



Adderbury Conservation Area Appraisal

April 2012

Strategic Planning and the Economy

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1. Introduction and Planning Policy Context

Adderbury consists of two settlements, East and West Adderbury, which developed either side of the Sor Brook.

In acknowledgement of its special qualities, this document is the first full appraisal of Adderbury Conservation Area following its designation in 1975 and subsequent reviews in 1991 and 1997.

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 of which it is desirable to preserve or enhance.

Conservation Areas were introduced by the Civic Amenities Act of 1967. However, it is the 1990 Act (Section 69) which places a duty upon local planning authorities of identifying areas of special architectural or historic interest through an appraisal process and to designate them as Conservation Areas.

Since 1967 some 8,000 conservation areas have been designated in England, including 59 in Cherwell District.

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

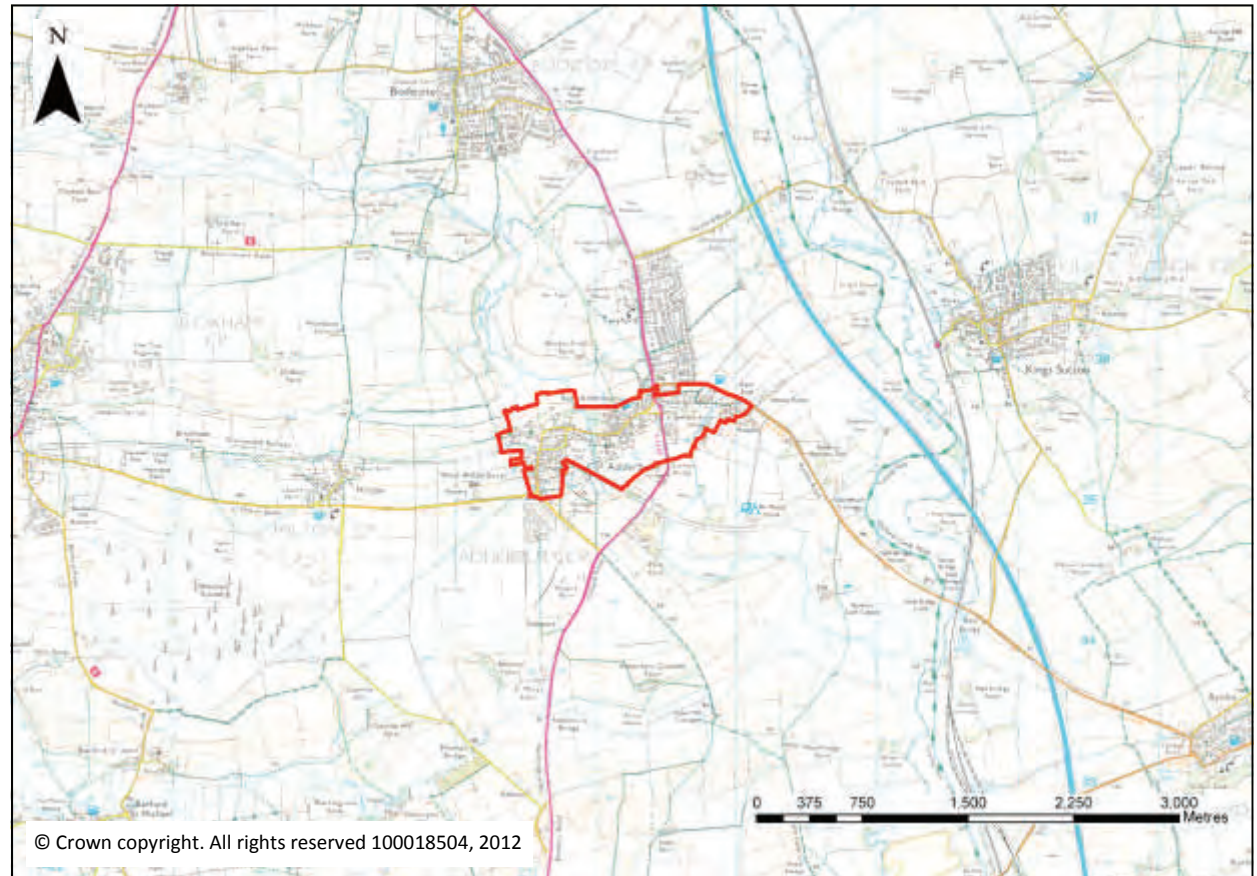


Fig. 1: 2008 OS map with Conservation Area Boundary imposed

This document is based on a standard recording format derived from advice contained in documents published by English Heritage (2005). The appraisal process enables the special character and appearance of Adderbury to be identified; thereby ensuring that any future development is in keeping with, as well as

preserves or enhances, that identified special character.

This appraisal was the subject of public consultation and since its adoption by the Council, it is a material consideration in the determination of planning applications within the conservation area and its setting.

2. Location

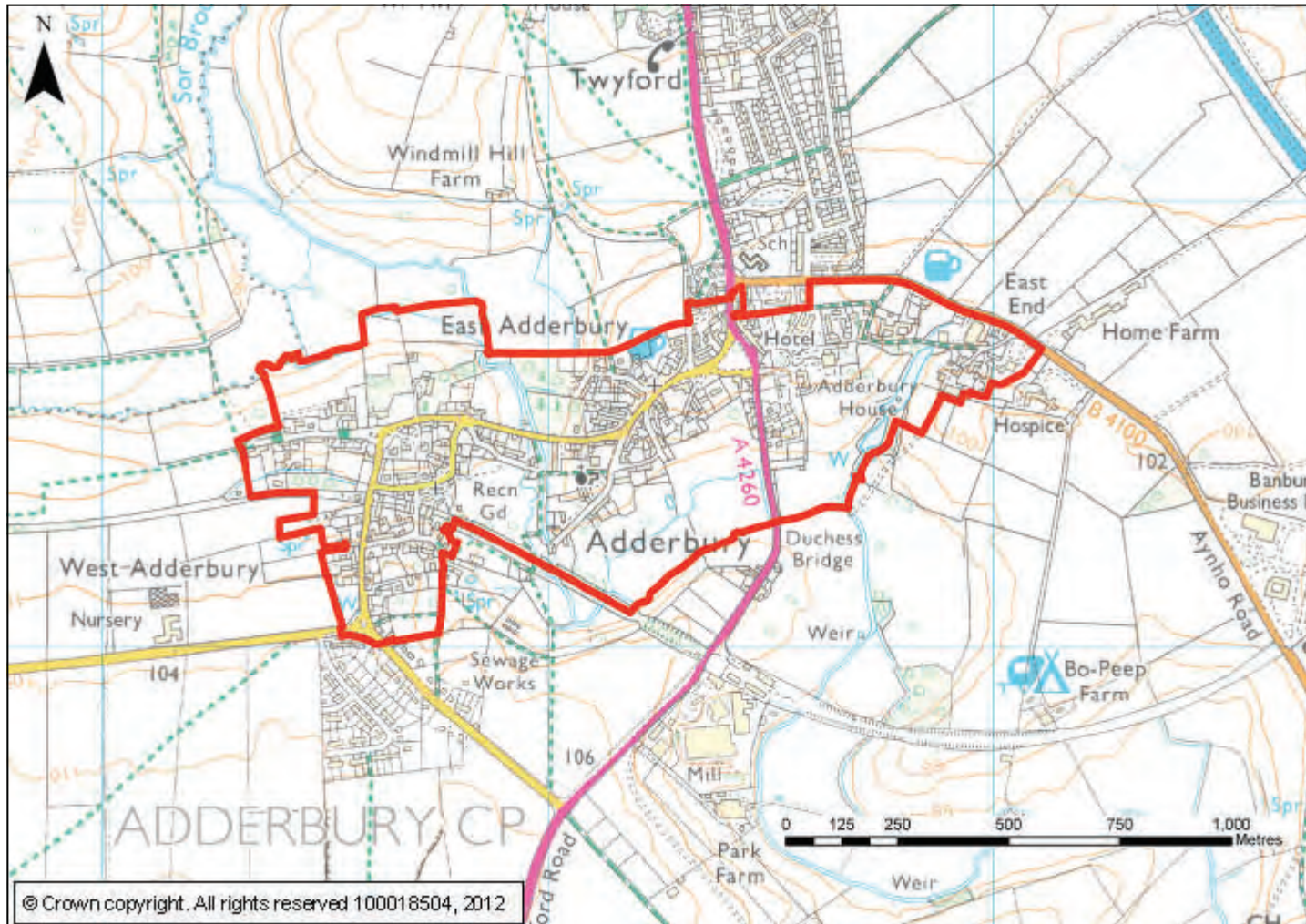


Fig. 2: 2010 OS Map with Conservation Area Boundary imposed

The settlement lies approximately 5.5km (3.4 miles) south of the centre of Banbury at the junction of the historic routes from the Midlands via Banbury to Oxford and from Banbury to Buckingham. The construction of the M40 has reduced through vehicular traffic.

The village lies between the 90m and 100m contours astride the valley cut by the Sor Brook through the marlstone upland, which is within the Area of High Landscape Value as defined in the Cherwell Local Plan.

The Conservation Area follows an east-west axis through the village comprising the historic core and its setting. Twentieth century residential development to the southwest and north east is excluded.

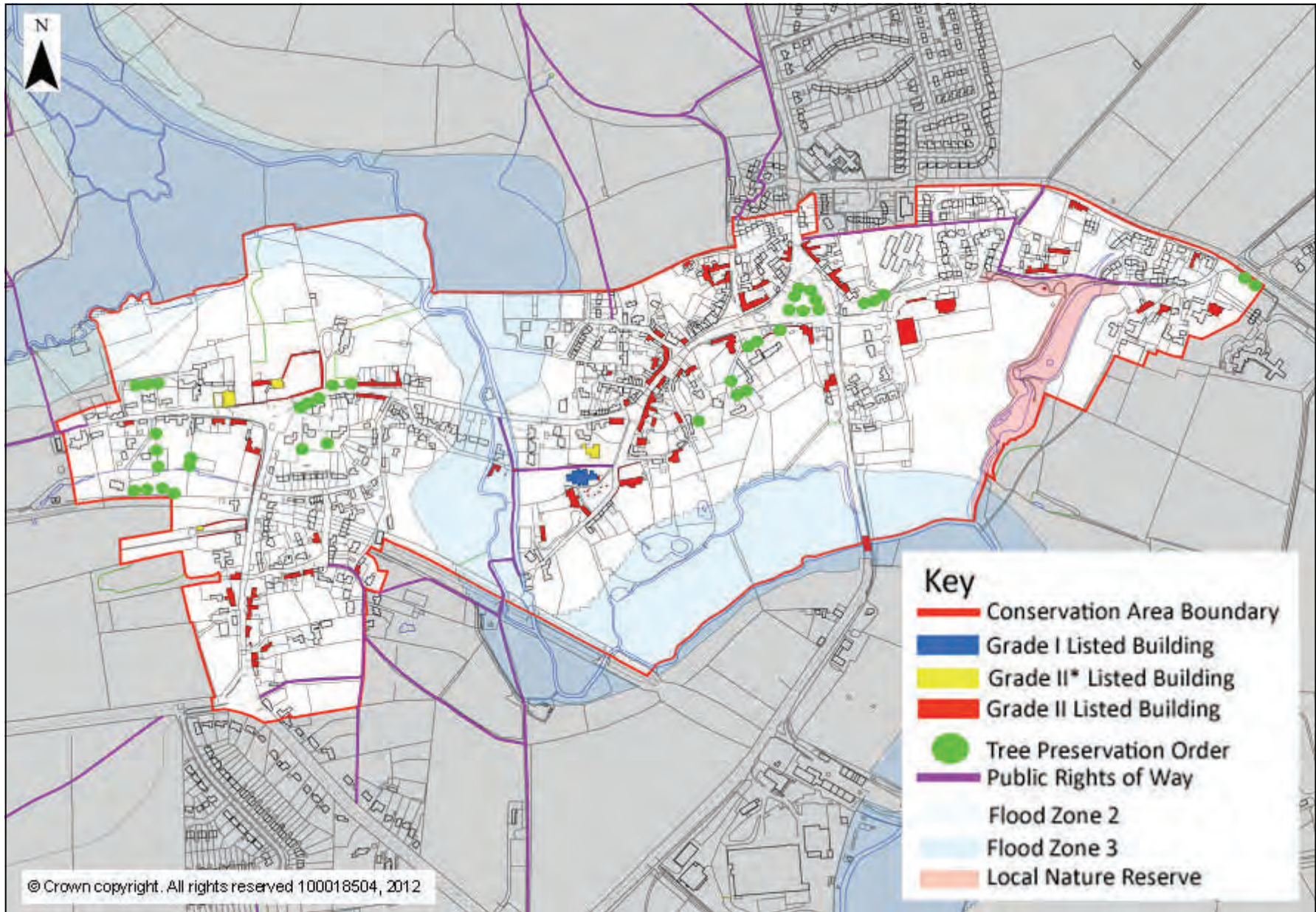


Figure 3: Area Designations

3. Topography and Geology

The majority of the development in the village sits at least 10 metres above the valley floor, with the land lying between 90 and 120 metres across the parish, the landscape alternating between undulating hills and the river valley. Middle lias limestone underlies the parish, together with an outcrop of marlstone (ironstone) over a large part of it.

The soil is fertile and has a characteristic red colour which marks the distinctive local building material. The good quality stone resulted in several local quarries.

The key characteristics are a pastoral valley floor, extensive gardens occupying the valley sides and the more densely developed areas on higher ground.

