Kirtlington Conservation Area Appraisal September 2011

Planning, Housing and Economy

Cherwell
DISTRICT COUNCIL
NORTH OXFORDSHIRE

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1. Introduction and Planning Policy Context

1.1
This document is an appraisal of Kirtlington Conservation Area and is based on a standard recording format derived from advice contained in English Heritage's document '*Conservation Area Appraisals'*. By updating the Conservation Area appraisal for Kirtlington, 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.

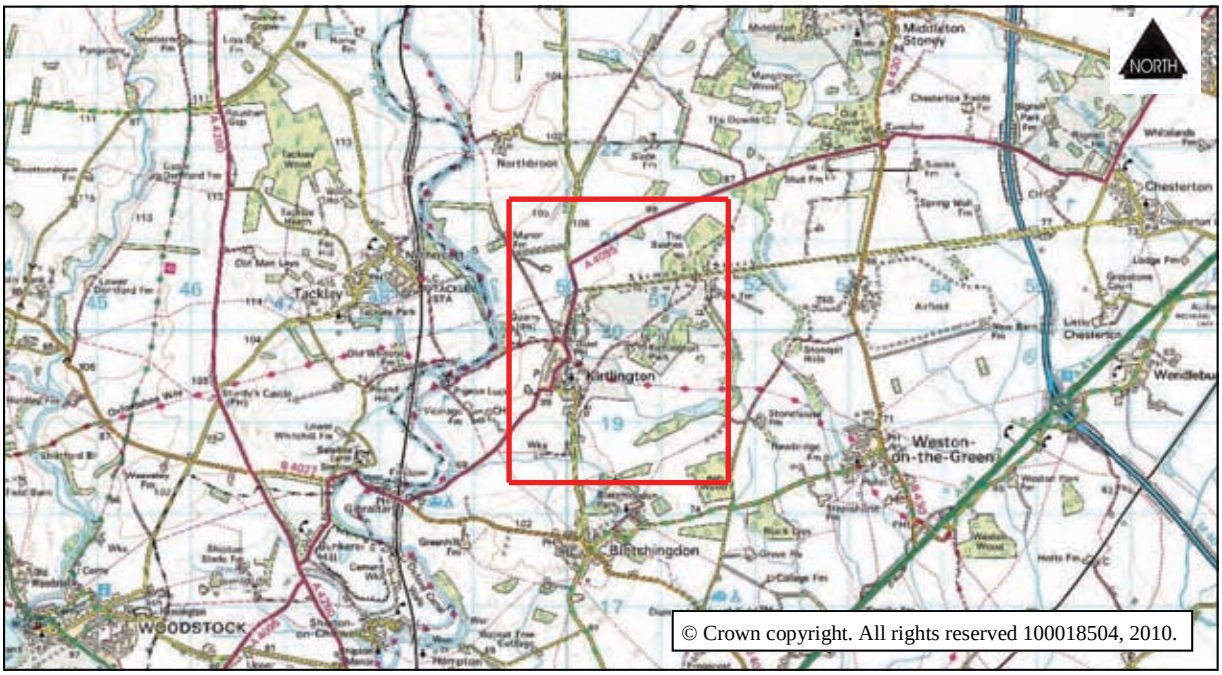
1.2
The Planning (Listed Buildings and Conservation Areas) Act 1990 provides legislation for the protection of the nation's heritage of buildings and places of architectural and historic interest, the character or appearance of which it is desirable to preserve or enhance.

1.3
Conservation areas were introduced in the Civic Amenities Act of 1967. The Act required local planning authorities to identify areas, as opposed to individual buildings, of special architectural or historic interest and to designate them as conservation areas. Since 1967 some 8,000 conservation areas have been designated in England, including 58 in Cherwell District.

1.4
Kirtlington Conservation Area was designed in March 1988. Under the Act Local Planning Authorities have a duty to consider boundary revisions to their conservation areas "from time to time". Kirtlington Conservation Area was reviewed in November 1998 and it is now considered appropriate to undertake a further review in order to further define the key characteristics of the area.

1.5
This appraisal has been the subject of public consultation and thereafter put forward for adoption by the Council to become a material consideration in the determination of planning applications within the Conservation Area and its setting.

Figure 1: Location Map



2. Location

2.1
The Conservation Area comprises the 305 hectares of Kirtlington Park and the adjacent village of Kirtlington with which it shares its name. The village is situated immediately to the east of the Cherwell Valley, approximately 6km (3.75miles) north of Kidlington. To the east of the village lies Kirtlington park. Agricultural land abuts the built up edge of the settlement elsewhere, apart from at the allotments, located to the west of Crowcastle Lane.

2.2
The Council's landscape character assessment identifies Kirtlington as on the border of two character areas: Upper Heyford Plateau, characterised by elevated flat arable farmland and Oxfordshire East Farmlands, which encompasses six distinct areas of 18th Century enclosed farmland one of which is Kirtlington Park.

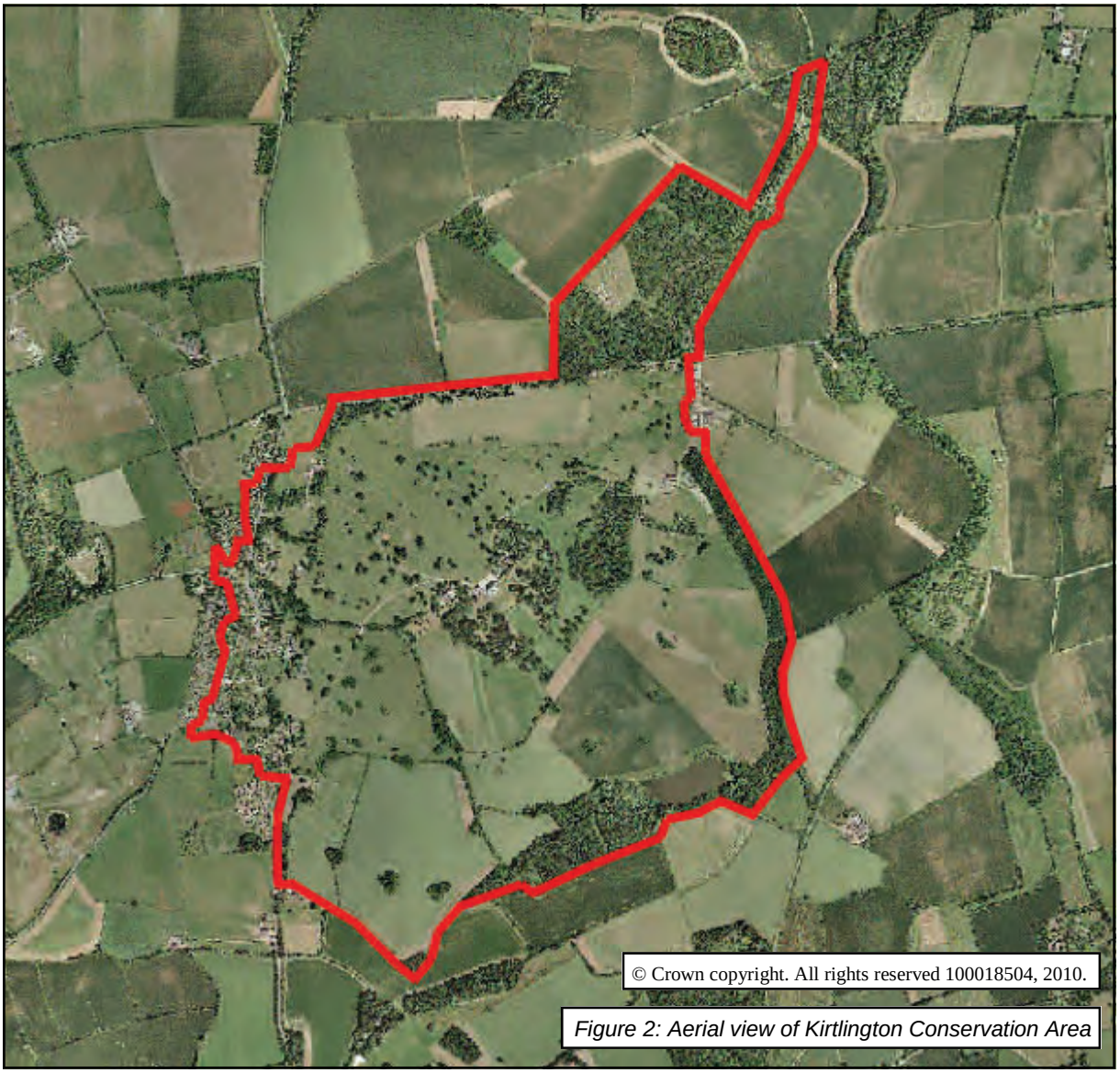


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Figure 2: Aerial view of Kirtlington Conservation Area

2.3 Area Designations Map

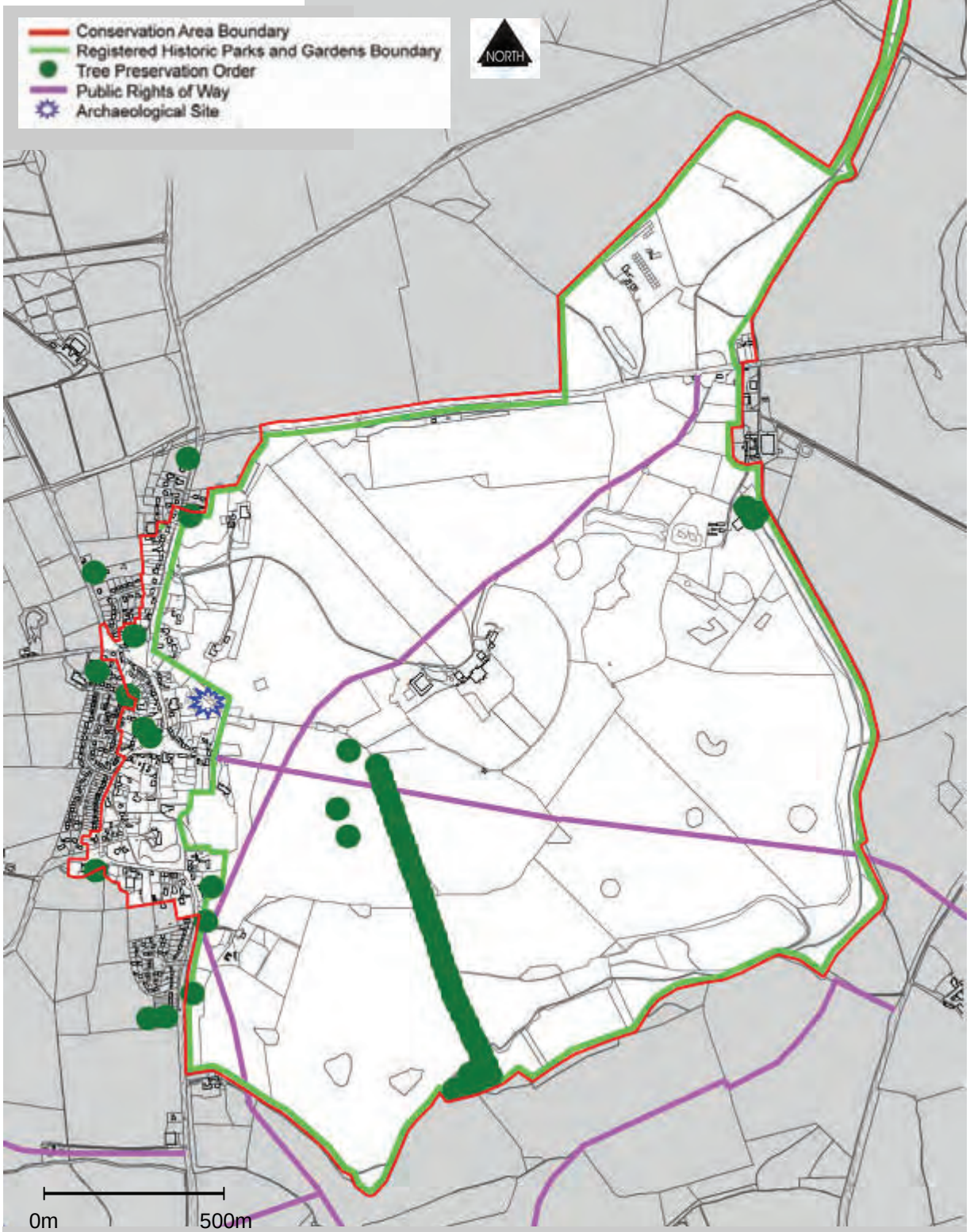

Figure 3: Area Designations Map

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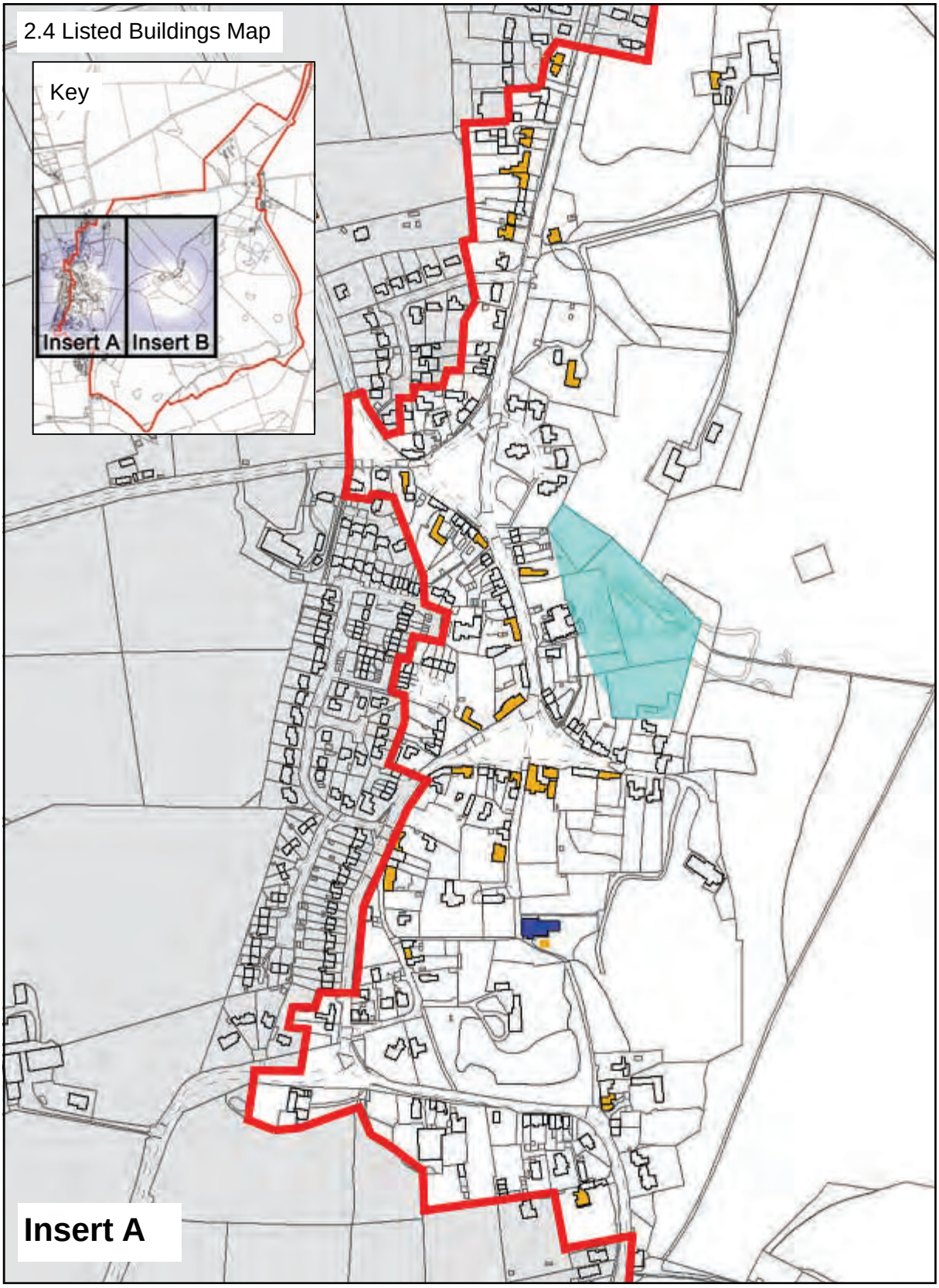
2.4 Listed Buildings Map
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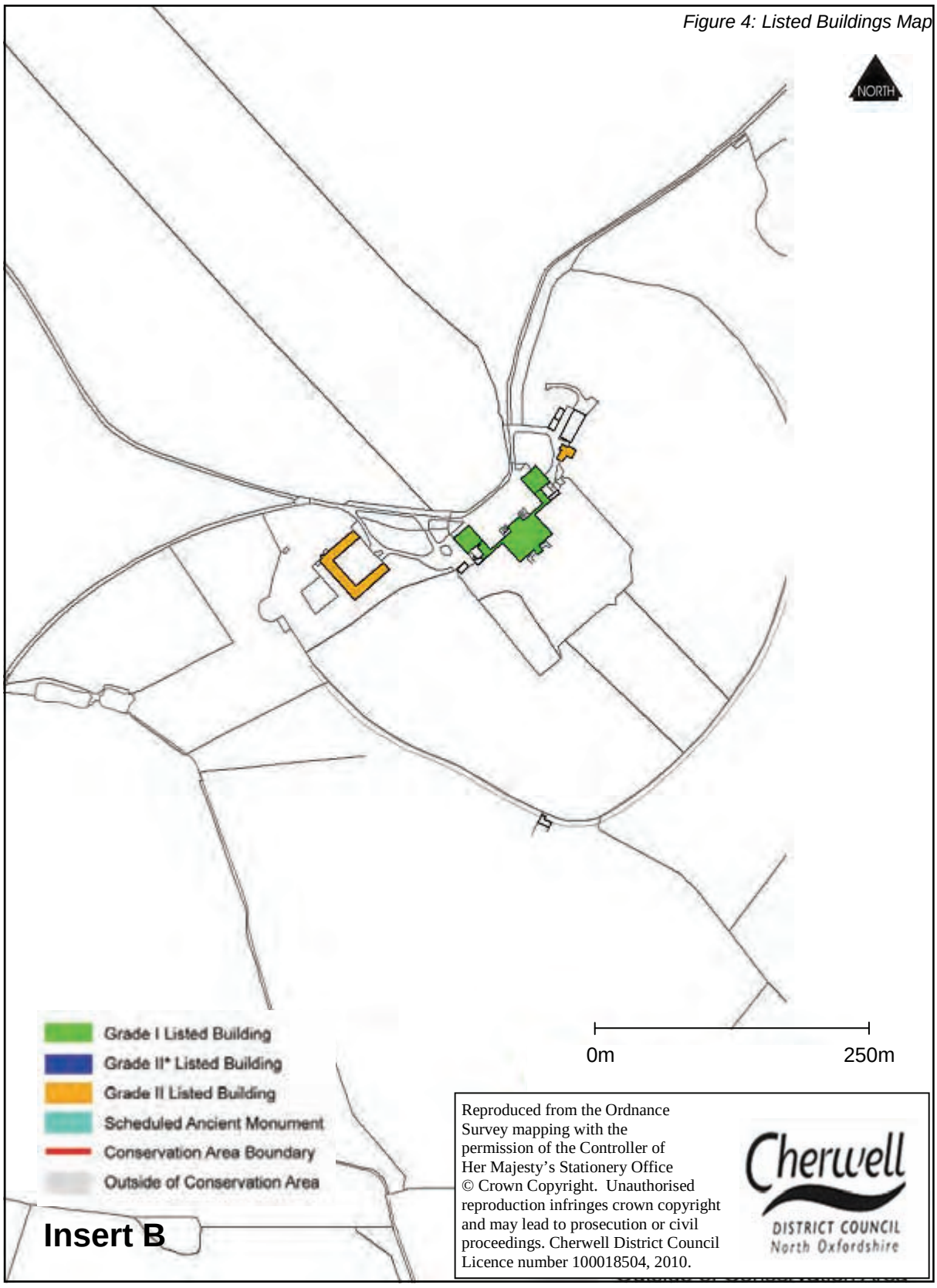
Figure 4: Listed Buildings Map



