.39 *'Our rural areas will need to accommodate new development which reinforces the locally distinctive character by being sensitive in its location, scale, materials and design, reflecting the traditional pattern of development within the settlement, balancing making best use of land with respect for the established character and respecting open features that make a positive contribution. A large proportion of rural settlements fall within conservation areas, where the quality and special interest of the area is protected.'*

2.40 Policy ESD 13 of the Local Plan outlines the strategic approach to 'local landscape protection and enhancement' and seeks to conserve and enhance the countryside and landscape character of the District. Paragraph B.253 states that:

'The Council will seek to retain woodlands, trees, hedges, ponds, walls and any other features which are important to the character of appearance of the local landscape as a result of their ecological, historic or amenity value. Proposals which would result in the loss of such features will not be permitted unless their loss can be justified by appropriate mitigation and/or compensatory measures to the satisfaction of the Council.'

3.0 Methodology

Heritage Assets

- 3.1 A heritage asset is defined within the National Planning Policy Framework 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)” (NPPF Annex 2: Glossary).
- 3.2 ‘Designated’ assets have been identified under the relevant legislation and policy including, but not limited to: World Heritage Sites, Scheduled Monuments, Listed Buildings, and Conservation Areas. ‘Non-designated’ heritage assets are assets which fall below the national criteria for designation.
- 3.3 The absence of a national designation should not be taken to mean that an asset does not hold any heritage interest. The Planning Policy Guidance (PPG) states that “*non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.*” (Paragraph: 039 Reference ID: 18a-039-20190723)
- 3.4 However, the PPG goes on to clarify that “a substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.”

Meaning of Significance

- 3.5 The concept of significance was first expressed within the 1979 Burra Charter (Australia ICOMOS, 1979). This charter has periodically been updated to reflect the development of the theory and practice of cultural heritage management, with the current version having been adopted in 2013. It defines cultural significance as the “*aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups*” (Page 2, Article 1.2)
- 3.6 The NPPF (Annex 2: Glossary) also defines significance as “the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”
- 3.7 The British Standards BS7913 (2013) notes that “the attributes that combine to define the significance of a historic building can relate to its physical properties or to its context. There are many different ways in which heritage values can be assessed.”
- 3.8 Significance can therefore be considered to be formed by a collection of values.

Assessment of Significance

- 3.9 It is important to be proportionate in assessing significance as required in both national policy and guidance as set out in paragraph 194 of the NPPF.

- 3.10 The Historic England document 'Conservation Principles' states that "understanding a place and assessing its significance demands the application of a systematic and consistent process, which is appropriate and proportionate in scope and depth to the decision to be made, or the purpose of the assessment."
- 3.11 The document goes on to set out a process for assessment of significance, but it does note that not all of the stages highlighted are applicable to all places/ assets.
- Understanding the fabric and evolution of the asset;
 - Identify who values the asset, and why they do so;
 - Relate identified heritage values to the fabric of the asset;
 - Consider the relative importance of those identified values;
 - Consider the contribution of associated objects and collections;
 - Consider the contribution made by setting and context;
 - Compare the place with other assets sharing similar values;
 - Articulate the significance of the asset.

- 3.12 At the core of this assessment is an understanding of the value/significance of a place. There have been numerous attempts to categorise the range of heritage values which contribute to an asset's significance. Historic England's 'Conservation Principles' sets out a grouping of values as follows:

Evidential value – *'derives from the potential of a place to yield evidence about past human activity...Physical remains of past human activity are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them...The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement.'* (Page 28)

Aesthetic Value – *'Aesthetic values can be the result of the conscious design of a place, including artistic endeavour. Equally, they can be the seemingly fortuitous outcome of the way in which a place has evolved and been used over time. Many places combine these two aspects... Aesthetic values tend to be specific to a time cultural context and appreciation of them is not culturally exclusive'.* (Pages 30-31)

Historic Value – *'derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative... Association with a notable family, person, event, or movement gives historical value a particular resonance...The historical value of places depends upon both sound identification and direct experience of fabric or landscape that has survived from the past, but is not as easily diminished by change or partial replacement as evidential value. The authenticity of a place indeed often lies in visible evidence of change as a result of people responding to changing circumstances. Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value'.* (Pages 28-30)

Communal Value – *"Commemorative and symbolic values reflect the meanings of a place for those who draw part of their identity from it, or have emotional links to it... Social value is associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence. Some may be comparatively modest, acquiring communal significance through the passage of time as a result of a collective memory of stories linked to them...They may relate to an activity that is associated with the place, rather than with its physical fabric...Spiritual value is often associated with places sanctified by longstanding*

eneration or worship, or wild places with few obvious signs of modern life. Their value is generally dependent on the perceived survival of the historic fabric or character of the place, and can be extremely sensitive to modest changes to that character, particularly to the activities that happen there". (Pages 31-32)

- 3.13 Historic England advice Note 12 notes that 'interest may be archeological, architectural, artistic or historic.
- 3.14 The British Standards set out a simpler approach which '*is to think of a historic building's significance as comprising individual heritage values*'. These could include townscape characteristics, artistic value, educational value and identity or belonging amongst others.
- 3.15 It is therefore clear that value-based assessment should be flexible in its application. It is important not to oversimplify an assessment and to acknowledge when an asset has a multi-layered value base, which is likely to reinforce its significance.

Contribution of setting/context to significance

- 3.16 In addition to the above values, the setting of a heritage asset can also be a fundamental contributor to its significance - although it should be noted that 'setting' itself is not a designation. The value of setting lies in its contribution to the significance of an asset. For example, there may be instances where setting does not contribute to the significance of an asset at all.
- 3.17 Historic England's Conservation Principles defines setting as "an established concept that relates to the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape."
- 3.18 It goes on to state that "context embraces any relationship between a place and other places. It can be, for example, cultural, intellectual, spatial or functional, so any one place can have a multi-layered context. The range of contextual relationships of a place will normally emerge from an understanding of its origins and evolution. Understanding context is particularly relevant to assessing whether a place has greater value for being part of a larger entity, or sharing characteristics with other places" (page 39).
- 3.19 In order to understand the role of setting and context to decision-making, it is important to have an understanding of the origins and evolution of an asset, to the extent that this understanding gives rise to significance in the present. Assessment of these values is not based solely on visual considerations but may lie in a deeper understanding of historic use, ownership, change or other cultural influence – all or any of which may have given rise to current circumstances and may hold a greater or lesser extent of significance.
- 3.20 The importance of setting depends entirely on the contribution it makes to the significance of the heritage asset or its appreciation. It is important to note that impacts that may arise to the setting of an asset do not, necessarily, result in direct or equivalent impacts to the significance of that asset(s).

Assessing Impact

- 3.21 It is evident that the significance/value of any heritage asset(s) requires clear assessment to provide a context for, and to determine the impact of, development proposals. Impact on that value or significance is determined by first considering the sensitivity of the receptors identified which is best expressed by using a hierarchy of value levels.

- 3.22 There are a range of hierarchical systems for presenting the level of significance in use; however, the method chosen for this project is based on the established 'James Semple Kerr method' which has been adopted by Historic England, in combination with the impact assessment methodology for heritage assets within the *Design Manual for Roads and Bridges* (DMRB: HA208/13) published by the Highways Agency, Transport Scotland, the Welsh Assembly Government and the department for Regional Development Northern Ireland. This 'value hierarchy' has been subject to scrutiny in the UK planning system, including Inquiries, and is the only hierarchy to be published by a government department.
- 3.23 The first stage of our approach is to carry out a thoroughly-researched assessment of the significance of the heritage asset, in order to understand its value:

Table 1 Assessment of Significance

SIGNIFICANCE	EXAMPLES
Very High	World Heritage Sites, Listed Buildings, Scheduled Monuments and Conservation Areas of outstanding quality, or built assets of acknowledged exceptional or international importance, or assets which can contribute to international research objectives. Registered Parks & Gardens, historic landscapes and townscapes of international sensitivity.
High	World Heritage Sites, Listed Buildings, Scheduled Monuments, Conservation Areas and built assets of high quality, or assets which can contribute to international and national research objectives. Registered Parks & Gardens, historic landscapes and townscapes which are highly preserved with excellent coherence, integrity, time-depth, or other critical factor(s).
Good	Listed Buildings, Scheduled Monuments, Conservation Areas and built assets (including locally listed buildings and non-designated assets) with a strong character and integrity which can be shown to have good qualities in their fabric or historical association, or assets which can contribute to national research objectives. Registered Parks & Gardens, historic landscapes and townscapes of good level of interest, quality and importance, or well preserved and exhibiting considerable coherence, integrity time-depth or other critical factor(s).
Medium/ Moderate	Listed Buildings, Scheduled Monuments, Conservation Areas and built assets (including locally listed buildings and non-designated assets) that can be shown to have moderate qualities in their fabric or historical association. Registered Parks & Gardens, historic landscapes and townscapes with reasonable coherence, integrity, time-depth or other critical factor(s).
Low	Listed Buildings, Scheduled Monuments and built assets (including locally listed buildings and non-designated assets) compromised by poor preservation integrity and/or low original level of quality of low survival of contextual associations but with potential to contribute to local research objectives. Registered Parks & Gardens, historic landscapes and townscapes with modest sensitivity or whose sensitivity is limited by poor preservation, historic integrity and/or poor survival of contextual associations.
Negligible	Assets which are of such limited quality in their fabric or historical association that this is not appreciable. Historic landscapes and townscapes of limited sensitivity, historic integrity and/or limited survival of contextual associations.
Neutral/ None	Assets with no surviving cultural heritage interest. Buildings of no architectural or historical note.

	Landscapes and townscapes with no surviving legibility and/or contextual associations, or with no historic interest.
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3.24 Once the value/significance of an asset has been assessed, the next stage is to determine the assets 'sensitivity to change'. Table 2 sets out the levels of sensitivity to change, which is based upon the vulnerability of the asset, in part or as a whole, to loss of value through change. Sensitivity to change can be applied to individual elements of a building, or its setting, and may differ across the asset.

3.25 An asset's sensitivity level also relates to its capacity to absorb change, either change affecting the asset itself or change within its setting (remembering that, according to Historic England The Setting of Heritage Assets – Planning Note 3, 'change' does not in itself imply harm, and can be neutral, positive or negative in effect).

3.26 Some assets are more robust than others and have a greater capacity for change and therefore, even though substantial changes are proposed, their sensitivity to change or capacity to absorb change may still be assessed as low.

Table 2 Assessment of Sensitivity

SENSITIVITY	EXPLANATION OF SENSITIVITY
High	High Sensitivity to change occurs where a change may pose a major threat to a specific heritage value of the asset which would lead to substantial or total loss of heritage value.
Moderate	Moderate sensitivity to change occurs where a change may diminish the heritage value of an asset, or the ability to appreciate the heritage value of an asset.
Low	Low sensitivity to change occurs where a change may pose no appreciable threat to the heritage value of an asset.

3.27 Once there is an understanding of the sensitivity an asset holds, the next stage is to assess the 'magnitude' of the impact that any proposed works may have. Impacts may be considered to be adverse, beneficial or neutral in effect and can relate to direct physical impacts, impacts on its setting, or both. Impact on setting is measured in terms of the effect that the impact has on the significance of the asset itself – rather than setting itself being considered as the asset.

Table 3 Assessment of Impact

MAGNITUDE OF IMPACT	TYPICAL CRITERIA DESCRIPTORS
Very High	Adverse: Impacts will destroy cultural heritage assets resulting in their total loss or almost complete destruction. Beneficial: The proposals would remove or successfully mitigate existing and significant damaging and discordant impacts on assets; allow for the substantial restoration or enhancement of characteristic features.
High	Adverse: Impacts will damage cultural heritage assets; result in the loss of the asset's quality and integrity; cause severe damage to key characteristic features or elements; almost complete loss of setting and/or context of the asset. The assets integrity or setting is almost wholly destroyed or is severely compromised, such that the resource can no longer be appreciated or understood. Beneficial: The proposals would remove or successfully mitigate existing damaging and discordant impacts on assets; allow for the restoration or enhancement of

	characteristic features; allow the substantial re-establishment of the integrity, understanding and setting for an area or group of features; halt rapid degradation and/or erosion of the heritage resource, safeguarding substantial elements of the heritage resource.
Medium	<p>Adverse: Moderate impact on the asset, but only partially affecting the integrity; partial loss of, or damage to, key characteristics, features or elements; substantially intrusive into the setting and/or would adversely impact upon the context of the asset; loss of the asset for community appreciation. The assets integrity or setting is damaged but not destroyed so understanding and appreciation is compromised.</p> <p>Beneficial: Benefit to, or partial restoration of, key characteristics, features or elements; improvement of asset quality; degradation of the asset would be halted; the setting and/or context of the asset would be enhanced and understanding and appreciation is substantially improved; the asset would be brought into community use.</p>
Minor/Low	<p>Adverse: Some measurable change in assets quality or vulnerability; minor loss of or alteration to, one (or maybe more) key characteristics, features or elements; change to the setting would not be overly intrusive or overly diminish the context; community use or understanding would be reduced. The assets integrity or setting is damaged but understanding and appreciation would only be diminished not compromised.</p> <p>Beneficial: Minor benefit to, or partial restoration of, one (maybe more) key characteristics, features or elements; some beneficial impact on asset or a stabilisation of negative impacts; slight improvements to the context or setting of the site; community use or understanding and appreciation would be enhanced.</p>
Negligible	Barely discernible effect on baseline conditions but a slight adverse or beneficial impact.
Neutral	A change or effect which is neither adverse nor beneficial in impact.
Nil	No change in baseline conditions.

Summary of Assessment

- 3.28 Overall, it is a balanced understanding of the foreseeable likely effect of proposals on significance as a result of predicted impacts which is being sought through undertaking this process. It should be clearly understood that the level of detail provided within these assessments is *“proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance”* as set out in Paragraph 194 of the National Planning Policy Framework.

Research Methodology

- 3.29 This Heritage Statement is the result of a robust process which assesses relevant documentary research (including HER records, maps, drawings and reports, as well as, archive material where relevant) and professional judgment.