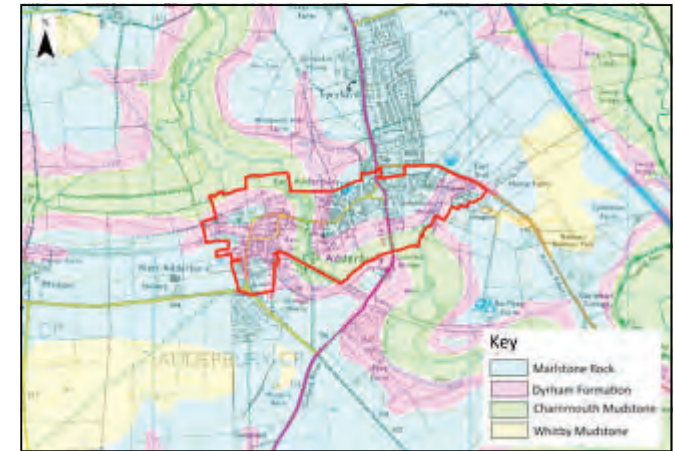
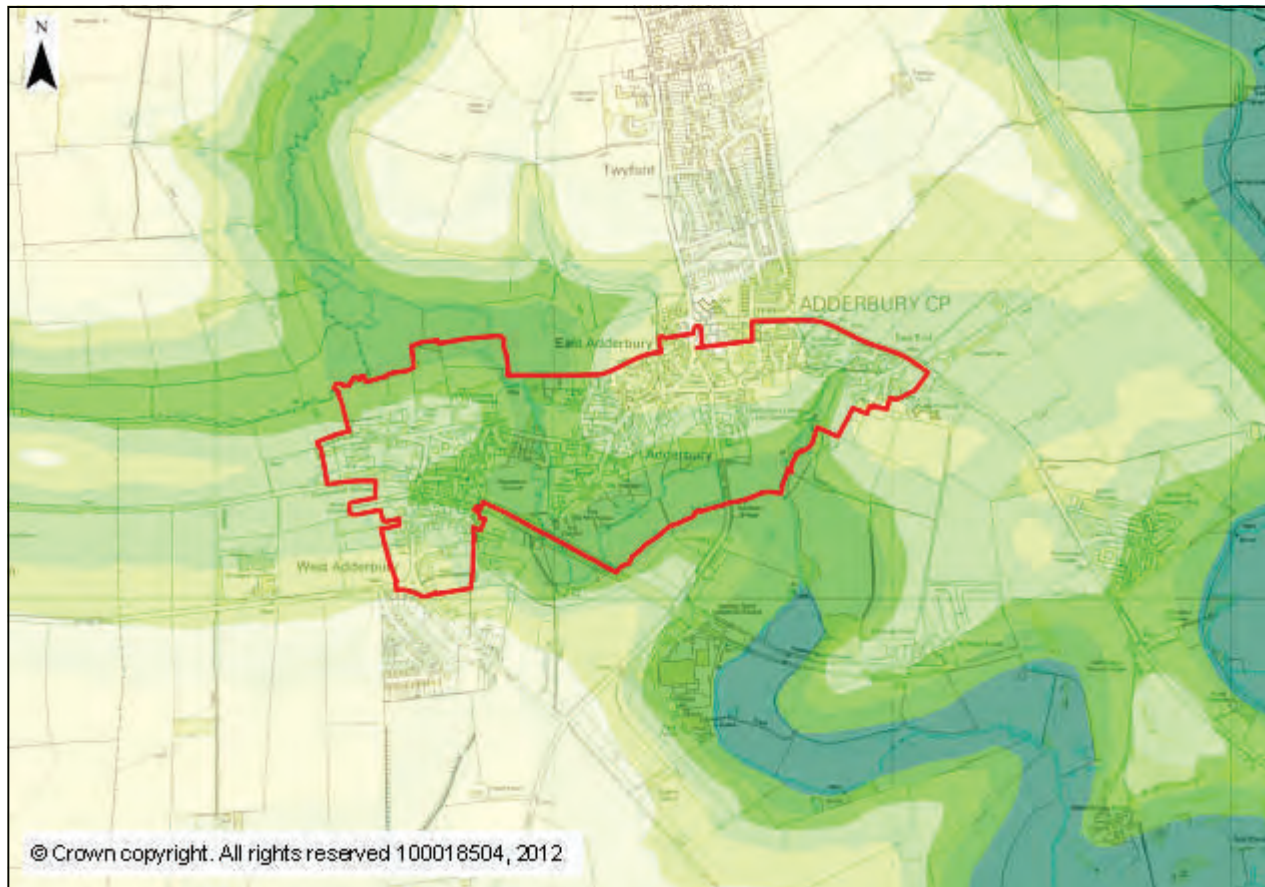


Fig. 5: Geology with Conservation Area Boundary imposed
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Trees and hedgerows planted over generations, together with the planting of thickets to facilitate the hunting tradition, has added texture and character to the windswept valley. In addition to this, the extensive grounds of Adderbury House and the former manors have gradually been reduced as the village has developed to the north and south of the present conservation area. This has reduced the open land to the east of the village.

Fig. 4: Topology of Adderbury from 95-115m showing how historic East and West Adderbury occupy land above 105m, divided by the Sor Brook

4. Archaeology and Early History

4.1 Origins

4.1.1

There is little evidence of pre-historic settlement in the village despite the rich soil and plentiful water supply. There are two known Roman sites within the parish, the nearest being at Bodicote to the north. Like much of Oxfordshire, Adderbury parish was home to the pre-Roman Dobunni and Catuvellauni tribes and administered from Cirencester and St Albans.

4.1.2

The name *Eadburggebyrigg* appears in the Anglo-Saxon charter in a will (dated 990-5AD) by a wealthy woman, Wynflaed. She desires a grant of her land to her son, and refers to Adderbury by name (Eadburga being a female name and byrig or burg being a fortified settlement). The popular theory regarding the name is that it refers to St Eadburga, daughter of the King of Mercia who died in 650AD. However, Eadburga was a popular Saxon female name, and research by Rev. H.J. Gepp in the early 20th century reveals 10 possible candidates of the Saxon period with royal or high-born credentials who could be the 'Eadburga' of 'Eadburga's fortified settlement'.

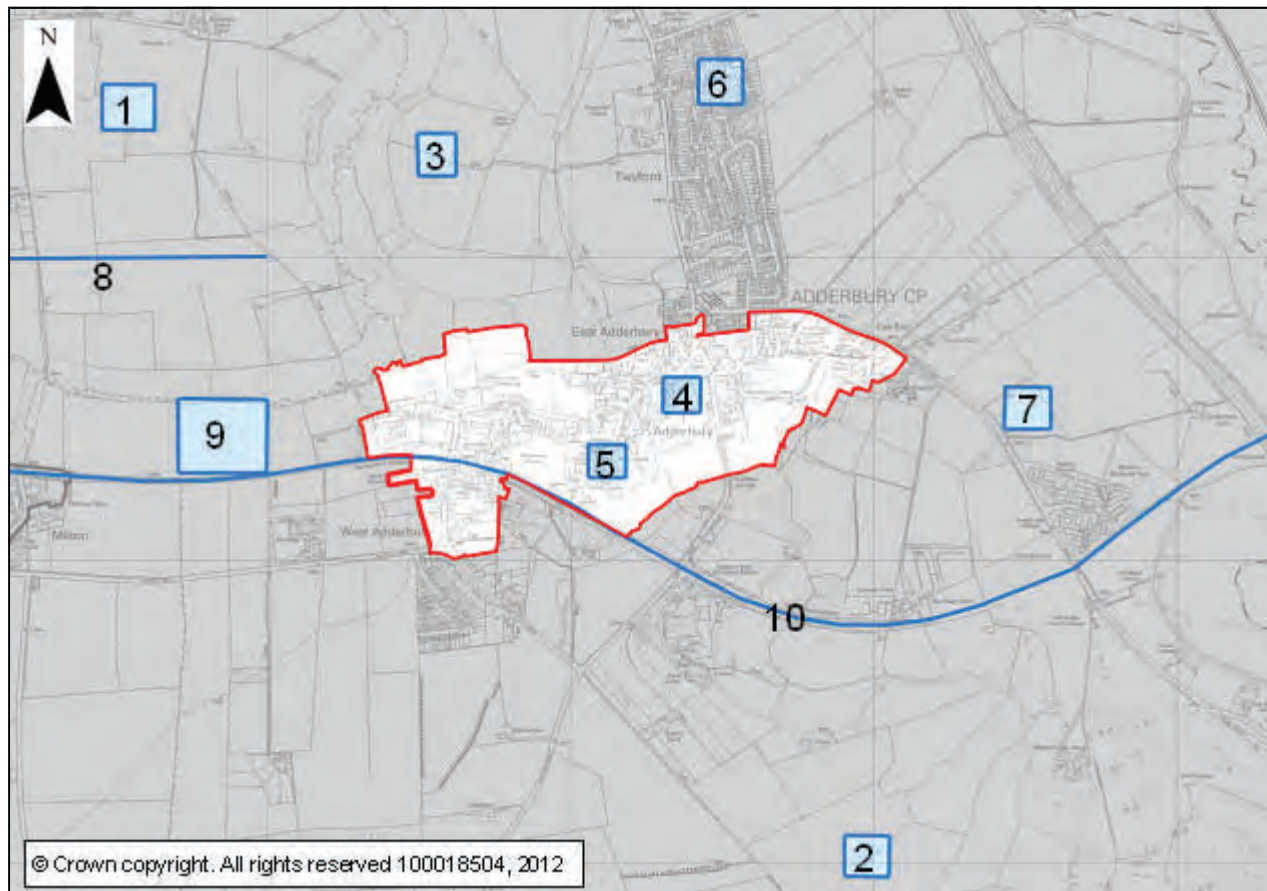


Fig. 6: Archaeology within and around Adderbury with Conservation Area Boundary imposed

- 1:** part of a large Neolithic axehead ploughed up in field
- 2:** Roman or Prehistoric cropmarks indicating hut circles
- 3:** linear cropmarks, age not determined
- 4:** Iron Age pottery fragment

- 5:** Roman coin
- 6:** Roman pottery fragment
- 7:** Roman bust of Diana and coin of Constantine found pre-1853. Now in Ashmolean Museum
- 8:** Possible Roman road

- 9:** Possible Roman villa in field called 'The Ridgeway'. Paving stones, burnt stones, roofing slates found with large amounts of pottery, suggesting a small house.
- 10:** Dismantled Banbury and Cheltenham Railway Line, built 1855-87. Line closed to passengers 1951 and entirely in 1967.

5. History of Adderbury

5.1.1 By the 11th century, the village was one of the centres of a large royal estate. William the Conqueror divided the parish into three manors: one retained for the crown, the others gifted to the Bishop of Winchester and the Earl of Stafford. The village prospered, partly due to the position on the route through Banbury to the Midlands, and partly due to the close association with the church and New College. The Bishop of Winchester's manor was gifted to New College in 1381 (following a substantial reduction in size), while the Kings' manor and the Earl of Stafford's were victims of the Reformation. Le Hall Place, a medieval manor house dating from the 14th century, was the centre of the emerging settlement in West Adderbury. The Ecclesiastical Commission took control of the Earl of Stafford's in 1542, making the Bustard family the tenants until the 18th century.

5.1.2 The economic boost from the reformation resulted in a prosperous period of new building. By 1665 Adderbury East alone was comparable in size with Bloxham or Deddington, with several more substantial houses. Growth continued in the 18th century, with nearly 1200 inhabitants by the early 19th century. This was partly due to an influx of aristocrats drawn to the area by hunting and the Astrop spa, as well as a number of local wealthy seats (including Wroxton and Broughton). The large manorial houses of Cross Hill, Little Manor and Home Farm House were constructed during this time, together with cottages and houses along the route up to the manors, Cross

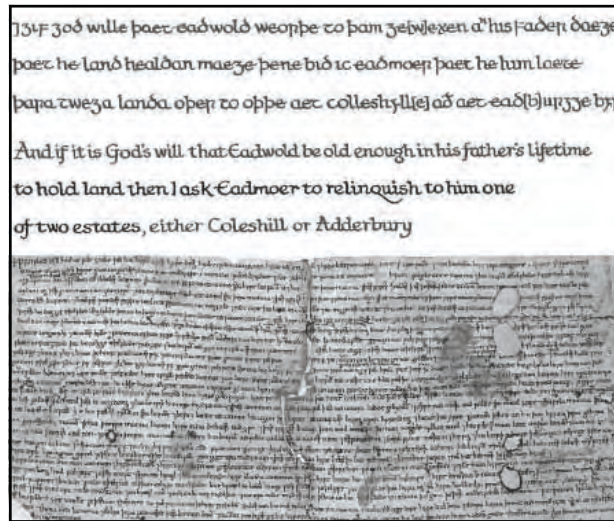


Fig. 7: A copy and translation of the will of Wynflaed 990-5AD mentioning Adderbury by name

Hill Road. An early 20th century Bartholomew map shows Manor Road continuing west as far as Milton. A second cluster of early building focused on Horn Hill Road and Tanners Lane. Richard Davis' map of 1797 shows that the routes of Cross Hill Road, Round Close Road (formerly Dark Lane) and Tanners Lane (formerly White Hart Lane) were only established by the end of the 18th century but indicates that a link may have existed between the bend of Round Close Road and The Leys.

5.1.3 The aristocratic element brought the village into contact with a wider world. One notable visitor in 1739 was Alexander Pope, who stayed with John, Earl of Rochester, at Adderbury House and commemorated the visit in a poem; another

was Horace Walpole, who visited his friend George Montagu at the former Cobb Mansion in 1770. Bray Doyle, Lord of Adderbury West, was a leading member of the Quaker Movement. He built a meeting house on his estate in 1675 and it became the most important in the Banbury Division.

4.2.8 The Road to Buckingham branches off the Oxford Road and passes to the north of the part of the village known as East End. In the 16th and 17th centuries East End comprised of only three farmsteads: Sydenham Farm, Home Farm and Fleet Farm. By the mid 18th century there had been further building north of Adderbury House because, at the time of Inclosure in 1768, contemporary reports describe substantial changes in this area requiring the demolition of 90 cottages. Archaeological excavations here in 1996



John Wilmot, 2nd Earl of Rochester, owner of Adderbury House and instrumental in preventing Adderbury from being drawn into the Civil War

revealed evidence of a village street and houses. Alterations to the grounds of Adderbury House and the Inclosure of the green resulted in the rerouting of the Buckingham Road north of its original alignment which is believed to have followed the Longwall path. The 18th century buildings on Banbury Road may be replacement dwellings dating from this time. The Plough public house and East House (once The Lawn) are also 18th century additions.

5.2 Trade and Industrial History

5.2.1 The economic prosperity of the village relied on agriculture. However, the proximity of markets at Banbury and Deddington encouraged a small trading element which began in the Middle Ages. The development of Banbury as a centre of the weaving industry and later of Shutford as a centre of the plush industry, together with the construction of the Banbury-Oxford Canal also encouraged non-agricultural pursuits. In 1841 there were 26 weavers in Adderbury. Later in the century the industry declined and many weavers left the district for Coventry. Since the 16th century, Adderbury has had some outstanding clockmakers, the craft being closely connected with the Quaker community. Charles Harris, a renowned violin maker at the time, lived in the village in the 19th century.



The now disused Ironstone Railway at Adderbury

5.2.2 The main Midlands to Oxford Road ran through the village (turnpiked in 1755) with the Banbury to Buckingham road branching off it just to the north of the old village. Communications were greatly improved in the 18th and 19th centuries. The Banbury to Oxford canal was constructed between 1778 and 1870 in the Cherwell Valley, 2km to the east of the village. This was followed in 1887 by the opening of the Banbury to Cheltenham branch of the Great Western Railway which ran through Adderbury to meet the Oxford and Birmingham line at King's Sutton junction. The station was closed to passenger traffic in 1951 and the line was finally closed to goods traffic in 1962. A station was built adjacent to the Oxford to Banbury Road south of the village and a halt at Milton to the west.

5.3 Education

5.3.1 The Boys' School in Adderbury East was founded in 1589, principally to teach grammar to boys who had already received some earlier education. It was not thought prudent to educate girls in the same fashion for fear it would ruin their chances of domestic service, and threaten the seven dame schools in the village in 1831. When the girls' school was constructed in 1832, it was primarily girls from middle and upper classes that attended, rather than the girls from poorer families. An educationally minded vicar in the mid-19th century increased the amount of subjects taught, expanded to evening classes and an infant school. Following the departure of secondary school age children to either Banbury County School or the Windmill Secondary Modern, a new primary school was built in 1962, and continues today as the Christopher Rawlins Primary School.

