

# HANWELL



Conservation Area Appraisal  
August 2007



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# 1 Introduction

1.1 This document is an appraisal of the character and appearance of Hanwell Conservation Area. This village was designated as a Conservation Area in 1985 and revised with a brief written appraisal in 1995. Since its designation the proximity of Banbury has affected the village character leading to the need for an updated appraisal. This second appraisal follows the guidance that has been published in the intervening years by English Heritage and includes a section on management of the Conservation Area. It is important to establish the key qualities of Hanwell's character and appearance as well as the village's setting. No changes are proposed to the existing Conservation Area boundary in this appraisal.

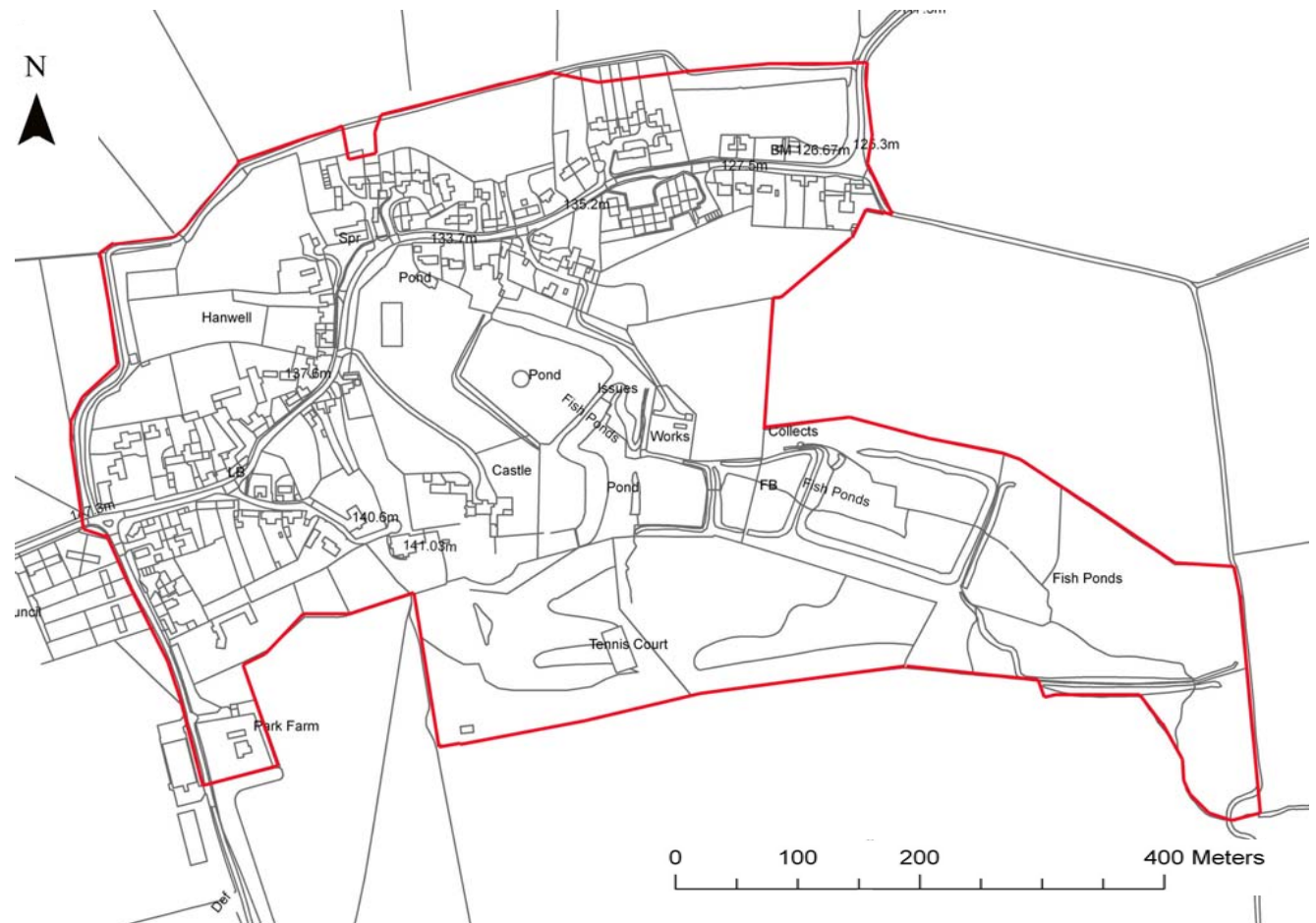
1.2 Originally an Anglo-Saxon Village based around a spring, Hanwell is recorded in the medieval period as a medium sized settlement. From the 14th century the village has been dominated by Hanwell Castle which has dictated the form of development in the village. The grounds of the castle were extensive and contained many attractions.

1.3 Towards the end of the 16th century a few small farmers in the village began to prosper and the Hanwell Yeomen were considered wealthy for the area. As a result there are a number of impressive vernacular farmhouses within the village.

1.4 The Church of St Peter's is 14th century with earlier foundations. The interior boasts some fine carving by local masons dating from 1340.

1.5 During the 17th century the rectors of Hanwell were outspoken Puritans and the rectory became the centre for Puritanism throughout Oxfordshire.

Figure 1: Conservation Area boundary





## **2 Planning Policy context**

### **2.1 Conservation area designation**

2.1.1 The planning (Listed Buildings and Conservation Areas) Act 1990 provides legislation for the protection of the nation's heritage of buildings and places of architectural and historic interest, the character or appearance of which it is desirable to preserve or enhance.

2.1.2 Conservation Areas were introduced by the Civic Amenities Act of 1967. However, it is the 1990 Act (Section 69) which places a duty upon local planning authorities to identify areas of special architectural or historic interest through an appraisal process and to designate them as Conservation Areas. Since 1967 some 8,000 conservation areas have been designated in England, including 54 in Cherwell District.

2.1.3 Local planning authorities have a duty under the Act to consider boundary revisions to their Conservation Areas 'from time to time'.

2.1.4 This document is based on a standard recording format derived from advice contained in documents published by English Heritage (2005a). By updating and expanding the Conservation Area appraisal for Hanwell, the special character and appearance of the area can continue to be identified and protected by ensuring that any future development preserves or enhances that identified special character.

2.1.5 This appraisal was the subject of public consultation. A public exhibition and meeting were held on 20th June in Hanwell Village Hall. These events were attended by over 25 people and the appraisal amended as a result. It was approved by the Council's Executive on 6th August 2007 and will be a material consideration in the determination of planning applications within the conservation area and its setting.