3. Topography and Geology

3.1
Geologically the village is situated upon cornbrash, a bluish grey limestone which has a high clay content. Cornbrash is widely employed in Oxfordshire for dry stone walling. The geological make up of the area informs the traditional vernacular building materials.

The area is well wooded with considerable plantations associated with extensive areas of parkland containing many fine specimens of single trees, notably beech, oak, and horse chestnut. Much of the land is in arable cultivation. The woodlands divide and enclose the landscape on a large scale.

3.2
The village sits on a ridge, which runs from north to south. The area rises gradually from 70m in the east and west to the village at 100m above sea level. The result of this topography is that views out of the conservation area are plentiful especially to

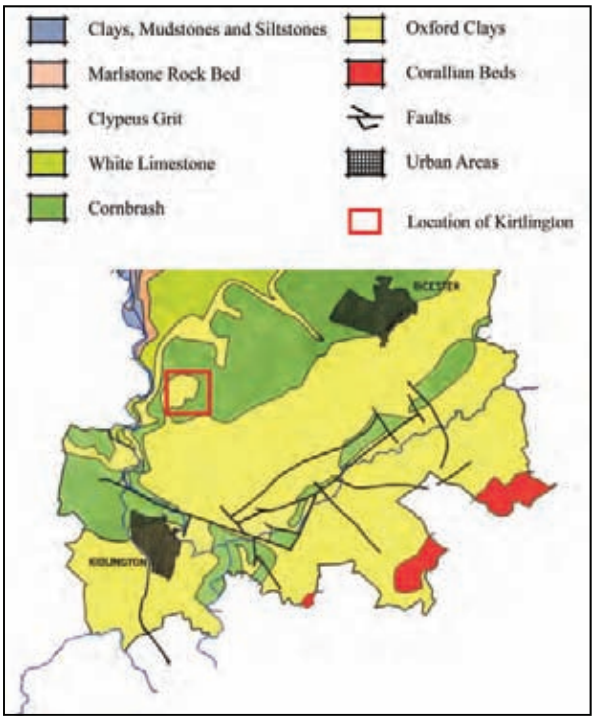
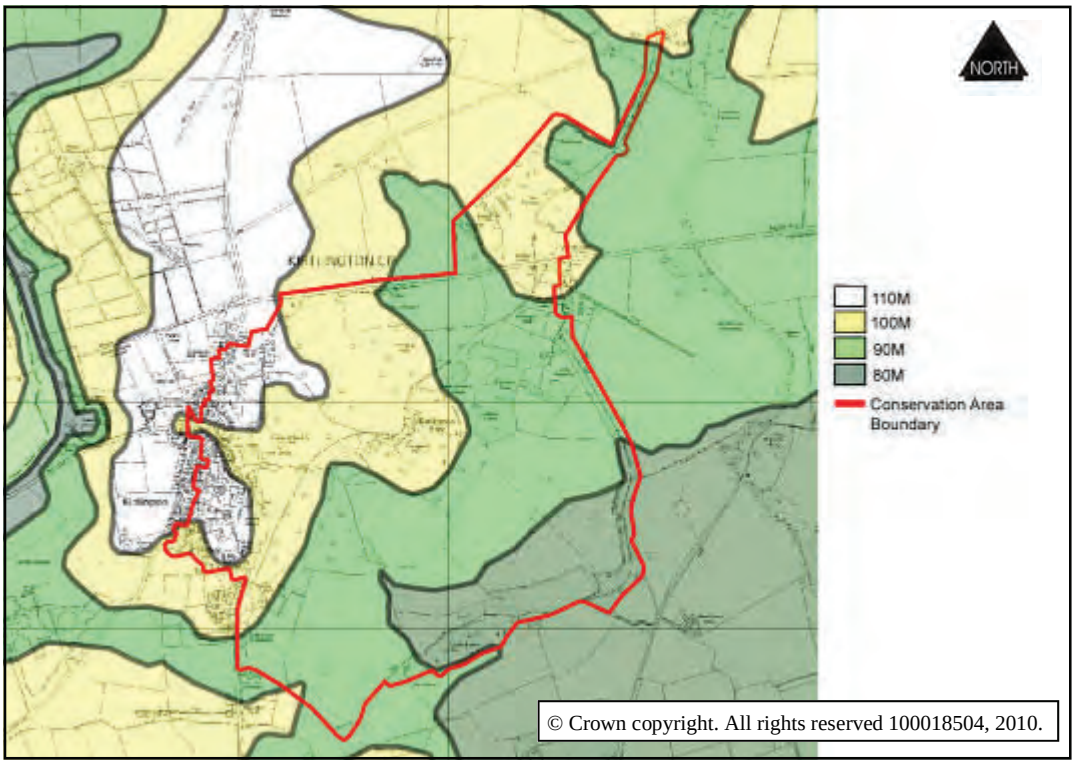


Figure 5: Geological Map

Figure 6: Topographical Land Contour Map

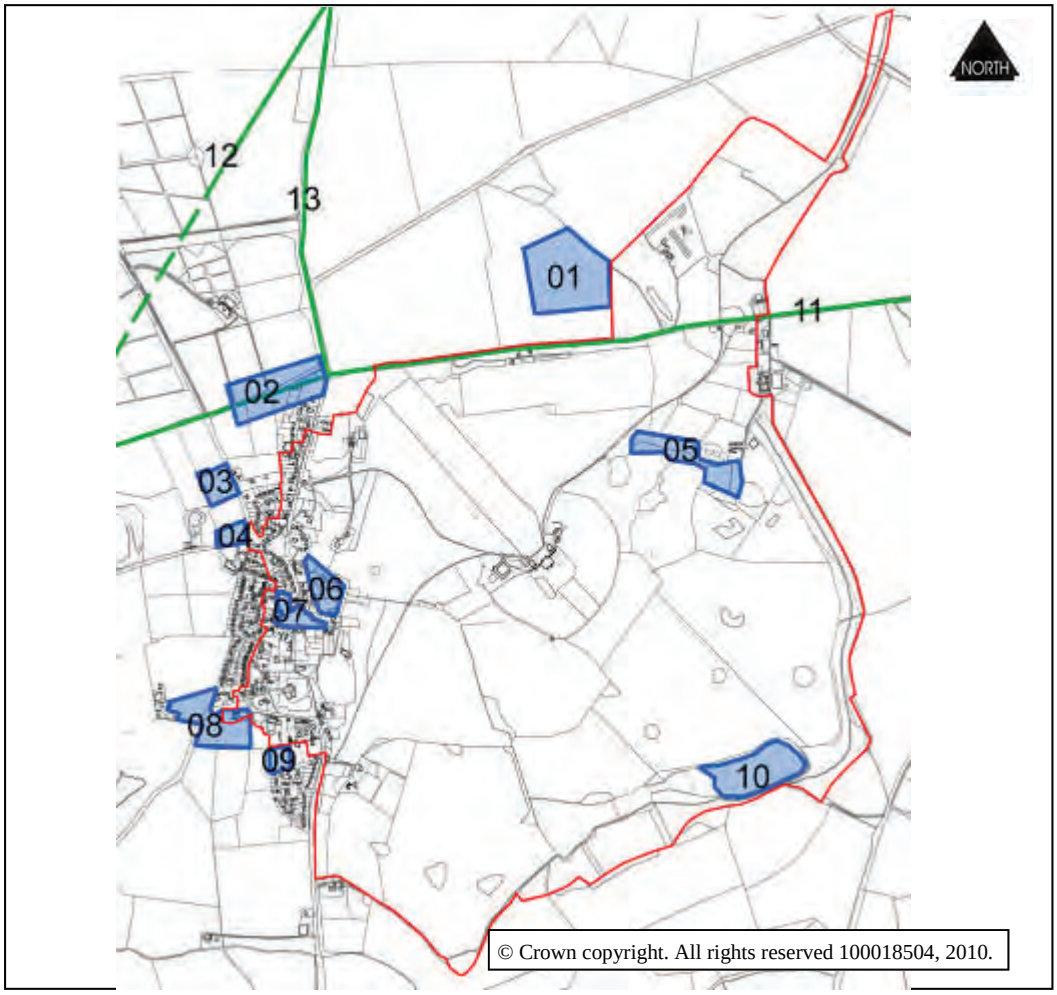


4. Archaeology

4.1
The majority of the conservation area lies in an area of local archaeological interest, which includes the historic village core and Kirtlington Park. The area highlighted as number 6 to the east of the present school is a Scheduled Ancient Monument and contains medieval earthworks, a moat and fishponds. It is thought to be the site of a medieval manor house.

Key
01: Findspot - Neolithic polished stone axe
02: Two Saxon burials, Iron Age settlement and pottery
03: Roman Pottery, Skeletons and Coins
04: Old Quarries
05: Medieval or Post Medieval fishpond, lime kiln and quarry
06: Moated site, supposed site of John of Gaunt's residence
07: Undated ditch and three Post Medieval pits and wall
08: Toll house and Medieval shrunken village
09: Saxon settlement and Roman field system
10: Undated fishpond
11: Akeman Street, Roman Road
12: Portway Roman Road
13: Aves Ditch/ Ash Bank/ Wattle Bank Roman Road

Figure 7: Archaeological Map of Kirtlington



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5. Historic Images and the Development of Kirtlington

5.1
The history and development of rural settlements is often difficult to unravel since the historic record in many cases is poor; but in Kirtlington we are fortunate in having land owners who were keen to record ownership of their holdings. The record for Kirtlington is not extensive but there exist a number of pre-Ordinance Survey (i.e. pre-nineteenth century) maps which record the settlement of the eighteenth century and therefore amongst other things are able to shed light on the changes that were wrought by the Inclosure Award of 1815.

5.2
Kirtlington Parish lies in an area of the country where the 'Midland System' of 2- or 3-field farming prevailed. The soil, in this case Cornbrash, dictated that the parish concentrated on a sheep-corn style of agriculture. In the Middle Ages the agriculture of the whole parish was organized on a two-field economy. The fields were called the East and West Fields: they were separated by the Somerton and Bletchingdon roads. The meadow land was concentrated along Gallows Brook, on the eastern edge of the parish, and beside the Cherwell, where lay Whitmersham, Pinsey, Briton, and Northam meadows. Almost all the waste and common land lay in the northern part of the parish, either behind Northbrook and in the 'Breach Furze', east of the Somerton road, or in Roumer Leys and Grove Leys, which together covered most of the area between Akeman Street and the Middleton parish boundary. In 1750 the common land amounted to 720 acres; in the 16th century its extent must have been considerably greater.

5.3
There were small enclosures of farmland in the parish in the 13th century and 99 acres (40 ha) had been enclosed by 1476, but at that stage most of the parish was still farmed under an open field system. By 1500 the Kirtlington landscape was one of multi-virgate non-consolidated farms of 30 to 80 acres. (A virgate is equivalent to approximately 30 acres and is a typical unit of cultivation).

5.4
This remained much the case until the arrival of the Dashwood family in 1682. These were small farmers who had done well out of the price-rises of the late sixteenth/ early seventeenth century but with the new conditions that prevailed after the Restoration found themselves in difficulties. In response there is evidence that modifications within the old 2-field system were introduced but there were no alternatives to the traditional husbandry of the region and the majority of farms were too small to ensure economic survival after 1660. By 1750 the enclosed land totalled about of which 900 acres (360 ha), and the remaining common lands were enclosed in 1815.

5.5
By the Inclosure Award of 1815 Kirtlington lost its Town Green, which was allotted to Sir Henry Dashwood. It lay to the north of the present North Green, and its 10 acres had constituted a piece of common grazing. There were originally gates on all roads and tracks leaving the village; 16th- and 17th-century court rolls mention at least six of these by name.

5.6
The Inclosure Award names six roads which shall be maintained as 40-foot public highways; these, with one exception, constitute the roads of the parish today. The Somerton road, running north, follows the line of the pre-Roman Portway. The Bicester road was the name normally used of Akeman Street, which runs east from the Somerton road along the north edge of Kirtlington Park.

The Middleton road, used as an alternative road to Bicester, runs to the north of, and roughly parallel with, Akeman Street; it was built about 1800, and is locally called New Road. The Brackley road, now disused and overgrown, branched north-east from the Somerton road and ran beside the pre-Saxon Aves Ditch; reference is made to it in 1396, and it occurs earlier as Aves Ditch Way. The Woodstock road, running south-west to Enslow Bridge, and the Bletchingdon (or Oxford) road are not apparently mentioned by name before the 16th century; but the Bletchingdon road at least, which was the boundary between the open fields, is much older than this. Of the existing lanes, Mill Lane is clearly medieval; Crowcastle Lane, leading from Kirtlington towards Northbrook, is part of the old Deddington Way which passed to the west of Northbrook; and the seemingly ephemeral cart-tracks which lead from the village to Vicarage Farm buildings and from Crowcastle Lane to Briton Field have existed since about 1200 at least, their medieval names being Warper's Way and Plumper's Way. Several roads or lanes disappeared in the 18th century. Of these the most frequently mentioned, from the 13th century, is Northbrook Church Way, an alternative track to Northbrook east of the Deddington Way. In the eastern half of the parish, Weston Way, Wolwell (or Wooller's) Way, and the old Middleton Way had all vanished by 1815. There were certainly two fords over the Cherwell—White Hill ford at the mill and Catsham ford just west of Northbrook; tracks from each led up to Tackley. A footbridge was built at Catsham about 1637; the present narrow stone bridge existed by 1750.

5.7
Study of the maps available - notably the 1750 St John's College map and the Ordinance Survey maps of 1887, 1923 and the present – high-lights clearly the extent of change wrought by the inclosures of the early 19th-century, the almost imperceptible change within the village throughout the latter part of the 19th- and early 20th-centuries and the extensive building of estate and infill housing during the latter part of the 20th-century.

5.8
The enclosing of the Town Green consolidates the boundary of Kirtlington Park along the eastern edge of Somerton Road, but by the same stroke left Home Farm and Portway House, formerly on the edges on the Green within the Park. North Green, formed by the complex of junctions arising from the several ancient routes that meet at this point, defines the southern end of this former area of common grazing.

5.9
In designing the park 'Capability' Brown moved the new access points to the new park away from South Green, where it seems logical that an entrance once existed, however there is no clear evidence. However the old access points and old route remain recorded as the numerous footpaths which cross the area. This is also the case for ancient route to neighbouring settlements where no provision was made within the Inclosure award for their retention and they remain today only as footpaths and bridleways.