5.4 Religion

5.4.1 The Medieval Church of England parish church of Saint Mary the Virgin is in East Adderbury. St. Mary's is one of the largest parish churches in Oxfordshire and architecturally one of the most important. St. Mary's building retains evidence of its 13th century origins but was enlarged in the 14th century and again in the Perpendicular style in the early 15th century.

5.4.3 Protestant nonconformity in the village was fuelled by a strong Puritan feeling prior to the Reformation. In 1669, approximately 200 parishioners were nonconformists: a variety of Quakers, Presbyterians and Anabaptists, attending weekly meetings in preachers' houses. The Quakers were particularly strong in Adderbury, being supported by the lord of Adderbury West, Bray Doyle. His high social standing was a key factor in the leniency displayed towards him by local magistrates. When he was arrested in 1665, the magistrate paid his fine and released him. Doyle had the Meeting House in West Adderbury constructed in 1675, and the village retained several Quaker families until the 19th century.



The 17th century Friends Meeting House off Horn Hill Road

5.4.4. The Methodist Church in High Street was built in 1893 to replace an earlier chapel from 1810. The movement grew through the 19th century, resulting in the later chapel built to accommodate a congregation of 200. Adderbury Methodist Church is a member of the Banbury Methodist Circuit.

5.4.5 Adderbury has not traditionally been a strongly Catholic community, although Thomas Moore and Michael Bustard (of Cobb Mansion) were listed as being recusants (those who refused to attend Anglican services) in the county in 1592. Through the 17th and 18th centuries, only one or two families were listed as Catholic. This changed in the 20th century, with a considerable Roman Catholic community growing, leading to the building of the Roman Catholic Saint George's chapel in Round Close Road in West Adderbury in 1956. Prior to this, services were held in the house of Lady Bedingfield, 'The Court'.



The Roman Catholic chapel on Round Close Road: small but functional and has tried to blend in with the historic surround-



A large window on the north elevation of the church featuring the Star of David

6. Historic Maps and Photographs



Fig. 8 Extract from Richard Davis map 1797

The map shows the more northerly route of the Aynho Road, which is believed once to have followed the route of Longwall path but was moved to accommodate changes to Adderbury House park.

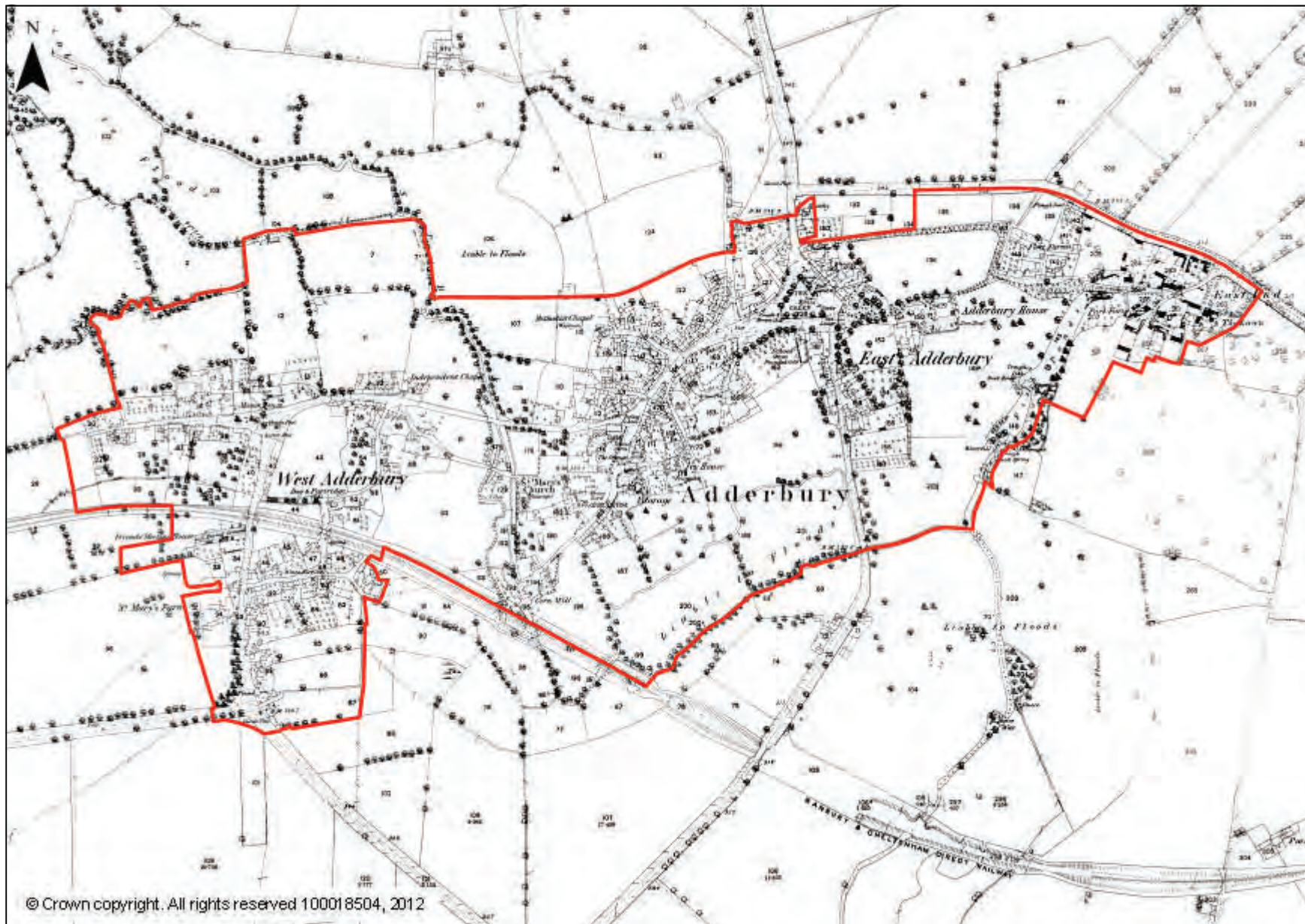


Fig. 9
1881 OS map

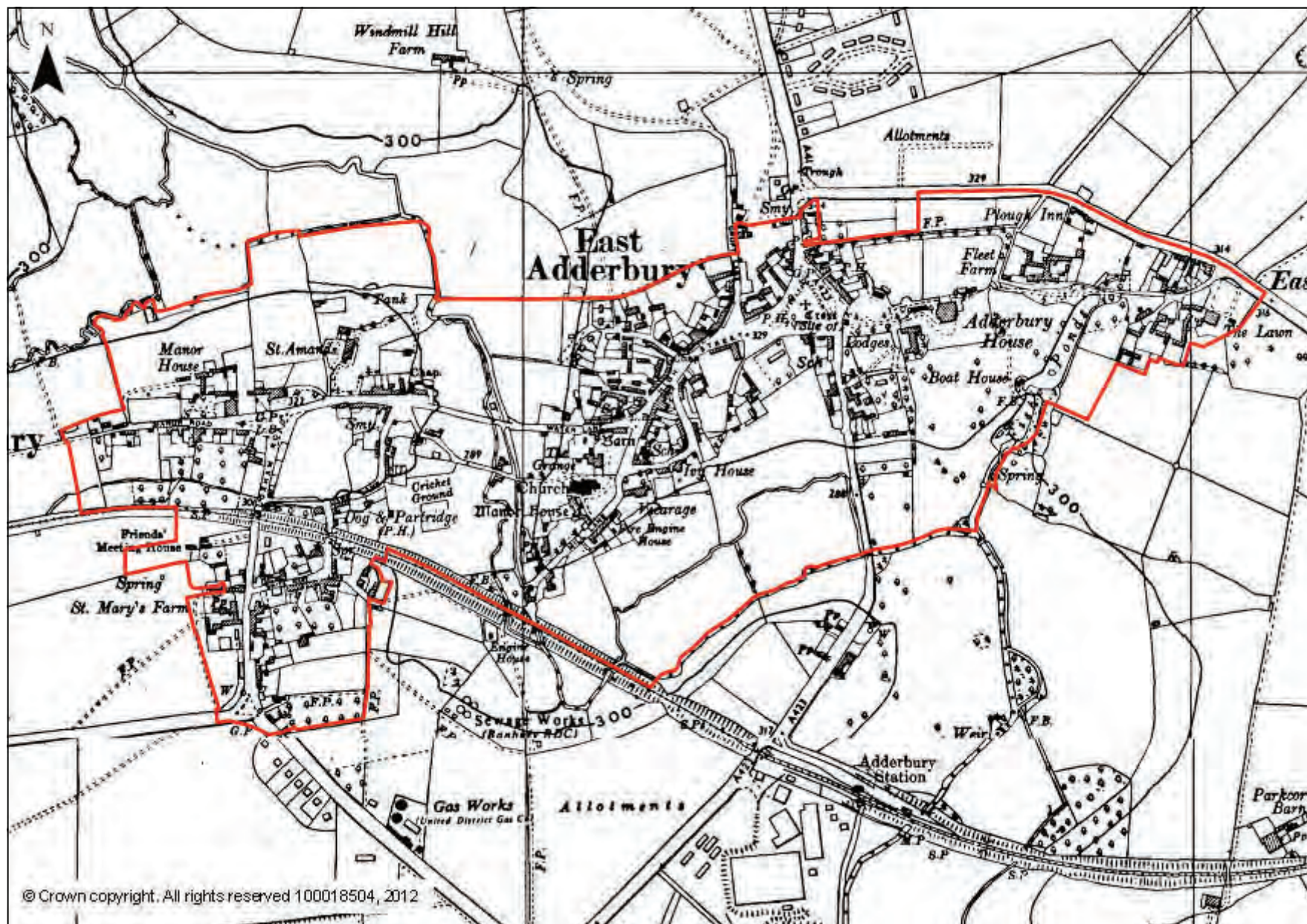


Fig. 10
1955 OS
map

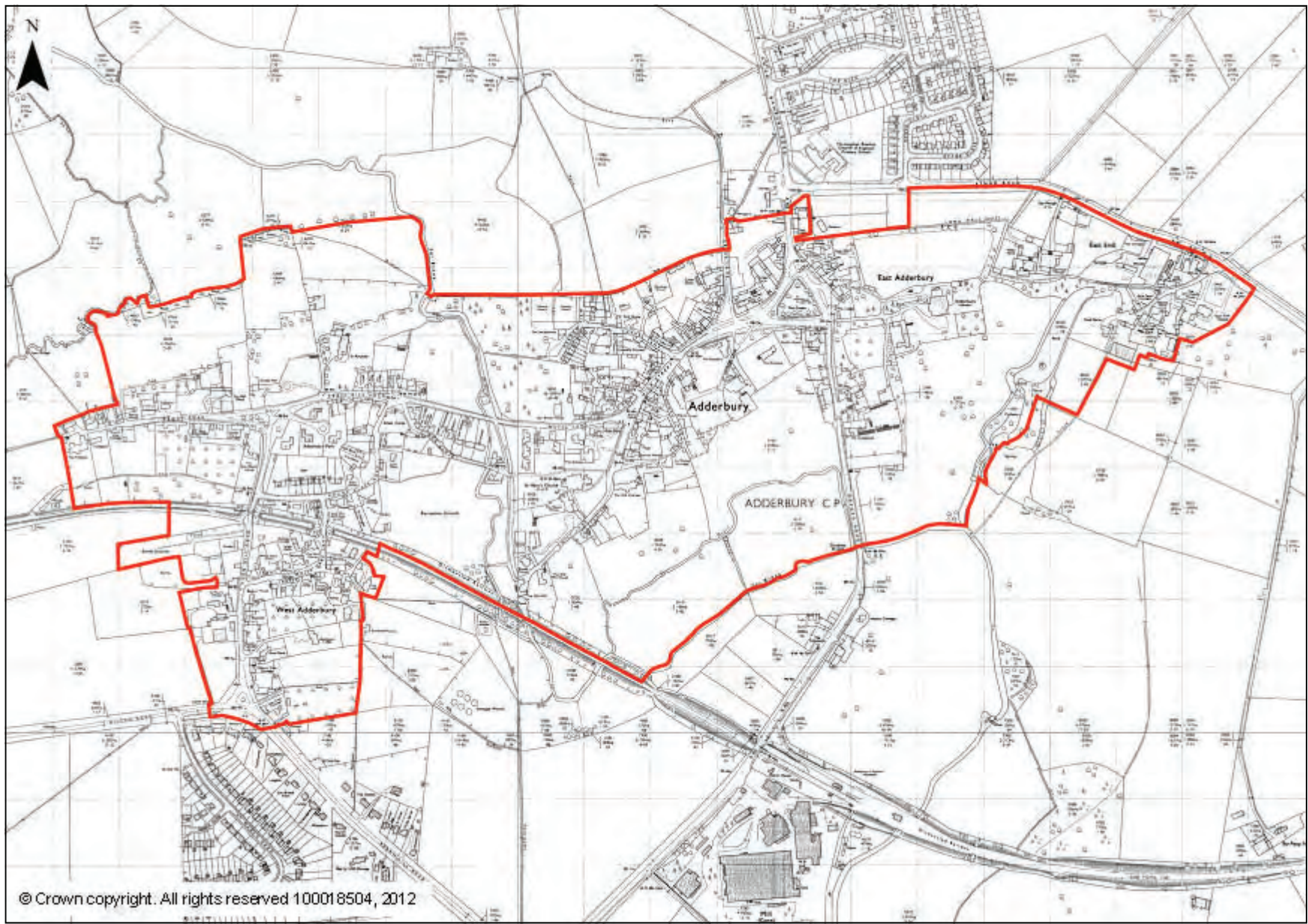


Fig.11
1975 OS map



Banbury Road from the Green 1920s: note the loss of thatch, the formalisation of the roadways and the increase in signage

Tanners Lane: some of the thatched roofs have been retained and the covered cart entrance has been built over to extend the house



Bridge Street looking west 1910-1940: the growth of the vegetation has had a huge impact on the visual aspects of this vista

Sor Brook bridge and cottages: the thatched roofs and footway have been lost, but the view of the church is retained. Visual clutter has increased.



Cross Hill looking east 1910-1940: vegetation and the car have been key factors for change here, together with building at the entrance to Dog Close

Manor Road looking west: little has changed except the height and surfacing of the roadway, and the insertion of a pedestrian access in the wall

7. Architectural History

7.1 The appearance and character of the settlement is consolidated by the singular use of local building stone, and a similarity of building styles from the 16th-18th centuries. There was little or no building during the Civil War, and the remaining houses are indicative of the time of financial plenty.

7.2 The historic core of East Adderbury lies principally along both sides of the High Street, which runs in a westerly direction from the Oxford Road to the parish church of St Mary, the two manor houses (The Manor and The Grange) and the vicarages.



Adderbury Grange, Church Lane

7.3 The core of earliest remaining buildings in West Adderbury are Callaly Cottage, White Hart Cottages and The Old House, dating from the early/mid 17th century. Most other cottages and farm houses were constructed in the late 17th/18th centuries. The rail line was constructed around 1880 on an embankment north of White Hart Lane, bridging Cross Hill Road and Tanners

Lane, and it is likely that some buildings were demolished to make way for it. The first Ordnance Sheet (1881) still shows little development between these two cores but there had been some in-filling along Round Close Road by 1922.