Figure 2: Area Designations

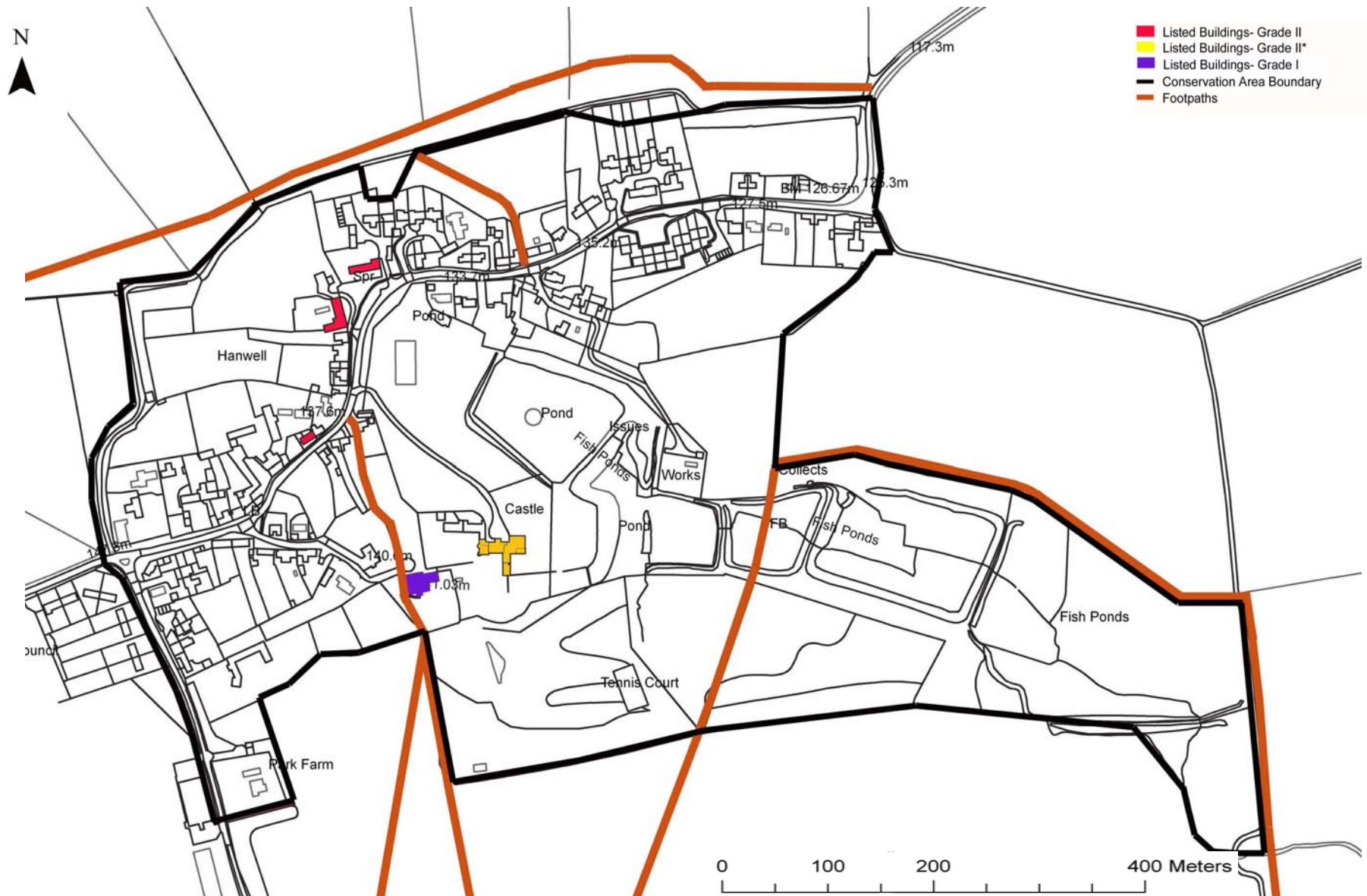


Figure 3: Area Topography





### 3 Location and Topography

3.1 Hanwell is located 3.5 miles (5.6Km) to the north west of the centre of Banbury and roughly 800 metres from the most recent development. The village lies within the landscape character area described as Incised Ironstone Plateau by Cobham Resource Consultants(1995). The area type is described as “exposed with rough grazing predominating, with some level and gently sloping areas under arable cultivation. The fields tend to be large and lacking in enclosure while the hedges are low and closely trimmed. The upland landscape is very open with long views down the valleys.” The area is also known for its rich coloured Hornton Stone which is the main building material in Hanwell.

3.2 Hanwell is a linear village following the winding route of the Main Street with the church off set and Hanwell Castle adjacent in extensive grounds comprising of over half the Conservation Area.

The stream that fed the fish ponds falls away to Hanwell Brook marking the striking topography that gives Hanwell its distinct character.

3.3 The network of footpaths from the village provide ancient links to neighbouring settlements, including Banbury to the south. These footpath links have been retained in new developments on Banbury’s northern fringe.

Figure 4: Location of Conservation Area

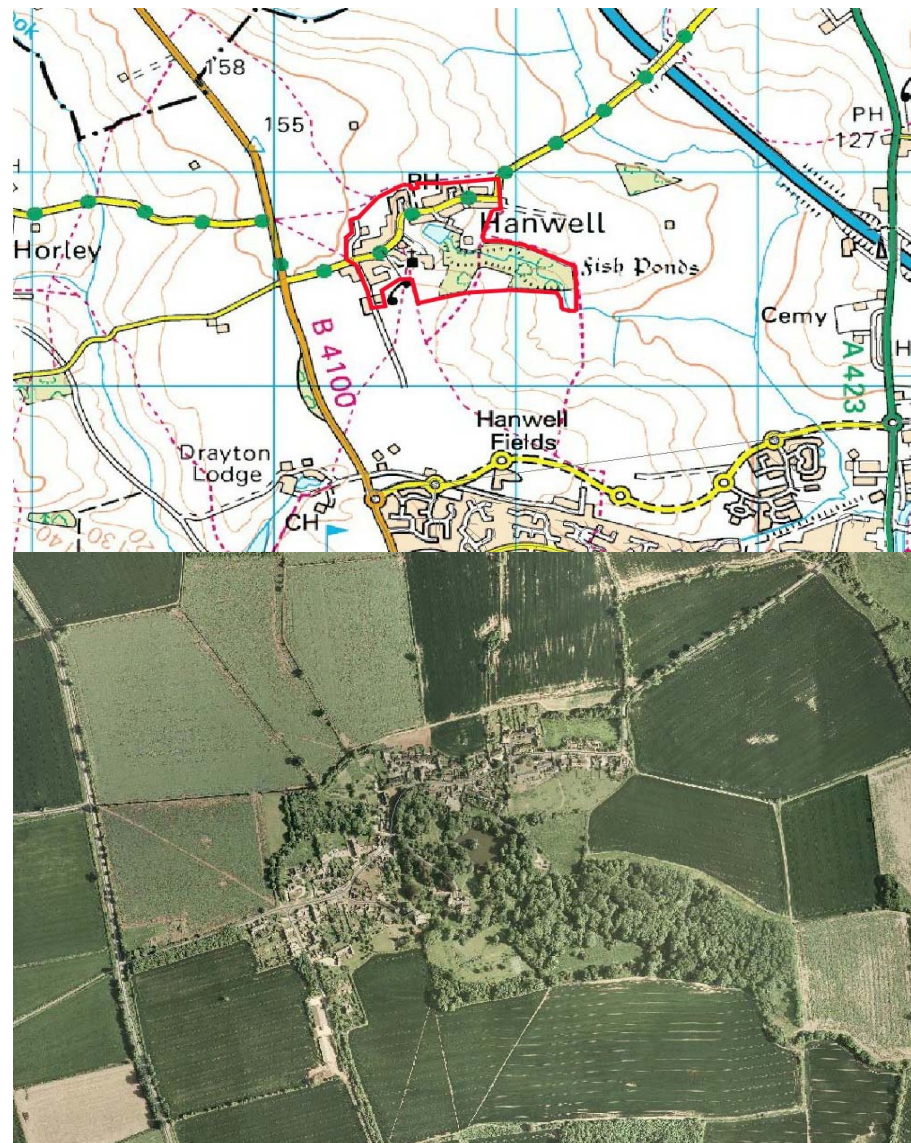
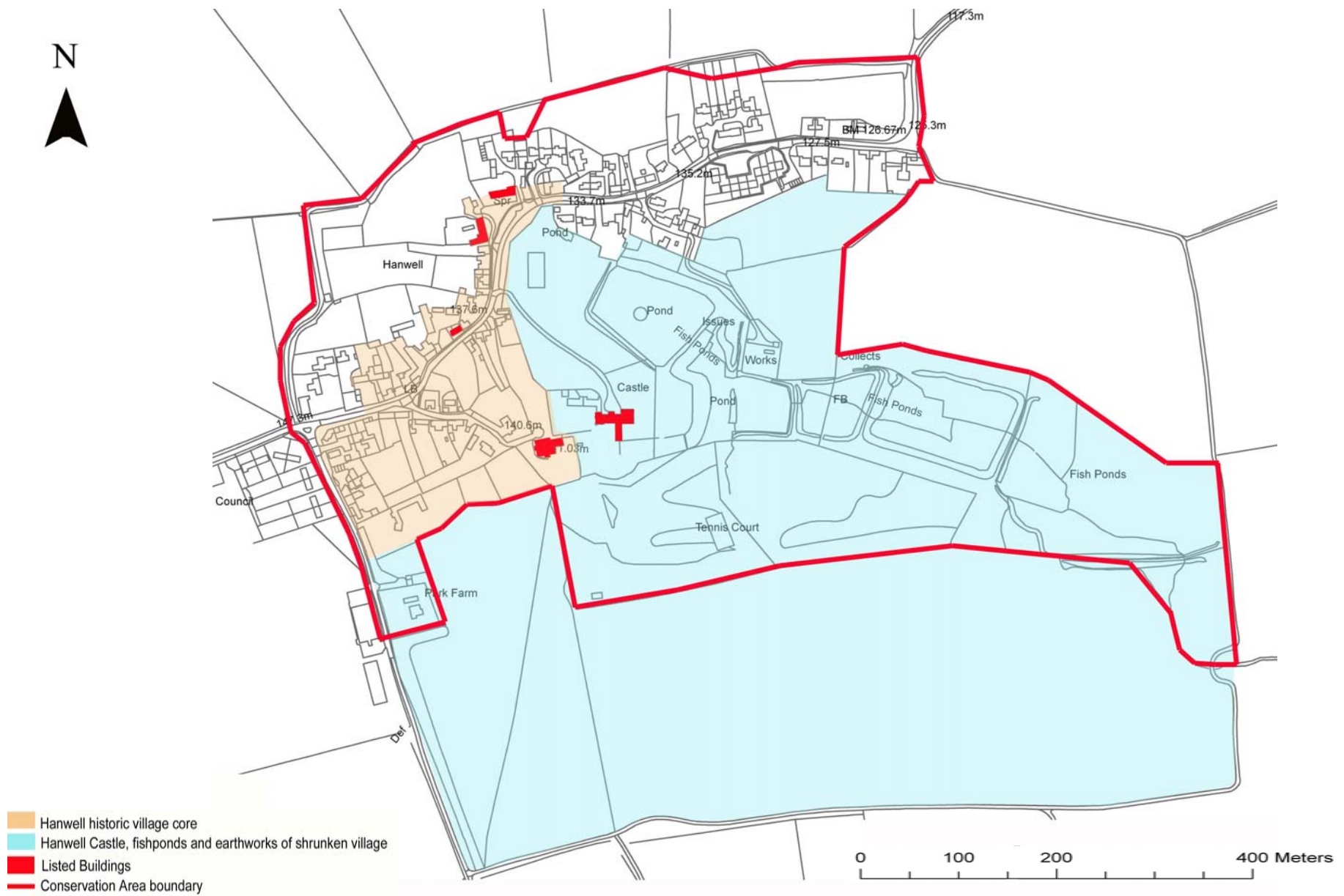