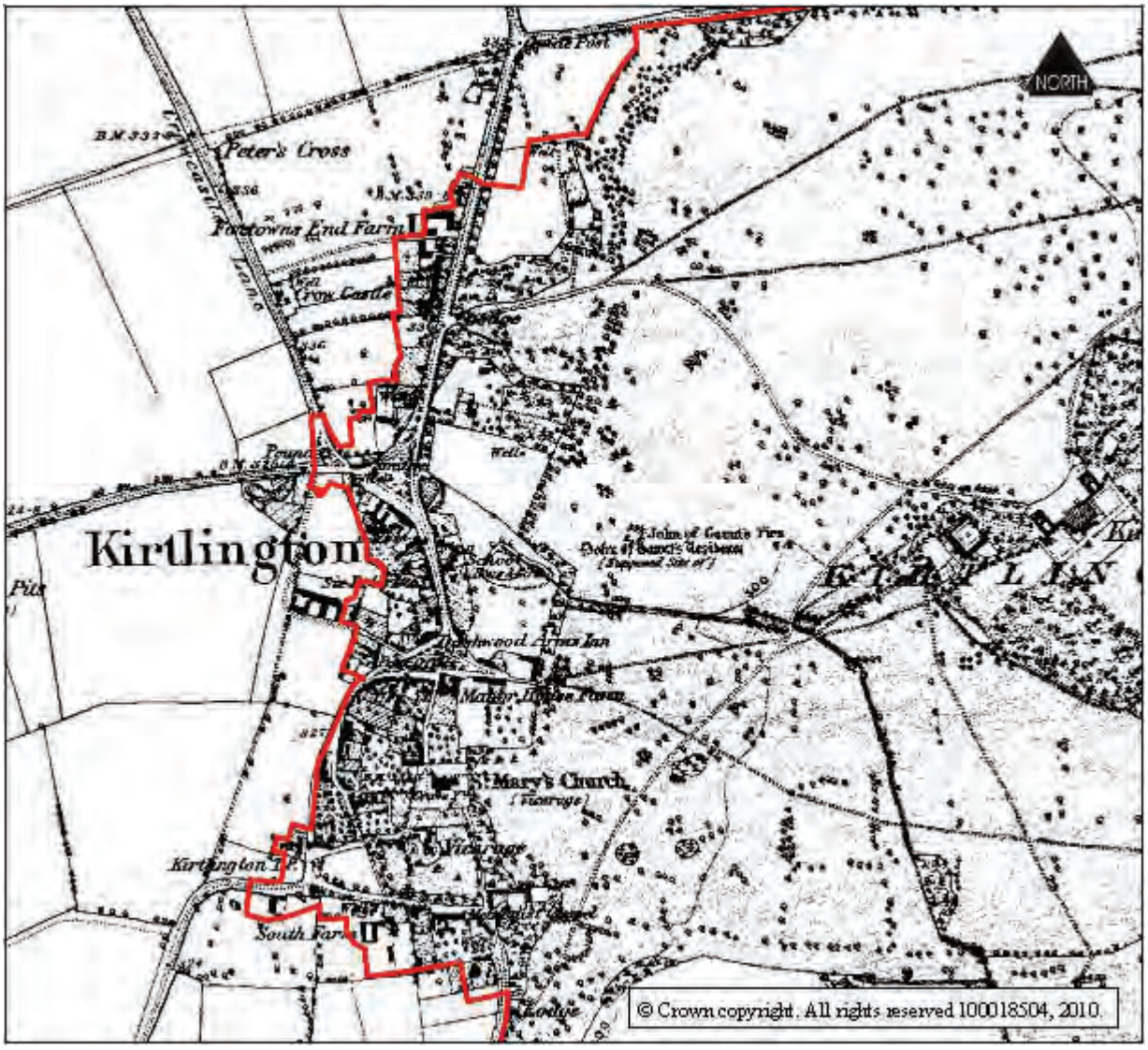
5.10
Kirtlington had two water mills on the River Cherwell. These were noted in 1086 in the Domesday Book, and in subsequent documents in about 1240, 1538 and 1689. All documents thereafter refer to only one mill in the parish. Francis Flight (after whom Flight's Mill is still known) acted as miller and medical doctor – his books and instruments are noted in his inventory of 10 June 1679. This is an interesting combination of professions by modern standards, but it is certain that the increase in the literacy of yeomen and husbandmen in the seventeenth century was partly due to the founding of a school within the parish. There is also mention of a horse mill in the village.

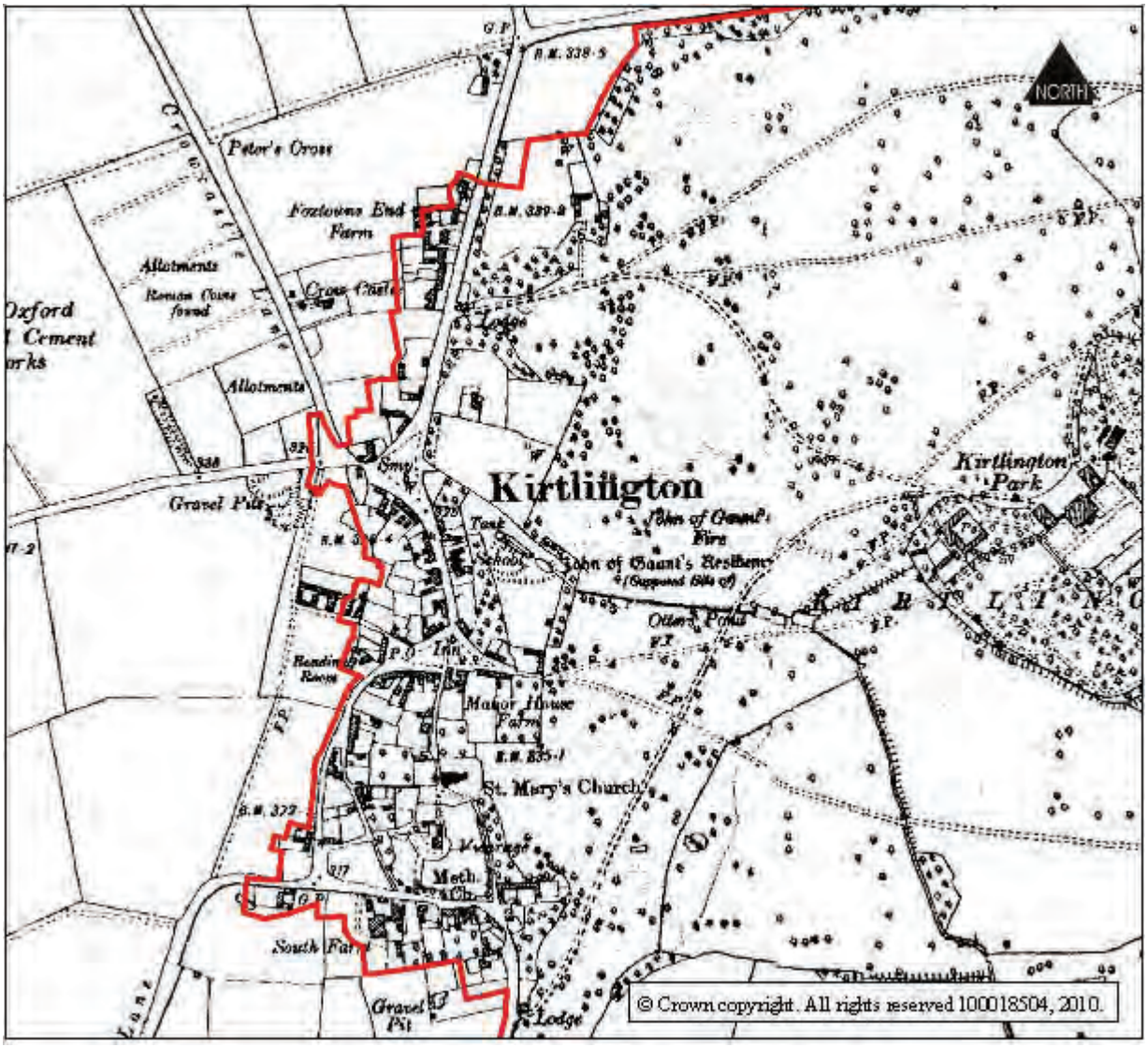
Figure 8: St. John's map of 1750, (EST III.MP.34) reproduced by kind permission of the President and Fellows of St. John's College, Oxford.

5.11
There is little evidence of local industries other than agriculture. Cloth was being fulled and dyed in the village in 1456; in 1543 Thomas Harres, fuller, obtained a licence to erect 'a fuller's teynter' on the green for an annual rent of 2d., and in 1619 Thomas Bull was paying 2s. 6d. annually 'for the Fuller's Racke in Oldburie', the field immediately east of the church. The Prior of Bicester had a quarry which was being worked in 1425. A quarry near the mill was leased in 1526 to Thomas Swetnam and in 1619 to Thomas Bull. A Kirtlington limekiln contributed to the building of Cardinal College (Christ Church, Oxford).

Kirtlington Mill 1900

Figure 9: Ordnance Survey map of 1887





5.12
In 1638 Richard Hall was elected and sworn as clerk of the market and water bailiff, an office which, possibly owing to the gaps in the court rolls, is not found again. Plot's map (1676) shows Kirtlington as a market town.

5.13
The arrival of transport links had an impact on life within Kirtlington. The Oxford-Banbury railway and the Rugby-Oxford canal both follow the Cherwell valley. The railway, opened in 1850, lies mostly on the west, Tackley, bank, but enters the parish at two points owing to bends in the river.

The canal, which in 1787 had just reached Northbrook, is on the east, Kirtlington, bank. The arrival of the canal provided cheap transport and coal for the houses. A canal-side settlement was established at Enslow Bridge south of Kirtlington with wharfs, a corn mill, brick yards, tileries and quarries.

5.14
A modern industrial undertaking was the building of the Oxford Cement Company's works beside the canal in 1905, but they were abandoned after 20 years when the works moved to the other side of the river.

5.15 Routes and Connections

One of the most interesting changes in the development of the village and Kirtlington Park are the alterations to the routes which connect the two together. The 1750 map records Kirtlington Park in relatively little detail which indicates that the park's landscape works were incomplete. This makes sense as Capability Brown's landscape works are recorded as completed in 1751.

1750

As the map is incomplete, that is it does not cover all of the park, we can not be sure of all of the original routes. However, the map does show that access to the house was provided by two routes, both of which only remain in part.

The north access crossed the now scheduled ancient monument and the south started at the corner of Bletchingdon Road.

1887

After completion of the landscaping works the routes through the park multiplied immeasurably with alterations to the two existing accesses.

1900 to 1961

By 1900 the route connecting the now scheduled ancient monument to the park was lost and further routes at the north of the park also. However following 1900 the routes stabilised until at least 1961.

1996

Many of the previous connections are now lost including the east west footpath, south of Kirtlington House. Although it is probable that as the path was not a public right of way, it was not identified on the map.

2009

The strong east west footpath returns after not appearing on the 1996 map and the footpath which crosses in front of Kirtlington House is routed away from the front of the building.

Whilst the routes from the village through the park have changed over time they have had little affect on the layout of the village itself.

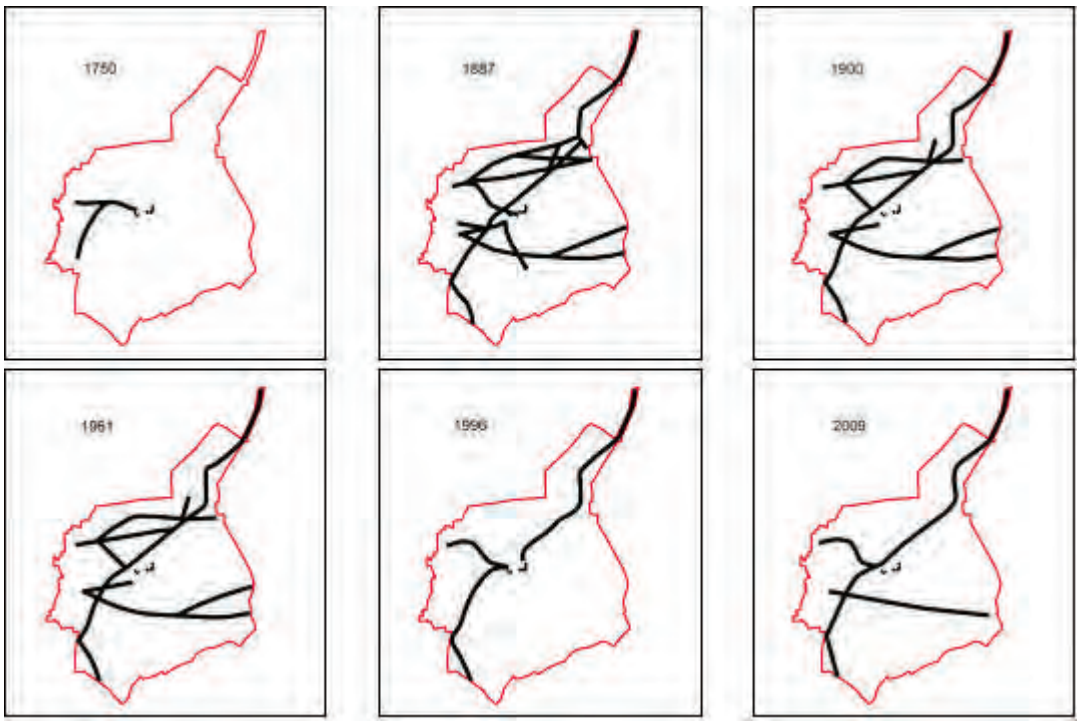


Figure 11: Chronological diagrams indicating the routes into and out of the park.

5.16 Historic Photographs

View north along Heyford Road, (Packer Collection - Simms 1910 - 40). A second row of cottages has been constructed past the row here, however more evident is the loss of a large number of mature trees. The grand row of trees which lined the green were felled due to Elm disease and replaced by a handful of smaller trees.

View west across south green, (Packer Collection - Simms 1910 - 40). The three ancient trees were felled due to Elm disease with only one replaced. Telegraph poles detract from the open rural nature of the green. Padbury House has also been rendered and 'Acorn' and 'End' cottages

View north east along Oxford Road, (Packer Collection 1910 - 40). The ancient tree outside Padbury House is now lost, but otherwise the scene is relatively similar except for the modern wire scape and standard roads.

Cottages and Barns off south green, (Packer Collection - Simms 1910 - 40). This corner of the south green barely resembles its former appearance. The buildings on both sides have been extended and front gardens enclosed. Furthermore the mature trees in the background have been lost.

Kirtlington Park house, (Henry W Taunt). The main house remains much the same, with the two wings either side. The array of parked vehicles disconnects the building from its grounds. Although internally the main rooms are located on the first floor which allows views over the cars into the grounds beyond.

War memorial and reading room, (Packer Collection, 1920 - 30). Both features remain, however the connection between the two has been lost with the conversion of the reading room to residential use, the new enclosure and the significant lowering of the boundary wall to the highway.

Church of St Mary, (Henry W Taunt, 1895). The climbing vegetation has been removed from the church, but otherwise there is little change. Interestingly the boundaries of the church yard appear to be stronger now, consisting of substantial vegetation.

View along Church Lane with Manor House to the right, with its hexagon stair tower (Packer Collection - Simms 191 - 40). The rear of the Manor house remains although there are some subtle changes. Two chimneys have been lost and the Lane has been formalised with kerbing on one side.

View south along village street with pond, (1905). The street remains much as it was 100 years ago. Infill development east of the pond and between the two terraces on the west side has had little effect on the character of the street.

6. History

6.1
The name Kirtlington derives from the Saxon and translates as the 'tun' or settlement of Cyrtla's people. The earliest known historical record of Kirtlington dates from AD 945. In 977 King Edward the Martyr held a witenagemot at Kirtlington attended by Dunstan, Archbishop of Canterbury. Kirtlington was a royal manor in the time of Edward the Confessor, and was presumably already a hundredal manor in the 10th century (that is it performed fiscal, judicial and military functions). The Domesday Book records *Chertelintone* as an important royal manor in 1086.

6.2
During the sixteenth century the manor played an important role in the life of the parish but did not dominate. Manorial organisation provided a framework within which the tenants and freeholders retained considerable autonomy. The society of the parish until the middle of the seventeenth century was dominated by husbandman and yeoman farmers occupying tenements between 30 to 80 acres. This predominance of locally-owned freehold land ensured that the community was not dominated by a strong residential lord. The period 1680 to 1750 was a period of crisis for small Midland farmers. The increase in central and local taxation and lower prices brought about the large-scale disappearance of peasant farmers occupying small freehold/tenements after 1680.

6.3
Kirtlington remained a royal manor until 1604 when the Crown sold it to two wealthy London merchants, Peter Vanlore and William Blake. In 1610 Vanlore and Blake resold Kirtlington for £3,000 to Sir Thomas Chamberlayne, chief justice of Chester, who held his first court as lord of the manor in 1625, in which year he died.

His son Thomas bought Northbrook in 1641, a step which in effect united the two manors. Northbrook was demolished in the 1740s following the construction of Kirtlington Manor.

6.4
In 1682 Penelope, daughter of Sir Thomas Chamberlayne, (grandson of the chief justice), was married to Robert Dashwood, son of a wealthy City financier. By the marriage settlement all the Chamberlayne estates in Kirtlington passed to Robert Dashwood, on whom a baronetcy was conferred in 1684 for his services to the King.