7.4 The junction of the High Street and the Oxford Road is dominated by the village green, notable for its ancient chestnuts. The Green was originally more extensive; prompting the name of 'Adderbury on the Green' in the late 14th century. It is likely that in the Middle Ages the peasants' houses would have been located around The Green. However, in the Tudor and Stuart periods these were replaced by houses for the rising gentry, such as Cobb Mansion and The Rookery. Many of these properties were designed to take advantage of the extensive views south across the Sor Brook Valley.

7.5 Adderbury has a high proportion of listed buildings. Many of the houses and cottages date from the active building period of the 16th and



The large and impressive trees on the green have a softening effect on the road into the village

17th centuries, and several also from the 18th century. There were a number of farmsteads within the village, although now all have been converted into dwellings. The Bell, now a public house, was originally a farm. The chief 19th century additions to East Adderbury were the schools, the Wesleyan Chapel (1893) and the Institute, which was given by JW Larnach of Adderbury House in 1897.



The Church of St Mary the Virgin sits high in the landscape overlooking Church Lane and Mill Lane

7.6 St Mary's Church

The Medieval Church of England parish church of Saint Mary the Virgin is in East Adderbury. St. Mary's is one of the largest parish churches in Oxfordshire and architecturally one of the most important. St. Mary's building retains evidence of its 13th century origins but was enlarged in the 14th century and again in the Perpendicular style in the early 15th century.

In the 18th century St. Mary's fell into disrepair. In the 19th century restoration was carried out in phases: by the architect J.C. Buckler 1831-1834 and by the architect Sir George Gilbert Scott 1866-1870, with less sensitive alterations by Sir George's son John Oldrid Scott in 1886. The bell tower has a peal of eight bells, all but one dating from 1789. The sanctus bell dates from 1681.

7.7 Adderbury House

7.7.1 Described by Brewer in History of Oxfordshire as 'a superb mansion worthy of royalty', this 17th century house was known to be a south facing house with 6 gables while the Countess of Richester was resident in 1661. The property was then enlarged during the 18th century by various owners, resulting in 'an unsatisfactory patchwork, but with fine details'. The 2nd Duke of Argyll remodelled it in 1722 and marked the occasion with dated rainwater goods. Roger Morris added 2 arcaded wings in 1731, one of which remains on the west and forms an entrance forecourt.



Adderbury House

7.7.2 Grounds: the original 224 acres of parkland and flower gardens has shrunk to just 44 acres. A plan for re-landscaping the grounds was drawn up for the Duke of Buccleuch who had purchased the house in 1760. The plans have been attributed to Lancelot 'Capability' Brown, but the drawings of the park and house bear no resemblance to the park or house at the time. The plans required the clearing of the eastern end of Adderbury, including the demolishing of some 90 cottages and the alteration of the main road to Aylesbury. This was bitterly complained about by the vicar of 1796. The Duke also remodelled the house, and a plan of the house and forecourt is now in the Soane Museum, drawn up by William Chambers in 1767.

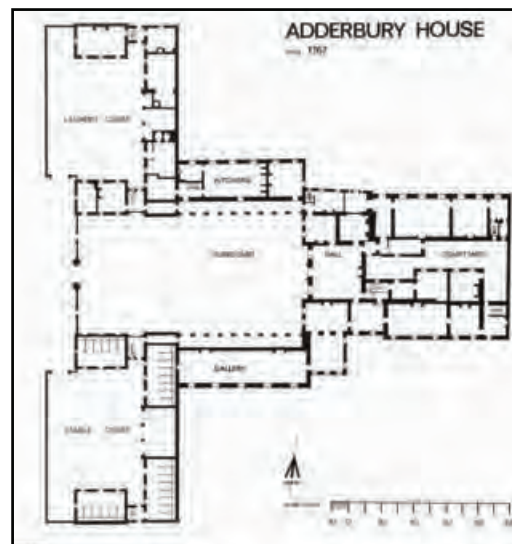


Fig. 12. Plan of Adderbury House c.1767 (now in the Soane Museum)

7.8 Cobbs Mansion

The second most important house in Adderbury, the mansion of the Cobb family was likely to have been built by William Cobb in the 16th century at the time of the rising gentry within the village, but it is his grandson Sir Thomas Cobb (1st Baronet of Banbury) who became famous as a philanthropist within the village, known for regularly giving 2s. a week of bread to the poor as well as a dinner.



The gate piers at South House, the remains of Cobb Mansion

The house was falling into disrepair and was remodelled sometime after 1673. The house was leased to George Montagu in 1768, and a notable visitor was the youngest son of the prime minister, Horace Walpole (4th Duke of Orford), who visited the house in 1770. Walpole complained bitterly about the house, calling it 'an old gallery that has not been glazed since Queen Elizabeth'. The house was quickly re-glazed, forming large sash windows

windows to provide light and heat for the old building.

The house was in ruins by 1815 and was partly demolished. The kitchen wing was converted into cottages and a small house. The leftover ashlar stone was used to build the front wall of the Baptist chapel in Bodicote. Now all that remains is the walls and gatepiers of South House on The Green.

7.9 The Rookery

What appears to be a typical Jacobean property (early 17th century), The rookery has a much older core, with thick walls to the north-west wing. It is likely to be a remodelled earlier house, indicated by the date 1656 on a 2-storied projecting porch. Additions over the years have included the insertion of stone-mullioned windows to replace early 19th century sashes, and a large wing added in the early 20th century.



The Rookery

7.10 Smaller, more humble vernacular dwellings such as Farthing Cottage on Chapel Lane, or St Amand's Cottages on Cross Hill Road are prominent through both settlements. These are likely to have been 'hovels' for the poor, worker's cottages for the manors, or tradesman's cottages for the in-house trades which were popular throughout the village.



Farthing Cottage

7.11 Farmhouses and farmsteads were key to the village, as sheep grazing played such an important part in the rising prosperity of the people. As there are no working farmsteads left in Adderbury, converted farm buildings are common in both settlements. The recently converted Croft Farm in East Adderbury is a good example of this, and older conversions include the former farmhouses and public houses of the 'Royal Oak' and the 'Bell', as well as in East End and at the Old Mill.

7.12 Unlisted properties make an important contribution to the conservation area. From historical maps and the construction and architectural details of the buildings, it is clear that many buildings within the village date from the 18th-19th centuries. These un-listed buildings contribute to the character and appearance of the village in the same way as listed buildings, and are deserving of some level of protection as undesigned heritage assets.

7.13 The greatest speed of change has taken place in the late 20th century. Recent development has included conversions of barns at Croft Farm. Infill has occurred on Tanners Lane and Round House Close, and at the junction of Cross Hill Road and Horn Hill Road, creating the four properties at Adderbury Park and on the north side of Round Close Road. The removal of the embankment following the closure of the railway enabled development along its route at Horn Hill Road and Tanners Lane.

7.14 Henry Gepp Close and Long Wall Close are examples of small scale development with historic detailing, whereas the earlier houses of Adderbury Park deviate from the traditional settlement pattern. The bungalows and houses south of Berry Hill Road have pushed the boundaries of the village envelope but the clearly modern style of housing and layout prevents confusion with the earlier historic core.

8. Character of Adderbury

8.1 Land Use and Street Pattern

Adderbury is one of the largest villages in the district, and the Conservation Area covers approximately half the village.

The topography falls gradually from north to south, but the Sor Brook cuts a marked valley through the centre, giving the impression that the conservation area is sunken into the landscape, particularly from the northern approach. This is emphasised by views of the conservation area from the Banbury Road, towards West Adderbury where the topography of the falling field draws the eye towards the main visual feature, the spire of the Church of St Mary.



The road directs the eye towards the traditional focal point of the village: the church

Historic maps of the village show the development of the historic core running along the east-west axis. The development pattern has a strong linear structure, defined by strong building lines,

particularly between the High Street and Cross Hill Road.

The series of linear streets are linked by winding lanes, allowing for the continuous deflection of views; this and the undulating typography create pleasant and interesting streetscapes.



Houses follow the topography to step down the street

Narrow lanes filter from the main spine into a series of small residential streets; many terminate abruptly to reveal expansive views of the surrounding countryside. These views are limited because the strong building line along the main spine creates inward looking spaces.

The pattern of development is regular and tightly knit to the eastern and central areas of the conservation area; the western side has a more irregular and dispersed development pattern. The predominant land use is residential, although some commercial/retail uses are found along the High Street, including a butchers, hairdressers and several public houses.



Typical ironstone cottages

8.2 Building age, type, style and construction

There is a pronounced architectural harmony throughout the conservation area, particularly due to the almost universal use of the local ironstone.

Many of the vernacular buildings survive; the majority date from the early 17th and 18th centuries and are constructed from coursed rubble/squared ironstone, and occasionally ashlar on the more affluent properties of their time. Cottages would have originally been thatched in long straw but many have been re-roofed with either concrete tiles or welsh slate.

Chimney stacks would have been originally ironstone but many have been replaced with local red brick.



Chimney stacks in different styles and materials



Good example of a replacement of a traditional flush timber casement

Local vernacular buildings would have traditionally had metal or timber casement windows, with timber lintels. However, as time has passed some have been replaced; some sensitively as above, but others with clumsily detailed UPVC casements.

The gentry houses in the conservation area date mainly from the 16th and 17th centuries. They are mainly roofed with Stonesfield slate. Some have several fireplaces, as evidenced by the number of elaborate and decorative chimneys visible externally, for example, The Manor House along Mill Lane.

The grander properties usually have stone mullioned windows. Later 18th and 19th century units have large vertical sliding sash windows and panelled doors.

8.3 Means of Enclosure

Boundary walls of varying heights highly visible throughout the conservation area, giving rise to a strong sense of enclosure. High stone walls are prevalent around the boundaries of large estates, with grand gate pillars and decorative wrought iron gates. Low walls of various styles and materials are found throughout to define front gardens space. They are key structural features in the conservation area, creating enclosed streets and framing views. The range of materials include fine ironstone walling, such as around the Church of St Mary and The Green, ironstone rubble walls throughout, red brick walls, for example along Water Lane.



Side boundary brick wall with sweeping coping adding interest to the streetscene

8.4 Trees, hedges, verges, open space

The natural landscape in the conservation area is well maintained. There is a wealth of mature deciduous and evergreen trees found throughout which help to frame views, soften building lines, add texture and colour. They have an atmospheric quality, making a significant contribution to the various character areas.

Residents take great pride in their gardens; many are well looked after and contain elegant topiary hedges and climbers that arch over doorways. The high quality of these private gardens adds to and enhances the character of the streetscape throughout conservation area.

The principal areas of noteworthy open space are The Greens, the numerous verges, the recreation ground and the beautiful Adderbury Lakes.

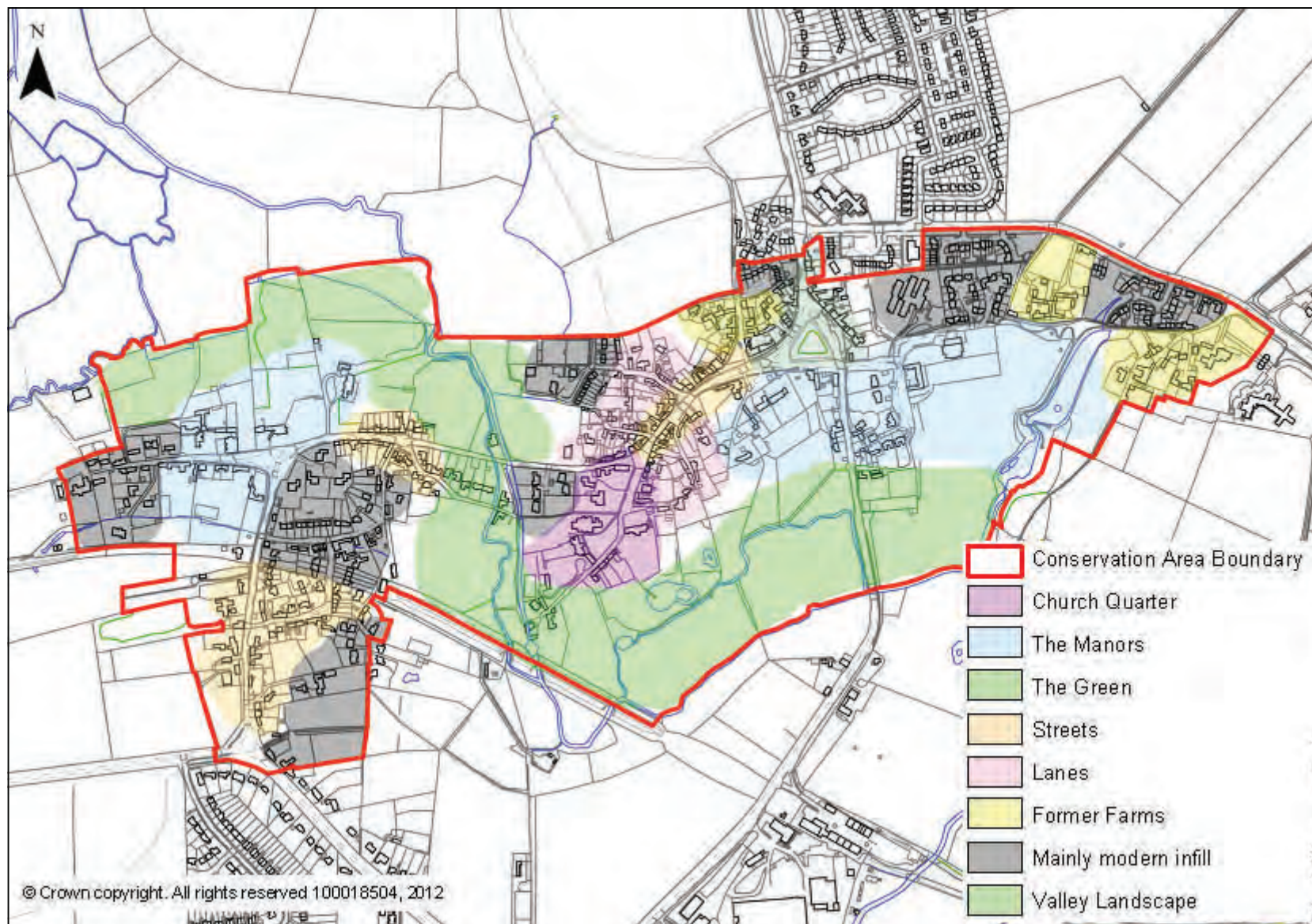


Trees make a significant contribution to the atmosphere at the bridge across the Sor Brook

8.5 Carriageways, Footways and Footpaths

Throughout the conservation area the carriageways are surfaced in tarmac. Footways and footpaths are mainly tarmac or concrete slabs such as on High Street and Mill Lane. Granite or concrete setts are often used as edging along footways and on vehicle cross overs, and York stone has been used for paths in the churchyard.