4.0 Historic Context

- 4.1 Research into the history of the site and surrounding area has been carried out in order to understand the historic development of the site, which is important in determining its significance.
- 4.2 The proposal site is in the village of Kirtlington. The manor of Kirtlington was sold to Sir Thomas Chamberlayne in 1625. In 1682, Penelope, granddaughter of Sir Thomas Chamberlane, was married to Robert Dashwood, and by the marriage settlement all the Chamberlayne estates in Kirtlington passed to Robert Dashwood.
- 4.3 The period of 1680 to 1750 saw an increase in taxation which brought about a period of crisis for small Midland farmers, and this economic pressure provided a strong incentive for owner-occupiers and minor gentry to sell land to Sir Robert Dashwood and his grandson, Sir James Dashwood.
- 4.4 The country house at Kirtlington Park was built 1742-6 for Sir James Dashwood and lies at the centre of Kirtlington Park. The pleasure grounds and park surrounding the house were laid out by Lancelot 'Capability' Brown in the early 1750s. The construction of Kirtlington House symbolised the arrival of the Dashwoods into the landed gentry and the transformation of Kirtlington into an estate village.
- 4.5 In the 17th and 18th centuries, the proposal site formed a portion of the Town Green, a piece of common grazing land with a central pond. The Town Green was lost during the Enclosure Award of 1811, when it was allotted to Sir Henry Dashwood.
- 4.6 The northern section of Heyford Road was created at this point, the houses along its eastern side formerly fronting onto Town Green. A stone boundary wall to the park was created along the western boundary to Heyford Road. The Enclosure Award left Home Farm, formerly on the edge of Town Green, within the Park.
- 4.7 A review of available historic maps has been undertaken to assist in the understanding of the site's history. Although such information cannot be considered to be definitive, experience shows that the mapping is often relatively accurate and reliable - particularly the later Ordnance Survey (OS) maps - and taken together with written archival date and physical evidence can help to refine the history of a site.



Figure 2 - St John's Map of 1750 (Source: Kirtlington Conservation Area Appraisal, 'reproduced by kind permission of the President and Fellows of St John's College, Oxford'). In this map the northern section of Heyford Road does not yet exist; instead, the buildings which are now along the western edge of Heyford Road front onto Town Green. Home Farm also fronts onto Town Green at the eastern side.

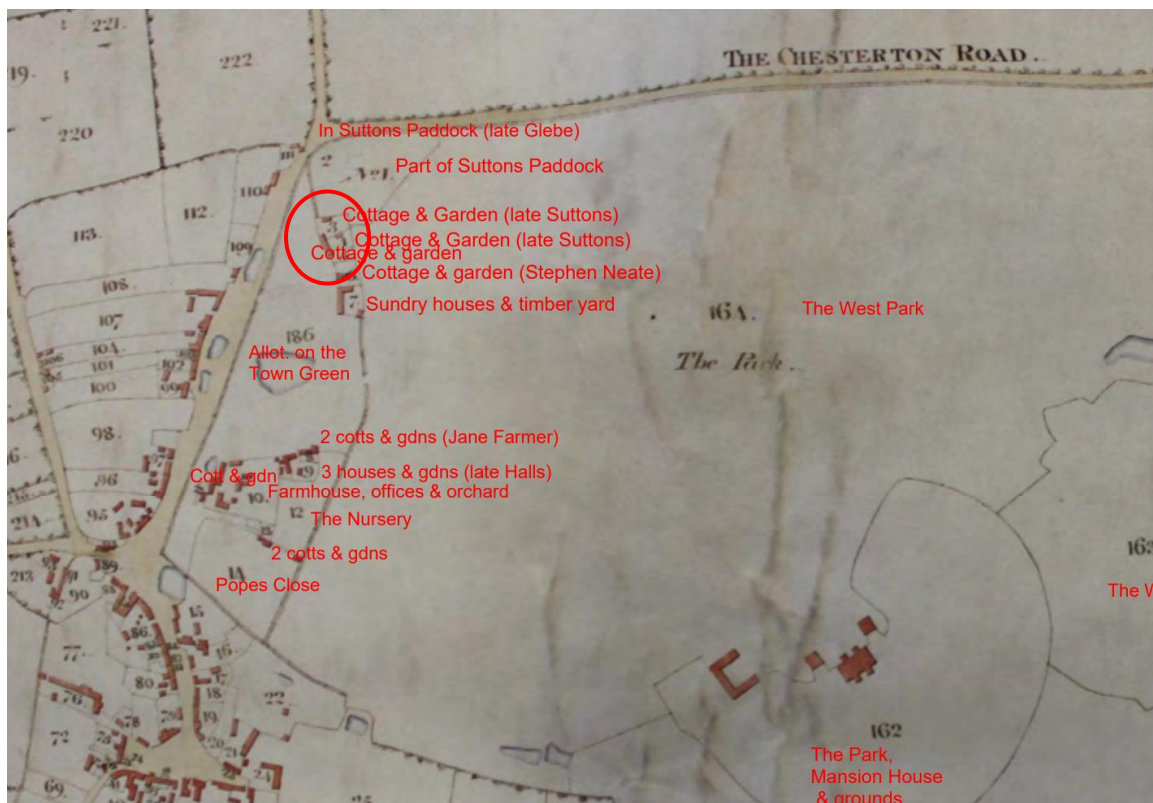


Figure 3 - Kirtlington Enclosure Map, 1811 (annotated from the accompanying schedule taken from the 2015 Heritage Assessment). The grounds of Kirtlington Park are allotted in two enclosures, 162 being the more formal laid out grounds, and 164 being the wider park. Allotment 162 matches the form of the Capability Brown 1752 plan (below). The Town Green is still shown, but has been allotted to Sire Henry Dashwood. Heyford Road has been formalised to the north. There are several buildings fronting the north-east of Town Green, including Home Farm, which is described as 'Sundry houses & timber yard' in the accompanying schedule. The other buildings are described as 'Cottage & Garden'.

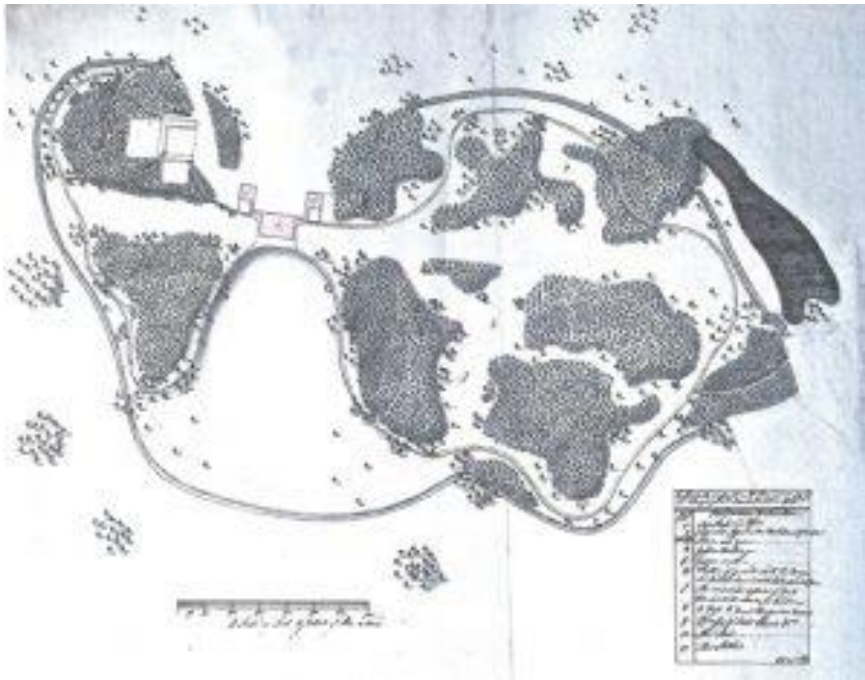


Figure 4 - Map of Kirtlington Park, Lancelot 'Capability' Brown, 1750s. Source: Oxfordshire Gardens Trust.



Figure 5 - 815 Ordnance Survey Map. The drive to Kirtlington Park leading off Heyford Road has been created, cutting through the land which previously formed Town Green. There is a thick border of trees to the north-west of Kirtlington Park which screens the buildings around Home Farm from the formal park.

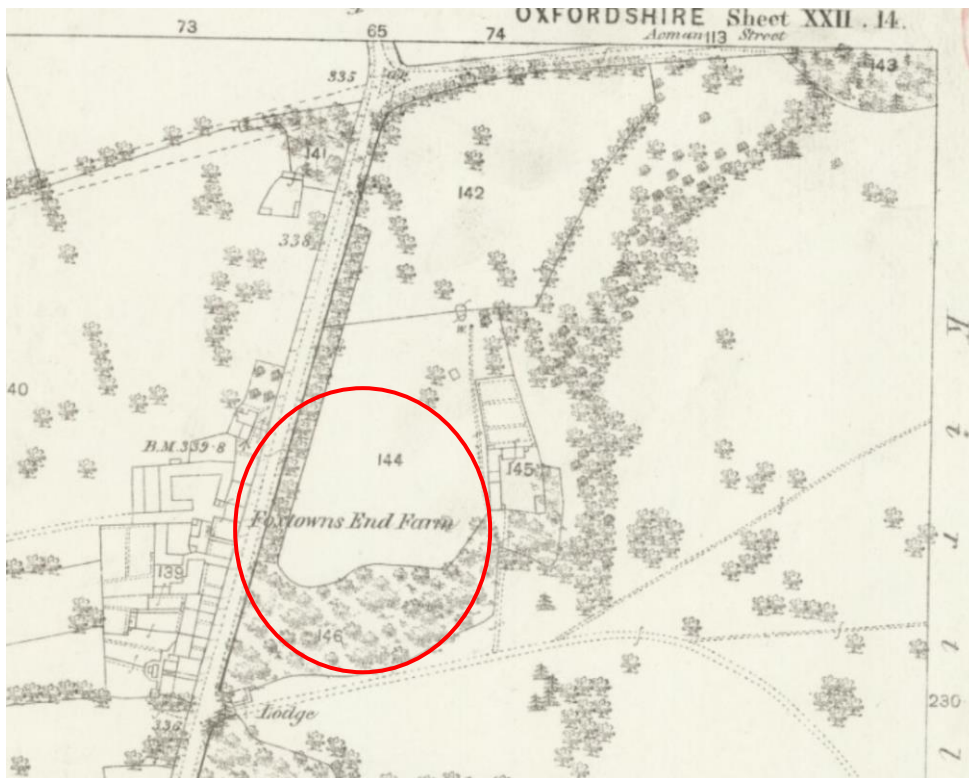


Figure 6 - 1875-1881 Ordnance Survey Map, again showing the boundary of trees separating the site from the park to the east. There is also boundary of trees along the east side of Heyford Road, and a thicker wooded area screening the proposal site from the driveway to Kirtlington Park.

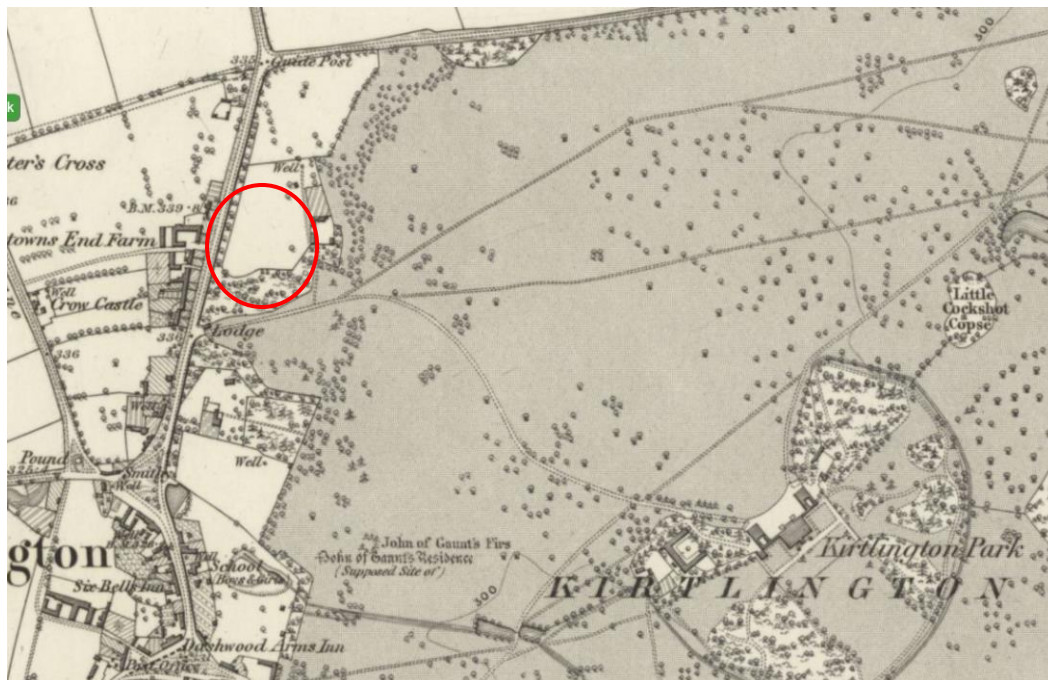


Figure 7 - 1875-1884 Ordnance Survey Map. This map, at a smaller scale than the above, is notable for the shading of Kirtlington Park, which excludes Home Farm and the land to the west of Home Farm and the east of Heyford Road.



Figure 8 - 1919-1923 Ordnance Survey Map. This map also shows the shading of Kirtlington Park to the east of Home Farm, however no later maps show this.