6.5
The economic pressure on the farming community provided a strong incentive for both owner-occupiers and non-resident minor gentry to sell land to Sir Robert Dashwood and his grandson. At the same time the Dashwoods reorganised the farms and by 1750 the community was polarised into large tenant farmers and the mass of craftsmen, labourers and small holders with the Dashwood family at the apex.

6.6
It would seem that having chosen to settle in Northbrook that it was natural that Robert Dashwood, as the cadet branch of a gentle family, should seek to consolidate and improve the family estate. The Dashwoods were generous in their settlements of land, but it is worthy of note that the cost of land purchase and house construction was minimal in comparison to the sums lavished on other causes such as parliamentary careers. The Dashwoods held Northbrook and Kirtlington until 1909.

6.7
In 1583 a wool draper called John Phillips bequeathed the rental income from a house in Woodstock to employ a schoolmaster in the village. His bequest did not provide for a schoolhouse, so a tenement called Church House was used. In 1759 the school had to close because the house in Woodstock had decayed to the point that it was unfit to be let. In 1766 the house was let on a repairing lease to George Spencer, 4th Duke of Marlborough and between 1774 and 1778 the school reopened. The vicar and Sir James Dashwood, 2nd Baronet were the governors, and it seems that subsequently the Dashwoods as well as the Phillips endowment supported the school.

6.8
By 1808 two other schools had been founded in Kirtlington, and by 1814 one of them was a National School. In 1833 the three schools were effectively merged and in 1834 a purpose-built schoolhouse was opened. In 1947 it was reorganised as a junior and infants' school and in 1951 it became a voluntary aided school. It is now Kirtlington Church of England School.

Pupils hanging out washing as part of a home economics class at Kirtlington School 1930.

6.9
The names of three 17th-century inns are known. The 'Dolphin' is mentioned in 1644 as a the result of Matthew Weatherly, a royalist soldier, being shot and killed there by another soldier; the 'George' and the 'Red Lion' both occur in deeds of c. 1675–1700. The 'Dashwood Arms' has occupied its present site since 1815. A 'Six Bells', which no longer exists, also occurs in 1815 and again in 1884, when it had moved to a different site.

6.10
In 1562 the inhabitants of Kirtlington received a royal charter exempting them from payment of toll elsewhere than in the Duchy of Lancaster. It was said in 1723 that this privilege was the reason for the village's annual feast, called the Lamb Ale. By 1679 it was an established tradition that would start the day after Trinity Sunday and last for two days.

6.11
In 1979 Kirtlington Morris was formed and revived the tradition in a modified form. Every year since the Ale has been held at the end of May or in early June. Typically about 20 Morris sides attend the festival and dance over the weekend, prior to the Lamb Ale festival.

6.12 Population
Kirtlington was one of the wealthiest parishes in the Ploughley Hundred in the 14th Century. Primarily an agricultural community, in 1676 the village is recorded as a market town with 265 persons over the age of 16 and at least 65 households. This was an increase of 80 to 90% over the population recorded in 1523. By 1811 the village had a population of 536, by 1871 it was 761, by 1901 it was 594 and in 1951 in was 636. In the last census of 2001 this stood at 872.

The Dashwood Arms in 1890. Elm tree to left now lost

7. Architectural History

7.1
Apart from the inclosure of Town Green, and with the exception of the council houses built at the south end and on the west side of the village in 1948 and 1954 and the more recent infill in the north west on land previously farmed as part of Foxtown End Farm, to the east of North Green and in the south of the settlement on the land previously farmed as part of South Farm, the general plan of Kirtlington is much as in the map of 1750. A fair number of the present houses must have been standing then.

7.2
The form of the historic housing stock is simple, rectangular in floor plan, with many older dwellings having later small, service wing extension.

For the most part the village is devoid of overtly polite architecture and even the more grand buildings, for example The Manor House, are quintessentially vernacular in style. This contrasts with Kirtlington Park which with its Ionic columns and orders of architectural detail is in the formal Palladian style.

7.3
The Dashwoods proved to be good overlords and much building and improvement was undertaken during their ownership. An example is South Farm; originally a 16th- or 17th-century farmstead, shown on the inclosures award map of 1815 as 'Balls Homestall and Close' (for which read farmhouse and associated buildings). The current building and associated outbuildings are typical of the late 19th-century and the stables bear the datestone 1875. This ties in with the Dashwoods' acquisition, as the family as a matter of course undertook extensive rebuilding programmes, creating 'model farms'.

Sadly the farmhouse was over-looked for listing and as a result the farmhouse itself has undergone some rather unsympathetic alterations in recent decades.

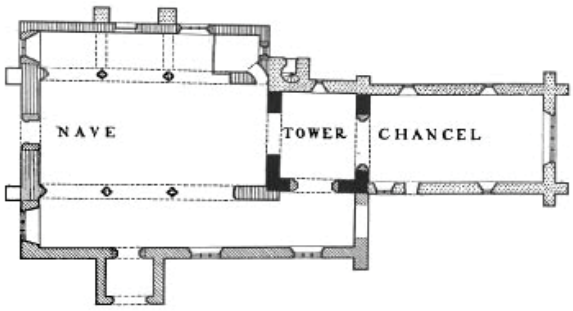
7.4
The Dashwoods were also responsible for the construction of 19th-century cottage accommodation throughout the village; such has the cottages (Bishops Cottage and Springdale) along Heyford Road. These and other similarly delightful 'estate' cottages are readily identified by the polychrome or red brick detailing of the doors and windows and can be found in other Dashwood-owned manors across the district.

7.5
Other large farmhouses of note are the Manor House (formerly listed as Manor House Farm) (listed Grade II), which until recently carried a stone dated 1563 and is believed to include remnant of a former late medieval hall house. Foxtown End Farm (listed Grade II) partly a 17th-century house which it is said has the 16th-century staircase from the now demolished old manor at Northbrook, and Portway House (listed Grade II), though much altered, has an inscription 'T.W.: A.W. 1684'.
Church of St Mary the Virgin

7.6
There can be no doubt that there was a Saxon church at Kirtlington, which was an important royal manor; the earliest indication of its existence comes from Domesday Book. It records that in 1086 Osmund the priest held in demesne (i.e. for the use of his household) a hide of land worth 20s. (A *hide* is a taxable unit of land, notionally the amount of land that would support a household).

7.7
The oldest visible parts of the present Church of England parish church of St. Mary the Virgin (listed Grade II*) include the early 12th century Norman arches supporting the central bell tower, and a tympanum of the same date that is now over the vestry door. About 1250 the nave was rebuilt and the north and south aisles were added, each linked with the nave by arcades of three bays. The west window of the nave dates from the 14th century, as do two windows flanking a blocked 13th century doorway in the north aisle. The east window of the chancel, west doorway of the nave and south doorway of the south aisle are also 14th century. In the 15th century a clerestorey was added to the nave and a porch was added to the south door.

The Lady Chapel was also rebuilt in the 15th century, and other late mediaeval additions include the Perpendicular Gothic windows of the south aisle and another Perpendicular Gothic window in the north aisle. The pulpit is Jacobean.



Church of St Mary. The black areas highlighted the oldest part of the church.

7.8
By 1716 the Lady chapel was ruinous and Sir Robert Dashwood, 1st Baronet had it converted into a family chapel and burial vault. The wrought-iron gates bearing the Dashwood arms are said to have come from Northbrook House. In 1770 the tower was unsafe and was demolished, leaving its arches between the nave and chancel. In about 1853 Sir Henry William Dashwood, 5th Baronet had the bell tower rebuilt by the Gothic Revival architect Benjamin Ferrey in a Norman Revival style.

In 1877 Sir Henry and Lady Dashwood had the chancel restored by Sir George Gilbert Scott. At the same time the organ was installed in the Dashwood Chapel, obscuring a 1724 memorial to the first three Dashwood Baronets and other members of the family; the old Church band of clarinet and bassoon having been done away with around 1839. The organ has since been removed from the Chapel. The rebuilt bell tower has a ring of eight bells.

7.9
Wall-paintings of St. George and St. Christopher, which were rediscovered in 1905, are mainly of the late 15th century. Outside on the north side of the chancel is the tombstone to a black servant of Sir Robert Dashwood, who was buried in the chancel in 1691.

7.10 **Kirtlington Park**
Kirtlington Park, (listed Grade I) a handsome Palladian mansion, stands in a park of 3,000 acres (1200 ha), about half a mile (800m) east of the village. It was built by Sir James Dashwood. The first stone was laid on 22 April 1742 and the house occupied on 30 August 1746. The work was not then finished, but of the £32,388 8s. spent by 1759 the great bulk (c. £26,000) had been spent by the end of 1747, and much of the later expense was on the gardens and grounds.

The original architect was James Gibbs (architect of the Radcliffe Camera) who produced five detailed drawings, one of which remains in the house. Gibbs was replaced however by John Sanderson (Architect and interior designer) who amended Gibbs's plan. Sanderson received a fee of £65 for his work. The builder was William Smith of Warwick.

The house contains a room famous for its frescoed ceiling of monkeys engaged in field sports; the painter, M. Clermont, was paid £52 10s. The grounds were laid out by 'Capability' Brown, who between 1755 and 1762 who received £1,574 2s. for the work.

The construction of Kirtlington House symbolised the arrival of the Dashwoods into the landed gentry and the transformation of Kirtlington into an estate village.

Kirtlington Park (around 1900). Interestingly the four decorative Doric columns either side of the door are not present.

Kirtlington Park

8. The Character of Kirtlington

8.1 Form, street layout

The village has grown up near the junction of several Roman roads: the east west Akeman Street and the north south Portway and Aves Ditch. The route of Portway can be traced running due south through the village although the existing main road no longer follows this alignment.

As a result the village is linear in form, following this route along a slight ridge above the River Cherwell to the west and adjacent to Kirtlington Park to the east.

A network of other historic routes forms the basis of historic core, some developed into adopted highways but others remained as lanes (e.g. Troy Lane, Crowcastle Lane and Hatch Way) or footpaths (e.g. those in the vicinity of the Church of St Mary). The location of the Parish Church off the current main route indicates that routes which are now only footpaths may have had a higher status historically and, indeed, the adjacent north south route follows the Portway alignment.

Narrow enclosed nature of Troy Lane.

There is remarkable continuity of enclosure along the main route, with the building line generally at the back of the footway, enticing the eye with a sequence of deflected views along the route through the village in both a northerly and southerly direction. Both North and South Greens are enclosed with almost continuous building lines. Maps from the C18 indicate that prior to the formation of the current park the Town Green was sited in the north of the settlement to the east of Portway. This might explain why the building line is particularly strong on the west side of the main route as much of the east side was open until mid C20th. The exception is on the NE side of South Green where there is C19 cottage encroachment. The village has similarities in this respect with Weston on the Green, here abutting parkland rather than common land.

Entrances to Kirtlington Park were remodelled in the late C18th or early C19th (as part of Capability Brown design), with new gate lodges near the northern and southern extremities of the settlement. However, there is no evidence from early OS maps that the entrance to the Estate was ever located more centrally, for example off South Green, as the form of the village might lead one to expect possibly because this is the access to an earlier medieval manor.

North entrance lodge to Kirtlington Park.

8.2 Land Use

The agricultural origins of the village can be traced back to farms within the village itself, of which only South Farm and Foxtownsend Farm are still working farms. Other former farm buildings have been converted into residential use such as Manor Farm and Comer Farm.

Kirtlington Park is well known for its successful Polo Club, now with 6 fields and facilities based at Park Farm in the north east of the Estate. Home Farm, within the estate grounds is also now largely given over the equestrian use.

The village retains its core facilities of the Parish Church, village shop, primary school and two public houses, one now a hotel, and also boasts a large new village hall, all of which is indicative of a socially thriving settlement, supported in part by the C20th housing to the west of the conservation area. However, other than this, the village is now almost entirely residential, with no vestiges of employment evident and even the former Methodist Chapel converted to residential use.

Village hall and its grounds.

8.3 Materials

Roofs

Original roofing materials would have been long straw thatch and stone slates. A few thatched properties remain (e.g. Winter Cottage, The Cottage and Park View Cottage, Thatched Cottage, Dashwood Arms (part), Woodbine) but the traditional flush ridges have often been replaced by block cut ridges and wheat reed. The steep pitches on other buildings reveal that there would have been many more thatched properties.

Many of the historic properties are still roofed in Stonesfield slate, some now replaced with artificial concrete slates and, as these are generally well weathered, this gives a remarkable homogeneity.

Plain clay tiles or artificial plain tiles, also generally well weathered, contribute and there is some Welsh slate, some with red ridge tiles. The coming of the canal to the area explains why Welsh slate tiles were also used historically.

Examples of inappropriate roofing materials, such as bold roll interlocking tiles, within the conservation area are limited.

Gables are plain, with no hips, and generally without barge boards or box fascias. Roof pitches range from 45 – 60 degrees.

Clay tiles with a decorative ridge at Gossway.

Elevations

The overwhelming use of limestone for walling, mainly stone or rubble brought to shallow courses, with some ashlar quoins, creates remarkable homogeneity. There is little dressed stone even on grander buildings.

A couple of buildings are rendered, most notably The Old Post Office and Padbury House on South Green, a 3 storey Victorian terrace in prominent position, forming a distinct landmark.

Padbury House.

Very little brick is found, even in out buildings as might be expected, other than one prominent building on Oxford Road. However, C20th development outside the Conservation Area is constructed of buff brick.

Recent infill development within the Conservation Area is mostly in natural stone and even the reconstituted stone is now weathered and creates a reasonable fit. The modern natural stone is generally of larger blocks and with deeper mortar joints and can be honey coloured, suggesting it is sourced further west, away from the creamy grey local Cornbrash. The reconstituted stone often has a rather smooth texture, squared and laid in irregular courses with jumpers which set it apart from the historic use of stone here.

Chimneys

There is great consistency in that all traditional buildings have chimneys and most are red brick on ridge and internal. Some blue brick detailing evident and a few rendered or stone chimneys, but these are rare. There are notable stacks on Dashwood Hotel, indicative of the status of the building.

External chimney at the Manor House

Windows, cills, lintols

There is remarkable homogeneity within the conservation area: most properties have 2 and 3 light vernacular casements, some with 2 or 3 bars and some 6 paned. A few properties have metal casements set within stone surrounds. Virtually all windows have timber lintols and stone, tile or slate sills. Windows are generally well maintained. There is some bespoke double glazing of good quality and here unusually UPVC windows are not too discordant as the general proportions are accurate.

Some Victorian properties have vertical sliding sashes, 2, 6 or 8 paned, with timber or stone lintols. Notable examples front South Green

Although the use of red brick is common in the wider area to form openings in the Cornbrash, here in Kirtlington the red brick is alternated with exposed vitrified headers to create a very distinctive and attractive red and blue chequer pattern, single or double stacked. The bricks form an arched head and can extend to the cill or the cill can be formed by tiles. This is a particularly distinguishing feature on several properties including Springdale, Bishops Cottage and The Forge. It is not seen elsewhere and may indicate the cottages were once part of the Kirtlington Estate.

Bishops Cottage and Springdale.

Dormers

There are very few dormer windows within the conservation area. Unbroken roofs are characteristic feature as one moves through the village along the main road. Dashwood Hotel recently remodelled pitched roof dormers set high within the roof space.

There are a few examples of non traditional large dormers springing from front elevations, such as the recently inserted dormer on the thatched section of The Dashwood Arms on South Green.

The eye brow window at the Dashwood Arms.

Porches

Front elevations lining the main street are generally uncluttered as very few porches are in evidence. Where they do appear both open and closed gables with timber supports are found and there are flat roofed canopies. There are some notable porches of significant size e.g. The Old Bakehouse, which is in a prominent position. Solid storm porches constructed of local stone are generally later additions.

Porch on the Old Bakehouse.

Garages

There are some well mannered integral timber garage doors on street frontage, notably adjacent to Rose Cottage on North Green.

Vertically hung timber garage doors.

8.4 Scale and massing

Virtually all buildings have two storeys, but nevertheless achieve a variety in height that makes an interesting street scene. The earliest vernacular cottages have low eaves height, with first floor rooms partly in the roof space (e.g. Thatched Cottage—C17/C18 and Crowcastle, formerly Winter Cottage—C18). Grander and later properties exhibit increased ceiling height and have greater prominence in the street (e.g. The Old Vicarage—C18).

Crowcastle Cottage.

The Old Vicarage.

Very few buildings have a second floor, either a full floor or a floor set within the roof space. Exceptions include Padbury House and The Old Post Office (C19).

Most properties are single plan and double fronted. This gives a narrow roof span, as was restricted by building materials of the day. Even the Victorian terrace on South Green (Gable Cottage and Vine Cottage) is narrow in depth.

Buildings are grouped along the street frontage in informal terraces and this combines to create greater massing, including gentle curves.

Grander stand alone buildings such as The Manor House have a greater mass and more complex floor plan and roof plan. Many properties of all types have rear extensions, mainly single storey. Projections to the front of buildings are not traditional and do not exist along the main frontage.

Manor House.

Modern infill development at the Chestnuts is entirely detached dwellings, employs a floor plan of greater depth than is traditional and also front projections so that, despite the careful use of local materials, the development does not entirely accord with the established character.

Means of enclosure

Within the heart of the village properties are generally constructed at the back of the footway without front boundary enclosures.