Many of the secondary routes and lanes have no formal footways, with buildings directly abutting the highway and verges in place of footways. The lack of formal footways adds to the rural quality of many of these lanes.



8.6 Character Areas

Although Adderbury has an homogenous character, there are eight key areas which are deserving of discussion in more detail, due to their particular defining characteristics.

- Church Quarter
- The Manors
- The Green
- Streets
- Lanes
- Former Farms
- Valley Landscape
- Mainly modern infill

Fig. 13.
Character Areas
of Adderbury

8.7 The Church Quarter



The rural and winding entrance to Mill Lane

8.7.1 Land use and street pattern

The Church of St Mary is a grade I listed building and forms the centre piece to this character area. The church is located just outside the central commercial area, along Mill Lane, which filters off the High street. The village library is located in a grade II listed former school near by.

The church quarter is quiet and peaceful. There is no formal footpath along a significant portion of the lane. Mill Lane begins with a wide entrance from the High Street and funnels into a narrow road, which sweeps around the edge of the churchyard and then narrows further at the end where it suddenly opens up to expansive views of the Sor Valley.



Foliage and informal roadways by the church

The tapered space emphasises the grand scale of the church, which is elevated above street level. The contrasting scales allow for striking views of the grade I listed church at a localised view point.

Other former uses in the area include a vicarage, school, school master's house and mill.

8.7.2 Building age, scale, type and construction

The Church of St Mary is very prominent and the buildings in its surroundings appear dwarfed in comparison.

The church is largely surrounded by grand freestanding properties such as The Grange (grade II*), The Manor House (grade II), The Old Vicarage (grade II) and The Moorey. More modest properties are found further down the lane, a row of two storey vernacular dwellings are located directly opposite the foot of the church yard.

There is a wide range of building styles in this area. Many of the large dwellings are grade II and II* listed buildings, are 2-3 storeys high and are constructed from squared ironstone and ashlar, with Stonesfield-slate roofs, with a range of stone and brick stacks, indicating their historic importance.

Amongst the smaller properties, the Library and the Old School House (grade II) and Shepherd's Keep (the former infant school) are Victorian, gothic-style buildings, constructed from squared and ashlar ironstone, with mullioned windows. The remaining vernacular buildings are two storeys and are generally less elaborate, constructed of rough and squared ironstone with brick chimney stacks.



Shepherd's Keep, a sympathetic conversion of the former school to a house



8.7.3 Means of enclosure

Enclosures in this area are prominent and formal. This is due to the many large properties and their surrounding gardens, surrounded by high boundary walls. These are mainly coursed squared ironstone walls with elaborate entrances. The boundary wall to the Old Vicarage (which is grade II listed along with the gates and gatepiers) is of coursed squared ironstone with flat coping, ashlar gatepiers and wrought iron gates. The church itself is surrounded by a retaining wall.

Some properties have small front gardens, where low walls and railings are used to define the space, for example the Moorey and the Library. The row of dwellings opposite the churchyard have front gardens that spill directly onto the informal carriageway; some of the gardens remain grassed but some have been surfaced over with paving and are used for parking.



Traditional railings on low front garden walls

8.7.4 Trees, hedges, verges and open space

There are mature deciduous and coniferous trees within the grounds of Tithe Barn House, The Grange, The Old Vicarage and the church yard. These help to soften and frame views on approach to the Church of St Mary. The height and density of the trees screen the view of the church momentarily before on arrival at the foot of churchyard, a brilliant view of the church is suddenly revealed.



Significant trees screen the church and The Grange from view on Church Lane

Towards the western end of Mill Lane, there are views of the open countryside and the character becomes more rural. Trees overhang and arch over a narrowing lane, which is hemmed in by high stone walls, glimpses of the open countryside are found through intermittent breaks of gated entrances in the otherwise continuous wall. The sound of the church bells become faded in the distance and the lapping water from the Sor Brook

can be heard by the Old Mill, which adds to the peaceful ambience.

Much of the area has no formal footways and verges play a key role in defining the spaces.

8.7.5 Carriageways, footways and footpaths

At the eastern end of Mill Lane, closest to the High Street, the road is wider and there are formal footways. The materials range from concrete paving slabs at the entrance to the High Street to stable block pavers alongside and within the library grounds.

As the lane narrows to the western end, there is little residual space and therefore no formal footways; most of the area becomes entirely tarmac. Verges become more prominent and are used informally to define different spaces.



Formal yet informal - strong walls and a lack of defined edges retain the rural appearance of Mill Lane

8.8 The 'Manors'

8.8.1 Land use and street pattern

There is a high concentration of historic Manor houses, along Manor Road (as the name suggests), and also in East Adderbury, south of The Green, including Adderbury House. The areas are located in distinguished positions, just off the main village Green.



View west to South House: the house is set adjacent to the road but the openness of the green provides an imposing setting

South/east of The Green (East Adderbury)

The large properties south of The Green, include South House and the Rookery. The area extends to the east and south, and a 2 metre high ironstone wall with pillars and an archway over the footpath forms the entrance to Lake Walk and towards Adderbury House, giving the impression of exclusivity. The initial walk through is lined with a mix of evergreen trees and shrubs that tower over the fairly narrow road and create a dramatic entrance to the area.

At the end of this initial passage is the grade II listed arch that forms the entrance of Adderbury House. This is framed by clipped hedges and mature trees which give a sense of mystery.



The prominent arch at the entrance to Adderbury House: was once very visible on a strong line of sight across the south of the green

There are large properties including the grade II listed buildings of Adderbury House and Lambourne House. Adderbury Lakes, a large nature reserve, covers a significant part of this area and was formerly part of the Adderbury House Estate.

There is also a modern residential care home and a collection of modern housing estates to the north of Adderbury House, which do not possess any special historic or architectural interest.



View west along Manor Road: the modern carriageway narrows in front of Le Hall Place

Manor Road (West Adderbury)

Manor Road follows the ridge of higher land at the northern end of Horn Hill Road. The predominant use is residential, although there is a farm and a pony paddock to the rear of the northern frontage. Manor Road is a narrow dead-end, therefore the atmosphere is very tranquil.

Unlike other parts of the village, the buildings in this character area are fairly dispersed and sit on large, irregular shaped plots. Many large properties are tucked away behind high walls and do not have a direct presence on the main road, the boundary wall themselves become the most dominant features.

Although the vista is generally enclosed by walls and buildings, there is a sense of being on a ridge here, where the land falls sharply down to both north and south because of intermittent glimpses of the Sor Valley through gaps along the properties, particularly on the south side of the road.

Properties along Manor Road have large, extensive gardens/grounds, particularly on the south side, where they make the most of the south facing slopes and views.

8.8.2 Building age, type, scale, construction

South/east of The Green (East Adderbury)

The area consists of a range of large properties including South House and The Rookery (see The Green character area). Adderbury House and Lambourne House are both grade II listed and date back to the 17th Century, where Lambourne House used to be the stable block for Adderbury House.



Lambourne House: a sympathetic conversion of the former stables which has ensured their survival

Manor Road (West Adderbury)

There are a variety of ad-hoc building styles of various periods in this area, expanding between the 14th and the 20th century, which means there is no unifying character and the area can appear confused in parts. The majority of the listed

buildings are 17th/18th century, constructed of ironstone with a mixture of plain tile and slate roofs. The modern dwellings are located at the western end of the lane and are of a range of materials including brick, render and artificial stone, not all responding sympathetically to their historic context or the established material palette.



1 and 2 Manor Road: no.2 (right) has been altered more than no. 1, creating windows on the north elevation which are larger than the traditional openings next door

The buildings in this area are generally large detached dwellings, ranging from two to three storeys. The more modest historic dwellings are constructed in coursed rubble and squared ironstone, with casement windows and timber lintels such as Lockes Cottage (grade II). The more grand properties are located around The Green north of Horn Hill Road. Most are surrounded by high stone walls, like Cross Hill House (grade II*), which is a 3 storey property and has strong symmetrical features, which appears quite striking when approaching from the south and forms a positive visual stop at the end of Horn Hill Road.



Le Hall Place, the oldest building in West Adderbury

Le Hall Place (grade II*) was constructed in the 14th/15th century but probably enlarged and remodelled 17/18th century. Constructed from ashlar stone with mullioned windows, the building is hidden behind an adjoining wall, which is also grade II* listed in its own right.

8.8.3 Means of Enclosure

South/east of The Green (East Adderbury)

The area as a whole is fairly secluded, a high stone wall enclosing the numerous substantial historic grounds. The use of trees, hedges and shrubs are also used to define spaces. The interface between the built area and pastoral landscape to the southern edge is defined with timber post and wire fencing.

Manor Road

There is a strong, continuous, high wall line along most of the northern side of Manor Road. This with the strong building line to the southern side creates an enclosed street which tapers to a pinch

point at Court End Cottage. The walls and gate piers, north of the small Green are listed and provide a grand entrance into Manor Road. The wall line begins to break up to the western end where it has been cut into, where it allows access to modern dwellings Lamorna, The Ridgeway and White House.



Adderbury Lakes: an area of tranquillity away from the main road which sweeps through the village

8.8.4 Trees, hedges, verges, open space *South/east of The Green (East Adderbury)*

The trees in this area have a dramatic effect. They add structure and divide spaces. Some larger specimens are striking and make a very positive contribution to the special character of the area.

Adderbury Lakes is a pleasant amenity area. There are two entrances to the lakes, one is located at the end of Lake Walk and the other from Long Wall, from Lake Walk, is a winding mud and gravel path for about 100 metres. To the north of the



Using traditional materials has enabled the bridge to better blend in with the rural surroundings

path are Fleet Farm barns, which are just visible over the 1-1.5 metre boundary stone wall; to the south of the path are open fields of rough pasture land. The rolling landscape allows for distant views to the south.

The lakes are surrounded by a mixed woodland area and consist of a variety of trees including Yew, Elder, Hawthorn, Oak, Poplar, Holly, Sycamore and other Maples. The area is quite majestic, with the towering trees that line the lake, giving the impression of large Romanesque columns. Various platforms and plank bridges can be found along the lake and seating areas are also available.

Manor Road

Some of the verges in the area have degraded and have worn away. This is largely due to vehicles and parking, although the majority do remain intact.



The green in West Adderbury is smaller than East, but retains the same rural character due to the trees and lack of formal highway boundaries

There is an abundance of evergreen trees in this area, on the small Green and within the extensive grounds of properties. These add to the tranquil, secluded character of the area.

8.8.5 Carriageway and footways/ foot paths

Little variation in materials, mainly tarmacadam. At the end of Manor Road, the footpath slowly disappears, where it tapers into an informal lane lined with a linear verge.



8.9 The Green

8.9.1 Land use and street pattern

Adderbury was once called “Adderbury on the Green” and it is clearly evident why. The scale of The Green and the trees on its border are a magnificent feature. There is a significant contrast between The Green and the adjoining areas, which become more linear and densely built.

Today, this is an important gateway to Adderbury Conservation Area. The area suddenly appears to visitors approaching the village from the south, where the Oxford Road narrows on approach before opening out and revealing the extensive Green around the corner.



The remnants of the historic green which are a landmark on the main road to Banbury

The area is dominated by the generous sized village Green. The shaped mound of The Green and wide selection of mature deciduous trees, including Chestnuts, Oaks, and Maples, are a valuable visual amenity. The mound and the trees screen much of the area from the noise and

intrusion of the heavy traffic on the main road, absorbing the bustle created there, leaving the conservation area feeling relatively tranquil and undisturbed.

The predominant land-use of the surrounding properties is residential, although two public houses are located in this prominent area. Former uses in the area include a Boys School and Reading Room (now the Parish Institute), Post Office, Wheatsheaf PH and Green Farm (all now converted to residential use).



Converting farm buildings at Green Farm have enabled them to be retained in a traditional farmyard group

8.9.2 Building age, type, materials, style, construction

The strong building lines frame the area, creating an enclosed space. The buildings consist mainly of 17th-19th century vernacular properties, constructed from local ironstone with slate or plain tile roofs. Some properties are of irregular rubble brought to rough courses, for example Quoin Cottage (grade II), and others are of finely cut smooth ashlar, such as Wisteria House (grade II).

A couple of buildings, The Gables and The Coach and Horses public house (grade II) have been rendered, possibly masking alterations.

There are a few larger properties on the southern side of The Green including South House (grade II), The Rookery (grade II), and other later infills, The Orchard and Lindum. These are grand freestanding properties set within large estates, enclosed by high stone walls. These larger properties stagger between two character areas, The Green and The Manors.

South House and The Rookery are prominent due to their location close to the roadside, whilst the other buildings are set further back and are largely screened by the high walls and mature trees. South House is three storeys, mainly fine ashlar, with large sash windows and The Rookery is two and a half storeys, formed of squared ironstone with ashlar dressing, mullioned windows and imposing gables and roof.

8.9.3 Scale and Massing

The buildings surrounding The Green vary in scale. To the north and east, they are mainly small, two storey properties; but, despite their modest scale, the consistency of frontage (materials, height, building line) provides a strong enclosure to The Green.



In contrast, the southern boundary consists of larger properties set in extensive grounds. These make less impact on the space because they lack a continuous frontage, where the substantial plots allow large breaks between the individual buildings.

The area remains spacious due to the generous size of green space and the balance of the strong building lines to the north/east and the looser building line to the south.

8.9.4 Means of enclosure

Stone walls of various heights are the main means of enclosure in this area. The most significant walls lie to the south, forming the front boundaries to South House, The Orchard and Lindum. These high stone walls are grade II listed, constructed of coursed squared ironstone, with triangular coping; entrances to properties are highlighted with ashlar piers with large ball finials and iron gates.

More understated walls are used to define front gardens to many other properties. They vary in height but are generally around 300-500 mm. A combination of evergreen hedging with a low wall is found outside The Green and The Orchard and these provide a softer edge and are less imposing than a high, solid wall.

8.9.5 Trees, hedges, verges, open space.

The Green and the associated mature trees on it are the highly significant features. The variety of tree shapes and foliage, adds texture and colour to the character area.

The many verges found here are important also. They are little mounds that soften the road line as well as adding colour. The verges perform an important visual and practical function. They are directional, funnelling movement from the main space (The Green and along the High Street) into secondary lanes like Sir Georges Lane, Chapel Lane and Croft Lane.

Some erosion has occurred in relation to the verges, there have been occurrences where verges have been unashamedly cut into to allow access to newly surfaced parking spaces. Further infringements like these would further harm the rural character of the conservation area and should be discouraged.



Traditional stone walls outside Tarvers and Verndale maintain boundaries while preserving the streetscene



Verges cut through to create parking adversely affects the character of the area

8.9.6 Carriageway, footways and footpaths

The area is very well managed and maintained. Some spaces are neatly defined through the use of various paving/edging materials, creating immaculate crisp lines; some spaces are less rigidly defined and most of the verges have no edging or border, giving a more natural appearance.

The road surface is entirely tarmacadam and there is a strong presence of parked cars here, unsurprisingly given that it is an important junction, with various uses close by; however the wealth of soft landscaping helps to disguise their visual impact.