Figure 5: Archaeological map



## 4 History—Hanwell

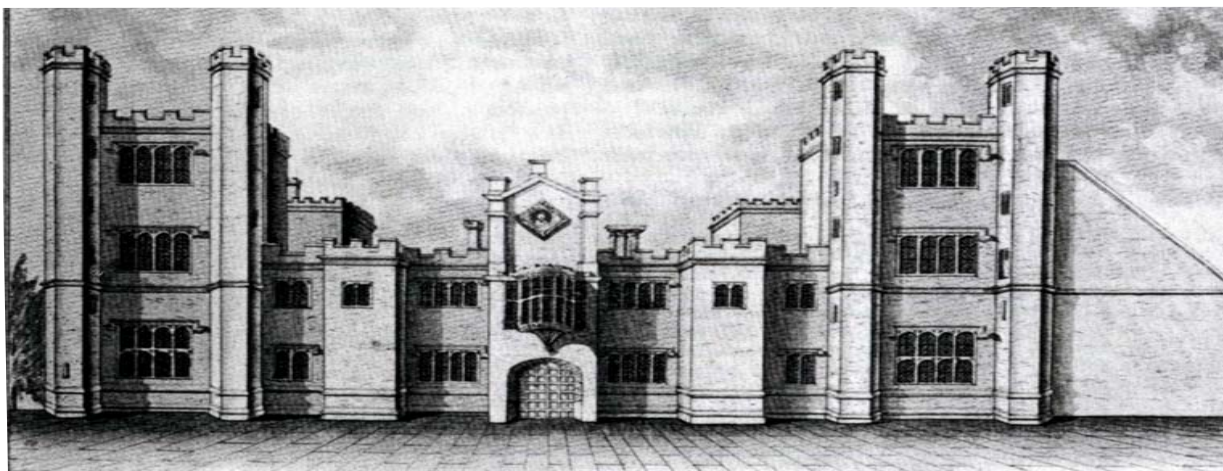
### 4.1 Origins

Despite the remnants of a Roman Villa near the Warwick to Banbury Road there is no evidence of a settlement at Hanwell until the Anglo-Saxon period. The name originating from this time was Hana's "Weg", meaning "beside a never failing spring". The weg was later replaced by Welle.

### 4.2 History

4.2.1 Medieval records indicate a village of a medium size in the area, with the centre almost certainly being the spring near Spring Farm. The spring supplied water for the village and for the fishponds of Hanwell Castle. A pound, smithy and green were located at the spring, with the church and Hanwell Castle located apart from the rest of the village, the church on high ground overlooking the village. In later centuries the village expanded both to the south-west and east, its cottages lying mostly on the north side of a winding street stretching from below the Public House, westwards up the hill to the church.

4.2.2 In the 14th century only the Lord and his daughters were reputed to be wealthy, but by the 16th century several small farmers were beginning to prosper. Wealth continued to be accumulated by a few yeoman and Hanwell yeomen were considered wealthy for the area. Several local family names emerged during the 17th century which remain in the area today including the Bullers, the Bortons and the Haineses.



Hanwell Castle, from A. Beesley's History of Banbury

4.2.3 Hanwell Castle dates from 1498, when the manor previously held by the de Vernon Family was granted to William Cope, treasurer to Henry VII. William started building the castle leaving it to his son Anthony to finish. It was built of brick with stone dressings, and is the earliest known example of the use of brick in North Oxfordshire. The use of brick in a stone belt is unusual and indicates the influence of fashion derived from Court circles and the comparative wealth of the Cope family. The Castle was lived in by four generations of Copes until 1714. Sometime later, probably after the death of Sir Charles Cope of Bruern in 1781, it was converted into a farmhouse. By 1902 much of the original building had been demolished and the materials used for farm buildings. What remained was dilapidated. The remaining south wing and south-west tower were restored in 1902 by Caroline Berkeley, who also added the east wing, which was built in the same style as the surviving Tudor wing. The house has since been subdivided.

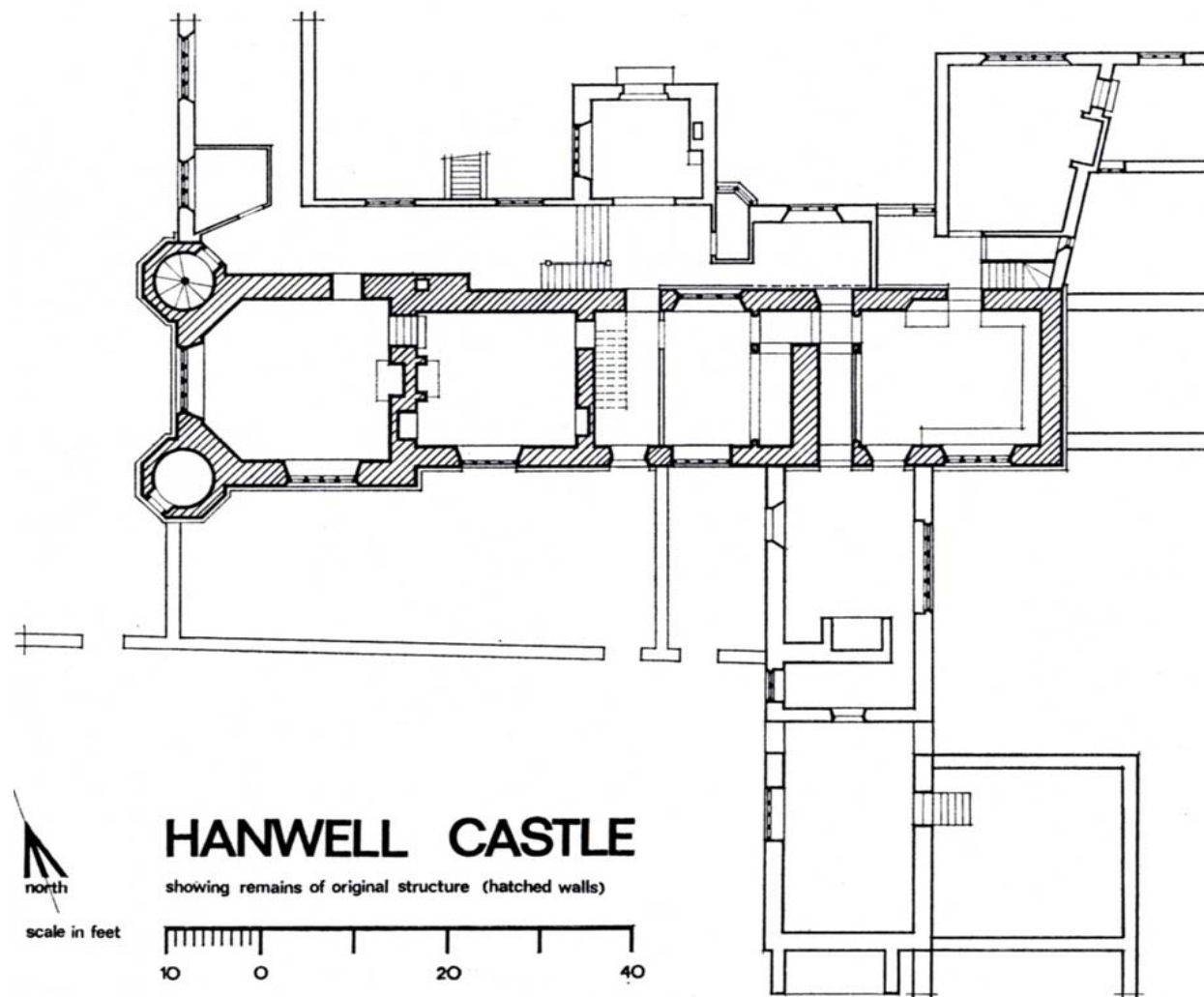
4.2.4 The grounds of the castle were extensive and contained many attractions. Robert Plot in his book *The Natural History of Oxfordshire* in the 17th century describes a number of elaborate features. These included a waterworks in a 'House of Diversion' on an island in a fishpond to the north east of the house, including an artificial shower and a ball tossed by a column of water; a corn mill which also turned a large engine for cutting stone and another for boring guns: a water clock with gilded sun moving in a wooden hemisphere. The O.S. map of 1833 defines the original extent of the grounds to the south of the castle, but by 1904 they had been reduced to 17.5 acres (7 Hectares).

4.2.5 Both Charles I and James I slept at the castle and, during the Civil War, Hanwell was visited by both sides. The Royalists occupied Hanwell Castle in August 1642, and the Parliamentarian General William Walker used the castle in June 1644. The General also quartered his troops in the village and used the church for the stabling of horses.

4.2.6 The two-field agricultural system was replaced in 1680 by a four-field system. Crops grown included wheat, peas, barley and oats, with at least 100 acres under woad (a plant grown as source of blue dye) at the end of the 16th century. Arable farming continued to be the mainstay of the parish until well after enclosure, the only pasture at this time being along the brook in the east of the parish. Sir Charles Cope bought out the common rights of copyholders and enclosed the parish in 1768, with all farmers becoming his tenants. Farm holdings increase in size throughout the late 18th and 19th centuries so that by 1904 there were six farms including Spring Farm, the house of which stands in the village centre. By 1904 mixed farming had become the rule with some 51% of land in permanent pasture.