Around South Green colourful planting provides a plinth to the buildings.

Around North Green there are a number of means of enclosure evident including horizontal estate railings, particularly those properties currently or formerly associated with Kirtlington Park. These are a characteristic feature, not seen in many other villages locally, and help establish a visual clue as to the village's historical development. Hedges and low stone walls with stone on edge copings are also evident here.

Stone walls play an important part in the established character, for example reinforcing the building line along the west side of Heyford Road, running between buildings to define the public realm at Troy Lane, walls to Manor Farm on Bletchingdon Road and along Molly Minns Lane of almost 2m in height, bearing a date stone of 1840 and enclosing rear and side boundaries of curtilages, most notably in the proximity of the church of St Mary.

Date stone on the boundary wall of Manor Farm

The former Vicarage, now Stonehaven, is fully enclosed by a 2m high stone wall, which effectively screens the property from the rest of the settlement and creates an enclosed atmosphere to Bletchingdon Road here. Stone walls are traditionally of dry stone, but those of recent construction or recent repair are laid with mortar. Coping varies from stone laid on end to simple round mortar. The wall to The Old Vicarage has three bands of clay tiles topped with a ridge tile, which is a detail local to the Bicester area. The boundary wall to Kirtlington Park is a magnificent wall, recently well repaired.

Kirtlington Park boundary wall on Heyford Road

Carriage way, pavements and footpaths

The main route through the village, in particular the A4095 which runs from Witney to Bicester is a popular local route and the volume of traffic has a disruptive effect, as does the volume of parent's cars delivering and collecting children from the primary school. The twisting alignment of the road through the village, vehicles parked on the carriageway and the speed bump and road narrowing in the north of the village has some impact on reducing traffic speed.

The road is a standard carriageway with tarmacadam footways either side through the centre of the village, but the un-kerbed village greens and the grass verge on the west side of the carriageway north of North Green and also the lack of footway on the east side here retains a rural ambiance in part. Granite sett kerbing remains in part, stone on end is in evidence as paving on South Green and York Stone paving remains outside Eastleigh House and Oxford Arms PH.

Historic paving outside of the public house

The two village greens are major features in the village and contribute much to the special character. They both have soft edges, although timber edging strips have been inserted at South Green. The routes around the greens are informal and narrow and, as a consequence, there is some over-running and erosion of the greens. At North Green attempts have been made to prevent this by placing stones around the perimeter, but this can also be visually intrusive. There is some signage clutter at South Green that would benefit from rationalisation. The Greens are used for the annual Lamb Ale fair and are an important link with village tradition.

View across South green

Driveways are surfaced in pea gravel, which assists with the informality.

Away from the main route, surfaces are un-kerbed tarmacadam and narrow: Troy Lane is highly enclosed by stone walls and vegetation; whereas Crowcastle Lane is open in character with grass verges and hedgerows and open views to the west. The access to the Parish Church is also informal, un-kerbed with no separate footway and terminates to the north of the church without a standard turning head; although this causes difficulties accommodating vehicles for functions the creation of a formal turning head would upset the rural character of the lane.

Dashwood Mews, behind the Dashwood Hotel, is an enclosed courtyard of housing around an unadopted square and South of Bletchingdon Road, e.g. East View, there is a cluster of dwellings behind the road frontage which are accessed via informal unmade tracks terminating in grass turning areas. This is a particularly delightful feature and the rural informality would be destroyed by adoption of such routes; the geometry of The Chestnuts cul de sac is an example of the more suburban design that can result.

There are several public rights of way and other paths following historic routes, which are informally surfaced or unsurfaced, and which focus of on the church of St Mary from every direction, indicating the importance that the church played in the village historically despite its current back land location. The route east from Troy Lane is enclosed between substantial walls and Tinkers Alley provides similar elements of surprise. Molly Minns Lane, similarly to the others, but to a greater extent includes mature trees which over hang the path.

Footpath connecting Troy Lane to the Church and from Troy Lane to Bletchingdon Road.

Within Kirtlington Park, the surfaced rides are single carriageway un-kerbed tarmacadam running over cattle grids, but the Oxfordshire Way, an established public right of way, is a grass route across the park land.

Threats

- Volume and speed of traffic, associated signage and speed reduction measures and the resultant noise, visual intrusion, severance and danger
- Damage to buildings from fumes and salt spray e.g. at Dashwood Hotel
- Need to accommodate a large number of parents' cars at the start and end of the school day and increased general car ownership which causes erosion of verges and the edges of the greens and leads to inappropriate preventative measures
- Surfacing and adoption of informal lanes
- Demolition of rear walls, including to enable access into rear plots by vehicles
- Loss of or replacement of front enclosures
- Addition of uncharacteristic porches
- Insertion of uncharacteristic dormer windows
- Infilling of large plots, particularly near church, disturbing its open setting
- Incremental changes to front elevations
- Re-fenestration of unlisted properties with UPVC double glazing, albeit, most of which that has taken place so far has generally retained the window openings and style, if not exact detailing.
- Street lighting to modern highway standards, causing an urbanisation of the street scene.

Untidy signage on South green

Heavy goods vehicles passing through.

Soiling of The Dashwood Arms accommodation block by road spray.

Erosion of kerbing

View north west over open land to north of church.

Views

The appraisal has highlighted six views which frame and characterise the character and appearance of the Conservation Area. They are:

- Views east into Kirtlington park from Heyford Road.
- Views south along Heyford Road framed by the strong building line along the roads western edge.
- Views east and north along Bletchingdon Road focussing on South End Cottages in the distance.
- View west across the pond towards north green.
- View south along Crowcastle Lane along the line of the possible historic village street.
- Views of the Church from various locations, notably south along Church Lane and west across the village playing fields.

View east into Kirtlington Park from Heyford Road

View south down Heyford Road of strong building line

View east towards North End Cottages

View North towards South End Cottages

View west across pond towards the north green

View south along Crowcastle Lane

Features of interest

There is a handful of features in the village which highlight its history and help to shape its character. They are:

- The bread oven at the front of 2 South End Cottages, which has been cleverly converted into part of the front porch. The oven actually belongs to 3 South End Cottages and is accessed from the front room.
- The footpath along the western edge of the village, which follows the historic route.
- The stone archway in the wall along Heyford Road, which provides pedestrian access to Portway House.
- The doorway in the wall on the north side of Bletchingdon Road which provided access to the former Vicarage.
- The impressive stone entrance pier at the entrance to Gossway.

Bread oven outside 2 South End Cottages

Footpath along historic route

Stone archway over entrance gate to Portway House

The doorway is a remnant of a public right of way which used to connect the Church with the then Vicarage and out to Bletchingdon Road

Impressive stone entrance pier outside Gossway

9. Additional Character Areas

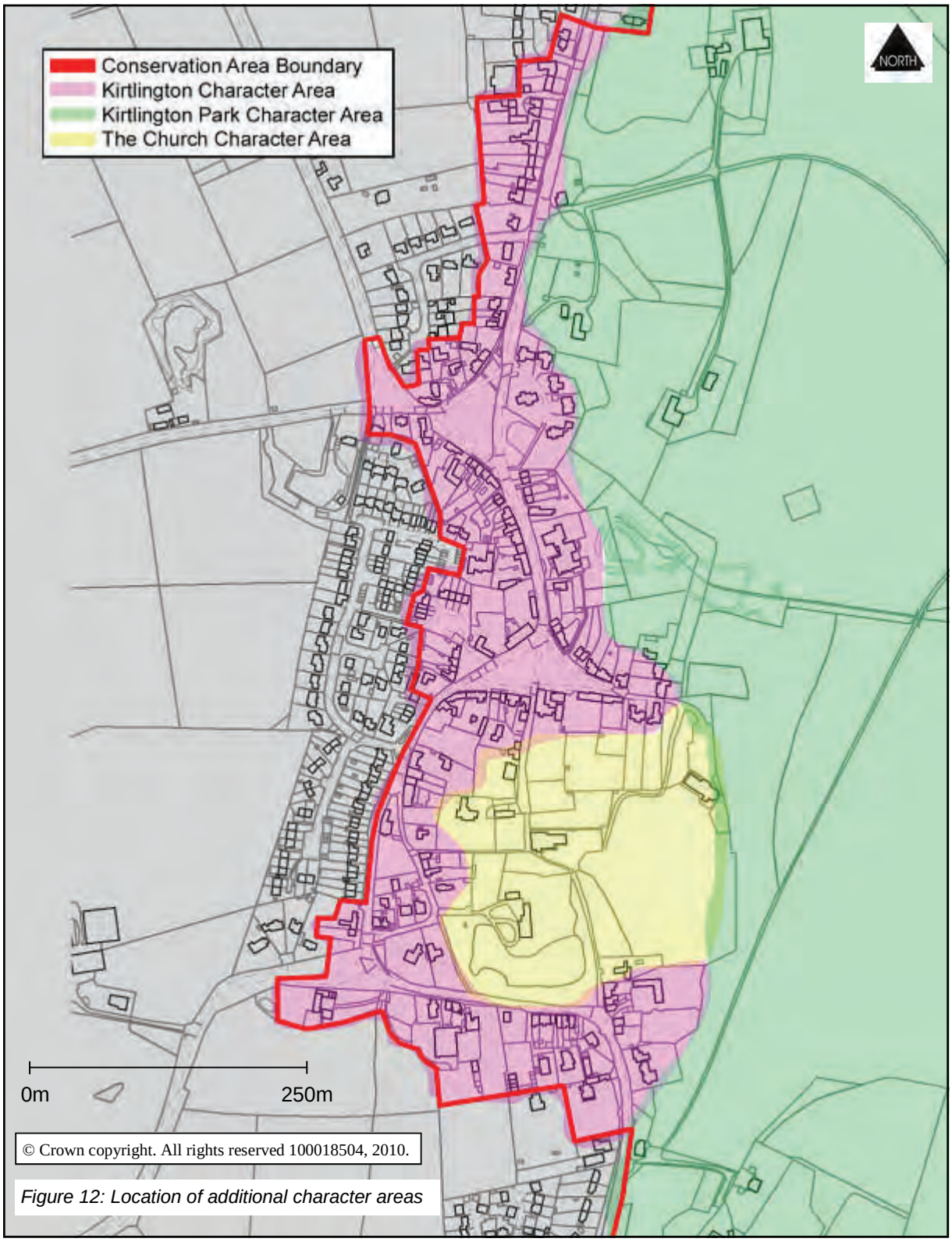


Figure 12: Location of additional character areas

9.1 Kirtlington Park

The topology and appearance of the park is that of gently undulating grassland studded with mature specimen trees. The grounds include the formation of the current drives that use the natural landfall to provide sustained views of the house as the visitor approaches. The land rises from the west to the east to frame the house on the top of the slope. The siting of the main house enhances its prominence in the landscape and visibility from all parts of the surrounding park. In contrast the adjacent stable block is located within a dip, which leaves the main house singly sited in the landscape and visually conveys the subservient function of the stables relative to the house.

Within the park enclosures are rare and it is not until the edges of the site that boundaries are necessary. The park is enclosed by a stone wall with a limited number of access points into the park beyond; this wall is approximately 2m in height where it runs south on the east side of the main road through the village. The entrances to the park are patrolled by gates and lodge houses thereby reaffirming the superior and separate identity of the park from the village. To the north, east and west of the park boundaries are formed generally by vegetation.

The visual character of the park is that of relaxed grandeur. There are significant views into and out of the park; mostly centred on or issuing from the main house. Also worthy of note is the scheduled ancient monument located on the park's western boundary which is the site of the former manor.

Kirtlington House

Kirtlington House stables taken at its time of listing in 1987

Kirtlington Park

9.2 The Church

The Church of St Mary and its immediate surroundings forms a backland area off the main route through the village. It is not visible from the rest of village and has a more open character. The area is composed of mainly undeveloped land with a handful of key buildings namely the Church, Village Hall, The Old Vicarage, Stonehaven, The Old Coach House and Kirkstone House which are all detached properties located in large plots.

The Church acts as a landmark within this character area but is only partially visible from the rest of the village, except for a glimpse at the end of Church Lane. Footpaths and routes converge at the church from numerous directions, but at the edge of its boundary they narrow to form tight points of entry with only a single lane road providing access to the Church itself. The informal partly unsurfaced nature of the routes makes a positive contribution to the area's rural appearance and complements its undeveloped character.

From Church Lane south towards the church

Public right of way from churchyard to Bletchingdon Road

The open nature of the area is enhanced by views east between the church and village hall and out to the open Park landscape beyond. The landscape is dotted with mature trees most notably located on the edge of the church yard and village playing fields. To the north gardens and undeveloped land add to the open landscape with interspersed low level stone boundary walls. This area is vulnerable to infill development which would have an adverse impact on its open character and the setting of the Church.

View west across the playing fields towards the church and mature trees.