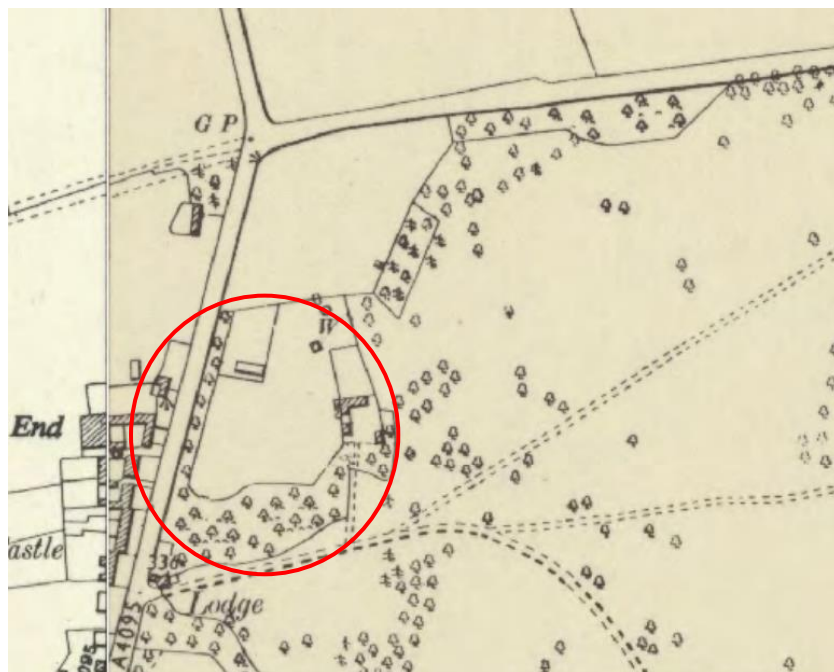


Figure 9 - 1955 Ordnance Survey map. Nos 1 and 2 Jersey Cottages (a semi-detached pair) are shown as a simple volume to the east of Heyford Road.



Figure 10 - 1975-79 Ordnance Survey map. Nos. 3 and 4 Jersey Cottages are now also present. A number of additional agricultural buildings are present at Home Farm. It is also worth noting that this is the first time that the farm has been identified as 'Home Farm'.



Figure 11 - Google Satellite 2021. The site and its surroundings show no significant changes from the 1970s map, although some buildings at Home Farm may have been demolished. The green shaded area represents the notation of the 'park' from the 1875-1884 Ordnance Survey ie omitting the site and also Home Farm.

5.0 The Site

- 5.1 The site lies to the east of Heyford Road, the boundary being formed by mature vegetation and the historic stone boundary wall of Kirtlington Park. It is approximately 50 metres north of the drive leading eastwards from Heyford Road to Kirtlington Park house. The southern site boundary is formed by the historic tree screen running alongside the original boundary of Kirtlington Park.
- 5.2 The site shares its eastern boundary with Home Farm, and to the north of the site is pastureland contained on the west side by Heyford Road and on the north side by Akeman Street. The backdrop to this pasture is the perimeter planting around the edge of the original boundary to Kirtlington Park.
- 5.3 The site boundary adjoins the existing Jersey Cottages, a group of dwellings on the east side of Heyford Road, although these are excluded from the site itself.
- 5.4 The land originally formed part of the historic 'Town Green' of Kirtlington. The aerial photograph below overlays the approximate location of the Town Green.
- 5.5 Town Green was brought into the Dashwood ownership during the Enclosure of 1815, but its character as a green was subsequently reduced following the filling of the pond, creation of the new drive to Kirtlington Park, and the formalisation of Heyford Road.
- 5.6 Historic maps show that whilst the site was under the same ownership as Kirtlington Park, it remained outside the north-western boundary of the landscaped Park itself. Therefore, it has never formed part of the designed landscape associated with the formal parkland and has always been a 'peripheral' area of land which has a different, indirect relationship with Kirtlington Park, its house and the designed character of the parkland.
- 5.7 Notwithstanding these physical characteristics, the site has been included in the Registered Park and Garden, designated in 1995 following the intervention of Christopher Buxton (the owner at the time). Forming part of this designation, due regard must be paid to the associated policies; however, as with most heritage assets, constituent parts do not necessarily hold the same level of significance – nor do they necessarily share the same capacity for change. Aspects of relative significance are discussed in Section 8.



Figure 14 View south-east towards site from the entrance to Jersey Cottages.



Figure 15 – View eastwards towards site from entrance to Jersey Cottages.



Figure 16 – View north along frontage of site in Heyford Road.



Figure 17 Close-range view across stone boundary wall into the site from Heyford Road.



Figure 18 View south from Akeman Street towards site.



Figure 19 View west towards site from access to Home Farm (in winter months).

6.0 Heritage Assets

- 6.1 This section identifies heritage assets which have a relationship with the site. In this case, the following heritage assets are local to the proposed development and have been identified as they may be affected by the current proposals. The identification of these assets is consistent with 'Step 1' of the GPA3 The Setting of Heritage Assets.
- 6.2 Although there are a number of assets within the local surrounding area, the location and significance of many of them results in them having no perceptible individual relationship with the proposed site. For this reason, only the heritage assets which may be considered to be affected by the proposed development have been identified.
- 6.3 In the case of this site, the following designated heritage assets may be affected by the development of the proposed site:
1. Kirtlington Conservation Area
 2. Kirtlington Park – Grade II Registered Park and Garden
 3. Kirtlington Park House – Grade I (off map)
 4. Home Farmhouse – Grade II
 5. Foxtownsend Cottages Nos 3 and 4 – Grade II
 6. Foxtownsend Cottages Nos 1 and 2 – Grade II
 7. Foxtownsend Farmhouse, Foxtownsend Flat – Grade II
 8. Foxtownsend Lodge North – Grade II
 9. Park View Cottage – Grade II
 10. Lodge and Attached Gates to Kirtlington Park – Grade II



Figure 19 - Aerial photograph with the approximate location of identified heritage assets.

7.0 Significance Assessment

Kirtlington Conservation Area

- 7.1 Kirtlington Conservation Area was designated in March 1988 and was extended in November 1998 to include Kirtlington Park to the east of the village. The Conservation Area comprises the village of Kirtlington and the 305 hectares of Kirtlington Park, situated to the east of the village. Agricultural land abuts the built-up edge of the settlement elsewhere.

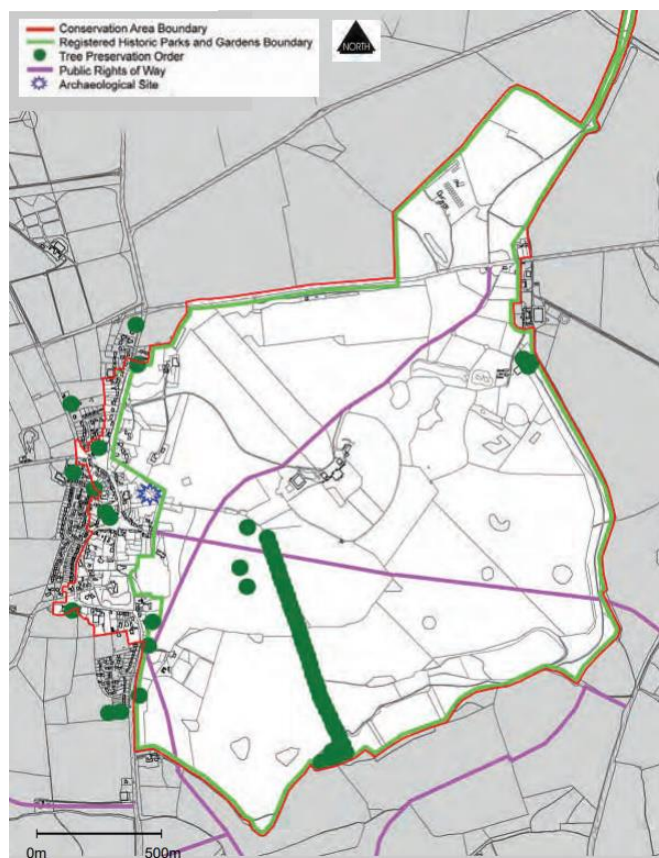


Figure 20 – Kirtlington Conservation Area boundary.

- 7.2 The name Kirtlington derives from the Saxon and translates as the ‘tun’ or settlement of Cyrtla’s people. The earliest known record of Kirtlington dates from AD 945, and it appears in the Domesday Book as ‘Chertelintone’. There was almost certainly a Saxon church there, however the current church provides evidence from the 12th-15th centuries, with rebuilding in 1877 by Giles Gilbert Scott.
- 7.3 In the Middle Ages, most of the parish was farmed under an open field system which was modified by the arrival of the Dashwood family in 1682. Enclosure came to Kirtlington in 1815.
- 7.4 The general plan of Kirtlington today is much as in the map of 1750. The main differences are the loss of Town Green, the council housing at the south end and west side of the village in 1948 and 1954, and the more recent development to the north west on land previously farmed as part of Foxtown End Farm.

- 7.5 The historic buildings in Kirtlington are generally simple, rectangular in floor plan, and many older dwellings have later small extensions. The majority of historic buildings have a vernacular rather than polite character. Thatch would originally have been a common roofing material, but only a few properties retain their thatched roofs. Many of the historic properties are roofed in Stonesfield slate, some now replaced with artificial concrete slates. Plain clay tiles are also found, along with Welsh slate with red ridge tiles. Gables tend to be plain, with no hips, and generally do not have barge boards or box fascias. Limestone is the most common walling material, mainly in rubble brought to shallow courses, with some ashlar quoins. Very little brick is found, however 20th century development outside the Conservation Area is constructed of buff brick. Recent infill development within the Area is mostly in natural stone and tends to be of larger blocks with deeper mortar joints than the historic buildings.



Figure 21 – View of The Green from Kytes Place.

- 7.6 There is a homogeneity in windows throughout the Conservation Area, most properties having two- or 3-light vernacular casements. Virtually all properties have timber lintels and stone, tile, or slate sills. Some Victorian properties have vertical sliding sashes.
- 7.7 The majority of buildings have two storeys, are single plan and double fronted. Buildings are generally grouped along the street frontage in informal terraces.
- 7.8 Much building and improvement was undertaken under the Dashwoods. The family undertook extensive rebuilding programmes and were responsible for the construction of 19th century cottage accommodation throughout the village, such as the cottages (Bishops Cottage and Springdale) along Heyford Road. These and other 'estate' cottages are identified by the red brick polychromy of the doors and windows.
- 7.9 Kirtlington Park is a Grade I listed Palladian mansion within the park grounds, about half a mile (800m) east of the village. The construction of the house symbolised the transformation of Kirtlington into an estate village. Entrances to Kirtlington Park were remodelled in the late 18th and early 19th centuries, with new gate lodges near the northern and southern extremities of the settlement.

7.10 The Conservation Area is considered to hold a **good** level of value overall.

Stone walls within the Conservation Area

7.11 Limestone walls play an important part in the character of the Conservation Area. It is thought that they were construction in the 19th century, following the Enclosure of the village.

7.12 They are traditionally of dry stone, but those of recent construction or recent repair are laid with mortar. There is a variety of copings along the wall; some sections have stones laid on edge, others have stone laid in courses, others are capped with ridge tiles, and others are capped with heaped mortar. Some sections of this mortar capping have failed. There are breaks in the wall at the entrances to historic and modern properties along Heyford Road, typically with simple end treatments without piers.

7.13 The north-east of Kirtlington Park is bounded by such walling. Some sections of this wall fall within the Registered Park and Garden designation, except the north-eastern corner which has been excluded.

7.14 The map below indicates known areas of historic stone walling in yellow, with the boundary of the listed Park & Garden highlighted in blue.

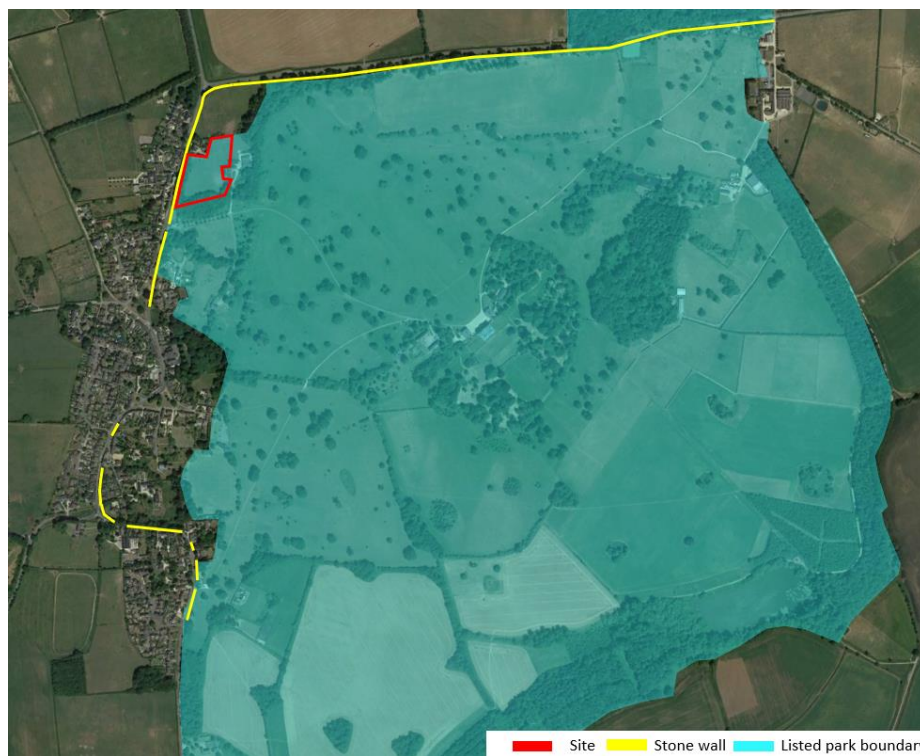


Figure 22 – Map showing the extent of stone walling, overlaid with the boundary of the listed Kirtlington Park.



Figure 23 Different coping styles along Bletchingdon Road.



Figure 24 Areas of failed cement coping and dilapidating walling along Heyford Road; section of walling along Heyford Road repaired c.2011.



Figure 25 Historic walling in front of the Kirtlington war memorial and reading room, 1920-30. Source: Kirtlington Conservation Area Appraisal.

Contribution the site makes to the character and appearance of the Conservation Area

- 7.15 When considering the proposed site within the context of the Conservation Area, it is important to consider the historic use and relationship of the site but also views in, out and through the site, and the contribution these make to the character and appearance (and significance) of the Conservation Area.