4.2.7 The Moon and Sixpence dates from the 17th century, and is first mentioned as the Red Lion in 1792. Several of the farmhouses also date from the 17th century, with later enlargement.

4.2.8 Despite its close proximity to Banbury, Hanwell was largely self-sufficient in the 18th century with its own craftsmen. By 1811 some 52 out of 56 families were engaged in agriculture.



Hanwell Castle plan from (VCH vol. IX, p. 115)



4.2.9 The earliest indication of a church at Hanwell is a reference to its rector in 1154. The present Church of St Peter was almost entirely rebuilt in the 14th century.

4.2.10 Since the 13th century a high proportion of rectors of Hanwell have been university graduates, including Gilbert de Arden, a pluralist and prominent royal servant (1295-1317) and John Danvers (1390-1406) a fellow of New College Oxford. Rectors have for the most part been appointed by the lord of the manor, which in the 17th century led to several incumbents having Puritan leanings. Sir Anthony Cope (d 1614) was responsible for introducing a Puritan version of the Prayer Book into the House of Commons and a bill for abrogating the existing ecclesiastical law. He was imprisoned in 1587. Sir Anthony appointed John Dod to the living at Hanwell in 1584 and for twenty years of his stay in the village Dod's house became the centre of Puritanism, for an area far wider than North Oxfordshire. Dod's successor Robert Harris enjoyed similar success as a preacher and leading Puritan until 1642 when he was driven from his house by Royalist soldiers. He briefly returned but was succeeded in 1658 by George Ashwell. A strong supporter of the Established Church, Ashwell did much to preserve church unity against the rising nonconformist movement in Banbury.



The Old Rectory

4.2.11 A succession of learned men followed Ashwell at Hanwell and in 1813 the living was given to the Pearse family who were to be rectors or curates for a century. Since 1946 Hanwell has been held in plurality with Horley and Hornton. The rector lives in Horley.

4.2.12 The Methodist Chapel was built in the late 19th century, before which time the house of William Gunn had been licensed for meetings.

4.2.13 The School was built in Gothic style in 1868, mainly through the efforts of the rector. It replaced a cottage given in 1848 by George, Earl de la Warr for use by the day school which was founded in 1834. The school closed in 1961.

## 5—Architectural History

5.1 Most cottages and houses in Hanwell which pre-date the 20th century are of two storeys with coursed ironstone, originally timber casement windows and brick chimney stacks. Records indicate that in 1904 thatch was almost universal. Although there is a significant proportion of mid to late 20th century development in the village the majority is sympathetic to the conservation area and uses local materials.

5.2 Apart from the grade II\* listed Castle and grade I listed Church the only other buildings on the Statutory List, all Grade II are Spring Farmhouse, Heath Farmhouse and 6 Main Street, all dating from the 17th century.



St Peter's Church



The Dell,  
Main Street

5.3 There are also a number of un-listed properties which make a positive contribution towards the character of the conservation area. These include:

- The two pairs of 19th century cottages (Rose Cottage, New Cottage, Nethercott and The Dell) at the east end of the village on the north of Main Street, are unusual in Hanwell for the use of clay, brick and tile in association with the local ironstone. Distinctive detailing includes tile-hung gabled half-dormers, original windows with black timber frames, casements with white painted diagonally patterned leaded-lights, stone lintels and brick dressings and red brick ridge stacks.
- School House, unusual in Hanwell for its Gothic style. This 18th century ironstone building has a gabled tiled roof with ornate chimneys.
- The thatched properties in Main Street, numbers one and two Hazelwood Cottages are notable for the survival of their thatched roofs, once the main roofing material in the village. Both have plank doors and wooden casement windows with wooden lintels.
- Numbers one and two Rose Cottages (formally Spring Farm Cottage) in Main Street are notable for their leaded casement windows.
- Homeleigh and Sunnyside opposite are important for their prominent location in general views of Main Street. Homeleigh is unusual for having a brick gable and chimneys while the main structure is of ironstone.

- Terraces worthy of note for their group value and contribution to the character of the conservation area are numbers 1 and 2 Main Street and numbers 9 and 10 Main Street, together with The Holt and Mount Pleasant. All are of ironstone construction with wooden casement windows and either Welsh slate or tiled roofs. Number two has leaded lights and a stone mullion window and the Holt has a panelled front door.

5.4 St Peter's church was almost entirely rebuilt in the early 14th century. Pevsner notes the fine carvings of 1340 by some masons whose work is found around Oxfordshire's churches. Those around the chancel show monsters and humans while the carvings around the nave capitals within the church depict figures linking arms. The chancel is early Decorated style, probably dating from about 1300, while many of the interior details illustrate the transition from Early English to Decorated Early English, for example the north and south doorways.

5.5 Hanwell Castle was begun in 1498 by William Cope although it was never intended as a defensive structure, its battlements being merely decorative. Originally known as Hanwell Hall it was formerly two storeys high with four corner turrets around a central courtyard. Only the south west tower and the stone gate piers of the entrance remain after the house was mostly demolished in the late 18th century. The use of brick in this building is the first of its kind in north Oxfordshire. The castle was restored in 1902 when several additions were made in stone.



The Holt, part of the Historic Core of the village, probably dating from the 17th century and of group value with other listed properties in this area.



Figure 6: Unlisted buildings which make a positive contribution to the Conservation Area.

The Dell, Nethercott, New Cottage and Rose Cottage old farm workers houses once associated with Spring Farmhouse. An important part of Hanwell's character these distinct cottages are a positive addition to the streetscape.



The Dairy Farmhouse, a high quality building at an important point in Hanwell.

Holly Cottage, marked as dating from 1825 this building is pivotal in the streetscape.



The Old School House, a building of social importance for the village the school house displays unique built details.



The Moon and Sixpence, A freehold public house dating from the 17th century a key building in the village.



Hazelwood Cottages, a pivotal set of buildings in Hanwell the cottages are some of the few remaining thatched properties in the village.



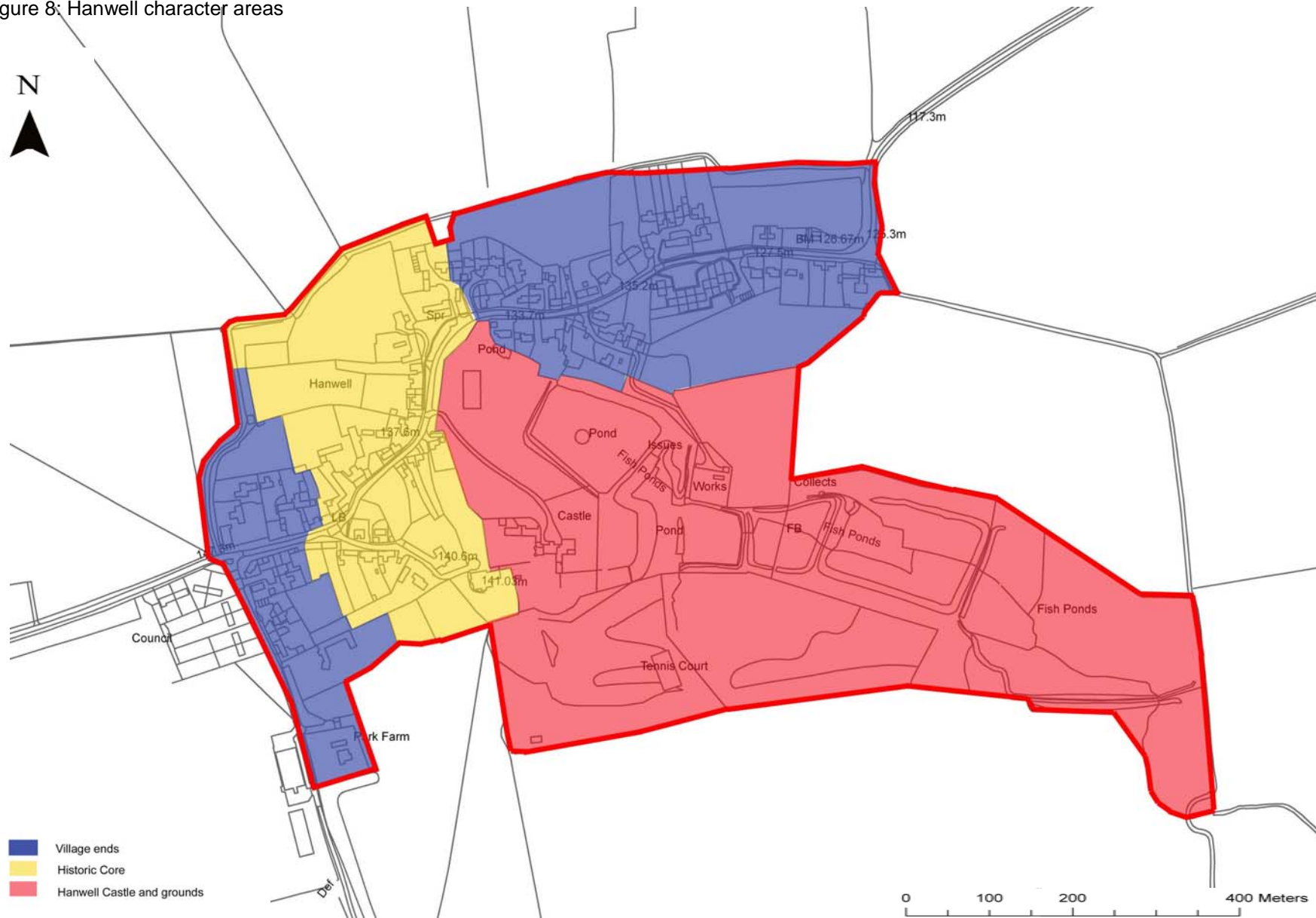
The Old Rectory, historically a Puritan stronghold the rectory is an impressive building with a close visual relationship with the church and castle.