View north from church yard over gardens and undeveloped land

Visual Analysis

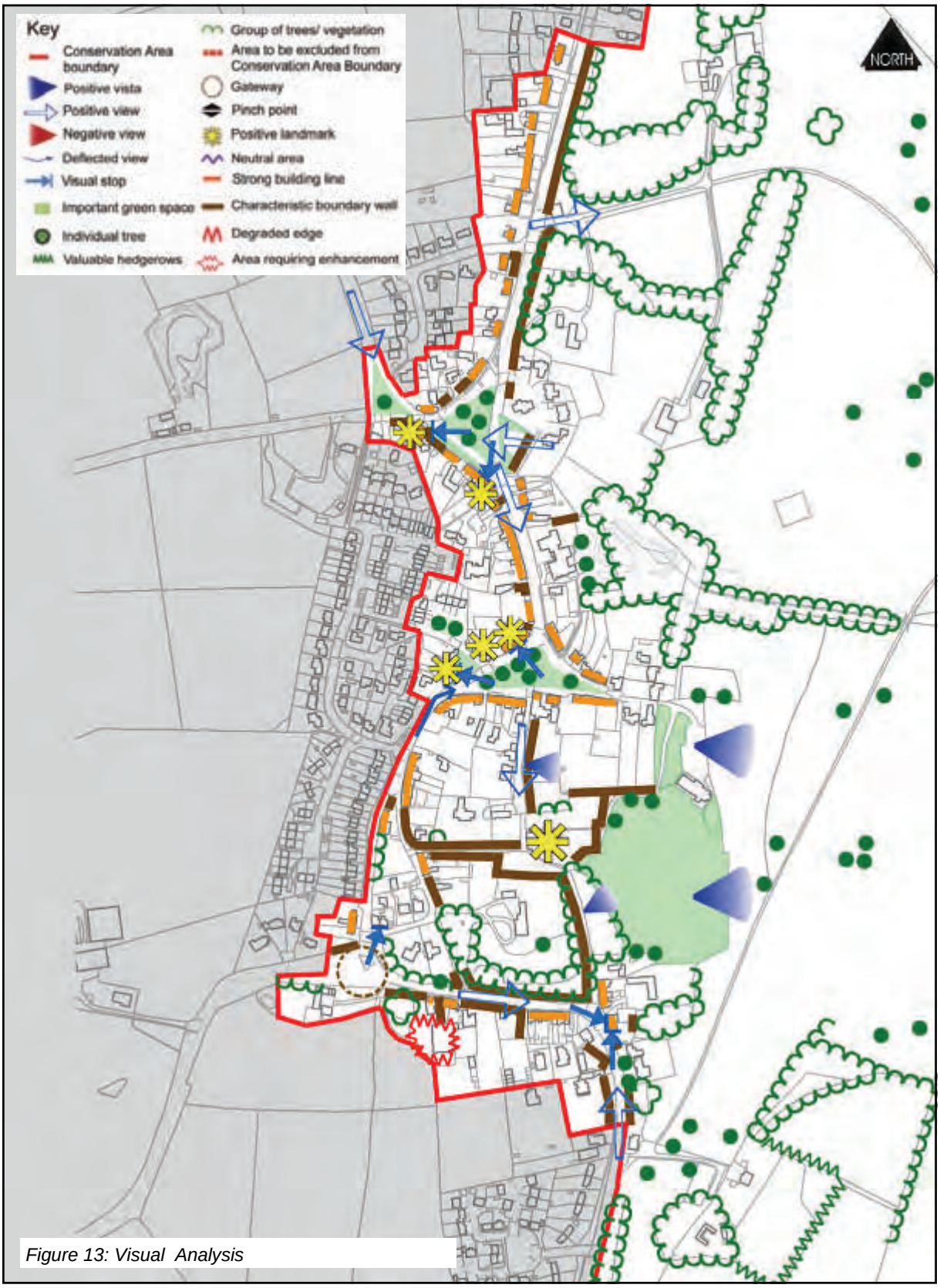


Figure 13: Visual Analysis

Figure and Ground Diagram

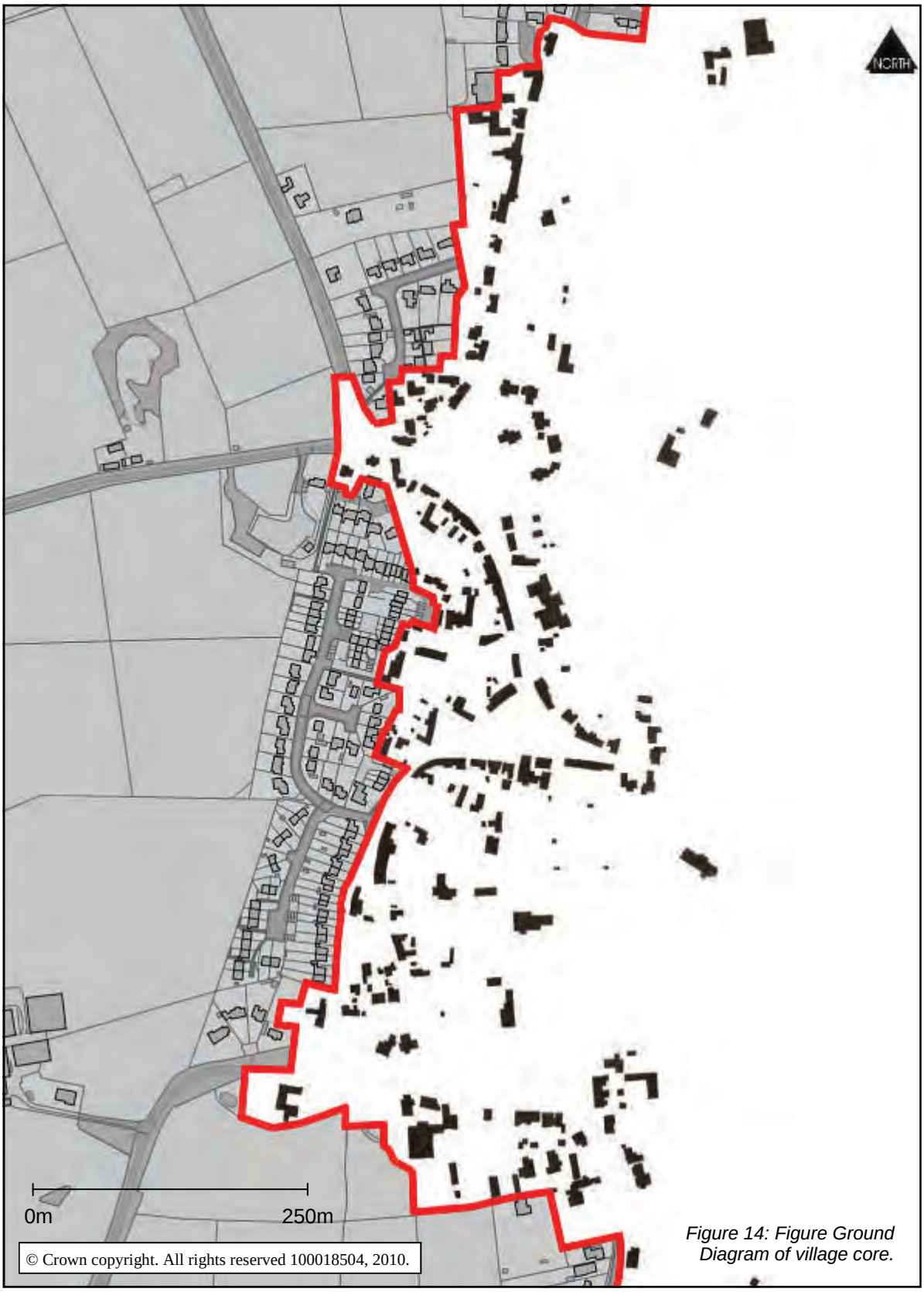


Figure 14: Figure Ground Diagram of village core.

10. Materials and Details

10.1 Boundary Walls

Mortared stone course forms coping

Tiles and stone slates form coping

Stone laid on edge forms coping

Heaped mortar forms coping

10.2 Floor Materials

Gravel, used in variety of colours

Natural Stone Flags

Stone setts outside Church

10.3 Roof Materials

Slate

Traditional slates with clear patina

Thatch

Clay Tiles

10.4 Door and Porch Examples

10.5 Window Examples

10.6 Railings

10.7 Chimneys

11. Management Plan

11.1
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.

The English Heritage publication 'Guidance on the Management of Conservation Areas (February 2006)' provides advice on the writing and adoption of a Management Plans and has been used to compile a list of objectives specific for Kirtlington and the preservation and enhancement of its character and appearance.

The aim of the Conservation Area Management Plan is to preserve or enhance the special architectural and historic character of Kirtlington Conservation Area. The designation of a Conservation Area is not intended to prevent new development. It is to inform and manage planning decisions, and other actions that the Council and/ or property owners and other agencies take within the designated area. Its role is also to suggest actions that could contribute to the enhancement of the area both by the Council, owners and other stakeholders.

Objective	**Action**	**Responsibility**
Provide information on the importance of the Conservation Area to the local community.	• Publish Conservation Area appraisal and management plan and make readily available.	Cherwell District Council (CDC)
	• Provide supporting information and guidance via the Council web site and staff.	CDC
Improve the quality and amenity value of the public realm in Kirtlington Conservation Area.	• CDC to work with OCC to inform highway maintenance programme to undertake repairs within the Conservation Area that respect the established character.	CDC and Oxfordshire County Council (OCC)
	• Consider whether level and type of traffic travelling through the village justify deterrents and/or management.	CDC and OCC
	• Maintenance of traditional details and materials and reinstatement where possible, such as granite kerbing.	OCC
	• Review the level of highway signage, its location and necessity in an attempt to remove clutter.	OCC
	• Monitor and maintain the rights of way	OCC and PC

	• Encourage the sympathetic location of both amenity and private security lighting to limit light pollution.	CDC
	• Discourage the use of urban features such as roadside kerbing.	OCC, Parish Council and Property Owners
	• Promote the retention of grass verges within the village.	OCC, Parish Council and Property Owners
	 Grassed verge meeting edge of road .	
	• Actively promote the harmonisation of appearance within individual terraces or pairs of properties where historically appropriate, such as along Heyford Road.	CDC and Property Owner
Preserve and enhance features that contribute to the character and appearance of Kirtlington Conservation Area.	• Encourage appropriate repair and maintenance of all properties within the Conservation Area by providing advice to property owners.	CDC and Property Owners
	• Encourage preservation and maintenance of locally characteristic features and details in determination of planning and/or listed building consent applications, such as red and blue brick detailing.	CDC and Property Owners
	• Promote the use of traditional building and roofing materials.	CDC and Property Owners

	• Encourage the retention of traditional boundary walls, hedges and railings.	CDC and Property Owners
	Traditional and suitable repair of boundary wall on Bletchingdon Road.	
	• Encourage owners of historic properties to replace inappropriate modern with the appropriate traditional materials.	CDC and Property Owners
	• Promote tradition styles of pointing and the use of lime mortar.	CDC and Property Owners
	• Only approve new alterations and extensions that are sympathetic to the existing buildings in scale, materials and design.	CDC and Property Owners
	• Require satellite dishes, solar panels, photo voltaic panels and micro turbines be located on rear elevations or within rear gardens.	CDC and Property Owners
	• Exercise a presumption against artificial cladding material, including render on the front elevations of buildings.	CDC and Property Owners

	• Promote the use of sympathetic design and materials for garage doors. *Appropriate style of garage door.*	CDC
	• Protect views into and out of the Conservation Area.	CDC, OCC and Property Owners
	• Preserve the setting of the Conservation Area.	CDC
Monitor planning approvals to make sure that works preserve or, where possible, enhance the character and appearance of Kirtlington Conservation Area.	• Design and Conservation Team to make comments to Development Control on all planning applications which affect the character and appearance of Kirtlington Conservation Area.	CDC
	• All new developments to use appropriate materials for the village.	CDC
Monitor unauthorised works	• The Planning Enforcement team to take appropriate action against unauthorised works in line with the Council's enforcement policy.	CDC
Monitor the loss and gain of buildings within the Conservation Area through surveys, including photographic.	• Review the building stock at the next review of the Conservation Area, due in 2015.	CDC

Retain important trees, hedgerows and open spaces and encourage the planting of appropriate species.	• The Act requires that prior to undertaking works to trees over a certain size within a conservation area the owner notifies the Council. Should the proposed works prove to be unacceptable the Council is required to notify the owner within 6 weeks. There is no formal approval system and only applications for works to TPO's are advertised. The Council's arbouricultural officers will, were appropriate, make tree preservation orders if a tree is under threat.	CDC
	• Ensure the preservation of the village greens through resisting inappropriate development and incremental erosion by intrusive highway works, parking etc.	CDC
	• Ensure the preservation of the grounds associated with the village hall.	CDC and Parish Council
	• Ensure positive management of vegetation.	CDC and Property Owners
	• Ensure the preservation of the Church yard	CDC and Parish Council

South Green with Dashwood Arms in background.

Create and maintain a working relationship with service providers and other agencies.	• Rationalise highway and other signage and any street furniture to ensure it is in keeping with the character and appearance of the Conservation Area. • Encourage underground power cables and seek that repair works respect the established character and appearance of the Conservation Area.	CDC, OCC and service providers CDC, OCC and service providers
Review Conservation Area boundary and its architectural and/ or historical importance.	• To be reviewed and amended where necessary at the time of the Conservation Areas next review, due in 2015.	CDC

The objectives set out above are specific for Kirtlington Conservation Area. The Council will also continue to apply policy guidance, both generic (Planning Policy Statement 5: Planning for the Historic Environment) and local (The Cherwell District Council Non-Statutory Local Plan 2011) to planning and Listed Building Consent applications and will ensure consistent decision making. The policies covering alterations and development of the historic environment are given in Appendix 1.

12. Conservation Area Boundary

12.1
A conservation area is “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”.

12.2
It would be inappropriate for the whole village to be included within the designated area. Different planning controls apply in Conservation Areas and therefore it is vital that only areas which are demonstrably of special architectural or historic interest be included.

12.3
Kirtlington Conservation Area was designated in March 1988 and further extended in November 1998. The original boundary was drawn to include the buildings of architectural or historical interest. Following the review of the conservation area in 1998 revisions to the original boundary were approved to include Kirtlington Park to the east of the village.

12.4
This document represents a further review of the Conservation Area. Following consultation it now includes Park Farm Cottages and the north side of Akeman Street within the designated area. An rationalises the boundary to accord with current property boundaries.

12.5 Northern Boundary
The revised boundary starts at the rear and side boundaries of ‘Jersey Cottages’ before progressing north east to meet Akeman Street. The boundary follows the north side of Akeman Street East, to the edge of Werghill Copse where it turns north following the boundary of the Copse, Keepers Cottage, The Bushes and The Grove. The boundary then turns north east and follows a track, terminating at the A4095.

12.6 Eastern Boundary
The boundary follows the same track southwards along its East side, including Park Farm Cottages. The boundary crosses Akeman Street and follows the West boundary of Park Farm Technology Centre, before continuing southwards, following a further track to Dunsbey’s Spring.

12.7 Southern Boundary
The boundary progresses Westwards around the southern boundary of the lake and Cordle Bushes, before descending further south around the southern tip of Kirtlington Park. It then turns North West around the northern edge of ‘Winterlake’. The designated boundary then progresses North along the east side of Bletchingdon Road before crossing to follow the southern boundary of ‘The Nutlands’. The boundary then follows the southern boundaries of Dryden Spinney, The Pippins, East View and South Farm, Terminating at the pond, West of ‘Willow Tree Barn’.

12.8 Western Boundary
The boundary progresses North taking in ‘Turnpike Cottages’ and following the western kerb of Oxford Road north. The boundary turns West to include the War Memorial and the Old Rooms following the rear boundary of End Cottage, Padbury House and the Old Post Office. It then includes the properties within Dashwood Mews, before including ‘Rivendell’ and 2 and 3 Hatch End. It then follows the rear boundaries of the properties fronting on to Heyford Road and North Green before rounding 8 Pound Close and crossing Mill Lane. The boundary continues north before turning back on itself to meet the northern boundary of ‘The Forge’. It then turns northwards again to include 14 and 15 Park Close and then follows the rear boundaries of the properties fronting on to the A4095, before terminating at 4 Foxtownsend Cottage.

12.9 Areas excluded

Following public consultation, the rear gardens of 11 and 12 Park Close have been excluded from the conservation area and de-designated. It is not normal practice to include the curtilage of a property within a conservation area but exclude the property itself. The properties associated with the gardens were not included in the conservation area, being of late 20th estate type and do not display a character or appearance worthy of inclusion.

Areas excluded
(11, 12 and 13 Park Close).

12.10 Areas included

Following public consultation the conservation area boundary was extended to include two additional areas:

- 1, 2 and 3 and 4 Park Farm Cottages on the north side of Akeman Street. These cottages are evident on maps of 1887 and were once thatched. They are believed to have once been used as accommodation for the employees of Kirtlington Park. They are included for their architectural interest and historic association with Kirtlington Park.
- The north side of Akeman Street. Although outside the registered historic park and garden the vegetation on the north side of this historic route is of importance. The vegetation forms an essential part of the character of the historic Akeman Street and has been included for that reason.

Area included
(1, 2 and 3 and 4 Park Farm Cottages, Akeman Street)

Proposed area for inclusion
(north side of Akeman Street)

12.11 Conservation Area Boundary

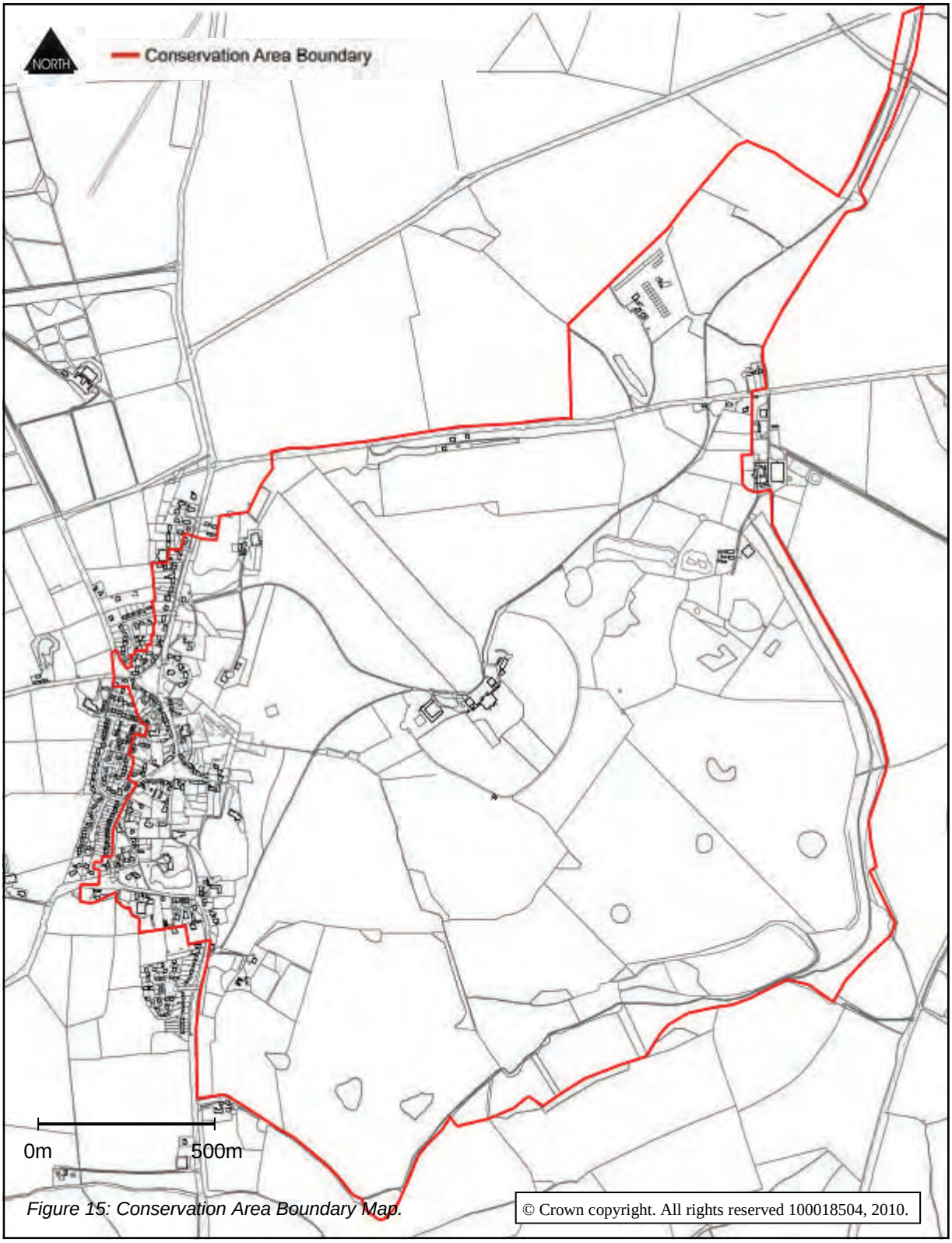


Figure 15: Conservation Area Boundary Map.

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13. Effects of Conservation Area Designation

13.1
Conservation areas are designated by the Council under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. There are different planning controls in conservation areas and anyone proposing development should seek advice from the Department of Planning and Development Services at an early stage. The main effects of designation are as follows:

13.2 Development should preserve or enhance the area

Development should preserve or enhance the character or appearance of the conservation area, the special architectural or historic interest of which it is desirable to conserve. This will enable the achievement of higher standards of design in new developments and secure the conservation of existing important features and characteristics. Information supporting planning applications must demonstrate the proposal, and its impact on the conservation area, in sufficient detail to enable a thorough assessment.