8.10 The Streets

8.10.1 Land use and street pattern.

The 'Streets' consist of the High Street, Cross Hill Road/Water Lane, Horn Hill Road and Tanners Lane/The Leys/ Round Close Road. All share similar characteristics in that they are strong linear streets which retain strong building lines.

High Street

The Green funnels into High Street with a pinch point at Corner Cottage (grade II), before fanning out again at the Tithe Barn (grade II). Secondary lanes such as Chapel Lane and Church Lane, lead off the main corridor into tightly enclosed and informal roads, with smaller scale, one unit plan cottages now converted into larger properties, as at Ivy House (grade II).



The linear High Street bends southwest towards the church

The High Street is a strong linear corridor and is the main route to the Church of St Mary, where road gently curves towards it. It is unusual to have

a church on lower land, but the spire is visible along most of the length of High Street. The sinuous building line and sloping nature of the road helps to frame the view of the spire, and draws the eye around enticingly. It is a classic view, and has essentially been unchanged for centuries.

The predominant use along the street is residential, however it is the commercial heart of the village and some small scale commercial/retail uses are found along here, including a hairdressers, butchers and public house. These add vitality, interest and are a focal point for activity.



While the active use of the High Street for trade is encouraging, combined with the housing this has resulted in an erosion of the verge from parking levels

There is also a small Methodist chapel (still in use) in a prominent position, set back, in front of a small green on Chapel Street.

Former uses of the houses include Royal Oak public house (the carriage arch remains), the infant school, and uses suggested by the names of dwellings, such as Saddlers (grade II).



Former Royal Oak public house converted to residential use, preserving the building

Cross Hill/Water Lane

The area is predominantly residential; a garage, playground and recreation ground are found within or in the close proximity. Former uses include a chapel, school house, workshops, library and post office. The area lies between the historic areas of East and West Adderbury, the Sor Brook creates a natural gap that severs these two main parts.

Water Lane is characterised by a strong wall line that is followed by dense mature vegetation located along the bank of the brook on New Road; finally the road opens out to the strong building lines on Cross Hill Road.

Horn Hill

The area is solely residential. The Quaker Meeting House (Grade II*) and burial ground (Grade II) are located along this corridor. The start and the finish of Horn Hill Road is marked with a small triangular shaped Green at either end; these are significantly smaller than the main Green at East Adderbury, but form important gateways when approaching from the western side of the village.

The road can become fairly busy at times and falls to the south. There is a formal footway along the western side of the road, and verge on the opposite side.

Most of the dwellings along the central portion are 20th century, suburban style. Historic properties can be found at the north and south ends of the road where the road itself is an important link between these clusters. The historic properties were originally severed by the



Parking can be difficult on the busy Cross Hill Road

construction of the railway but following its closure the central portion of the road has been subject of more recent infills.

Tanners Lane/ The Leys/ Round Close Road

The area is a mixture of historic and modern dwellings. Although solely residential use at present, the area was the location for the former White Hart Public House and probably various workshops judging from clues such as 'Tanners Lane' and 'The Old Forge'.

The recreation ground is also located adjacent, which allows a classic view of the Church of St Mary over the open green space.

The area has a rural ambience but has elements of suburban character. Special details include wall mounted street lights.

8.10.2 Building age, type, style, scale and construction

High Street

The properties along here are mainly two storeys and modestly sized. Most sit above street level and have steps leading to the front door. A fine example of round stone steps at Corner Cottage (grade II) can be found along here.

Some properties appear to have cellars, this is apparent from the half cellar windows at Corner Cottage and Fox's Cottage.

Nearly all the properties are constructed from

local coursed ironstone, with a mixture of tiled, slate and thatched roofs, and brick chimneys.

The almost unbroken building frontage has a range of textures as a result of the different grades/cuts of ironstone of the individual buildings, from rubble/rough cut stone at Fox's cottage, to fine ashlar at Lyndhurst. This adds interest and variety to the continuous façade. It also helps to distinguish the separate units from one another.

Many of the buildings are grade II listed including the whole row between Urina Cottage and Corner Cottage, and between The Bell Inn and Church House, all are listed.



Corner Cottage and Beggars Roost: both have stepped entrances indicating the steep slope towards the church

Some properties appear to have increased their roof height at some point since their original construction. The changing topography along the High Street creates a stepped roof line, which draws the eye to the focal point of the Church of St Mary's spire.



The brick chimneys are important, as they reinforce the break between each building plot along the continuous building line. The pattern is disrupted where they have been removed.

Some properties to the east have small front gardens, whereas those further west directly abut the back of the footway. The street becomes more confined and enclosed to the west as a result.

A variety of elaborate door styles add richness to the street scene. Stepped entrances, porches and door mouldings are common all along the High Street.

Cross Hill/ Water Lane

There are a variety of building types in the area. Off Water Lane there is an enclave of modern 1970s dwellings known as Church Close. The development creates a severe break between an otherwise enclosed street, which reinforces the break between East and West Adderbury. Although the layout, form and architectural style



View to the church maintained through the 20th century

(particularly the asymmetrical pitched roofs which appear somewhat disconcerting) of these bungalows is not in keeping with the historic character, it has a nod of sympathy with its surroundings through the use of ironstone in the buildings. The development also allows for an open view of the Church of St Mary’s spire– which would otherwise be hidden away by a high wall. Modern dwellings are also located at the entrance to Dog Close and Round Close Road, again, a homogeneous character is maintained through the sole use of ironstone in the buildings.

17th-19th century vernacular dwellings sit alongside 20th century dwellings on Cross Hill Road. Many of the historic properties along Cross Hill Road are grade II listed and are largely constructed from coursed, rubble or squared ironstone, with timber lintels and casement windows; the grander properties of South View (grade II) and Northbank (grade II) have an ashlar finish, with large multi-paned, sash windows. The roofs are either slate or plain tiles with brick chimneys.

The buildings are mainly two storeys where some properties have cellars. The topography of the road rises to the west, where the roofline reflects this with stepped effect to match. The area feels fairly confined due to the strong building line, dense vegetation and prominence of high walls; however it does not have the same constrictiveness of the High Street due to the wider footpaths, front garden space and verges.

Horn Hill

Although there is a mix of building types and age, harmony is maintained through the strong boundary wall line, the linear verges and uniform set-back of buildings.

From Tanners Lane to the south of Horn Hill Road the buildings are raised above street level, the scale of boundary walls and the buildings become more imposing, and appear to tower over the road. At the southern end of Horn Hill Road, the scale of some of the buildings appears very tall for example Hamelin Cottage (grade II) and West Bank (grade II), which both have very high retaining walls and steep pitch thatched roofs. The vertical emphasis is further accentuated by the falling topography of the road.



Hamelin Cottage: the tall property appears even more striking due to the topography of the road

The buildings in this area are generally large, detached and mainly two storeys. Most have generous sized front gardens, bounded by ironstone walls, urban style fencing or deciduous/evergreen hedging.



The majority of the listed buildings are of predominantly coursed rubble/squared ironstone with ashlar dressing; the roofs are a mixture of plain tile, slate and thatch.

Many of the modern dwellings are constructed from ironstone, red or buff brick and are generally well integrated with the historic buildings.

Tanners Lane/ The Leys/ Round Close Road

Here, buildings are a mixture of historic and modern suburban style. A homogeneous character is maintained throughout due to the almost universal use of ironstone for the buildings or boundary walls. The houses which are not constructed from ironstone are of brick or render and in similar or muted colours, so merge into the street scene.



Despite later fenestration, the historic properties on Round Close Road are clearly visible alongside later modern

There are sharp topographical changes in this area and the strong building lines create stepping rooflines which draw the eye down the lanes. The strong building lines are not continuous but broken up into numerous blocks, interspersed with set-backs from the street; this gives the impression of an organic street pattern but at the same time remains formal through the linear building lines.

The majority of the dwellings in the area are coursed rubble or squared ironstone, with casement windows, timber lintels, and plain tiled/slate roofs. The listed buildings are the few thatched cottages in this character area as at White Hart Cottages, Cornerstones and Callaly Cottage, all grade II listed, sited at a prominent position, forming a row at the southern end of Tanners Lane at the highest point. Callaly Cottage has a steeper roof and is also higher than the adjoining units, which highlights its prominent position further.

The topography creates a distinctive character with varying rooflines. The lanes curve and wind with a few pinch points. The area is predominantly family homes with generous sized front gardens, therefore the area generally feels spacious throughout.

Means of enclosure

High Street

Few properties have front gardens and those that do exist are enclosed by dwarf stone walls or iron

railings as at Holly Cottage (grade II) and the Methodist Church. Dwarf retaining walls disguise the height difference between properties and public footways. The majority of front gardens are above street level.

Cross Hill/ Water Lane

High walls mark the start and end of this area. On Water Lane high brick and stone walls curve with the bend of the road and enclose a significant portion of the entire length; at the opposite end the 2-2.5 metre high ironstone walls around the grounds of Cross Hill House and west of 1 St Amands Cottage are grade II listed.



Strong walls mark the edge of Water Lane

Walls along the central portion range from 0.3 - 1.2 metres in height and line the edge of the open green space and the front and rear garden walls. Some of the lower walls show damage on the cap which may indicate that they originally had railings which may have been removed during the war period.



Horn Hill

The key feature on Horn Hill is a strong line of boundary walls along the road. The significant height difference between the properties and the highway means the majority of walls are medium sized retaining walls. Some of the modern properties have garden walls combined with hedges and fencing.

Tanners Lane/ The Leys/ Round Close Road

Front garden walls are prominent here. They may vary in style, but the consistency of height and use of ironstone ensures harmony throughout.

8.10.3 Trees, Hedges, Verges, Open Space

High Street

Views of mature, largely evergreen, trees can be found at either end of the High Street, in the church yard and in the grounds of the Rookery.

The strong building line is the key feature along the High Street, gardens and verges offer small touches of vegetation here, but the number of verges are few and do eventually disappear altogether along here. This is in stark contrast to adjoining areas The Green and West Adderbury, which have significant levels of soft landscaping.

Cross Hill/ Water Lane

There is a significant amount of trees leading to Cross Hill Road, particularly along the borders of the Sor Brook. The break between east and west Adderbury is emphasised through the mass of vegetation here.

The high stone wall, combined with the dense vegetation along Water Lane and New Road, engulfs the road before suddenly opening out to the open green space north of New Road; the vegetation then filters away into verges and front garden space on Cross Hill Road.

Many of the front gardens are well manicured, with clipped topiary hedges and climbers framing door ways on numerous properties. These add grandness to the properties and overall make a positive contribution to the character of the area.

Horn Hill

The two small Greens are the key features in the area, they form the beginning and the end of Horn



The Coach & Horses lines the edge of the green

Hill Road and are important gateways for the village when approaching from the south. Adjacent to the Greens are embankments of dense scrub and trees which contribute to the natural character at these parts.

The linear nature of the road is reinforced by the continuous verge on the eastern side of the road. In addition the strong boundary wall line along the road is emphasised by hedges and trees which line the border of gardens screening the roadside.

Tanners Lane/ The Leys/ Round Close Road

Soft landscaping is provided by front gardens and the verges in the area.

Footways are largely absent from this area, and so the verges are important to help to direct and filter movement through the space. They also provide a visual link that connects these lanes together.



Traditional verges on the right contrast with the modern footway on the left on Tanners Lane

The verges appear tidy and well maintained, although some verges next to properties have been used for domestic planting.

8.10.4 Carriageway, footways and footpaths

Mainly tarmacadam but small variations in paving including the use of granite setts on kerbs and to highlight rear parking/driveways along the High Street and stable block pavers can be found outside Partridge Court.



Stones mark the edge of the highway outside The Green

8.11 The 'Lanes'

8.11.1 Land use and Street pattern

Chapel Lane and Church Lane consist of minor routes that filter off the main central spine. The lanes are narrow, informal routes without footways and where dwellings abut the main thoroughfare.

Chapel Lane is a small residential area off High Street with tennis courts sunken into the landscape at the end. As the name suggests, the

lane is the former location of a chapel. It is a quiet, narrow lane with no formal footway along the initial part. The road filters from High Street, where the historic buildings are concentrated around the entrance; further down, the character changes and becomes more suburban with a collection of post war dwellings at the end. The road meanders round and falls steeply at the northern end, allowing for extensive views of the Sor Valley beyond.



View west across the tennis courts

Church Lane is a narrow residential street with no formal footways, the cottages are modest the doorways and windows appear slightly dwarfed, creating a pleasant, enchanting character. The lane narrows further at the end and then curves into a very narrow alley, bounded by high ironstone walls/buildings, which guides the eye to a framed view of the Church of St Mary.

8.11.2 Building age, type, construction, scale and massing

There are a range of building types along Chapel Lane, varying in size and age; listed buildings are concentrated at the entrance (from the High Street) and suburban style, post-war dwellings are found along the bottom (northern end).

The historic cottages along the lanes are 17th and 18th century. Constructed from coursed rubble/squared ironstone, with casement windows, timber lintels and a mix of roof types, including plain tile and slate. Those listed include Strawtop Cottages 1-3 (grade II) which have steep thatched pitched roofs. Farthing Cottage (grade II) even has a thatched canopy over its front door. Buildings generally have brick chimney stacks except for The Old Chapel.



*Church Lane and Chapel Lane:
narrow lanes with glimpsed views*



Historic properties on Chapel Lane retain their traditional openings and roof pitches

8.11.3 Means of enclosure

There is a mix of traditional and suburban style enclosures within the Chapel Lane area; coursed ironstone wall outside The Old Chapel, clipped hedge outside Cob House and many properties use wide timber gates and suburban style timber fencing to define boundary lines. Borders/edging are also used to define front garden space, such as railway sleepers, random rubble stones, even the strategic placing of plant pots are used to define spaces. Where used appropriately the variety of materials adds to the charming character of this area, however suburban style fencing should not be encouraged further as it detracts from the historic character of the area.

Coursed ironstone walls and timber fencing is used down Church Lane.

8.11.4 Trees, Hedges, Verges and open space

The soft landscaping found along the lanes is limited; Church Lane has very little in the way of soft landscape features. However, these areas offer a connection with the wider surrounding landscape, providing views of the rolling countryside beyond, views which are absent from the main part of the village.

8.11.5 Carriageways, footways and footpaths

There is little variation in surface material, which is tarmacadam. The road surface along Chapel Lane appears degraded in parts.

8.12 Former Farm Groups

8.12.1 Land use and Street pattern

This character area includes two areas in East Adderbury (consisting of Fleet Farm, Sydenham Farm, Stud Farm and Home Farm) and a small area north of The Green (Croft Farm). The core characteristics include a rural/pastoral character on the edge of the village, adjacent to open grazing fields. The topography sits on lower land to the wider and modern built-up areas of Adderbury to the north.

The pastoral character is further enhanced by the various areas of informal green spaces between the buildings. For example, east of The Plough public house is an informal green space which is left to naturally overgrow, creating a naturalistic rural environment. Agricultural activity still exists in the surrounding fields including grazing land to the north of Aynho Road and arable land west of the Banbury Road.