Figure 7: Paving that makes a positive contribution to the Conservation Area.



Figure 8: Hanwell character areas





## 6—Hanwell Castle character area

### 6.1 Land Use

The only building within this character area is Hanwell Castle itself, the majority of the land within this character area is occupied by the castle's landscaped grounds. The castle and its grounds have dictated the shape of village growth, forcing expansion to the west and east. The castle is accessed from the village centre by a private drive although in the past the entrance was through the 17th century gate piers that stand overgrown to the west of the castle. The Castle stands close to St Peter's Church, neither building is visible from the main village due to their location on slightly lower ground. The Castle has no impact on Hanwell's street scene.

### 6.2 Building type, style and scale

Hanwell Castle is dominated by the remaining three storey brick Tudor tower that was once the south west tower of a courtyard plan house. The south wing also survives. The earliest part of Hanwell Castle has stone mullioned windows with arched lights; there is an oriel window on the north elevation of the south wing. The majority of the building that is currently visible dates from an extensive renovation in 1902.

### 6.3 Construction and Materials

The building is one of the first brick buildings in Oxfordshire. The south wing displays a diaper pattern of blue bricks. Later additions are of squared coursed ironstone, and have stone slate roofs.



Hanwell Castle

### 6.4 Means of enclosure

The castle grounds are surrounded by an ironstone ashlar wall of up to 2 metres in height. In the centre of the village the wall has a triangular stone coping. In some places, for example at the edge of the churchyard there is a drop into the castle grounds.



Entrance gates from village centre



Castle grounds from the churchyard

### 6.5 Trees, hedges, verges, open spaces

The majority of this character area is open ground which has been landscaped in different styles for several hundred years. The grounds include four separate ponds, a spring and the remains of many fishponds, now covered in woodland and no longer visible. The site of the fishponds has been identified by Oxfordshire County Council as a general area of ecological interest. There are also the remnants of more extensive broad-leaved woodland which cover much of the castle grounds to the east. Some of trees within the grounds have a strong impact on the character of the village centre due to their dominance of the east of the main street.



## 6.6 Carriageway, pavements, footpaths

The main driveway from the village centre to the castle is tarmacadam, and grass edged. There is a footpath that crosses the grounds to the east of the main building and one that runs alongside the boundary to the west, both are unsurfaced.

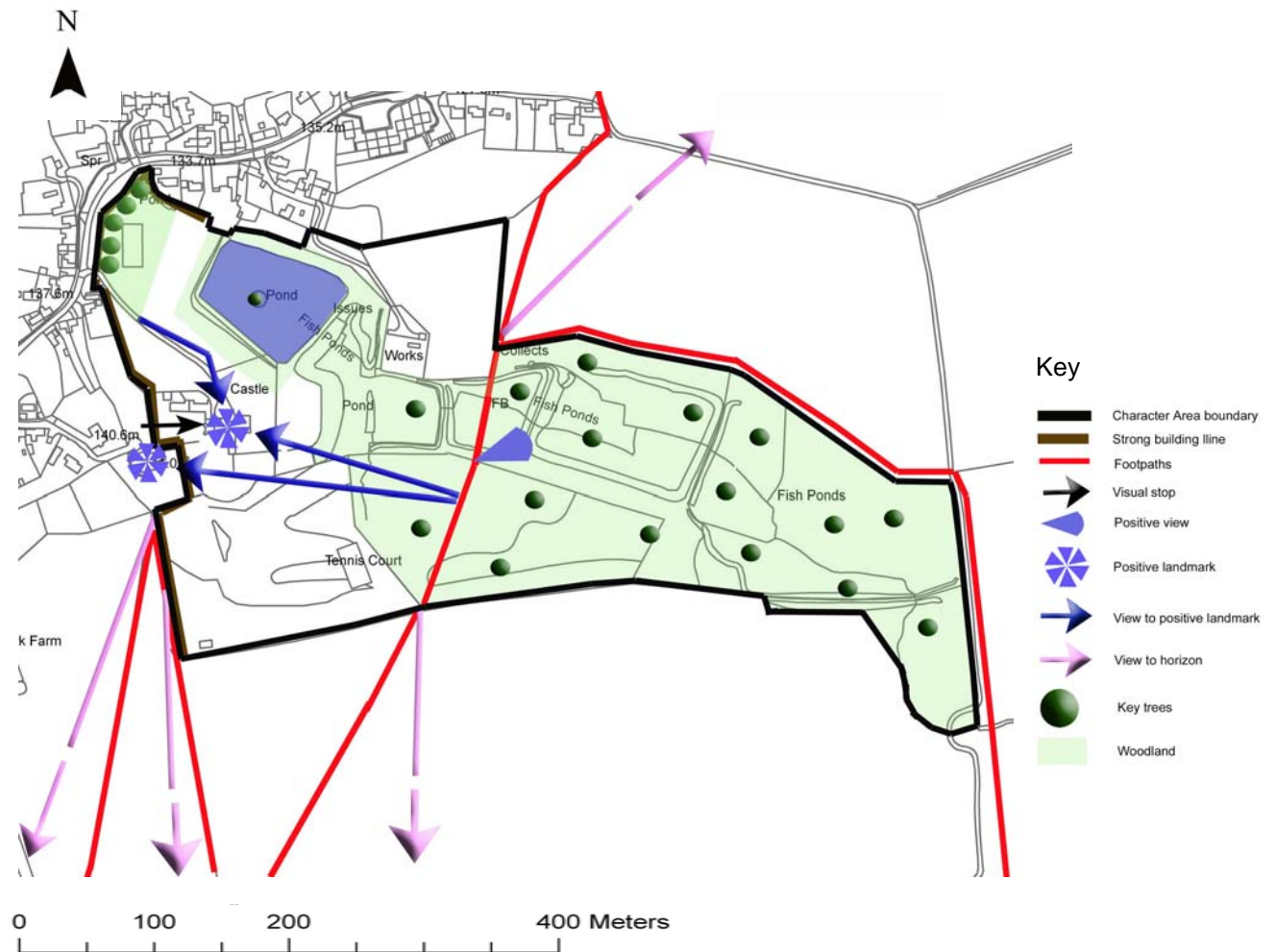
## 6.7 Threats

- As with any large estate that has in the past dominated village life there is a threat of unsympathetic management. Any changes can have a serious impact on the village.
- Similarly the upkeep of the boundary and the footpaths within the grounds are key to the character of village and pedestrian movement around the surrounding countryside.

## 6.8 Key Views

The Old Rectory and St Peters Church overlook the Castle and views towards them are impressive. Although together with the Castle these buildings are the some of the oldest in the village the character is very different with the Castle standing distinctly apart historically and socially. The views across the landscaped grounds are picturesque and there are also deflected views down the driveway from the village centre towards the Castle, however any public views are restricted by walls. From the southern boundary of the Conservation Area there are clear views to the industrial development in the North East of Banbury and due south to the most recent urban extension along the northern fringe of the town.

Figure 9: Hanwell Castle and grounds visual analysis



## 7—Historic Core character area

### 7.1 Land Use

The land use in this character area is entirely residential with the exception of the church.

### 7.2 Street pattern

The Main Street bends around the castle grounds in this area making you aware of the estate that is otherwise unseen from the road. In the west of the character area Church Lane branches to the south east.

### 7.3 Building age, type and style

This area includes most of the oldest buildings in the village which are predominantly vernacular dwellings dating from the 17th and 18th century. All the listed buildings with the exception of the castle fall within this character area. St Peter's Church which is Grade I listed is an important medieval building and is described in greater detail in section 5.6. The other listed buildings are 17th century with the most prominent being Spring Farmhouse and Heath Farmhouse which dominate the centre of the village. This main concentration of older properties in the centre is a result of the village probably being historically based around the central spring after which Spring Farmhouse is named.

### 7.4 Scale and massing

The majority of buildings in this area are of 2 or 2 <sup>1/2</sup> storeys although some appear taller as a result of their raised position. The houses are mostly large and detached with sizeable private gardens, however there are examples of semi-detached and some short terraces.

### 7.5 Construction and Materials

The building material is predominantly coursed ironstone. The more important buildings such as St Peter's and the Old Rectory are constructed with ironstone ashlar while on Spring Farmhouse and Heath Farmhouse the ironstone has been squared. Wooden lintels are also found on these houses and on the Old Rectory there is an impressive wood panelled door. These details along with the sash windows visible in this area show the gentrification of elevations common with old houses in such a dominant position within the village. There is also use of red brick especially in the outbuildings of the larger houses. Park Farm is the only important dwelling to be built entirely of red brick with a Welsh slate roof. Although the roofing material is mostly old red clay tile and Welsh slate some thatch remains, in this area on 6 Main Street and 1 and 2 Hazlewood. Other features include swept or eyebrow dormers. An exception in this area is the Old School which has a gabled tiled roof with ornate chimneys. Elsewhere the chimneys are stone based, with brick often replacing stone stacks.