13.3 Control over demolition of buildings

Conservation Area Consent is required from the Council, as the Local Planning Authority, for the demolition or substantial demolition of unlisted buildings in the conservation area. Where a building is of demonstrable architectural or historic interest, consent for demolition will only be given as a last resort.

13.4 Control over trees

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

13.5 Protection of important open spaces and views

There are a number of open spaces within the village that it is important to protect because they are integral to the character and appearance of the conservation area. The inclusion of these open spaces in the designation of the conservation area is specifically to ensure that these spaces are preserved.

13.6 Control over the demolition of enclosures

Consent is also required to demolish any means of enclosure over 1 metre in height abutting a 'highway' (including a public footpath or bridleway), waterway or open space; or above 2 metres in height in any other case. This will mean that walls not relating to listed buildings, that add so much to the character and appearance of the street scene, will be afforded protection.

13.7 Powers to seek repair of unlisted historic buildings

The Council has powers to seek the repair of unlisted (as well as listed) buildings in a poor state of repair where the building makes a valuable contribution to the street scene or is of local importance as a building type.

13.8 Reduced permitted development

There are more restrictions on the size of houses and industrial extensions that may be carried out without specific planning permission. Planning permission is also required for some additional alterations to dwellings:

- The cladding of the exterior of buildings;
- The construction of a (dormer) roof extension;
- The erection of satellite dishes fronting a highway.

13.9 Enhancements should preserve and enhance the area

Land use planning policies in the Cherwell Local Plan aim to ensure that special attention is given to the preservation or enhancement of designated conservation areas, and proposals for new development will be acceptable if they assist in the achievement of that objective.

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Appendix 1 - Policies

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.

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.

Converted redundant church, before and after

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.

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.

C27 Development proposals in villages will be expected to respect their historic settlement pattern.

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.

Non-statutory Cherwell local plan 2011

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 market testing 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 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.

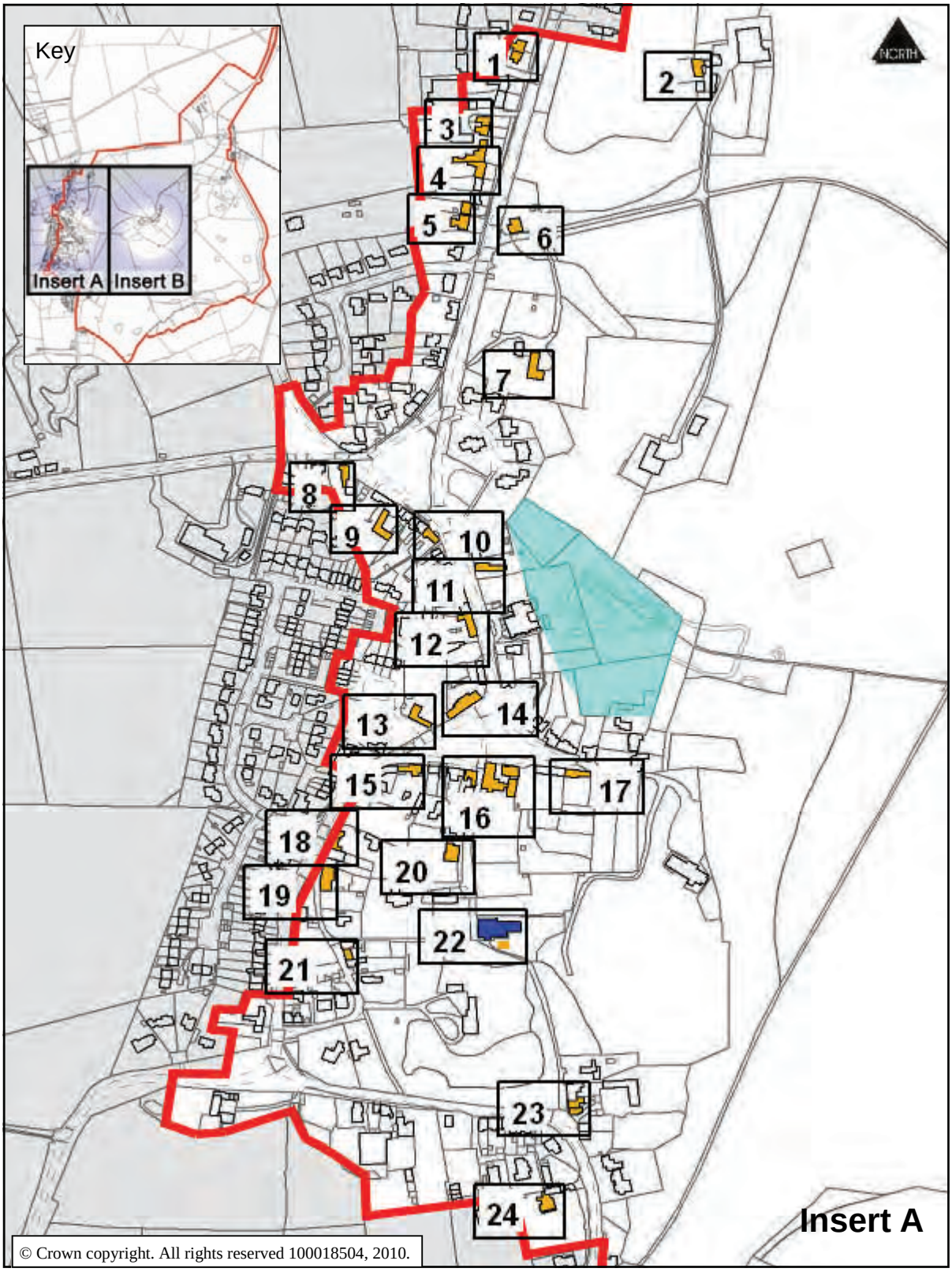
EN47 The Council will promote sustain ability of the historic environment through conservation, protection and enhancement of the archaeological heritage and its interpretation and presentation to the public. In particular it will: (i) seek to ensure that scheduled ancient monuments and other unscheduled 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 insitu 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 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.

Appendix 2 - Listed Buildings



1. 3 and 4 Foxtownsend Cottages.
2. Home Farm House.
3. 1 and 2 Foxtownsend Cottages.
4. Foxtownsend Farmhouse and Flat and Foxtownsend Lodge North.
5. Park View Cottage and Oak Cottage.
6. Lodge and attached gates to Kirtlington Park.
7. Portway House.
8. Thatched Cottage.
9. Manor Farmhouse.
10. 1 and 3 North Green.
11. Avenell.
12. Eastleigh House.
13. The Old Bakehouse
14. Dashwood Arms Public House
15. Myrtle Cottage.
16. The Green Cottages, The Coach House and The Manor House and Range.
17. Dairy Cottage.
18. West View.
19. Oxford Public House and Cottage.
20. The Old Vicarage.
21. Woodbine.
22. Church of St Mary and Headstone to south.
23. 1 and 2 South End Cottages.
24. Nutlands.
25. Kirtlington Park Stable.
26. Kirtlington Park.
27. Diary north east of Kirtlington Park.

Insert B

Figure 16: Listed Buildings Map.

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1. 3 and 4 Foxtownsend Cottages

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.

2. Home Farm House

Farmhouse. Probably C16 or earlier, re-modelled C17. Constructed of limestone rubble with wooden lintels; concrete plain-tile roof with brick gable stacks. 2-unit plan over 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.

3. 1 and 2 Foxtownsend Cottages

Pair of cottages. Early/mid C18. Coursed squared limestone; concrete plain-tile roof with brick gable stacks. Single-unit plans. 2 storeys plus attics. 4-window front has 2-light casements in the outer bays, the upper windows with renewed cross frames; the inner bays have single-light transom windows above entrance doors which flank a central 4-panel doorway. All ground-floor openings have stone flat arches, but those to the outer doorways are in ashlar and may represent an early alteration from entrances in a shared passage.

Right cottage (No.2) has an inserted C20 casement. Rear has original roof dormer and some old casements with leaded glazing.

4. Foxtownsend Farm House/ Flat

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.

Foxtownsend Farmhouse

4 cont. Foxtownsend Lodge North
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.

5. Park View Cottage and Oak Cottage
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.

6. Lodge and attached gates to Kirtlington Park
Lodge and gates. Early/mid Cl9, 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.

Lodge

Lodge Gates

7. Portway House

Substantial house. 1684 on date stone, extended early C20. Coursed squared limestone with ashlar dressings concrete plain-tile, old plain-tile and Stonesfield-slate roofs with rubble and brick stacks. L-plan. 2 storeys plus attics. 3-window garden front has the entrance to left of centre below a blocked 2-light stone-mullioned window, and in the outer bays has 3-light leaded mullioned windows. A sundial with a rectangular moulded frame is inscribed "TWAW/1684". A moulded string course rises over the entrance and returns to left. Roof has 3 gabled roof dormers, a gable stack to right, and is hipped to left returning over the long rear wing. 3 bays of 6-window elevation facing left are C17 and have similar 3-light mullioned windows, the central windows lighting a stair and cutting across the string; extension of the range in similar style incorporates an earlier single-storey range. Main entrance now in angle of ranges.

Portway House

8.Thatched Cottage

Small house. Late C17/early C18, extended C20. Coursed limestone rubble with wooden lintels; thatch roof with rubble and brick gable stack. 2-unit plan with end outshut, extended to rear. One storey plus attic 2-window front has a central doorway, with a thatched canopy, flanked by 3-light casements, and has 2-light casements at first floor in half dormers. Tiled outshut to left.

Thatched Cottage.

9. Manor Farmhouse

Farmhouse, now house. Early/mid C17, extended 1907. Limestone rubble with wooden lintels; Welsh-slate and Stonesfield-slate roof with brick stacks. 3-unit through-passage plan with rear wing. 2 storeys. 4-window garden front has the entrance to left of centre, the 2 bays to right have 2- and 3-light casements, and the left bay has a large 4-light casement; first-floor windows all have 2-light casements. Roof has stacks to both gables and to right of the passage. Rear wing, returning on left in similar style, has a date stone inscribed "GJED/1907" but is partly earlier. Rear of main range has an outshut containing the present main entrance. Interior: stop-chamfered joists and spine beams; open fireplace backing onto passage.

10. 1 and 3 North Green

2 houses. Early/mid C18. Coursed limestone rubble with wooden lintels; Stonesfield-slate roof with brick stacks. 2-unit and 3-unit plans. 2 storeys. 5-window range has 3-light casements at first floor and an inserted garage in the middle bay; No.1, to left, has a doorway with slated canopy between 3-light casements; No.3 has a doorway to right of centre, a 3-light casement to left; and a single-light window to extreme right. Roof has stacks to both ends and flanking central bay. A dividing parapet suggests that houses have exchanged the middle bay.

1 and 3 North Green

11. Avenell

House. Early C18. Coursed limestone rubble with squared quoins and wooden lintels: Stonesfield-slate roof with brick stacks. 3-unit plan. 2 storeys. Left half of 4-window front has a central plank door between 3-light casements with three 2-light casements at first floor; right half has a further door plus a 3-light casement at each floor. Rounded bread-oven projection aligns with central stack. Roof has further gable stacks. Single-storey subsidiary bay to right has a 3-light casement.

Avenell. No longer visible behind extensive vegetation

12. Eastleigh House

House. Probably late C17/early C18, remodelled late C18/early C19. Coursed limestone rubble with some squared dressings and some wooden lintels; Stonesfield-slate roofs and brick chimneys. L-plan with subsidiary wing. 2 storeys and one storey plus attic. 3-window front of main range has a central 6-panel door between 12-pane sashes, and at first floor has 9-pane sashes flanking a blind window. Roof has stone gable parapets to the front slope with projecting kneelers. Lower range to left has irregular casements and 3 gabled C20 dormers. Rear wing, returning from right of main range, has casements with stop-chamfered lintels plus a "Phoenix" fire insurance plaque. Rear of lower wing has further dormers and some stop-chamfered lintels. Interior: late C18/early C19 fireplaces, architraves, cornices and stair plus 2 internal doors with fanlights.

Eastleigh House

13. The Old Bakehouse

Small house. Early C18, extended C20. Limestone rubble with wooden lintels; Stonesfield-slate and artificial stone-slate roofs with brick gable stacks. 2-unit plan with subsidiary wings. 2 storey and one storey. 3-window front of main range has the entrance, to right, combined with a 3-light casement and to left has a 2-light casement; first-floor windows of 2, 2 and 3 lights. Roof has gable parapets with projecting moulded kneelers. Lower range to right has 2 casements. Rear wing is C20.

The Old Bakehouse

14. Dashwood Arms Public House

Public house. Early C18. Coursed squared limestone with some wooden lintels; artificial stone-slate and thatch roofs with brick and rendered gable stacks. T-plan with subsidiary wings. 2 storeys plus attics. 2 storeys and one storey. 5-window front of main range has a central doorway and renewed cross windows to both floors, all with stone flat arches, except to right of the entrance where there is a 4-light casement with a wooden lintel. Roof has 2 small gabled roof dormer and overhanging eaves. 2-storey bay to right also has casements. Lower thatched wing to left is longer with a steeper roof, and has 2 large casements.

Dashwood Arms Public House

15. West House (formerly Myrtle Cottage)

House. Substantially altered in 1759 which is marked by a datestone. Original cottage thought to be earlier. Coursed squared limestone with ashlar dressings: Stonesfield-slate roof with brick gable stacks, 3-unit plan with subsidiary bay. 2 storeys and one storey. Regular 3-window front of main range has a stone-architraved 6-panel door in a glazed porch, to right of centre, and has, at both floors, 3 small 12-pane sashes with wide plain architraves and projecting keyblocks; architraves of upper windows drop below a sill band. Datestone above doorway is inscribed "MY/1759". Remodelled single-storey bay to right is part of an earlier structure. Rear of main range has full-height projection.

Myrtle Cottage

16. The Green Cottage/ Church Cottage

House, formerly subdivided. Mid C17. Coursed squared limestone with wooden lintels; Stonesfield-slate roof with brick gable stacks. 2-unit plan. 2 storeys plus attic. Regular 2-window front has 3-light casements at both floors, the lower wider, all with richly-moulded lintel with carved chamfer stops. Roof has 2 gabled roof dormers. Entrance to rear. Linked to converted outbuilding range to rear. Interior: large open fireplace with moulded stone jambs; winder stair.

The Green Cottage/ Church Cottage

16 cont. The Manor House and Range

Manor house and outbuilding. Late medieval and C16/C17. Coursed limestone rubble with some ashlar dressings; Stonesfield-slate and artificial stone-slate roofs with rebuilt brick stacks. L-plan. 2 storeys plus attics and 2 storeys. Main range has an irregular front facing a courtyard with two renewed 3-light casements at first floor and, at ground floor, continuous lintels over a doorway plus casements of 2, 3 and 4 lights, probably re-arranged. Lower wing projecting from left contains the entrance in a lean-to porch, and has a 3-light casement to each floor. Gables of main range have stone parapets with scroll kneelers and, to left, a stone finial. Rear of main range has 4 casements at first floor, and a stone corbel carrying a renewed diagonally-set lateral stack. Garden front, to left, has a tall semi-octagonal stair turret with small stone windows; the left gable wall of the main range (which the tower partly obscures) has sashes, some with keyblock flat arches. Stacks at ends of "L" each have 2 diagonal shafts. A low link connects to a 2-storey 5-window outbuilding range, probably C17, parallel with the main range and partly forming the third side of the courtyard; it retains unglazed wood-mullion windows to both floors on both sides.

Interior: main entrance in lower wing has a moulded oak doorframe leading to a through passage, forming part of a 3-bay room with intersecting moulded medieval beams and matching wallplates; the Tudor-arched moulded stone fireplace is re-set. The chamber above is said to have an arched truss. Formerly dated 1563. Outbuilding has a butt-purlin roof with raking struts to the trusses, and has a heavy first-floor structure; it has been known as a malthouse. The earlier range of the house is possibly the chamber block to a hall formerly on the site of the main range.

16 cont. The Coach House

Stables, now house. Probably C17. Coursed limestone rubble with squared quoins and wooden lintels; Stonesfield-slate roof. 2 storeys. Front has, to extreme right, a converted loft door above a wide entrance, and there are 2 inserted C20 windows at first floor plus 2 large C20 buttresses. Gable walls have pairs of blocked openings to both floors. Interior not inspected. Building forms fourth side of courtyard to Manor House (q.v.). Included for group value.

The Coach House

17. Dairy Cottage

House. Early C18. Limestone rubble with wooden lintels: concrete plain-tile roof with rubble and brick gable stacks. 2-unit central-stair plan with subsidiary wing. 2 storeys and one storey. 3-window garden front has a central doorway below a small blocked window, and in the outer bays has 2-light casements at first floor and 3-light casements below, all with chamfered lintels. Stacks have rubble bases with ashlar weatherings. Lower range to left has irregular casements and a secondary entrance. Rear, facing road, has further casements plus, in the lower range, the main entrance with a fielded 6-panel door in a wooden porch.

18. West View

Farmhouse, now house. Early C18. Coursed squared limestone with some wooden lintels; concrete plain-tile roof with brick stacks. 3-unit plan, 2 storeys plus attic, 3 bays to right of 4-window front are slightly earlier and have a wide 2-panel door, to right of centre with a large tiled canopy; between 2-light small-pane casements; all openings with ashlar flat arches. First-floor windows and both windows of added bay to left have 3-light casements and wooden lintels. Roof has 3 gabled C20 roof dormers, gable parapets with moulded kneelers, and has stacks flanking both sections.