8.12.2 Building age, type, style, construction



Late 20th century conversion of Croft Farm: the off-street parking retains the lane's rural appearance but can dominate the historic farm setting

Most of the historic farmsteads here date from the 17th and 18th century and most are grade II listed (Croft Farmhouse, Fleet Farmhouse and Sydenham Farmhouse). The former farmsteads have now been converted to residential use but retain their informal plot layout (usually L-shaped) and access to each of them is along individual lanes and gravel tracks, leading directly to them.

Most buildings are constructed from coursed rubble or square cut ironstone. There is a mixture of roof materials including plain tiled and slated roofs, and on Fleet Farm Barn a corrugated iron roof remains, which is reminiscent of the agricultural original. Some buildings remain thatched including The Plough and the row of cottages west of Christmas House, including Pebsham Cottage and the adjoining buildings.



The vernacular style of buildings means that the windows are mainly casement windows of various sizes and are leaded or multi-paned with timber lintels. The larger dwellings of East House and Christmas House have larger sash windows. Some infill development has uPVC windows, which do not always accurately reflect the traditional details.

Timber plank doors and openings are found on dwellings, garages and garden gates, which further emphasises the rural connection, such as at High House, Stud Farm Cottages and Christmas House.



New development at Sydenham Close uses traditional materials to blend with the local area

8.12.3 Scale and massing

The cottages are two storeys and the listed farmhouses are generally 2½ storeys. The few three storey properties are found at the entrance to East End including East House, Christmas House and Pebsham Cottage and adjoining cottage, which makes a striking entrance to the village here.

8.12.4 Means of enclosure

Stone walls are a significant feature in this area, with a range of heights, with and without mortar binding. Long Wall is an historic narrow route, parallel to Aynho Road, and is hemmed in ironstone walls on either side. High ironstone walls are also prominent along East End where the lane is bounded by the surrounding freestanding and retaining walls which belong to the properties along the lane, in particular the surrounding wall to East House is very prominent along here.

Timber gates and fencing are also frequently used as entrances to properties and open fields. Deciduous hedging is found enclosing fields north of Croft Farm and north of Aynho Road. Iron railings can be found outside Christmas House and Old Marks along East End.



A mixture of traditional verge, walling and fencing with modern highway edging and bollards adds a touch of urbanism to a very rural location

8.12.5 Trees, hedges, verges, open space

Verges along Croft Lane continue from those from The Green and High Street, unifying the spaces and leading the eye naturally around. Verges are also important features; along Aynho Road there is a single footway on the south side of the road, the wide verge allowing for a seamless transition between the open landscape to the north and the built-up areas of the south. It also helps visually to give the impression of tranquillity along this fairly busy road. The verges continue around the turning for East End and help to draw the eye around.



The narrow, winding entrance to East End Lane where the high and curving stone wall creates visual intrigue, encouraging the eye to bend around the corner

Trees along the Aynho Road help create a more ambient character whilst also serving a functional purpose, screening development from the road. East House forms the edge of the conservation area to the east and the dense collection of deciduous and evergreen trees in its grounds are important in creating a visually strong but soft edge to the conservation area.



Pockets of rough grassland areas surrounded by 1metre high stone walls along Aynho Road e.g. the pasture north of Fleet Farm Barn and east of The Plough, add to the informal semi rural character here and make a positive contribution.

8.12.6 Carriageway, footways and foot paths

The carriageway and footways are largely tarmacadam, although stable block pavers are found at the corner East End, outside of Christmas House.

Footways are located on one side of Croft Lane, Aynho Road and East End, and eventually disappear into verges at the end. Although the building plots are more dispersed in these character areas, the carriage way between them can be fairly narrow as a result of walls and building plots flanking the carriageway/ footways/ verges.

Long Wall is a historic narrow footpath which leads from The Green to the Former Farm Groups Character Area.

8.13 Valley Landscape

The Valley Landscape is that of the Sor Brook which severs the village east and west, creating the distinct areas of East and West Adderbury. The Sor Brook is heavily tree-lined, which in addition to the topography further emphasises the perceived separation of the village east and west. The character areas features along the length of the conservation area and although a dominant landscape feature, the inward-looking central spine of the village restricts views of this valuable landscape to the perimeter, with views often only found at the end of secondary streets and lanes.

The Valley Landscape includes areas with a pastoral quality, where livestock roams the fields, in East Adderbury along the Oxford Road, and at West Adderbury to the rear of properties such as White House on Manor Road. The central portion of the character area is mainly dominated by the Sor Brook but also found here is Lucy Plackett playing field, which provides valuable public open space at the centre of the village. To the south of the playing field is the embankment of the

dismantled railway. This restricts views to the south from here and creates a strong edge to the southern boundary of the conservation area.

The area is at risk of flooding and is within Floodzones 2 and 3. Recent works have been carried out along part of the route including the widening of the brook, resurfacing of footpaths and replacement of the previous plank bridge; these works have been implemented to partially alleviate the flood risk, but also to improve the amenity along the Sor Brook which forms part of a wider village trail.

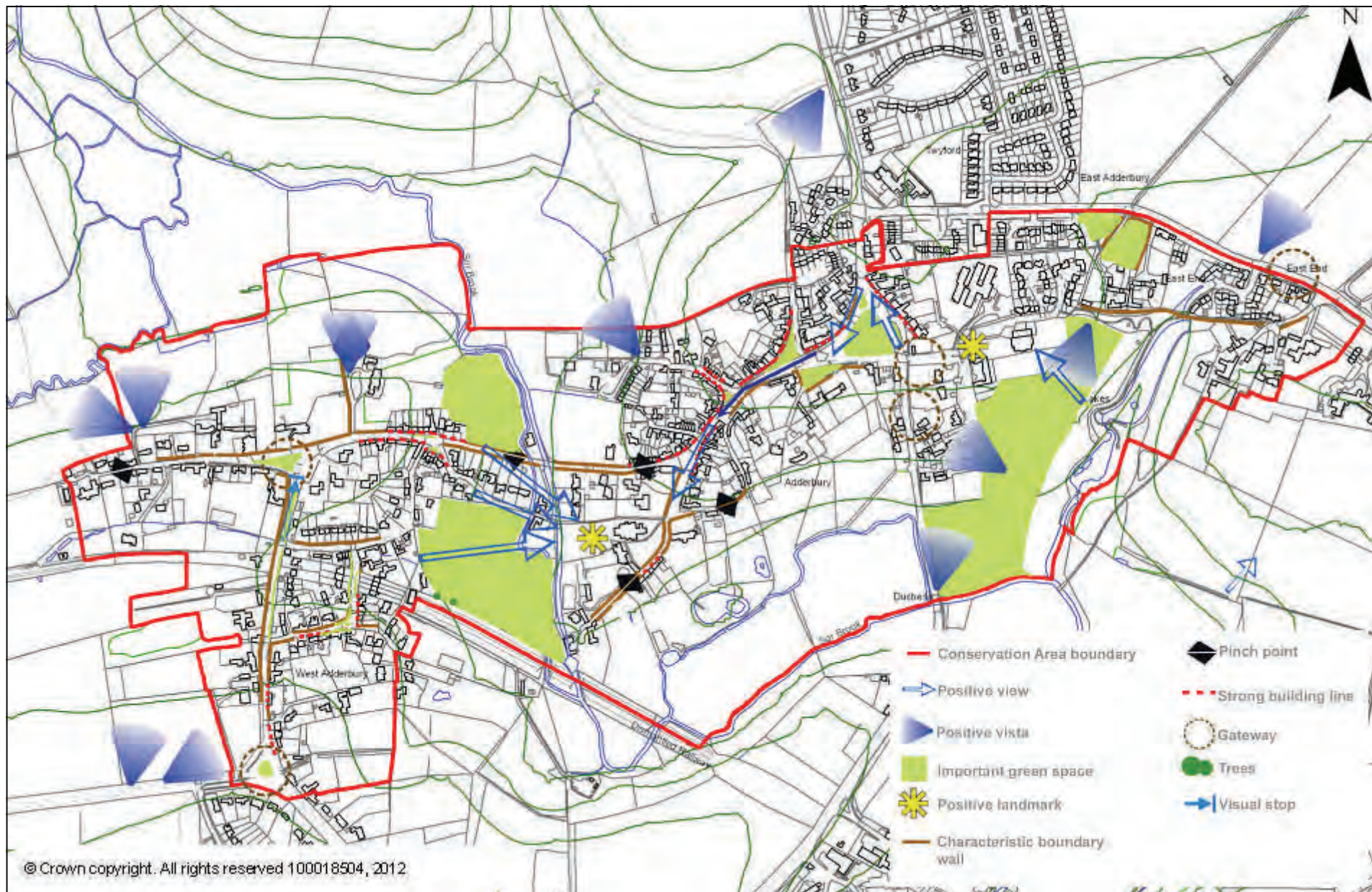


The view across the playing field, including the church and railway embankment: the trees which line the edge of the field create a strong visual boundary which is emphasised by the height of the embankment



The repaired bridge over the Sor Brook provides a convenient and traditional vantage point to enjoy the stream's progress through the valley

9. Visual Analysis



10. Materials and Details



11. Figure Ground Plan

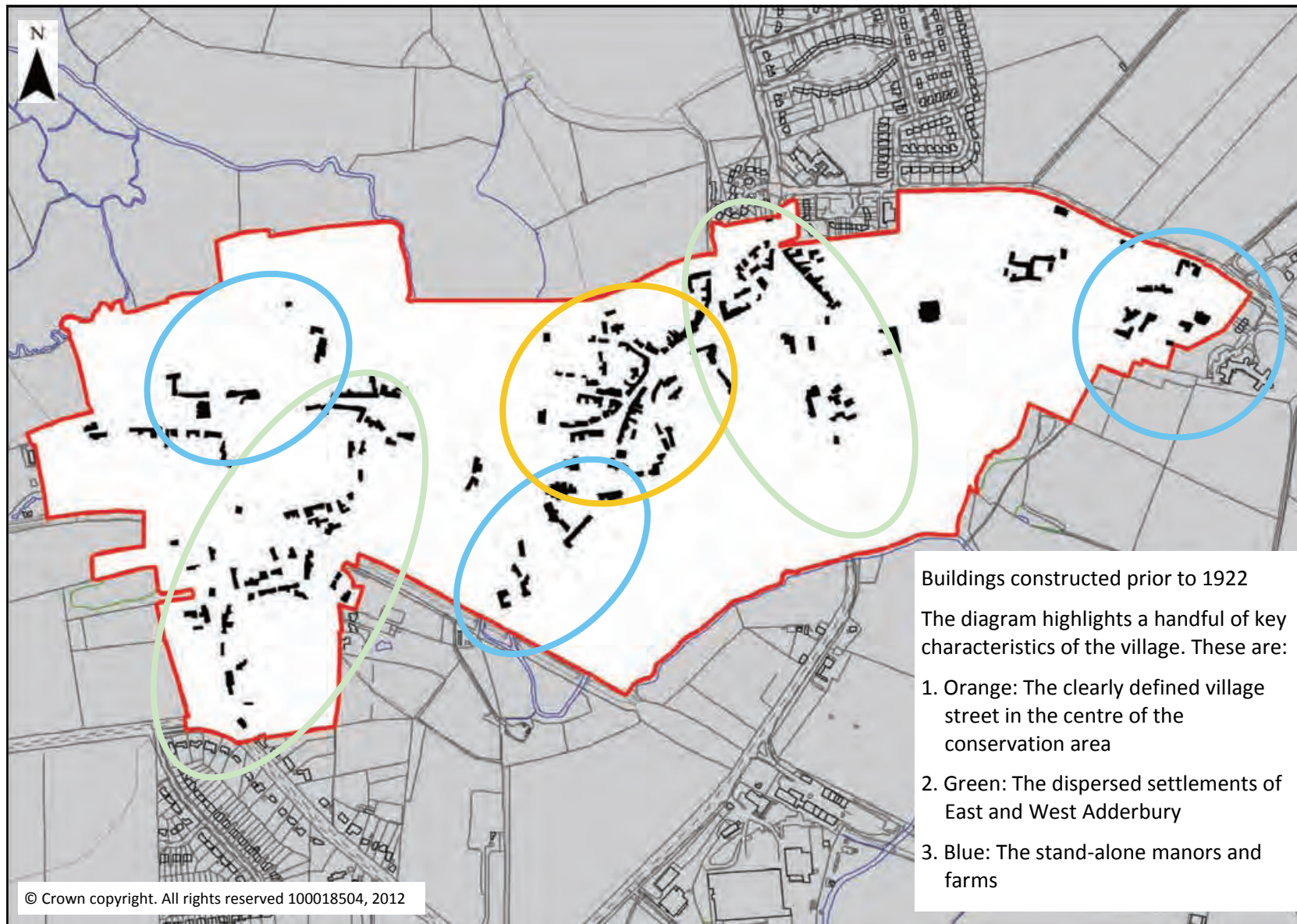
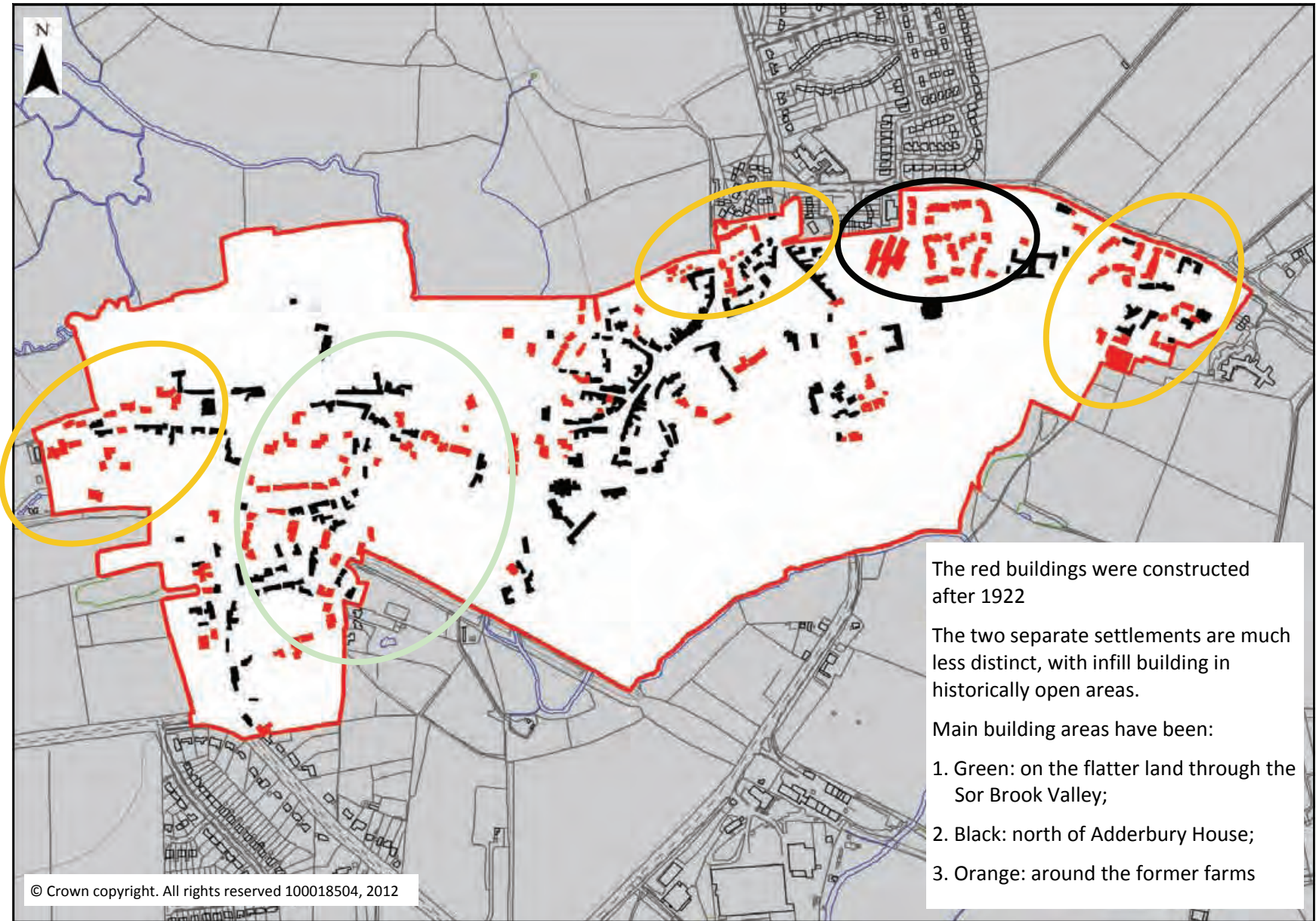


Fig. 15 Visual Analysis

Buildings pre-dating 1922



The red buildings were constructed after 1922

The two separate settlements are much less distinct, with infill building in historically open areas.