### 7.6 Means of enclosure

The main form of enclosure is stone walling, predominantly mortared and about a metre in height. Many of these are retaining walls, where the level of the road is somewhat lower than that of the garden, for example at Spring Farmhouse. Some small front gardens are colourful and well tended which contribute significantly to the character of the village street scene.



Village centre

### 7.7 Trees, hedges, verges, open spaces

The central green bank creates the focus for this area and in some respects for Hanwell itself. There is some planting beneath the low walls that retain the access to Heath Farmhouse as well as a number of young trees. The area around the open spring also has understated planting. The grass verges are un-edged with the exception of wooden bollards installed to prevent vehicles eroding the green. Although there are no Tree Preservation Orders in Hanwell there are a number of important trees. Those in the garden of The Old Rectory are impressive and dominate surrounding views. The churchyard also contains trees which contribute to the character of the area. The trees within the castle grounds overshadow the road and give a feeling of enclosure. Such a large number of mature trees adds to the historic atmosphere of this area.

## 7.8 Features of Special interest

This area includes the spring which is a central feature for the village. The juxtaposition of the historic core, castle grounds and spring give an impression of the form of the original village. There are also a number of small intriguing details within this area, for example the stone within the Old School's wall with a carved cross, probably removed from an earlier building.

## 7.9 Carriageway, pavements, footpaths

The main road is tarmacadam with some concrete kerbing, there is also a tarmacadam path that runs across the crescent shaped green raised above the road. Stone kerbs are found to the west of the character area. Hornton stone paving is found outside the church and there are remnants of a stone path outside The Old Rectory. There is also an old stone stile constructed from gravestones in the Churchyard. In some areas blue stable block brick steps are found across verges.



## 7.10 Threats

- As such an important focus for the village any erosion of the green or unsympathetic alterations to the surrounding properties would be very damaging.
- The two farmhouses are particularly visible and their elevations dominant on the street scene, any extension or inappropriate replacements to the frontage would have serious implications on the character of the village.
- The trees within the castle grounds are also key to the character of this area, their removal or any major pruning would alter the feel of the village centre.
- The unkerbed grassed verges are key to the character of this area and should be maintained. Their erosion or the introduction of urban features such as kerbs would be a threat.



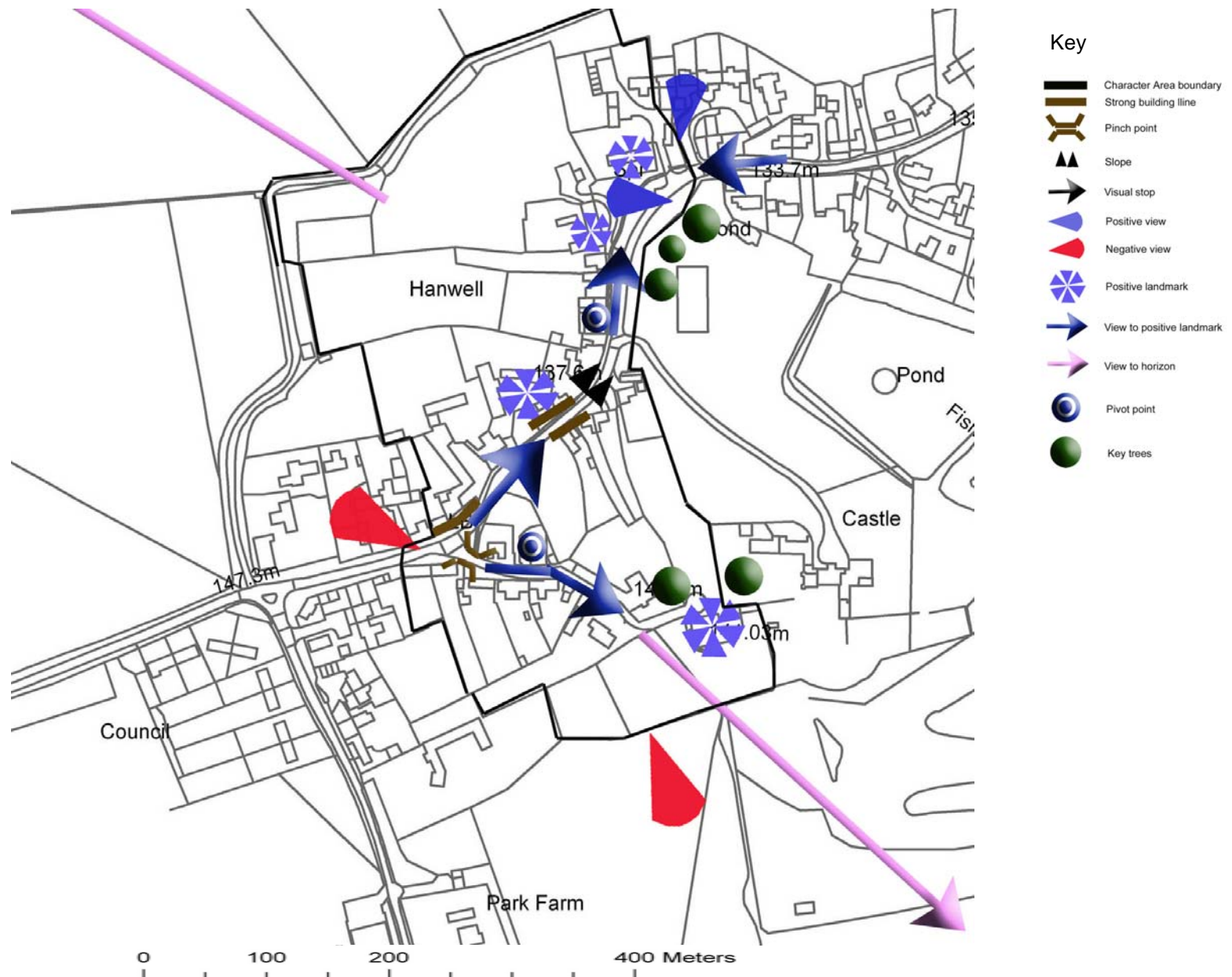
- The footways within this area are generally well maintained and not over formal. Any change in this state would be a threat to character.
- The land around the boundary to the north and south is important to the character of the village, providing the setting for the Conservation Area, and as such should be protected from any unsympathetic development

## 7.11 Key Views

The undulating ground on which Hanwell is built and the winding route of the Main Street inhibit long distance views within the village. However, both these factors provide additional interest to several short distance views. For example from the properties which front the spring and wall into the grounds of the castle and down the Main Street looking towards Spring Farmhouse. Church Lane has a strong building line and leads the eye round the corners towards St Peter's in a series of aesthetically pleasing views. From the Churchyard there are views towards the castle and out across open countryside.



Figure 10: Historic Core visual analysis



## 8—Village Ends character area

### 8.1 Land Use

The east and west ends of the Village are entirely residential with the exception of The Moon and Sixpence pub and Village Hall.

### 8.2 Street pattern

The road falls and winds as it leaves the village eastwards towards Southam road. The development is linear with houses lining the road. The majority of the houses are set back from the road generally being closer to the main route near the centre of the village. There is also the small cul-de-sac of Park Close to the south and Hanwell Court to the north which are set back from the road. In the west end is a track Park Farm and another to the north crossing the Main Street.

### 8.3 Building age, type and style

The buildings within this area are the most varied in age, style and type. Near the centre of Hanwell the properties are generally older with the Moon and Sixpence free house probably dating from the 18th century. The properties on the western part of Main Street are predominantly 19th and 20th century with Hanwell Court and Park Close dating from the late 20th century. Both areas include conversions of former farm buildings. Most new building, particularly more recent display a vernacular character and materials



The Moon and Sixpence

### 8.4 Scale and massing

The buildings vary from two storey to one with most being semi-detached or detached. In the west end the houses are predominantly detached and stand within large gardens. There are also a few terraced houses most notably in Park Close.

### 8.5 Construction and Materials

The materials within this area are predominantly ironstone rubble as used for the Moon and Sixpence and in Hanwell Court. To the north of the Main Street there are ironstone houses clad with terracotta tiles on the upper storey façade. These properties and many others within the East end of the village have concrete tile roofs. Some dwellings retain a more traditional Welsh slate roof. Hanwell Village Hall has recently been refurbished and the exterior clad in wood. In the more modern Springfields development there is an example of thatch as well as the Welsh Slate which predominates as the roofing material in this character area.

### 8.6 Means of enclosure

The main boundary treatments within this area are stone walls and high hedges. Near the centre of the village and again at the eastern end of Hanwell ironstone walls form the main boundary treatment, often with mature shrubs and roses above. Hedges are used as a means of enclosure to the edges of the character area where the Main Street is bordered by set back houses with large gardens. There are also examples of picket fencing.



Park Close

### 8.7 Trees, hedges, verges, open spaces

Where Main Street slopes downhill the gardens to the north are above road height with banks of grass topped with hedging obscuring the houses from view. At this point to the south there are a number of mature trees some of which overhang the road.



Looking east down Main Street at the entrance to the

## 8.8 Features of Special interest

This area has a social history interest but little of note in terms of architectural or historical importance.