19. The Oxford Arms Public House and Cottage

Public house and cottage. Early C18 and late C18/early C19. Limestone rubble, partly squared and coursed, with some wooden lintels; thatch and Welsh-slate roofs with rubble and brick stacks. 2-unit lobby-entry plan, extended; single-unit cottage. 2 storeys. Taller slated 4-window main range of public house has the entrance, in a C20 porch, in bay 2 and has 12-pane horned sashes to both floors with stone flat arches; window over doorway is now blocked. Large stack, with rubble base and projecting weathering, in line with entrance. Later 3-window range to right is much altered. Thatched cottage to left is in random rubble, and has a 2-light casement at each floor, plus a doorway to extreme left, all with wooden lintels. Stack, against public house gable, has a rendered rubble base. Interior of public house has open fireplaces in the central stack and has chamfered beams.

The Oxford Arms Public House and Cottage.

20. The Old Vicarage

Vicarage, now house. Late C18/early C19, extended mid C19. Coursed limestone rubble with ashlar dressings; old plain-tile and Welsh-slate roofs with brick stacks. Central-stair plan, extended. 2 storeys. Symmetrical 3-window front of earliest section has 12-pane sashes below ashlar flat arches, and a central doorway recessed into a shallow semi-circular arch. Added bay to right has a similar sash at first floor. Parallel rear wings with large windows have shallow gable parapets and bear the date 1862. Interior not inspected. Replaced as the vicarage in 1840.

The Old Vicarage

21. Woodbine

Small house. Early C18. Limestone rubble with wooden lintels and some ashlar dressings; thatch roof with ashlar and blue-brick end stacks, 2-unit plan. 2 storeys, 3-window front has a central doorway below a 2-light window with moulded ashlar architrave and sill; windows in outer bays are renewed 2-light casements except the 3-light casement to right of trite doorway. Right stack is partly ashlar.

Woodbine

22. Church of St Mary

Church. Early C12 (or possibly earlier), mid C13, C14 and C15; tower rebuilt 1853; restored and chancel rebuilt 1877 restored 1905. Limestone rubble (squared and coursed where rebuilt) with ashlar dressings; lead and Stonesfield-slate roofs. Aisled nave, chancel, central tower, south chapel and south porch. C19 slated chancel incorporates much re-used stonework in the round-headed lancets of the side windows and in the quoins of the stepped angle buttresses; large 5-light east window with intersecting tracery, priest's door and a 2-light Perpendicular low-side window are probably also original; east gable has tall octagonal corner pinnacles. South aisle extends beside central tower and has 2 large square-headed C15 windows of 3 cinquefoiled lights plus a similar window to west; monuments on the south side include several early-C17 inscriptions and a pedimented Baroque monument. South porch has C15 entrance arch and shelters the early-C14 south door with continuous hollow mouldings.

West wall of nave has a similar doorway below a C14 window with 3 lights and cusped intersecting tracery; 2-light west window of north aisle is similar. North wall has a renewed square-headed Perpendicular window and a small blocked mid-C13 doorway with deep mouldings and a shouldered inner arch. Clerestory windows each have 2 rectangular lights. Rectangular tower in Norman style is externally C19 and has paired bell-chamber openings of 3 orders with cushion capitals below an arcaded corbel table; rounded stair turret to north.

Church of St Mary

22 cont. Headstone to south of Church of Mary

Headstone. c.1697. Marlstone. Rectangular panel is framed by a winged cherub and flower drops below a scrolled pedimented head. Inscription is largely illegible but includes the date 1697.

23. 1 and 2 South End Cottages

Pair of cottages. Mid C18. Limestone rubble with wooden lintels; Stonesfield-slate roof with brick stacks. Single-unit plans. 2 storeys plus attics. Cottage fronts each have a casement at both floors, mostly of 3-lights (renewed at first floor in No.1). No.2 to left also has an entrance, to extreme left, which has a slated canopy extending over an adjoining rounded bread-oven projection. Entrance to No.3 is in right gable wall. Roof has stacks flanking each bay and a gabled roof dormer to left. Interiors not inspected.

1 and 2 South End Cottages

24. Nutlands

House. c.1830 with later additions. Coursed squared limestone and some brick; Welsh-slate roofs with brick gable stacks. Probable central-stair plan with rear ranges. Regency style. 2 storeys. Symmetrical 3-window front has large 12-pane sashes flanking a central half-glazed door and, at first floor, has smaller 12-pane sashes linked by an ashlar sill band which returns around the gable ends. A hipped-roofed slated verandah extending across the front has ornamental trellis panels including segmental arches in front of the windows. Interior not inspected.

25. Kirtlington Park Stables

Stables and coach house, plus courtyard wall. Mid C18. Limestone ashlar; artificial stone-slate roofs with stone stacks. 3 ranges plus walls on fourth side. 2 storeys plus attic. All ranges have tall renewed cross windows at ground floor with 2-light casements above. Central range has a 7-window courtyard front with blind windows in the middle bay and wide doorways in bays 2 and 6, both with wide 6-panelled doors, large overlights and plain stone architraves rising from the plinth; right range is similar with architraved doorways in bays one and 4; left range has pairs of large round-arched architraved coach-house doorways flanking a small central door with casement above, and has 4 more bays, the outer bays with further wide architraved doorways.

All ranges have alterations and inserted openings. Hipped roofs, the roof of the left range with 2 dormers. The outer elevations have some sash windows and the central range rises above an arcaded basement. Courtyard is completed by stone walls, approximately 2.5 metres high, with flat copings and a central gateway with rectangular piers. Interior not inspected.

Kirtlington Park stables

26. Kirtlington Park

Country house. 1742-6 by William Smith and John Sanderson for Sir James Dashwood; interior decoration completed mid C19. Limestone ashlar. Double-depth central block linked to square pavilions by low corridors turning through ninety degrees. Palladian style; 9- by 6-window central block has an engaged tetrastyle Ionic portico with a richly-carved triangular pediment flanked by a balustraded parapet and modillion cornice; the architraved windows have alternating segmental and triangular pediments above tall 15-pane sashes, in the piano nobile, and have 12-pane sashes at second floor. The wide balustraded double staircase rises above a rusticated basement. At the rear the windows of the piano nobile have triple-stepped keyblocks below floating cornices, and the central window has a pilastered surround supporting a Gibbsian arch; the central bays break forward below a second triangular pediment and above a double staircase of a different configuration.

The flanking corridors contain pedimented doorways and niches. The 5- by 5-window pavilions also have pediments over the middle 3 bays, and their roofs bear cupolas. Interior not inspected but notable for the rich Palladian decoration of the hall and the Rococo interior of the library (stucco work attributed to Roberts of Oxford), and the painted decoration of the Monkey Room by J.F. Clermont. The Rococo decoration of the dining room was removed in 1931 to New York. The house is set in a park landscaped by Capability Brown.

Dairy at Kirtlington Park taken in 1993

27. Dairy at Kirtlington Park

Former dairy, now converted into house. Mid C19, with c1900 extension. Limestone ashlar with hipped red tiled roof having stone bracketed overhanging eaves and 2 lead pinnacles. Single unit plan. Front elevation has chamfered stone plinth, moulded stone stringcourse at impost level and rusticated quoins. Central entrance has moulded semi-circular head with keyblock, 10-panelled door with fanlight and is flanked by 2-pane sashes with moulded semi-circular heads with keyblocks and moulded stone sills. Interior: large single space with central glazed red tiled block with marble slab top. Side walls have slate shelves along all sides. Walls with glazed white hexagonal tiles with red and yellow patterned friezes above shelves and at cornice height: red tiles below shelves and single band of green at skirting and immediately above shelves. Cast iron wall brackets. Floor of chequered red and black quarry tiles. Gas light fitments. Rear extension has a wall mounted belt driven mechanism associated with the production of cheese.

Appendix 3 - Non Listed Buildings
that make a positive contribution

Location of Unlisted Buildings that make a positive contribution to the conservation area

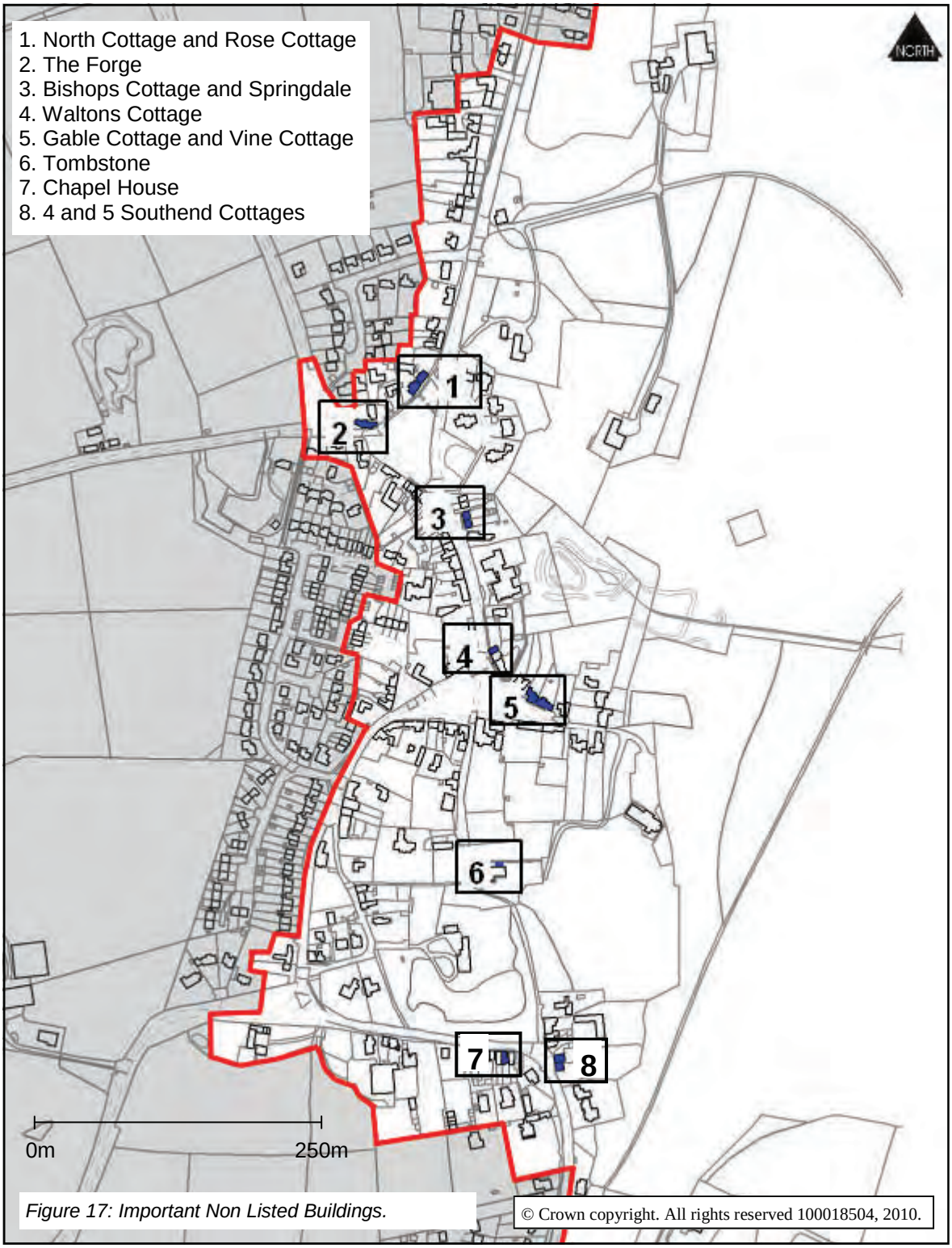

Figure 17: Important Non Listed Buildings.

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There are a large number of unlisted buildings which make a positive contribution to the character of the Conservation Area. These are:

1. North Cottage and Rose Cottage

Symmetrical cottages located on North Green. Constructed of stone with brick detailing on simple rectangular plans with a central and end chimneys.

North Cottage and Rose Cottage

2. The Forge

Constructed in a similar design to the two pairs of cottages, North Cottage and Rose Cottage and Bishops Cottage and Springdale. Two chimneys are located on the end elevations of both sections and may indicate the smaller was constructed at a later date.

The Forge

3. Bishops Cottage and Springdale

Symmetrical cottages located along Heyford Road. Constructed of stone with brick detailing on simple rectangular plans with central and end chimneys. Springdale cottage has brown timber windows.

Bishops Cottage and Springdale

4. Waltons Cottage

Located on the corner of south green, the building forms an important visual stop when progressing through the village. The building is a typical traditional cottage, constructed of stone with later 20th century additions.

Waltons Cottage

5. Gable Cottage and Vine Cottage

A row of estate cottages, now two residential properties located on south green, with date stone of 1906. The buildings have striking front gables, constructed in stone with slate tiles.

Gable Cottage and Vine Cottage

6. Tombstone

Located outside on the north side of the chancel is the tombstone to a black servant of Sir Robert Dashwood, who was buried in the chancel in 1691.

Tombstone

7. Chapel House

Intriguing building, constructed of stone, formerly a Methodist Chapel, now residential property, located on Bletchingdon Road. The building bears the date 1852 as does the neighbouring property.

Chapel House

8. 4 and 5 Southend Cottages

Large cottages located on Bletchingdon Road. Constructed of stone with slate roof on simple rectangular plan. 20th Century additions to rear elevation, plus addition of chimneys.

4 and 5 Southend Cottages

Appendix 4 - Public Consultation

Public consultation

The **emerging draft document** was sent to the Parish Council for comment, views received were incorporated into the draft. Five further comments were also received from residents. All were in favour of the draft document, but raised concerns over the proposed exclusion of 1, 2 and 3 Hatch End from the designated boundary. This area has subsequently been retained within the conservation area.

Public consultation commenced on 15 March 2010 and closed on 2 April 2010.

The **Draft document** was made available on the Council's web site, in Banbury Library, Kidlington Library, Bicester Library and copies were given to the Parish Council to distribute to anyone who was interested. Many further copies were distributed at the public exhibition and public meeting.

Publicity included

- leaflets advising of the proposed amendments to the boundary and the implications of living within a Conservation Area were given the Parish Council who circulated these to anyone who was interested. It also included the date of the exhibition and public meeting.
- posters were erected by an Officer of the Council and further posters were erected by the Parish Council advertising the date and time of the exhibition and public meeting.

Questionnaires were available at the public meeting seeking comments on the amended boundary, the appraisal document and asking for any other relevant information.

A **public exhibition** was held in the Village Hall in the early evening of 16 March 2010 and was attended by over 20 residents.

This was followed by a **public meeting**, which was chaired by the Councillor for Kirtlington, Cllr Simon Holland and was attended by the clerk of the Parish Council, several officers of CDC and approximately 15 residents. A questions and answer sessions was held in which questions were wide-ranging in their subject matter. Topics covered included:

- *How does the draft appraisal help to protect the conservation area?*
- *How would the use of article 4 directions help to maintain the character of the village?*
- *Who is responsible for the implementation of the management plan?*
- *Impact of high levels of traffic passing through the village?*
- *Potential negative impact on village due to proximity with the eco town.*

Consultation responses

Six written consultation responses were received:

- Correction and further information on the age and history of Gable Cottage, South Greens. Positive response to the document.
- Correction regarding the age of the Old Vicarage and further emphasises sought about the importance of mature trees which line the footpaths. Further threat to the greens through parking on its edges and additional significant view of the church sought for inclusion in the text. Corrections to some land uses and consideration to the retention of the area around Hatch Way in the boundary.
- Numerous corrections to the text and further information about Kirtlington Park and the general history of the village.
- Corrections and alterations to the information contained regarding West House.

- Positive response to the document. Further information on the Old Vicarage, The Bell House and Vicarage Cottage
- Numerous text and grammatical corrections including further information on the history of the village and its traditions. Further corrections on building ages and greater emphasises sought on the importance of footpaths, trees and boundary walls.

It was suggested that the properties on Hatch Way should be retained within the boundary and that 1 - 4 Park Farm Cottages should be included.

The decision was taken not to include the land to the north of the boundary which sits at the location of Heyford Road and Akeman Street, as it was not found to be of special architectural or historic interest in its own right and is in any case protected as part of the setting of the conservation area.

Alterations to the boundary in line with the comments received were made.

Following the comments received, a **second consultation** was undertaken which invited the properties which were originally proposed for exclusion (Hatch Way) and the 4 properties (1 - 4 Park Farm Cottages) which were suggested for inclusion an opportunity to comment on the revised conservation area boundary. No comments were received.

The **revised appraisal** was presented to the Head of Planning, Policy and Economic Development and the Lead Member for Planning and Housing on 22nd September 2011, together with a report which set out the consultation responses in full, the recommended changes to the appraisal and the recommended revised conservation area boundary. The recommendation to alter the boundary was approved with immediate effect on 26th September 2011.

A **letter** explaining the implications of designation was sent to households affected by changes to the designated area.

Acknowledgments

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This document has been produced as part of the District Council's ongoing programme of conservation area appraisals. Any comments on this appraisal or any other should be sent to:

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Document title	**Executive date**
Kirtlington Conservation Area Appraisal	N/A
Recommendation of the Executive Delegate authority to Head of Planning Policy and Economic Development	
Further recommended changes to the document No changes undertaken	
Amended document approved by Head of Planning, Policy and Economic Development	**Date approved** 26th September 2011