- 7.16 The land to the eastern side of Heyford Road within the Conservation Area, including the site, tends to be more open and less developed than that on the west, although this land feels closely associated with the village and the parkland beyond cannot be seen due to the presence of the perimeter trees.
- 7.17 Although the shape of the former Town Green has been lost, the existing area of open land links back to this historic arrangement and provides a sense of openness associated with it.
- 7.18 The pasture to the north of the site provides a considerable sense of openness on the approach into the Conservation Area from the north. The site is less prominent in such views, sitting as it does behind the Jersey Cottages and surrounding trees. The trees are important and attractive elements within the Heyford Road street scene.
- 7.19 The existing stone boundary wall is highlighted as a characteristic feature within the conservation area appraisal. However, much of the wall is in a poor condition and is falling down. There is no coping to the majority of the wall which has led to dilapidation. In particular, the wall to the north of Heyford Road has lost some clearly noticeable height.



Figure 26 Entrance drive to Jersey Cottages; historic walling at the site along Heyford Road.

- 7.20 As a result of the above, parts of the site are considered to make a **moderate beneficial** contribution to the character and appearance of the Conservation Area where they are most visible and related to the parkland's setting beyond. Other parts, notably those connected with Jersey Cottages, are less appreciable from within the Conservation Area and therefore make a **low/moderate beneficial** contribution.

Kirtlington Park – Registered Park & Garden

- 7.21 Kirtlington Park is a Grade II listed Park and Garden, first added to the Statutory List in May 1995. The Park is bounded to the west by the village of Kirtlington, and on other sides by agricultural land.
- 7.22 The park and pleasure grounds surround the Grade I listed country house of Kirtlington Park and were laid out by Lancelot ‘Capability’ Brown in the early 1750s, following involvement in the 1740s by the then Royal Gardener, Thomas Greening. Two surviving plans show Brown’s plans for the pleasure grounds and for the north park. The park also includes the Grade II listed 18th century stable court, which lies 100m west of the mansion, and the Dairy, to its eastern side.
- 7.23 The mansion stands ringed by its pleasure grounds, as shown on Brown’s plan of 1752, at the centre of the park. It is a three-storey stone Palladian mansion, built 1742-6. Clear vistas extend from each of the main facades across lawns, into parkland, cutting through the otherwise wooded pleasure grounds.
- 7.24 The park was originally enclosed by a perimeter of mature tree belts, as well as a stone wall approximately 1.3m in height which runs south along the east side of Heyford Road. The main entrance to the estate is via the lodge standing c. 800m north-west of the mansion, towards the north end of the village of Kirtlington.
- 7.25 The stone boundary wall to Kirtlington Park along Heyford Road and Akeman Street is not referred to in the Kirtlington Park Registered Park & Garden listing description, however it forms part of the park boundary and is a historic feature within the landscape.
- 7.26 The Registered Park, in its association with the mansion house and where relating to its original form and extent, is considered to hold a **good** level of significance.



Figure 27 – Aerial photograph of Kirtlington Park.

Contribution of the development site to setting

- 7.27 The site forms part of the designation boundary of the Registered Park and Garden. However, it should be noted that the site is located outside the parkland's perimeter planting belts and does not retain a designed parkland character. There is little question that it has social and historical links with the park itself but, in terms of its role within the park and garden, it is less closely associated with the mansion, the formal parkland or the designed landscape.
- 7.28 The site is contained by the stone boundary wall of 1.3m height fronting Heyford Road, but this wall also continues north and then east along Akeman Street, enclosing the pasture which is not included in the designation boundary. The character of the fields to the north and south or Jersey Cottages are identical in their appearance and function, and it is not at all clear why the southern field was purposely included in the designation. There is no evidence to suggest that it was any more integral to the designed landscape of the park than the northern field.
- 7.29 Aside from this apparent discrepancy in the boundary, it is evident that the character of this land is wholly different from that within the designed landscape itself. In fact, the planting of the perimeter belts along the access drive and the parkland itself serve as to actively exclude the site from being regarded within the park itself. This appears to be an intentional design intent, as is so frequently the case in such settings, to create an introverted parkland which intentionally excludes the periphery except where it is intended to be seen.
- 7.30 The limestone boundary wall along Heyford Road is thought to date to the 19th century, and this type of dry-stone walling is found in other areas throughout the historic village. The wall along the west of the site boundary is currently in poor condition, with the top courses falling down. It does however provide a historic link to other structures in and around Kirtlington Park, and still has an attractive and distinctive character.
- 7.31 Overall, the site is considered to make a **negligible beneficial** contribution to the significance of the Park and Garden, as an area of land beyond the formal landscaped grounds, with few features of historic significance other than the stone boundary wall.

Kirtlington Park (mansion) – Grade I



Figure 28 – Front elevation of Kirtlington Park.

- 7.32 Kirtlington Park was added to the Statutory List of Buildings of Special Architectural or Historic Interest in 1951. It was built for Sir James Dashwood in 1742-6 by William Smith and John Sanderson in the Palladian style. The interior, completed in the mid-19th century, is notable for the rich Palladian decoration of the hall and the Rococo interior of the library.
- 7.33 The asset is considered to hold a very **high** level of significance.

Setting

- 7.34 The setting of the mansion is defined largely by the extensive, designed grounds intended to provide a controlled environment which supported the stature of the house itself. There are ancillary buildings, such as the stable and dairy, which sit alongside the mansion and therefore within the 'immediate' setting but the 'extended' setting is very much contained within the parkland and the perimeter woodland belts.
- 7.35 The setting within the formal parkland is considered to make a **high beneficial** contribution to the significance of Kirtlington Park mansion.

Contribution of development site to setting

- 7.36 The site has historical, social and historical ownership links with the main park, and it falls within the boundary of the Registered Park and Garden. However, it is some 600m distant from the mansion, it sits outside the designed and defined edge of the parkland itself, and its character could not be defined as being part of the designed landscape. Indeed, the land formerly formed part of the village and was only brought into the ownership of the Dashwoods at a later date.

- 7.37 In terms of defining how the site contributes to the setting of the mansion, its contribution is evidently less than that of land within the parkland itself. There is no visual connectivity between the mansion and the site, and its role alongside the park is limited to one of contributing to a general sense of rural context within which the park and mansion sit.
- 7.38 In considering the above, the site is considered to make a **low/moderate beneficial** contribution to the setting of Kirtlington Park mansion.

Home Farmhouse – Grade II

- 7.39 Home Farmhouse was first added to the Statutory List of Buildings of Special Architectural or Historic Interest in December 1987. It is located within the listed Kirtlington Park, to the north-west. It is approximately 150m east of Heyford Road and shares its western boundary with the development site.



Figure 29 – Home Farm as viewed from the site.

- 7.40 The farmhouse likely dates to the 16th century, or possibly earlier, and was re-modelled in the 17th century. It is built of limestone rubble, with a concrete plain-tile roof and brick gable stacks. The windows are mostly three-light timber casements, with a small wood-mullioned staircase window to the rear elevation.
- 7.41 It is accessed from the south, by a track leading off the main driveway into Kirtlington Park. Prior to the creation of this drive and the 1815 Enclosure Award, the farmhouse belonged to a group of buildings fronting onto the Town Green.

- 7.42 The present-day front elevation of the farmhouse faces east, looking towards the application site. There is currently a small square garden area at the front elevation, with a post and wire fence forming the boundary with the application site. This garden was created in the mid to late 20th century.
- 7.43 Home Farm is now largely given over to use by the Kirtlington Park Polo School.
- 7.44 The asset is considered to hold a **good** level of significance.

Setting

- 7.45 There are several ageing agricultural buildings in the vicinity of the farmhouse: two constructed of concrete blocks with a corrugated sheeting roof, and a large steel-framed barn.
- 7.46 While many of the buildings which originally fronted onto the east of Town Green are still present to the east of Heyford Road, Home Farmhouse is the only surviving building of a group of buildings which once fronted the western side of the Green (which had been demolished by 1875).
- 7.47 The building can be glimpsed from Heyford Road through the tree belt along the western side of the road. Although the over-sized and poor farmbuildings do not provide a positive aspects of the building's setting, the current rural context provides a **moderate/good beneficial** contribution to the significance of the listed building.

Contribution of the development site to the setting

- 7.48 The front garden of farmhouse abuts western boundary of the development site. The development site, currently open paddock land, historically formed part of the larger open space of Town Green.
- 7.49 The farmhouse no longer directly fronts onto or has direct access to the site. The character of the site has also changed considerably following enclosure and can no longer be appreciated as common land. It now forms a generally open area of setting to the west of the farmhouse, albeit that the farmhouse has its own well-defined curtilage and is enclosed within a landscaped garden.
- 7.50 The site currently forms a pastureland context for the farmhouse which supports its rural setting in general terms. Parts of the site are considered to make a **moderate beneficial** contribution to the significance of the asset. Other parts (ie those more distant and connected with Jersey Cottages) make a **moderate/low beneficial** contribution to the listed building's setting.

Foxtownsend Cottages, Nos 3&4 – Grade II

- 7.51 Nos. 3 and 4 Foxtownsend Cottages were first added to the Statutory List of Buildings of Special Architectural or Historic Interest in December 1987. They are situated on the west side of Heyford Road, opposite the proposed site.



Figure 30 – Foxtownsend Cottages, 3 & 4.

- 7.52 The pair of small 18th century houses are constructed of coursed limestone rubble, with some ashlar dressings and some wooden lintels. The Stonesfield slate roof has 3 brick stacks and stone gable parapets, with one dormer window to each cottage. The windows on the front elevation are 2-light casements, and each cottage has a central doorway and porch.

Setting

- 7.53 The cottages front onto Heyford Road with small front gardens. This section of Heyford Road was built c.1811, prior to which the houses fronted onto the Town Green.
- 7.54 On the opposite side of Heyford Road is the stone boundary wall to Kirtlington Park, currently in some disrepair.
- 7.55 The other houses along this northern section of Heyford Road are predominantly two storey limestone rubble houses, with slate roofs and casement windows. This uniformity conforms to the general character of the Conservation Area. The generous spacing and low height of the cottages maintains a semi-rural feel along this section of the road.
- 7.56 The setting is considered to make a **good** contribution to the significance of the asset.

Contribution of the development site to the setting

- 7.57 The proposal site is partially visible through the tree belt on the eastern side of the boundary wall, creating a sense of filtered openness. Although the scale and dominance of Heyford Road creates something of a separation between the listed buildings and the site, the current condition of the site is considered to make a **moderate beneficial** contribution to the setting of the asset.

Foxtownsend Cottages, Nos 1&2 – Grade II



Figure 31 – Foxtownsend Cottages, 1 & 2.

- 7.58 Nos. 1 and 2 Foxtownsend Cottages were first added to the Statutory List of Buildings of Special Architectural or Historic Interest in December 1987. They are situated on the west side of Heyford Road, opposite the proposed site.
- 7.59 The cottage pair was constructed in the early/mid 18th century in limestone rubble with a steeply-pitched concrete plain tile roof. They are two storeys in height, with small casement windows.
- 7.60 Based on the age and as an example of vernacular architecture from this period, the cottages hold a **good** level of significance.

Setting

- 7.61 The setting of Nos 1 & 2 is similar to that of 3 & 4, in that the building is set back from Heyford Road in a well-defined curtilage with small stone-walled yards in front. This provides an attractive separation from the main road.
- 7.50 The cottages group attractively with the adjoining listed farmhouse and can therefore be appreciated as a consistent streetscene of vernacular buildings. The setting therefore makes a **good** contribution to the significance of the asset.

Contribution of the development site to the setting

- 7.62 The site is located directly opposite Nos 1 & 2, and it is partially visible through the tree belt on the eastern side of the boundary wall, creating a sense of filtered openness. The scale and dominance of Heyford Road creates a sense of separation between the listed buildings and the site, but the current open condition of the site is considered to make a **moderate beneficial** contribution to the setting of the asset.

Foxtownsend Farmhouse, Foxtownsend Flat – Grade II



Figure 32 – Foxtownsend Farmhouse, Flat and North Lodge.

- 7.63 Foxtownsend Farmhouse and Foxtownsend Flat were added to the Statutory List of Buildings of Special Architectural or Historic Interest in December 1987. They are situated on the western side of Heyford Road south of Foxtownsend Cottages.
- 7.64 The building is of limestone rubble with squared quoins, with rubble stacks to both gables. The principal volume has a central doorway between tripartite sashes, with three 12-pane sashes at the first floor. The use of sashes is unusual, as the majority of buildings in the Conservation Area have casement windows.
- 7.65 The farmhouse is noticeably taller than the other historic buildings along Heyford Road, perhaps marking it as the principal building in the 'Foxtownsend' group of buildings.
- 7.66 The asset is considered to hold a **good** level of significance overall.

Setting

- 7.67 Like Foxtownsend Cottages, the building fronts onto the Heyford Road, and historically fronted onto Town Green. Opposite is the boundary wall to Kirtlington Park. Beyond this is the thick tree belt to the south of the development site. The lodge to Kirtlington Park, later discussed in this report, is visible from the farmhouse.
- 7.68 The building is no longer linked to a working farm although agricultural buildings remain to the rear of the plot. The setting is considered to make a **good beneficial** contribution to the significance of the asset.

Contribution of the development site to setting

- 7.69 This listed building is less directly associated with the site as it is further south along Heyford Road. As such, the contribution the site makes to its setting is reduced. There is still some awareness of the site beyond the treed frontage, but it makes only a **minor beneficial** contribution to the setting of the asset.

The Cottage & Park View Cottage – Grade II



Figure 33 – The Cottage & Park View Cottage.

- 7.70 The Cottage and Park View Cottage were added to the Statutory List of Buildings of Special Architectural or Historic Interest in December 1987. They are situated on the western side of Heyford Road, south of Foxtownsend Farmhouse.
- 7.71 The cottages date from the early 17th centuries, altered in the 18-19th centuries. They are constructed in limestone rubble under thatched and concrete plain tile roofs. The two are divided by a central alleyway.
- 7.72 The significance of these listed buildings is **good**.

Setting

7.73 As with the other dwellings on the western side of Heyford Road, the listed buildings enjoy an attractive frontage towards the parkland boundary and within a consistent, attractive streetscene. The cottages are set back behind a hedgerow boundary and are somewhat protected and separated from the highway traffic as a result.