## 8.9 Carriageway, pavements, footpaths

No historic paving is retained in this area of the village. The footways are all tarmacadam with concrete kerbs. The roads are also tarmacadam with a small area of gravel at the eastern end of the village by the farm track entrance.

## 8.10 Threats

- On Street parking can be visually intrusive.
- In areas where the trees overhang the road care should be taken to maintain the vegetation to prevent the likelihood of fallen branches.
- The Moon and Sixpence is currently very successful in keeping its signage to a minimum and this should be encouraged. Large and unsympathetic advertisements can threaten a sensitive street scene.

- As with other areas of the village the grass verges are key to the character of the west village end and urban kerbing should be resisted.
- At the eastern boundary of the village it is possible to see the industrial areas of Banbury which are visually intrusive. Further unsympathetic urban extensions in this area threaten the setting of the Conservation Area.

## 8.11 Key Views

The views down the Main Street out of the village to the east and in the area of the Moon and Sixpence are picturesque with well tended gardens and vegetation on house façades creating aesthetically pleasing views. The bend in the road creates a series of key views characteristic of the area. This is also true in the west end where the land is highest and the road curves down towards the village core. To the west there are vistas across the surrounding landscape from the Conservation Area boundary.



Houses on the north side of Main Street



View along eastern part of Main Street looking east



Figure 11: Village Ends visual analysis

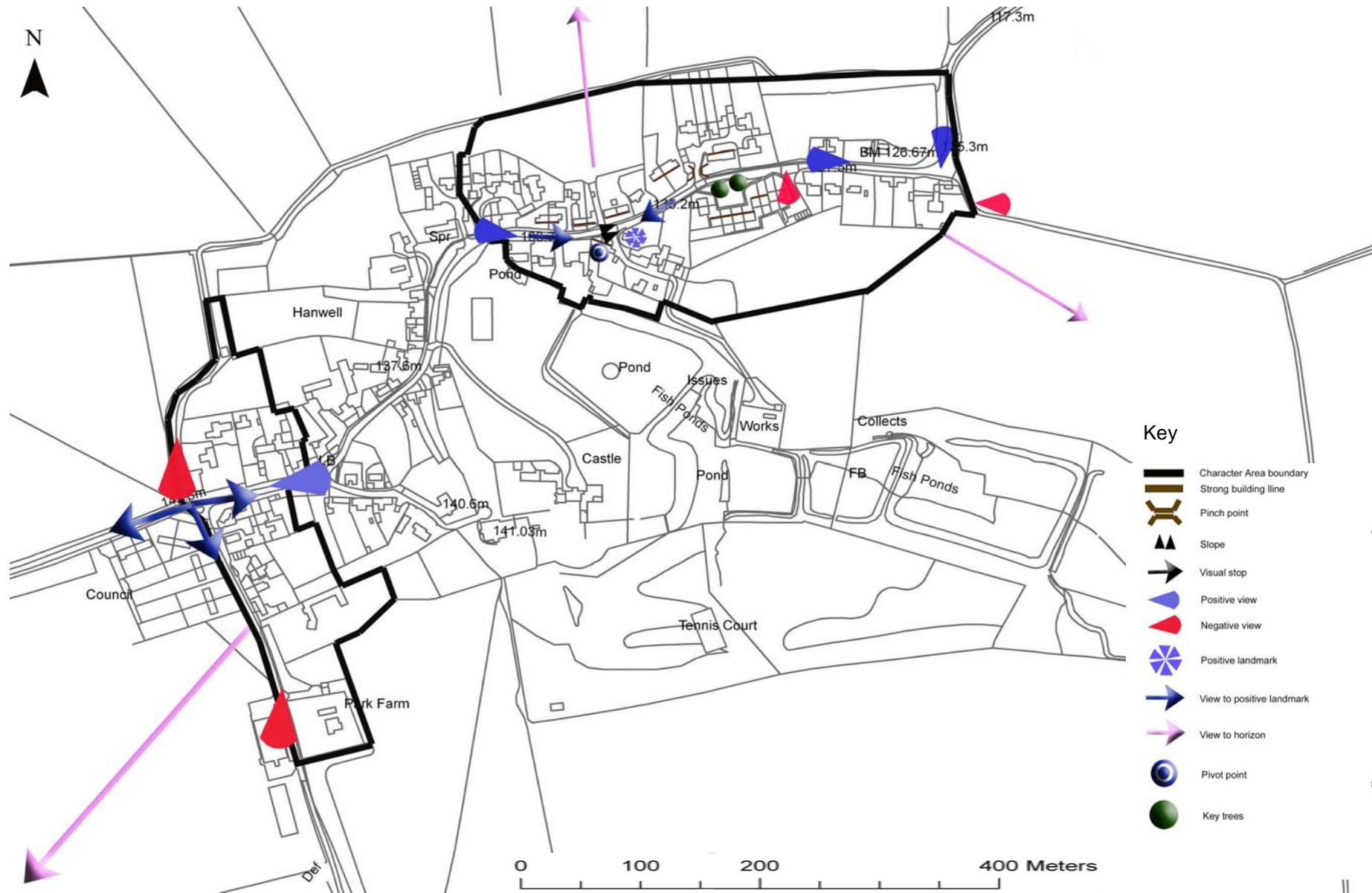




Figure 12: Materials & Details





## 9. Management Plan

### 9.1 Policy context

The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on local planning authorities to formulate and publish proposals for the preservation and enhancement of its Conservation Areas. In line with English Heritage guidance (2005b) Conservation Area Management Proposals are to be published as part of the process of area designation or review. Their aim is to provide guidance through policy statements to assist in the preservation and enhancement of the Conservation Area. There are two major threats to the character and appearance of Hanwell. The first is the erosion of open space and rural character by unsympathetic infill housing and urban additions and the second is the cumulative impact of numerous alterations to the traditional but unlisted buildings within the area. Hanwell has little remaining scope for infill housing although past developments within the village have generally been of a high quality.

The pressure on the village from the urban extension of Banbury is a threat to the integrity and independence of Hanwell. It is important that the setting of the Conservation Area as well as that of the Castle and the Grade I listed Church is protected. The grassed areas within the village are key to maintaining a rural feel and their erosion is a serious threat. In terms of the buildings within Hanwell some alterations which may seem quite small in themselves, for example the replacement of traditional window casements, usually with uPVC double-glazing and additions such as satellite dishes on the front elevations of properties can threaten the character of the village. Such alterations to unlisted residential properties are for the most part permitted development (with the exception of satellite dishes) and therefore do not require planning permission. Unauthorised alterations and additions are also a cause for concern and are often detrimental to the appearance of a property.

Both unsympathetic permitted development and unauthorised development cumulatively result in the erosion of the historic character and rural appearance of the Conservation Area. The aim of management proposals is not to prevent changes but to ensure that any such changes are both sympathetic to the individual property, sympathetic to the streetscape and overall enhance the character and appearance of the conservation area. The principal policies covering alterations and development of the historic built environment are given in Appendix 1.



## Generic Guidance

The Council Will:

1. Promote a policy of repair rather than replacement of traditional architectural details. Where repairs are not economically viable then the promotion of bespoke sympathetic replacement should be encouraged. This is particularly the case for windows when sympathetic refenestration is important in preserving the appearance of the building in the design and materials.

2. Actively promote the use of traditional building and roofing materials in new building work, extensions and repair. In Hanwell the dominance of ironstone is key to the character of the village.

3. Encourage owners of historic properties wherever possible to replace inappropriate modern with the appropriate traditional materials such as Welsh slate. Materials such as uPVC and concrete tiles look out of place in a conservation area and their use is discouraged.

4. Expect any scale, massing, proportions and height of new buildings or extensions to reflect those of the existing built environment of the immediate context or of the wider conservation area context. Layouts, boundary treatments and landscaping schemes will also be expected to make clear visual reference to those traditionally found within in the area.

5. Strive to ensure that the character of traditional buildings is protected and original features are preserved. This is particularly the case for Heath and Spring Farmhouses where retention of the architectural type is important to the village character.



## Enhancement and management of the public realm

The Council Will:

1. Encourage a general level of good maintenance of properties.

2. Investigate whether appropriate planning permission or listed building consent has been obtained for an alteration. Unauthorised alterations to a listed building is a criminal offence and if necessary the council will enforce this.

3. Require the location of satellite dishes on rear elevations or within rear gardens to prevent visual pollution and damage to the character of the area.

4. Exercise a presumption against artificial cladding material, including render on the front elevations of buildings, with the exception of the clay tile half dormer cladding which is part of the character of the village.

5. Promote traditional styles of pointing. The type of pointing in stone or brickwork is integral to the appearance of the wall or structure. It is therefore of great importance that only appropriate pointing is used in the repointing of stone or brickwork. Repointing work should be discreet to the point of being inseparable from the original. 'Ribbon' and similar pointing is considered a totally inappropriate style of pointing for this district.

6. Promote the use of lime mortar in the construction and repointing of stone and brickwork is strongly advocated. This is a traditional building material and its use is of benefit to traditional buildings. This is in contrast to hard cementaceous mortars often used in modern construction, which can accelerate the weathering of the local building stone.

7. Promote the use of sympathetic materials for garage doors. Vertical timber boarded side hung doors are preferable to metal or fibreglass versions which can have a negative impact on the street scene. In the case of Park Close the dark blue of the garage doors reduces the impact on key views.