7.74 The setting makes a **good** contribution to the significance of the listed buildings.

Contribution of the development site to setting

7.75 These cottages are 75+m south of the site, on the opposite side of the road. They are more closely associated with the entrance to the park and the North Lodge than to the site, although there is awareness of the site's boundary and trees within the setting. The contribution of the site behind the frontage is more limited and is at the level of **negligible beneficial**.

North Lodge – Grade II



Figure 34 – North Lodge, as viewed from Heyford Road.

7.76 North Lodge was added to the Statutory List of Buildings of Special Architectural or Historic Interest on 9 December 1987. The lodge is located on the eastern side of Heyford Road, adjacent to the western approach to Kirtlington Park and the only lodge within the park to be individually listed.

7.77 The lodge is a single storey building on a rectangular plan, built in limestone ashlar with a Welsh slate roof. The front elevation is three bays, with a central door flanked by two 9-pane sash windows. The associated gate and gate piers are in iron with an ornamental trellis design.

7.78 The listed building is considered to hold a **good** level of significance overall.

Setting

- 7.79 The lodge's setting is inextricably linked with the entrance and access to the park. It fronts directly onto the access and guards the gates. To the rear of the lodge is a dense belt of woodland which provides an enclosure and containment on the approach to the designed landscape – creating a corridor from Heyford Road into the park itself. The lodge has some association with the immediate streetscene in Heyford Road, but only a limited section of it.
- 7.80 The setting makes a good contribution to the significance of North Lodge. The setting helps to explain its purpose, in addition to providing an attractive context.

Contribution of the development site to setting

- 7.81 For the reasons explained above, the lodge's setting is well-defined and contained. The presence of the site does not have a significant or important relationship with the lodge, except in that it provides a degree of rural context on the eastern side of Heyford Road. The site's contribution to the setting of the North Lodge is therefore **negligible beneficial**.

Summary of significance

- 7.82 The diagram below illustrates the significance of the individual assets identified in order to provide a visual summary of where the values and significance lie. In our assessment, the principal areas of the park can be considered to hold a high level of significance. The listed buildings along Heyford Road are of a good level of significance. We consider that the site and the land to the north are similar in their characteristics – they do not form part of the designed landscape within the park, but they do provide an element of setting benefit to it – and they also hold some benefit for the character and appearance of the Conservation Area and as the setting for some of the listed buildings (to differing degrees).



Figure 35 The diagram above identifies the relative significance of the various parcels of land within the site's context.

The diagram clarifies how the land immediately adjacent to Jersey Cottages has closer association with this built group and contributes less therefore to the openness of the area, to a level of moderate/low. The green arrow shows the sweep of open land running to the western side of the Park & Garden. Home Farm sites within this open buffer area

8.0 Proposed scheme

- 8.1 The proposed scheme would deliver 14 dwellings within a grouping to the east and south of Jersey Cottages. Access would be taken via the Jersey Cottages access and would service the new dwellings discretely from within the block structure. The intention of this is to be able to maintain the largest possible swathe of open space running through the site, from the Heyford Road frontage to the fields to the north. Maintaining this large area of open space helps to preserve the sense of the site's openness where it is most significant, as well as providing a new and accessible area of public space for the occupants and community.
- 8.2 The proposed dwellings have designed to adopt traditional, pitched roof forms, utilising a local palette of materials and detailing so that they are supportive of local identity in Kirtlington.
- 8.3 Building frontages have been orientated so that they address public areas and create an attractive grouping alongside Jersey Cottages. The units adjacent to Heyford Road are set well back behind the boundary wall but reflect the linear pattern of the village. The units to the rear address the open space and give sufficient space and separation from the listed Home Farmhouse for its setting to be protected.



Figure 36 - Proposed site layout.



Street Scene C-C



Street Scene A-A



Street Scene B-B

Figure 37 - Proposed elevations.

Boundary wall proposals

- 8.4 As part of the development, it is proposed to carry out repairs to the historic stone boundary wall along Kirtlington Road, reinstating the coping style to match existing sections where the coping survives.
- 8.5 It is also proposed to widen the road access (which currently provides access to Jersey Cottages), which will involve the demolition of a small section of the boundary wall at this location, and the associated rebuilding of the wall at this section. Stones will be retained and reused where possible.
- 8.6 The opening will be curved, as seen elsewhere within the Conservation Area.
- 8.7 In addition, it is proposed to remove a small section of the wall to create a pedestrian access to the south of the proposal site from Heyford Road.



Figure 38 Plan showing proposed realignment of boundary wall, and creation of new pedestrian access.



Figure 39 Curved wall opening to the stone boundary wall of Kirtlington Park, at Park Farm, Akeman Street.



Figure 40 Curved wall opening to the boundary of Kirtlington Park, on Heyford Road.

9.0 Impact Assessment

- 9.1 In order to assess the effect of the proposed development on the significance of heritage assets and/or their settings, it is necessary to determine the *nature* and *extent* of any impacts resulting from the proposal.
- 9.2 When assessing the impact of a proposed development on relevant heritage assets, it is important to assess both the potential, direct physical impacts of the development scheme as well as the potential impacts on their settings and where effects on setting would result in harm to the significance of the asset. It is equally important to identify benefits to settings, where they result from proposals.
- 9.3 The proposed development is considered below in terms of its impact on the significance of the heritage assets, and the contribution which setting makes to their significance. Assessment of impact levels are made with reference to Table 2 in Section 3 and satisfy ‘**Step 3**’ of Historic England’s GPA 3.

Kirtlington Conservation Area

- 9.4 The site performs a positive role within the Conservation Area, providing an awareness of open space and ‘rural’ context along the eastern side of Heyford Road. Whilst there are glimpses directly into the site from close range, the stone boundary wall and existing trees play an important role in defining the edge of the site and also limiting views within, especially in oblique views. As such, the site has a more limited presence when passing along Heyford Road.
- 9.5 The proposed development will involve a greater incursion of built form into this space. However, the layout has been designed to respect the openness on the site where it has greatest contribution to the Park’s approach and along Heyford Road. Open views will be retained to give a sense of the built form being separate from the Park and to retain the rural edge character.
- 9.6 It is also proposed to repair the historic stone boundary wall that lies within the site, including the reinstatement of appropriate copings, which would have a positive impact upon the street scene.
- 9.7 The creation of the pedestrian access to the south would result in the loss of a small section of the wall. A small section of the wall would be also removed and realigned to accommodate the widening of the road access into the site. This area of the wall was previously altered in the mid-20th century following the construction of Jersey Cottages, and the wall ends abruptly with a simple mortar rendering. Whilst the proposals would result in the widening of this access, the curvature of the wall at the opening would be more in keeping with the character of the conservation area, and stones would also be reused where possible, resulting in a minimal loss of historic fabric.
- 9.8 As the detailed layout and design of the proposal would reflect local character and design vernacular, and offer enhancements of certain aspects of its positive contribution such as the repair of the boundary wall, the impact on the character and appearance of the Conservation Area is therefore mitigated to **minor/moderate adverse**.

Kirtlington Park – Grade II Registered Park & Garden

- 9.9 The proposed development of the site to include new dwellings will result in a change of character to part of the site. The current levels of openness would be reduced and additional built form added. A reduction of that agrarian character will have an effect on its role. Recognising this role, the proposed development has been limited to a grouping which is associated with the existing Jersey Cottages, and with a layout that maintains a distinct openness between the built form and the Park. The impact of the development on the character of the site is therefore reduced.
- 9.10 In addition to this buffer zone, the treatment, layout, design, scale, materials, landscaping of the development has been designed so as to deliver a pastoral character to this buffer space.
- 9.11 Although the buffer zone maintains a clear sense of separation between the Registered Park & Garden and the built form, there will be reduction in the character within the existing field as it passes from agricultural to residential use. This change in character is considered to result in a **minor/moderate adverse** impact on the Park & Garden.

Kirtlington Park – Grade I

- 9.12 As discussed previously in this report, the mansion sits some 600m away from the site, secluded and protected within the designed landscape which was intended to perform exactly that role. The site forms part of the approach to the park and contributes positively to the wider setting of the house as a result.
- 9.13 It should be made clear that the aspects of harm relating to effects on setting do not directly infer impacts on significance. Whilst the setting of a heritage asset can be a fundamental contributor to its significance, it should be noted that 'setting' itself is not a designation. The value of setting lies in its contribution it makes to the significance of an asset.
- 9.14 Impact on setting is measured in terms of the effect that the impact has on the significance of the asset itself – rather than setting itself being considered as the asset. It is apparent that the proposed scheme will result in a degree of 'change' to the setting of the assets. In accordance with Historic England's *The Setting of Heritage Assets – Planning Note 3*, 'change' does not in itself imply harm, and it can be neutral, positive or negative in effect.
- 9.15 The proposed scheme has evolved to recognise the role that the site plays on the approach to the park and, therefore, to the house. The layout pulls away from the areas closest to the park and leaves a strong and definable green edge on the south and east sides. As such, the built form clusters around Jersey Cottages and would be perceived as separate from the parkland edges. The level of impact arising reduces as a result.
- 9.16 As a result of the careful consideration of the proposals the effect on the setting of the house would be minor adverse, with a **negligible adverse** impact arising on its significance.

Home Farm – Grade II

- 9.17 The site has a direct relationship with Home Farm, being located immediately to its west and providing the sense of its agrarian setting. The proposed scheme recognises this role and has sought to minimise the impact of the presence of new dwellings within that setting. The development therefore pulls away from Home Farm, maintaining a sweep of open space which retains Home Farm in a setting which connects it to the landscapes to the north and south. There

would be built form in closer proximity than is currently the case, but the design can be approached so as to create a positive inter-relationship between the listed building and the new buildings. Equally, any accesses can be designed down to avoid an impact of engineered road.

- 9.18 Notwithstanding the above mitigations in the design, there would be harmful impacts arising from the reduction of the current space within the setting of Home Farm. It is considered that this effect would be **moderate adverse** on its setting and a **minor/moderate** impact on its significance.

Foxtownsend Cottages, 1 & 2, 3 & 4 – Grade II

- 9.19 The cottages sit on the western side of Heyford Road, in their own defined curtilages and in a setting which is well defined as a group of dwellings. The site is directly opposite the cottages, but separated by the main road, the stone boundary wall and the boundary trees. As such, there is a degree of physical and visual separation, but the site does contribute positively to the wider appreciation of the rural character of the village and context.
- 9.20 The proposed development will introduce new dwellings into this existing setting, with a consequential partial reduction of openness and character. Given the separation and the approach to the layout and design, the effect of this impact will be moderated. A considerable degree of openness will be retained through the restriction of development area, but there will still be an impact. It is considered that the effect on the setting of Foxtownsend Cottages would be **negligible/minor adverse** with a **negligible adverse** impact on their significance.

Foxtownsend Farmhouse, Foxtownsend Lodge North & Park View Cottage – Grade II

- 9.21 For the purposes of assessment, we have grouped the above assets on the western side of Heyford Road as their relationship with the site is comparable. Due to the more distant and visually-separate relationship between these listed buildings and the site – and the strong separating effect of the boundary wall and trees, it is considered that there would be a **neutral** impact arising on these assets from the proposed development. Although new dwellings would be constructed on the site, with a consequent reduction of the current openness, this openness is not perceived strongly within the setting of these assets and the reduction of it will not markedly affect their settings.

Lodge and attached gates to Kirtlington Park – Grade II

- 9.22 The lodge is located within the woodland along the north side of the access to Kirtlington Park. This woodland is dense and provides a strong backdrop and defined curtilage and setting for the lodge. The site is located to the north of the woodland, and the scheme has been devised to maintain an open buffer along the southern parts of the site – providing a legible separation from the edges of the park. As such, any development will be located away from the lodge and there will be no apparent physical and visual connectivity between them.
- 9.23 The impact on the setting and significance of the North Lodge would be **nil**.

10.0 Conclusion

- 10.1 This Heritage Statement has been prepared by Bidwells on behalf of Abbeymill Homes to accompany an application for Planning Permission for the proposed development of 14 dwellings on land east of Heyford Road, Kirtlington.
- 10.2 This report considers the impact of development on the significance of the heritage assets identified, including the contribution made by their settings. This approach to impact-assessment is required in order to satisfy the provisions of Sections 66(1) and 72(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 in relation to listed buildings and Conservation Areas, and the National Planning Policy Framework (NPPF) where the impact of development on heritage assets or their settings is being considered (Paragraphs 199-207).
- 10.3 It should be made clear that the aspects of harm relating to effects on setting do not directly infer impacts on significance. Whilst the setting of a heritage asset can be a fundamental contributor to its significance, it should be noted that 'setting' itself is not a designation. The value of setting lies in its contribution it makes to the significance of an asset. In this instance, the site in its current form, either detracts or makes a neutral contribution to the setting of the identified assets.
- 10.4 Impact on setting is measured in terms of the effect that the impact has on the significance of the asset itself – rather than setting itself being considered as the asset. It is apparent that the proposed scheme will result in a degree of 'change' to the setting of the assets. In accordance with Historic England's The Setting of Heritage Assets – Planning Note 3, 'change' does not in itself imply harm, and it can be neutral, positive or negative in effect.
- 10.5 With regard to the Kirtlington Conservation Area and the Kirtlington Registered Park and Garden it is considered there will be a minor/moderate adverse impact on the assets.
- 10.6 In relation to Home Farm, there will be a minor/moderate adverse impact. It is considered there will be a negligible adverse impact on Kirtlington Park and Foxtownsend Cottages (Nos 1, 2, 3 & 4), a neutral impact on Foxtownsend Farmhouse, Foxtownsend Lodge North and Park View Cottage and a nil impact on the Lodge and attached gates.
- 10.7 The identified levels of adverse impacts are considered to represent "less than substantial" harm in the context of Paragraph 202 of the NPPF, a term which according to *Bedford Borough Council v SSCLG & Nuon UK Ltd* [2013] EWHC 2847 can refer to a range of impacts from an impact that is "negligible" in effect, to one which is "something approaching demolition or destruction." Within this scale of "less than substantial" harm there is a scale of harm that could be potentially caused, ranging from negligible harm to that which is just below substantial. This report has found that there are a variety of impacts caused to heritage assets which range from nil, to negligible adverse, to minor/moderate adverse. Where a harm of minor/moderate adverse has been found, it is considered that effects in this range would cause low-medium levels of "less than substantial harm" in terms of the NPPF.
- 10.8 As noted, the above adverse impacts are considered to represent "less than substantial harm" in the terms of the policies of the NPPF, at the low to medium end of this range. Such impacts are considered not to cause effects that would involve substantial losses of significance. In the application of paragraph 202 of the NPPF, a "less than substantial" level of harm should be

weighed in the context of public benefits arising from the proposed development, which are set out in the Planning Statement accompanying the application.