8. Encourage the location of solar panels on rear roof slopes of unlisted buildings or on outbuildings within rear gardens.

9. Encourage sympathetic refenestration where inappropriate windows have been inserted.

10. Actively promote the harmonisation of appearance within the individual terraces or pairs of properties.

11. Encourage the reinstating of traditional features of the villages.

12. Discourage disfiguring alterations such as unsympathetic extensions, altering the dimensions of window openings.

13. Support new buildings on infill plots that are sympathetic to the intrinsic character of the area in terms of scale, design and materials. There are existing areas of open land around the Conservation Area that should be protected from any future development that would adversely affect the character of the villages. It is essential that the historic and in parts semi-rural nature of the area is not overwhelmed.



14. Create a dialogue with other authorities and agencies to rationalise the use of kerbs and bollards to ensure they are in keeping with the character of the area.

15. Create a dialogue with service providers to encourage underground power cables to reduce the visual pollution caused by the overhead lines and their supporting poles within the villages.

16. Encourage the sympathetic location of both amenity and private security lighting to limit light pollution. Lighting within the village can have an adverse effect on the semi-rural character of the conservation area. The material and design of the fittings and their position on the building should be carefully considered.

17. Promote the repair or replacement of lost or inappropriate boundary treatments with traditional walling or hedging in a style appropriate to the location.

18. Promote the retention of boundary walls and gateways.

19. Promote the use of a suitable style of boundary for the position within the village, for example the use of simple post fencing for properties backing on to open ground and stone walls in the village centre.

20. Promote the retention of historic footpaths within the village and work with bodies such as the Parish Council and Oxford County Council to prevent these being lost. The informality of these paths should be preserved and attempts to add hard surfaces or extensive signage should be resisted. The footpaths within this Conservation Area are key to the character of the landscape, some of them being along extremely ancient routes joining local villages.





### **Management and protection of important green spaces**

The Council Will:

1. Encourage the retention of front gardens, walls and boundary hedges.
2. Promote the retention of significant open spaces and field systems around the village.
3. Promote the sympathetic maintenance of open areas such as the central green bank and the castle grounds within the Conservation Area.

4. Preserve the character and appearance of open spaces within the Conservation Area. Urban features such as roadside kerbing should be avoided. Car parking on grass areas should be discouraged, in some areas stones have been successfully used for this purpose.



5. Promote positive management of vegetation. Trees and hedges make an important contribution to the character and appearance of the conservation area. Planting of exotic imports or inappropriate varieties, such as Leylandii, are to be strongly discouraged, these trees grow fast and can alter or block important views as well being uncharacteristic of the area. Trees over a certain size within the area boundary are protected from unauthorised felling by virtue of their location within a Conservation Area, this is a particularly important protection because none of the trees within Hanwell are currently subject to Tree Preservation Orders.

6. Promote the retention of grass verges within the village. These play a key role in retaining the rural feel of Hanwell

7. Preserve the setting of the Castle grounds and of the Conservation Area.



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## 11. Appendix 1

There are a number of policy documents which contain policies pertaining to the historic built environment. The main policies are summarised in this section. Other policies of a more general nature are also of some relevance, these are not listed here but can be found elsewhere in the specific documents mentioned below.

### **Oxfordshire structure plan 2016**

**EN4** The fabric and setting of listed buildings including Blenheim Palace and Park, a World Heritage Site, will be preserved and the character or appearance of conservation areas and their settings will be preserved or enhanced. Other elements of the historic environment, including historic parks and gardens, battlefields and historic landscapes will also be protected from harmful development.

**EN6** There will be a presumption in favour of preserving in situ nationally and internationally important archaeological remains, whether scheduled or not, and their settings. Development affecting other archaeological remains should include measures to secure their preservation in situ or where this is not feasible, their recording or removal to another site.

### **Cherwell Local Plan 1996**

**H5** Where there is a demonstrable lack of affordable housing to meet local needs, the district council will negotiate with developers to secure an element of affordable housing in substantial new residential development schemes. The district council will need to be satisfied that such affordable housing: (i) is economically viable in terms of its ability to meet the need identified (ii) will be available to meet local needs long term through secure arrangements being made to restrict the occupancy of the development (iii) is compatible with the other policies in this plan.

**H12** New housing in the rural areas of the district will be permitted within existing settlements in accordance with policies H13, H14 and H15. Schemes which meet a specific and identified local housing need will be permitted in accordance with policies H5 and H6.

**H19** Proposals for the conversion of a rural building, whose form, bulk and general design is in keeping with its surroundings to a dwelling in a location beyond the built-up limits of a settlement will be favourably considered provided: (i) the building can be converted without major rebuilding or extension and without inappropriate alteration to its form and character; (ii) the proposal would not cause significant harm to the character of the countryside or the immediate setting of the building; (iii) the proposal would not harm the special character and interest of a building of architectural or historic significance; (iv) the proposal meets the requirements of the other policies in the plan.

**H21** Within settlements the conversion of suitable buildings to dwellings will be favourably considered unless conversion to a residential use would be detrimental to the special character and interest of a building of architectural and historic significance. In all instances proposals will be subject to the other policies in this plan.

**C18** In determining an application for listed building consent the council will have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest. The council will normally only approve internal and external alterations or extensions to a listed building which are minor and sympathetic to the architectural and historic character of the building.

**C19** Before the determination of an application for the alteration, demolition or extension of a listed building applicants will be required to provide sufficient information to enable an assessment to be made of the likely impact of their proposals on the special interest of the structure, its setting, or special features.

**C20** Special care will be taken to ensure that development which is situated within the setting of a listed building respects the architectural and historic character of the building and its setting.

**C22** In a conservation area planning control will be exercised, to ensure *inter alia*, that the character or appearance of the area so designated is preserved or enhanced.

**C23** There will be a presumption in favour of retaining buildings, walls, trees or other features which make a positive contribution to the character or appearance of a conservation area.

**C30** Design control will be exercised to ensure: (i) that new housing development is compatible with the appearance, character, layout, scale and density of existing dwellings in the vicinity; (ii) that any proposal to extend an existing dwelling (in cases where planning permission is required) is compatible with the scale of the existing dwelling, its curtilage and the character of the street scene; (iii) that new housing development or any proposal for the extension (in cases where planning permission is required) or conversion of an existing dwelling provides standards of amenity and privacy acceptable to the local planning authority.

**C36** In considering applications in conservation areas the council will pay special attention to the desirability of preserving or enhancing the character or appearance of the area.

**EN34** the council will seek to conserve and enhance the character and appearance of the landscape through the control of development. Proposals will not be permitted if they would: (i) cause undue visual intrusion into the open countryside; (ii) cause undue harm to important natural landscape features and topography; (iii) be inconsistent with local character; (iv) harm the setting of settlements, buildings, structures or other landmark features; (v) harm the historic value of the landscape.

**EN35** The Council will seek to retain woodlands, trees, hedges, ponds, walls and any other features which are important to the character or 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.

**EN39** Development should preserve listed buildings, their features and settings, and preserve or enhance the character or appearance of designated conservation areas, as defined on the proposals map. Development that conflicts with these objectives will not be permitted.

**EN40** In a conservation area or an area that makes an important contribution to its setting planning control will be exercised to ensure, *inter alia*, that the character or appearance of the area so designated is preserved or enhanced. There will be a presumption in favour of retaining buildings, walls, trees or other features which make a positive contribution to the character or appearance of a conservation area. a new development should understand and respect the sense of place and architectural language of the existing but should seek to avoid pastiche development except where this is shown to be clearly the most appropriate.



**EN43** proposals that would result in the total or substantial demolition of a listed building, or any significant part of it, will not be permitted in the absence of clear and convincing evidence that the market testing set out in ppg15 paragraphs 3.16 to 3.19 has been thoroughly followed with no success.



**EN45** Before determination of an application for planning permission requiring the alteration, extension or partial demolition of a listed building, applicants will be required to provide sufficient information to enable an assessment of the likely impact of the proposals on the special architectural or historic interest of the structure, its setting or special features.

**EN47** The Council will promote sustainability of the historic environment through conservation, protection and enhancement of the archaeological heritage and its interpretation and presentation to the public. In particular it will: (i) seek to ensure that scheduled ancient monuments and other unscheduled sites of national and regional importance and their settings are permanently preserved; (ii) ensure that development which could adversely affect sites, structures, landscapes or buildings of archaeological interest and their settings will require an assessment of the archaeological resource through a desk-top study, and where appropriate a field evaluation; (iii) not permit development that would adversely affect archaeological remains and their settings unless the applicant can demonstrate that the archaeological resource will be physically preserved in-situ, or a suitable strategy has been put forward to mitigate the impact of development proposals.

(iv) ensure that where physical preservation in-situ is neither practical nor desirable and sites are not scheduled or of national importance, the developer will be responsible for making appropriate provision for a programme of archaeological investigation, recording, analysis and publication that will ensure the site is preserved by record prior to destruction. Such measures will be secured either by a planning agreement or by a suitable planning condition.

**EN48** Development that would damage the character, appearance, setting or features of designed historic landscapes (parks and gardens) and battlefields will be refused.

**EN51** In considering applications for advertisements in conservation areas the council will pay special attention to the desirability of preserving or enhancing the character or appearance of the area.



## 12. Acknowledgments

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