APPENDIX 1

STATUTORY LIST DESCRIPTIONS



FOXTOWNSEND COTTAGES

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1046499

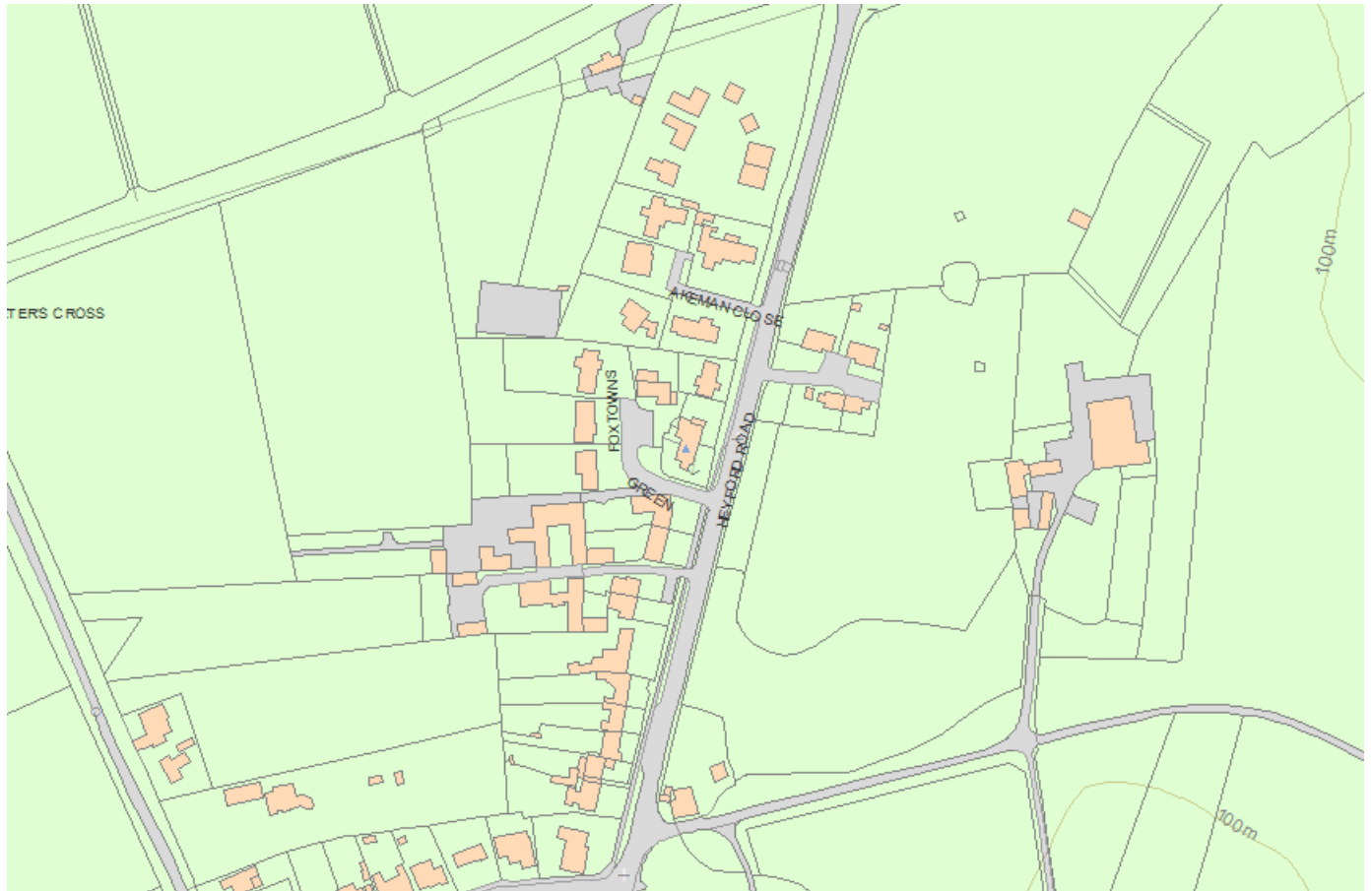
Date first listed:

09-Dec-1987

Statutory Address:

FOXTOWNSEND COTTAGES, 3 AND 4, HEYFORD ROAD

Map



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Location

Statutory Address:

FOXTOWNSEND COTTAGES, 3 AND 4, HEYFORD ROAD

The building or site itself may lie within the boundary of more than one authority.

County:

Oxfordshire

District:

Cherwell (District Authority)

Parish:
Kirtlington

National Grid Reference:
SP 50040 20243

Details

SP5020 KIRTLINGTON HEYFORD ROAD (West side)

15/55 Nos. 3. and 4 Foxtownsend Cottages

- II

Pair of small houses. C18. Coursed limestone rubble with some ashlar dressings and some wooden lintels; Stonesfield-slate roof with brick stacks. 2-unit plans. 2 storeys plus attic. 2-window front of each cottage has a central doorway between 2-light casements with lintels; similar casements at first floor have ashlar flat arches. No.3. has a C20 porch; No.4 has a C19 slated canopy. Right end wall has 2 windows with leaded glazing. Roof has 3 stacks, stone gable parapets with projecting kneelers, and has one gabled roof dormer to each cottage. Interiors not inspected.

Listing NGR: SP5004020243

Legacy

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Legacy System number:
243440

Legacy System:
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Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

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FOXTOWNSEND FARMHOUSE FOXTOWNSEND FLAT

Overview

Heritage Category:
Listed Building

Grade:
II

List Entry Number:
1046500

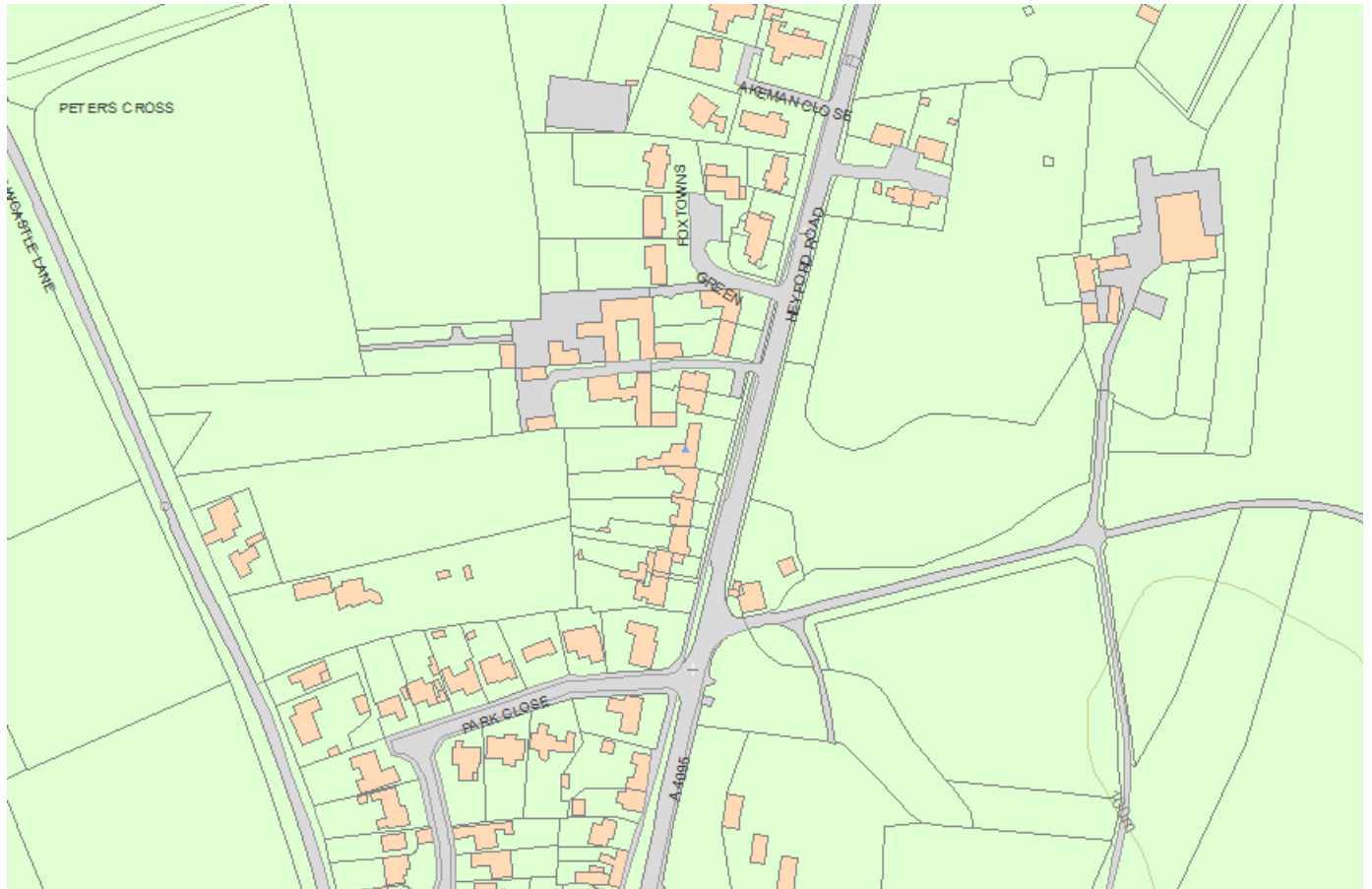
Date first listed:
26-Nov-1951

Date of most recent amendment:
09-Dec-1987

Statutory Address:
FOXTOWNSEND FARMHOUSE, HEYFORD ROAD

Statutory Address:
FOXTOWNSEND FLAT, HEYFORD ROAD

Map



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Statutory Address:

FOXTOWNSEND FLAT, HEYFORD ROAD

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County:

Oxfordshire

District:

Cherwell (District Authority)

Parish:

Kirtlington

National Grid Reference:

SP 50011 20157

Details

SP5020 KIRTLINGTON HEYFORD ROAD (West side)

15/57 Foxtownsend Farmhouse and 26/11/51 Foxtownsend Flat (Formerly listed as Foxstowns End Farmhouse)

GV II

Farmhouse, now house. Early C17, altered and extended C18. Limestone rubble with squared quoins and wooden lintels; Stonesfield-slate and Welsh-slate roofs. L-plan with subsidiary wings. 2 storeys plus attic and storeys. 2-window front of main range has a central doorway between tripartite sashes and has 12-pane sashes at first floor. Right gable has a leaded attic casement. Roof has rubble stacks to both gables. 2-window C18 service range, to right, is lower with a slate roof and has 2-light casements. Rear wing, returning on left, is as tall as the main range and has a deep plinth, a stone gable parapet to rear, and a further gable facing left from which rises a large rubble stack. Interior: wide ovolo-moulded 4-centre arched stone fireplace with rectangular surround; fine oak dog-leg stair, rising to attics, with moulded handrail, heavy turned balusters, and ball finials; intersecting beams. (V.C.H.: Oxfordshire, Vol.VI, p.220).

Listing NGR: SP5001120157

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

243442

Legacy System:

LBS

Sources

Books and journals

Salzman, L F, The Victoria History of the County of Oxford, (1959), 220

Legal

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End of official listing

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FOXTOWNSEND LODGE NORTH

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1200236

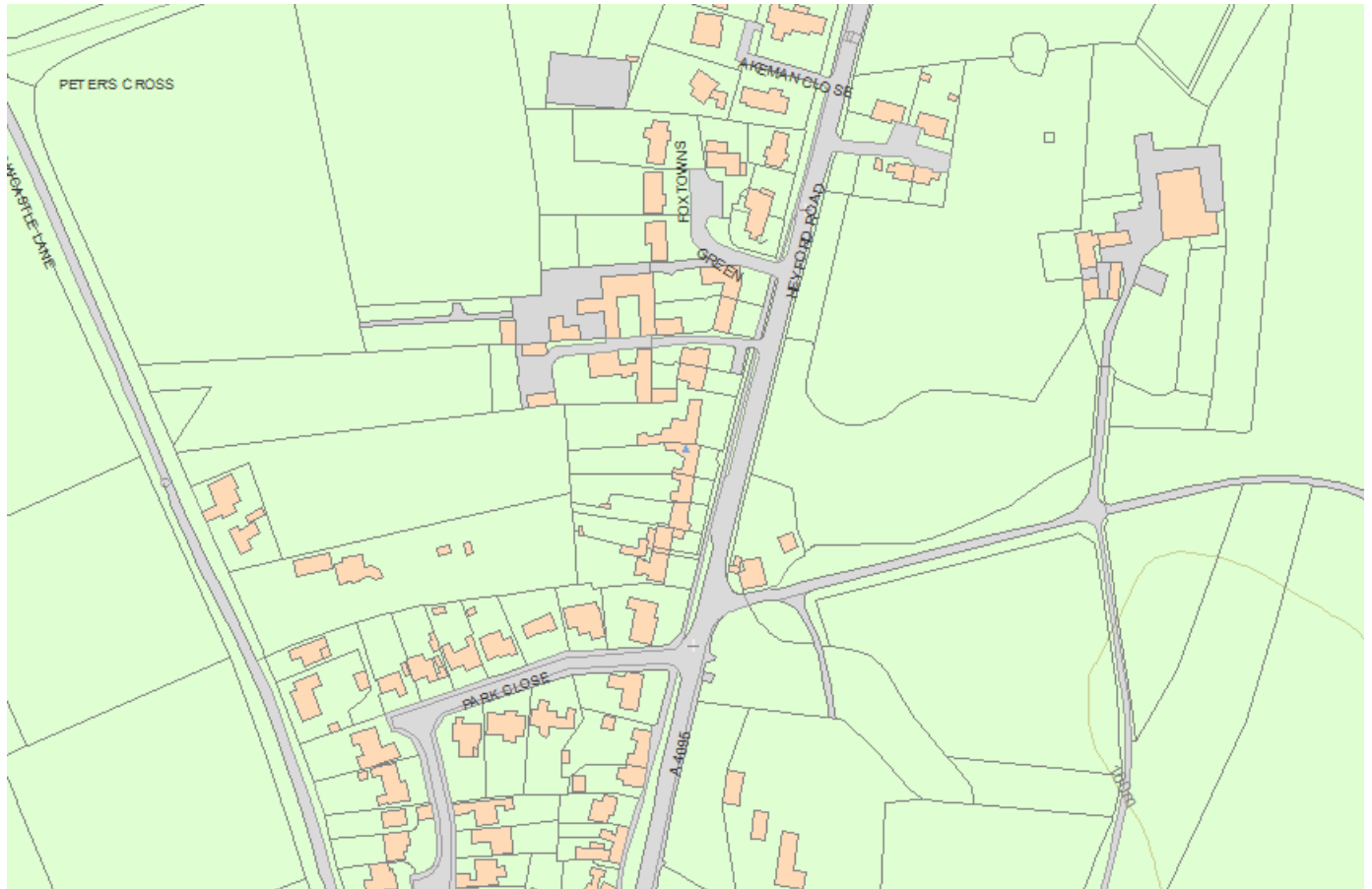
Date first listed:

09-Dec-1987

Statutory Address:

FOXTOWNSEND LODGE NORTH, HEYFORD ROAD

Map



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FOXTOWNSEND LODGE NORTH, HEYFORD ROAD

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County:

Oxfordshire

District:

Cherwell (District Authority)

Parish:
Kirtlington

National Grid Reference:
SP 50011 20147

Details

SP5020 KIRTLINGTON HEYFORD ROAD (West side)

15/58 Foxtownsend Lodge North

GV II

House. C18, possibly earlier. Coursed limestone rubble with wooden lintels; concrete plain-tile roof with rubble and brick ridge stack. 3-unit plan. 2 storeys. 3-window front has the doorway to left of centre, with 3 windows to right of it and one to left; first floor has casements of 2, 3 and 3 lights. Left bay breaks back slightly in line with the large double stack which has a similar division, both parts with projecting ashlar drips and brick caps. Interior not inspected. Included for group value.

Listing NGR: SP5001120147

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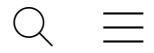
Legacy System:
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HOME FARMOHUSE

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1369748

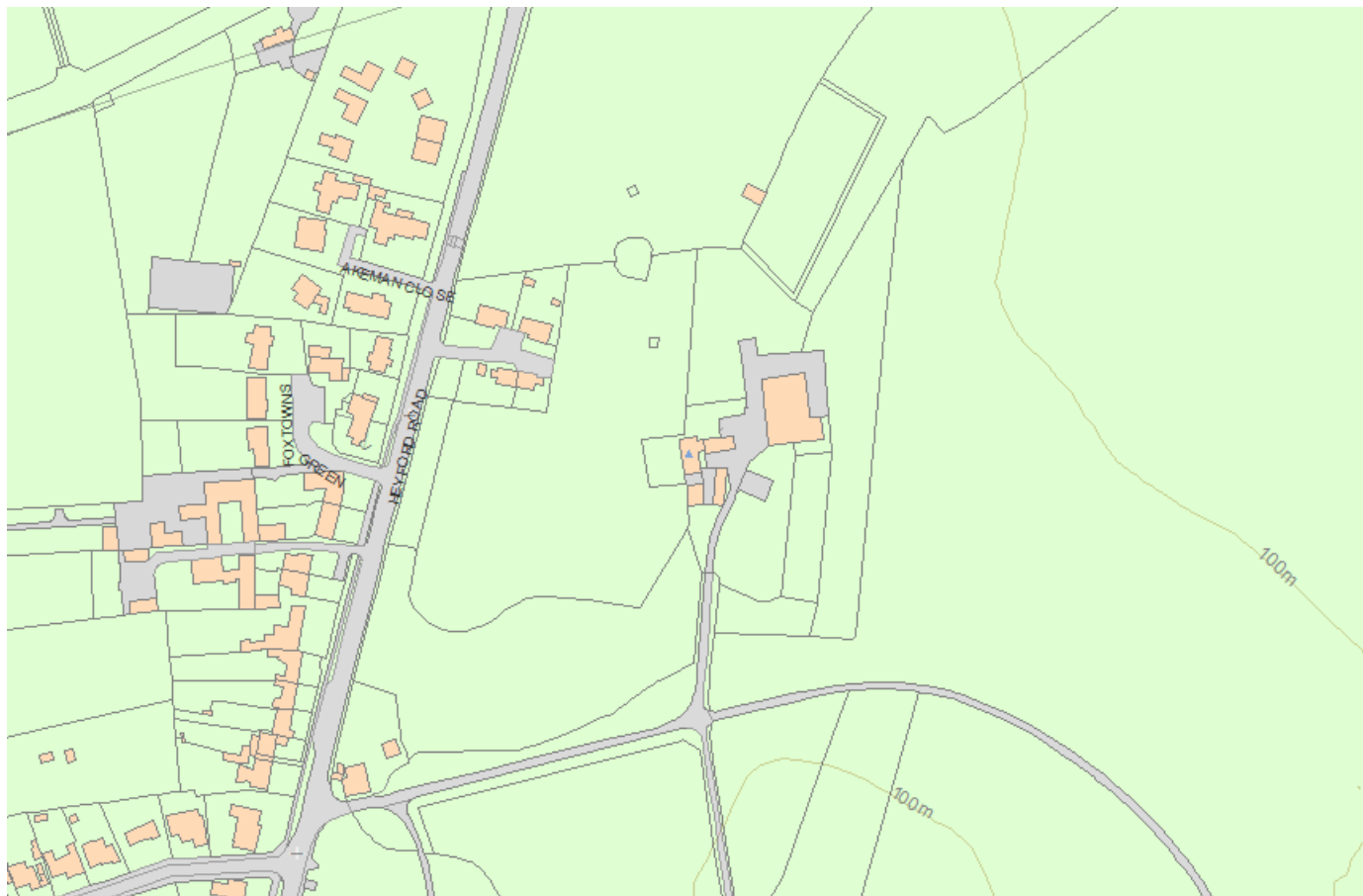
Date first listed:

09-Dec-1987

Statutory Address:

HOME FARMOHUSE

Map



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Location

Statutory Address:

HOME FARMHOUSE

The building or site itself may lie within the boundary of more than one authority.

County:

Oxfordshire

District:

Cherwell (District Authority)

Parish:
Kirtlington

National Grid Reference:
SP 50178 20231

Details

SP5020 KIRTLINGTON

15/43 Home Farmhouse

- II

Farmhouse. Probably C16 or earlier, re-modelled C17. Limestone rubble with wooden lintels; concrete plain-tile roof with brick gable stacks. 2-unit plan. 2 storeys. 2-window front has a wide doorway, to left of centre, and has flanking 3-light casements to both floors. 2 lintels have carved chamfer stops but are re-used. Further entrance in right gable wall. Rear has similar 3-light casements and a 2-light wood-mullioned stair window, plus 2 blocked openings. Interior; right bay has an early first-floor structure with 2 deep chamfered cross beams and very heavy stop-chamfered joists: left bay has later stop-chamfered joists of slighter scantling spanning onto a spine beam; massive stacks at both ends with blocked fireplaces; winder stair flanking stack at right end. Earlier floor structure retains evidence of its original flanking bays: to right with similar chamfered joists and, to left, with heavy flat joists.

Listing NGR: SP5017820231

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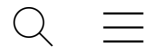
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KIRTLINGTON PARK

Overview

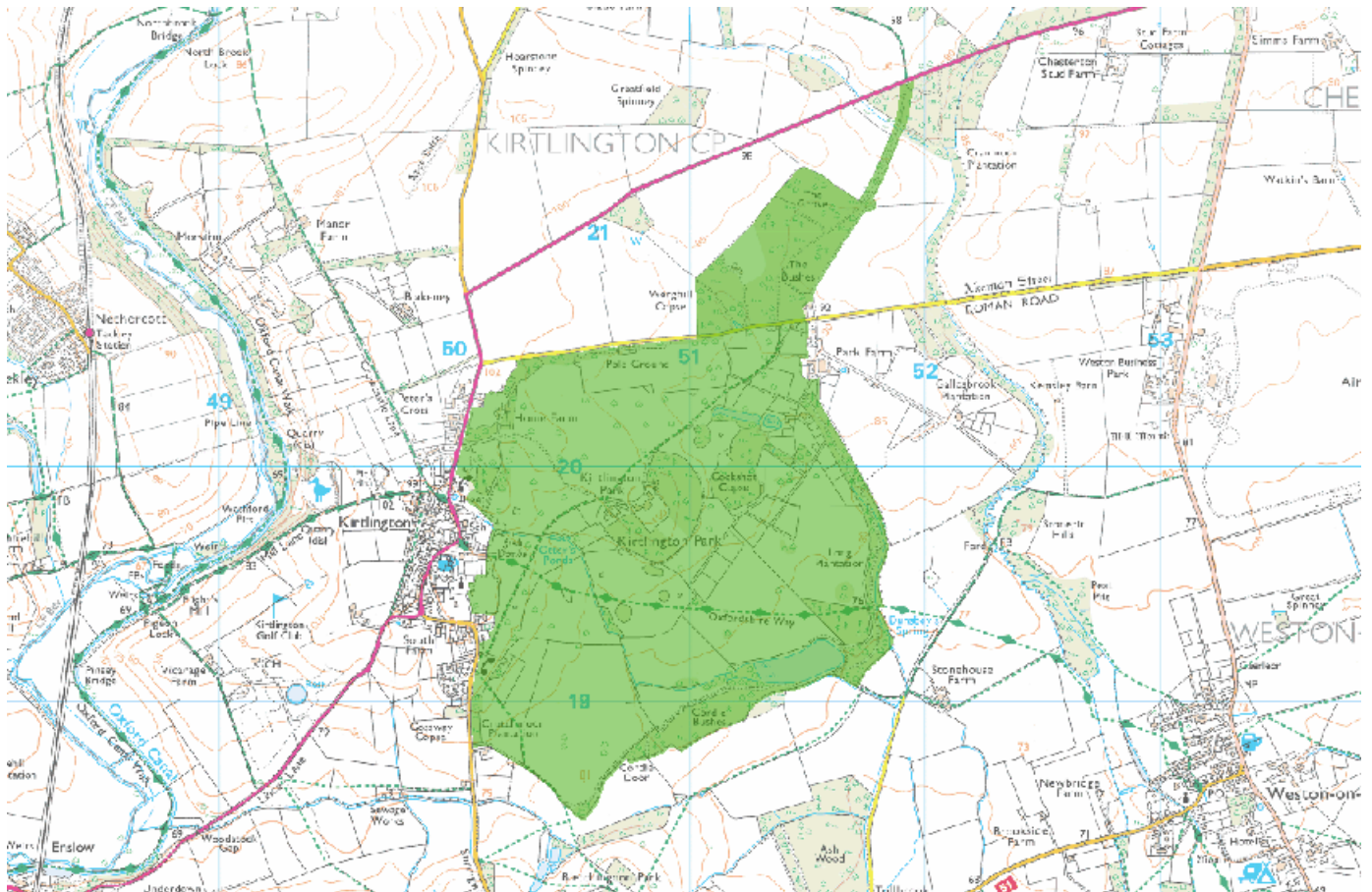
Heritage Category:
Park and Garden

Grade:
II

List Entry Number:
1001286

Date first listed:
31-May-1995

Map



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(https://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/1322/HLE_A4L_Grade|HLE_A3L_

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Location

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County:
Oxfordshire

District:
Cherwell (District Authority)

Parish:

Bletchingdon

County:

Oxfordshire

District:

Cherwell (District Authority)

Parish:

Kirtlington

National Grid Reference:

SP 50976 19672

Details

Pleasure grounds and park surrounding a country house, laid out by Lancelot Brown in the early 1750s, following involvement in the 1740s by the then Royal Gardener, Thomas Greening.

HISTORIC DEVELOPMENT

The Chamberlayne family purchased the Kirtlington estate in 1623. On the death of Sir Thomas Chamberlayne in 1682, the Chamberlayne estates passed to Robert Dashwood (cr Bt 1684) who had married Penelope, daughter of Sir Thomas, earlier the same year, the main residence being Northbrook House. In 1741 Sir James Dashwood (d 1779), who succeeded from his grandfather Sir Robert (d 1734), commissioned designs for a new mansion on his estate, to be set in a clearing made in what had previously been known as the Great Wood, a wood of oak and Spanish chestnut. The house was ready for occupation by 1746 and in 1750 Northbrook House was demolished.

A scheme for the grounds was supplied in the mid 1740s by the then Royal Gardener, Thomas Greening, some parts of which were carried out. A plan survives showing this scheme to have been focused on the land west of the house. In 1751 Sir James signed a contract with Lancelot Brown (1716-83) for the landscaping of the grounds, and work proceeded over the next four years. The two surviving plans show Brown's plans for the pleasure grounds and for the north park (Stroud 1975).

The Dashwoods held Northbrook and Kirtlington until 1909, when the estate was bought by the Earl of Leven and Melville. It has since passed through a series of hands, having been split into a number of ownerships.

DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING Kirtlington Park lies at the east edge of the village of Kirtlington, 13km north of the centre of Oxford. The c 300ha site is bounded to the west by the village, and on the other sides by agricultural land. A short section of Akeman Street passes through the northern part of the park as a public lane. The setting is largely agricultural and rural, with several other substantial landscape parks lying close by, including Middleton Park (qv) adjacent to the north, and Blenheim (qv) to the south-west.

ENTRANCES AND APPROACHES The main entrance to the estate is via the lodge standing c 800m north-west of the mansion, towards the north end of the village of Kirtlington. From here the north-west drive crosses the north park, leading south-east to a carriage sweep on the north-west front of the mansion, overlooking the north park. The disused north arm of the drive continues north-east from the mansion through the park to a second lodge which stands north-west of Park Farm, c 900m north-east of the mansion. From here the north drive crosses Akeman Street, continuing north-east through a plantation known as The Bushes, over Gallos Brook, terminating at the A4059, 2km north-east of the mansion.

PRINCIPAL BUILDING The mansion (William Smith and John Sanderson 1742-6, listed grade I) lies at the centre of the park. Stone-built in the Palladian style, it is of three storeys, with flanking corridors linking the principal block with two wings. A door at

the centre of the south-east, garden front, at first-floor piano nobile level, leads out onto a landing from which a balustraded double stone staircase leads down to the garden.

The stone stable court (mid C18, listed grade II) lies 100m west of the mansion. Three ranges of two-storey stables and a coach house surround a stable court, with a courtyard wall screening the fourth, north-east side of the block and providing access via a gateway with stone piers set into the centre of the wall.

GARDENS AND PLEASURE GROUNDS The mansion stands ringed by its pleasure grounds, as shown on Brown's plan of 1752 (Stroud 1975), at the centre of the park. Below the south front is a level terrace walk with formal lawns beyond. Clear vistas extend from each of the main facades across lawns, into the parkland, cutting through the otherwise wooded pleasure grounds. Except to the north-west, the ornamental grounds are divided from the park by an encircling ha-ha, also part of Brown's landscaping.

PARK The park is enclosed by a wooded belt, particularly noticeable down the eastern boundary where a ride runs through the strip of woodland known as the Long Plantation. The heart of the park is planted up with a number of clumps and parkland trees.

In the park, some 500m north-east of the mansion, is a rectangular fishpond. This is one of several pieces of water, the largest being the fishpond on the southern edge of the park, 800m south-east of the mansion. A row of smaller ponds, including Otters' Ponds, lie beyond the stable court, c 300m south-west of the mansion.

In 1279 Kirtlington Manor is described as having a new park. In 1750 the 'old park', an area of 75 acres (c 34ha), was taken into Sir James Dashwood's new park, the new park comprising 496 acres (225ha).

REFERENCES

Country Life, 31 (13 April 1912), pp 350-3 Victoria History of the County of Oxfordshire 6, (1959), pp 219-31 N Pevsner and J Sherwood, The Buildings of England: Oxfordshire (1974), pp 676-8 D Stroud, Capability Brown (1975), p 69

Maps R Davis, A New Map of the County of Oxford ..., 1797 Enclosure award, Kirtlington parish, 1815 (Oxfordshire County Record Office) A Bryant, Map of the County of Oxford ..., surveyed 1823

OS 6" to 1 mile: 1st edition published 1884 2nd edition published 1900 3rd edition published 1923 OS 25" to 1 mile: 1st edition surveyed 1875

Description written: May 1999 Register Inspector: SR Edited: January 2000

Legacy

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Legacy System number:

2308

Legacy System:

Parks and Gardens

Legal

This garden or other land is registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by Historic England for its special historic interest.

End of official listing

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LODGE AND ATTACHED GATES TO KIRTLINGTON PARK

Overview

Heritage Category:
Listed Building

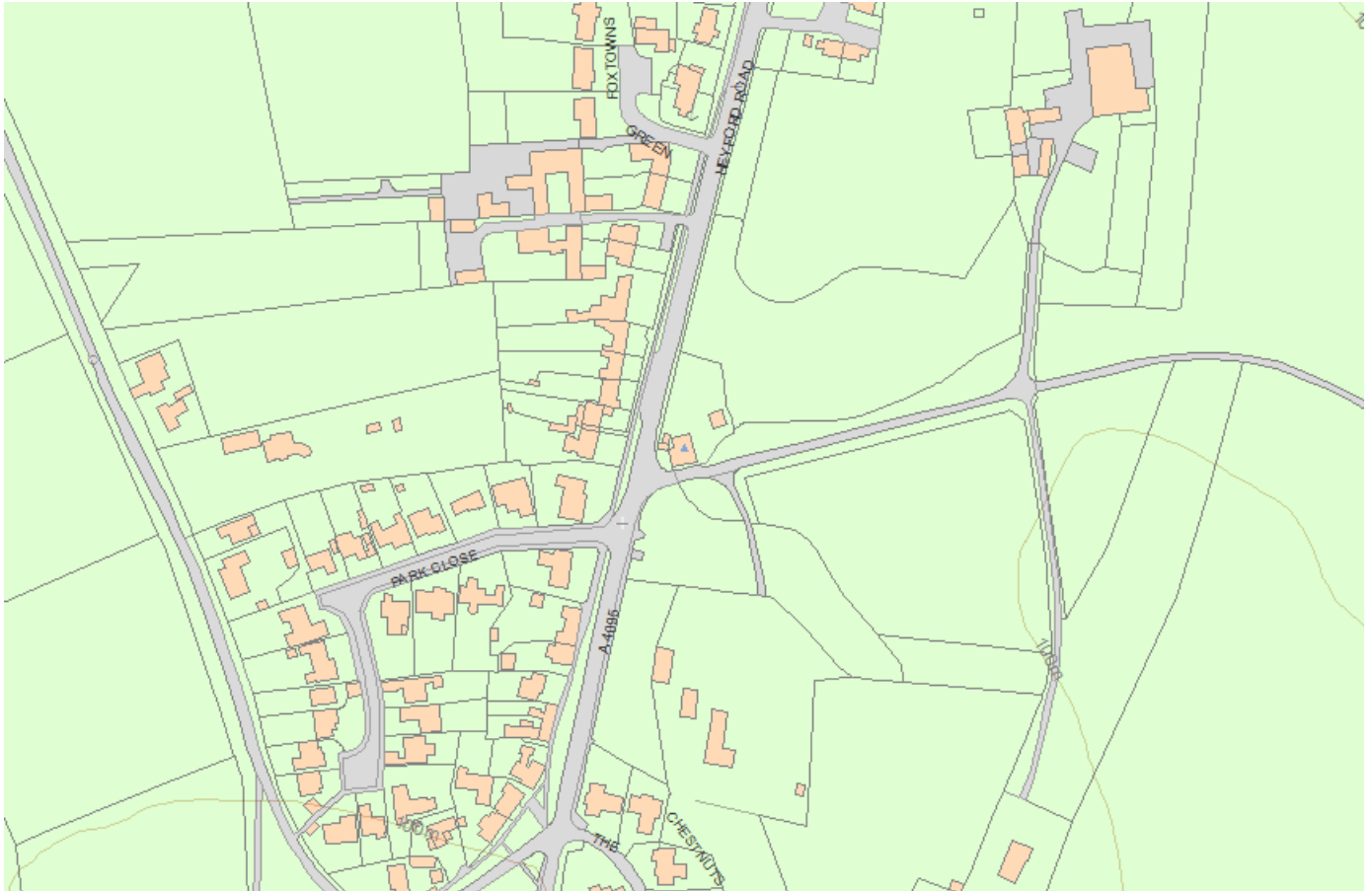
Grade:
II

List Entry Number:
1200224

Date first listed:
09-Dec-1987

Statutory Address:
LODGE AND ATTACHED GATES TO KIRTLINGTON PARK, HEYFORD ROAD

Map



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Location

Statutory Address:

LODGE AND ATTACHED GATES TO KIRTLINGTON PARK, HEYFORD ROAD

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County:

Oxfordshire

District:

Cherwell (District Authority)

Parish:
Kirtlington

National Grid Reference:
SP 50040 20096

Details

SP5020 KIRTLINGTON HEYFORD ROAD (East side)

15/52 Lodge and attached gates to Kirtlington Park

GV II

Lodge and gates. Early/mid C19, extended C20. Limestone ashlar; Welsh-slate roof with ashlar ridge stack. Double-depth plan with small rear addition. Single storey. Symmetrical 2-window front has 6-panel door between 9-pane sashes; both ends have pairs of similar sashes. Shallow-pitched roof has overhanging boxed eaves with wooden brackets, continued across the gables and around the verges to form pediments. Interior not inspected. Cast-iron gates, with quatrefoil bands, have open work piers in ornamental trellis patterns with decorated ball finials, and are linked to lodge by railings and a subsidiary gate.

Listing NGR: SP5004020096

Legacy

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Legacy System number:
243437

Legacy System:
LBS

Legal

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End of official listing

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PARK VIEW COTTAGE THE COTTAGE

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1046501

Date first listed:

09-Dec-1987

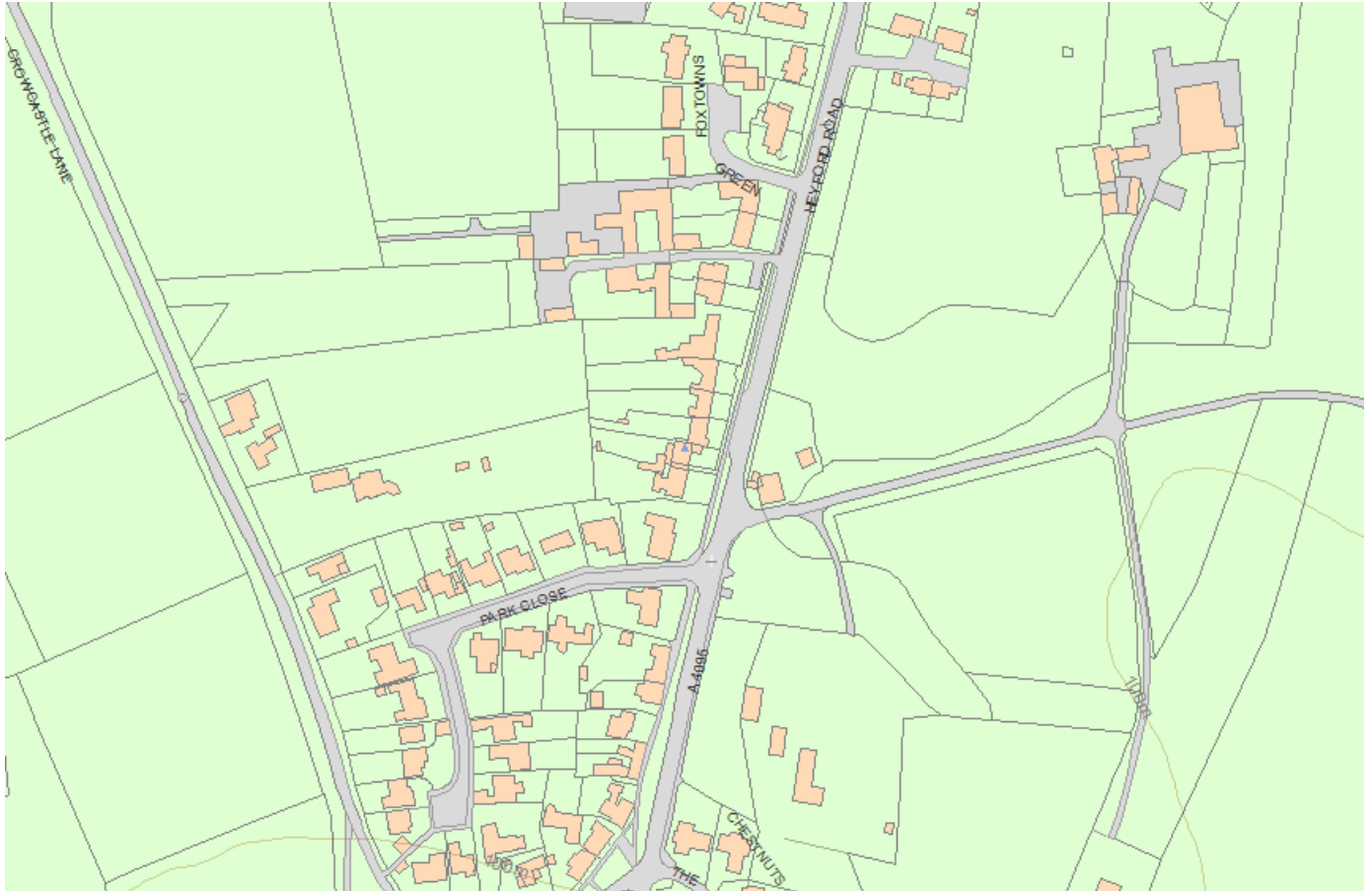
Statutory Address:

PARK VIEW COTTAGE, HEYFORD ROAD

Statutory Address:

THE COTTAGE, HEYFORD ROAD

Map



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Location

Statutory Address:

PARK VIEW COTTAGE, HEYFORD ROAD

Statutory Address:

THE COTTAGE, HEYFORD ROAD

The building or site itself may lie within the boundary of more than one authority.

County:

Oxfordshire

District:

Cherwell (District Authority)

Parish:

Kirtlington

National Grid Reference:

SP 50003 20112

Details

SP5020, SP42SE KIRTLINGTON HEYFORD ROAD (West side)

15/59, 4/59 The Cottage and Park View Cottage

GV II

2 houses, probably originally one. Early C17, altered C18/C19, extended C20. Limestone rubble with ashlar dressings; thatch and concrete plain-tile roofs with rubble and blue-brick stacks. 3-unit and single-unit plans. 2 storeys. Front has a segmental-arched entrance to a through alleyway, to left of which a 3-window section (The Cottage) has 2-light stone-mullioned windows to both floors, most of which are probably renewed; to right of the alleyway, the smaller section has a single window to each floor, both with chamfered surrounds but no mullions, and has a doorway to extreme right. Roof of The Cottage is thatched with flanking rubble stacks; roof of Park View Cottage is tiled with a brick stack to left. C20 extension to rear of The Cottage. Interior: The Cottage has a very wide fireplace bressumer, with ogee chamfer stops, over a reduced open fireplace with old inglenooks in the blocking; part of first-floor structure has a heavy spine beam and joists, all with ogee stops. Probably formed from a 4-unit house with through passage, the smaller cottage being the unheated service bay.

Listing NGR: SP5000320112

Legacy

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Legacy System number:

243444

Legacy System:

LBS

Legal

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