Main building areas have been:

1. Green: on the flatter land through the Sor Brook Valley;
2. Black: north of Adderbury House;
3. Orange: around the former farms

Fig. 16 Visual Analysis

Buildings post-dating 1922

12. Management Plan

12.1

The aim of the Conservation Area Management Plan is to preserve or enhance the special architectural and historic character of Adderbury Conservation Area. The designation of a Conservation Area is not intended to prevent new development, it is however to inform and manage planning decisions, and other actions that the Council and/or property owners within the designated area take. Its role is also to suggest

actions that could contribute to the enhancement of the area both by the Council, owners and other stakeholders.

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 Adderbury and the preservation and enhancement of its current character and appearance. Each objective has a proposed action for achievement.

Objective	Action	Responsibility
Provide information on the implication of conservation area designation	<p>Publish Conservation Area appraisal and management plan and make readily available.</p> <p>Increase awareness via parish newsletter</p> <p>Provide supporting information and guidance via the Council web site and staff</p>	<p>CDC Design and Conservation Team</p> <p>CDC and Parish Council</p> <p>CDC Design and Conservation Team</p>
Improve the quality and amenity value of the public realm in Adderbury Conservation Area.	<p>Consider whether the level, speed and type of through traffic justifies deterrents and/or management.</p> <p>Ensure routine highway maintenance retains the established character, including:</p> <ul style="list-style-type: none"> • sensitive choice of surfacing material; • careful siting of signage; • the retention of soft verges (with sensitive deterrents where absolutely necessary); and • granite kerbing in place of concrete. <p>Maintain the informal character of the rights of way</p>	<p>CDC and OCC</p> <p>OCC Area Highway Office and Parish Council</p> <p>OCC and Parish Council</p>



Objective	Action	Responsibility
<p>Improve the quality and amenity value of the public realm in Adderbury Conservation Area (continued)</p>	<p>Retain hedges and means of enclosure in a naturalised state without fussy domesticisation.</p> <p>Seek opportunities for the under grounding of overhead cables.</p> <p>Ensure the retention and good maintenance of traditional boundary walls, hedges and railings.</p> <p>Maintain trees within the highway and within private curtilages so they do not interfere with overhead lines.</p> <p>Maintain the trees on The Green, the allotments and the playing field for the enjoyment of residents.</p> <p>Locate amenity and private security lighting to limit light pollution.</p>	<p>OCC and Property owners</p> <p>CDC and Service providers</p> <p>Property owners</p> <p>OCC, Parish Council and property owners</p> <p>Parish Council</p> <p>CDC Development Control and Property owners</p>
<p>Ensure the fabric of buildings is in good repair and uses appropriate materials</p>	<p>Undertake repair and maintenance of all properties within the Conservation Area.</p> <p>Should instances of buildings in a poor state of repair arise, pursue owners and provide advice as to appropriate works.</p> <p>Enforce against unauthorised works.</p> <p>Ensure a high standard of design within the conservation area.</p> <p>Ensure preservation and maintenance of locally characteristic features and details in determination of planning and/or listed building consent applications.</p>	<p>Property owners</p> <p>CDC Design and Conservation Team</p> <p>CDC Enforcement Team</p> <p>CDC Development Control</p> <p>Applicants and CDC Development Control</p>



Objective	Action	Responsibility
<p>Ensure the fabric of buildings is in good repair and uses appropriate materials (continued)</p>	<p>Utilise traditional building and roofing materials and techniques.</p> <p>Encourage owners of historic properties to replace inappropriate modern with the appropriate traditional materials.</p> <p>Promote traditional styles of pointing and the use of lime mortar.</p> <p>Approve new alterations and extensions that are sympathetic to the existing buildings in scale, materials and design.</p> <p>Encourage the siting of satellite dishes, solar thermal panels, photovoltaic panels and micro turbines on rear elevations or within rear gardens.</p> <p>Exercise a presumption against artificial cladding material, including render on the front elevations of buildings.</p>	<p>Applicants and CDC</p> <p>CDC</p> <p>CDC Design and Conservation Team</p> <p>CDC Development Control</p> <p>CDC Development Control</p> <p>CDC Development Control</p>
<p>Preserve and enhance the special character and appearance of the conservation area</p>	<p>Ensure any new development preserves and enhances the character and appearance of the conservation area rather than use generic urban designs.</p> <p>Protect views into and out of the conservation area and its setting</p> <p>Assess notification of works to trees, provide advice to owners and authorise appropriate works and issue Trees Preservation Notices where appropriate</p>	<p>CDC Development Control</p> <p>CDC Development Control</p> <p>CDC Streetscene and Landscape Services</p>



Objective	Action	Responsibility
Preserve and enhance features that contribute to the character and appearance of Adderbury Conservation Area.	Ensure the good maintenance of wells, pumps and water courses in the village	Parish Council and Property owners
Review the conservation area and its architectural and / historic importance and keep the Management Plan up to date	Review Conservation Area Appraisal and Management Plan every five years	CDC Design and Conservation Team

13. Conservation Area Boundary

13.1 A conservation area is 'an area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance.'

13.2 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. The original boundary was drawn up to include the core area of the historic settlement, together with the flanking two areas of dispersed dwellings to east and west.

13.3 This document represents a further review of the Conservation Area. Therefore, additional areas may be considered for inclusion if they are worthy of protection for their architectural or historic interest. Similarly, areas which no longer retain this interest may be considered for de-designation (removal from the conservation area).

13.4 Having reviewed the boundary, it is not considered that any substantial additional areas are worthy of designation. It is proposed to make small amendments to rectify boundaries, such as at St Mary's Farmhouse to include the historic track and the Burial Ground off Horn Hill Road, where the existing designated boundary cuts through domestic gardens, and on the northern boundary, the converted forge is proposed to be included also.

13.5 Since designation, new development has taken place. Whilst the location within the conservation area has enabled the Council to secure a higher standard than might otherwise have been the case, the new development does not necessarily have the special architectural and historic character and appearance that justifies conservation area status. However, the retention of the properties of Lake Walk, Long Wall Close and Henry Gepp Close ensures the continued protection of Long Wall, together with enabling a higher standard for the existing properties.

13.6 Conservation Area boundary—moving anti-clockwise around the conservation area

Northern Boundary

The boundary starts at the eastern end of East House and follows the Aynho Road west. It turns south after the properties in Henry Gepp Close, following their rear boundaries. The boundary continues west along the northern side of the Long Wall public footpath, before turning north at the Banbury Road, running behind the rear gardens of the old forge, and crossing the Banbury Road in front of Croft Cottage to follow the public right of way north of Faulkner Close. The boundary crosses Croft Lane and follows the public right of way at the north of the village, west across the valley, following the line of the Sor Brook for a short time, before lining up with a series of small pools and turning south to include the rear gardens of Flower Pot Cottage to North Lea.

Western Boundary

The boundary encompasses Ridgeway Lodge before turning south then east towards Bridge House, including the gardens of Raynard House. It then runs around the entirety of burial ground west of the Meeting House, the garden of 10 Horn Hill Road, and St Mary's Farmhouse, before continuing south along the western side of the historic access track to the rear of the farmhouse to join Milton Road. The boundary includes the junction at Milton Road and Berry Hill Road.

Southern Boundary

The boundary curls around the rear garden of Pine Trees then stretches east then north to join The Leys. It follows the top of the former railway embankment, southeast past the playing field and cross the brook twice.

Eastern Boundary

Turning northeast near the end of the embankment, the boundary cuts across the valley and the A4260 across Duchess Bridge, including the grazing area to the south of the allotments and Adderbury Lakes. It continues south of Stud Farm before turning north again around the eastern side of East House to re-join the Aynho Road.

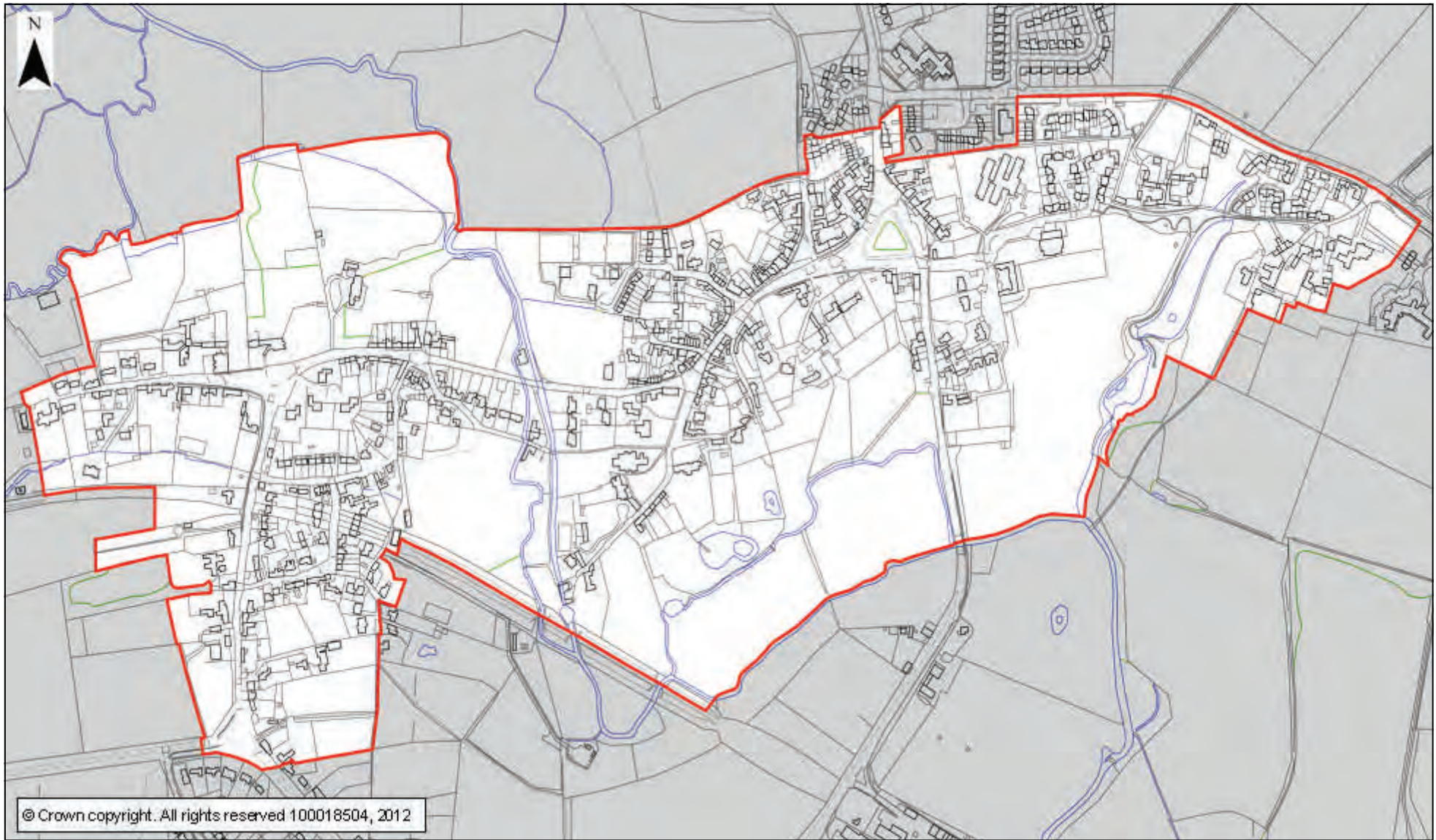


Fig. 17 Adopted conservation area boundary

14. Effects of Designation

14.1

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

14.2 Development should preserve or enhance the area

Development should preserve or enhance the character or appearance of the conservation area. 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.

14.3 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.

14.4 Control over trees

The Council must be notified of any intention to carry out works to fell, lop or top any tree over 15cm girth (approx. 6 inches) 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.

14.5 Reduced permitted development

There are more restrictions on the size of extensions that may be carried out without specific planning permission. Planning permission is also required for:

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

14.6 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.

14.7 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.

14.8 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.

14.9 Alterations 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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16. Appendix I: 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.

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 the market testing set out in ppg15 paragraphs 3.16 to 3.19 has been thoroughly followed with no success.

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

EN47 The Council will promote sustainability of the historic environment through conservation, protection and enhancement of the archaeological heritage and its interpretation and presentation to the public. In particular it will:

- i) seek to ensure that scheduled ancient monuments and other unscheduled sites of national and regional importance and their settings are permanently preserved;
- ii) ensure that development which could adversely affect sites, structures, landscapes or buildings of archaeological interest and their settings will require an assessment of the archaeological resource through a desk-top study, and where appropriate a field evaluation;
- iii) not permit development that would adversely affect archaeological remains and their settings unless the applicant can demonstrate that the archaeological resource will be physically preserved in-situ, or a suitable strategy has been put forward to mitigate the impact of development proposals.
- iv) ensure that where physical preservation in-situ is neither practical nor desirable and sites are not scheduled or of national importance, the developer will be responsible for making appropriate provision for a programme of archaeological investigation, recording, analysis and publication that will ensure the site is preserved by record prior to destruction. Such measures will be secured either by a planning agreement or by a suitable planning condition developer will be responsible for making appropriate provision for a programme of archaeological investigation recording, analysis and publication that will ensure the site is preserved by record prior to destruction. Such measures will be secured either by a planning agreement or by a suitable planning condition.

EN48 Development that would damage the character, appearance, setting or features of designated 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.

17. Appendix II: Listed Buildings within the Conservation Area

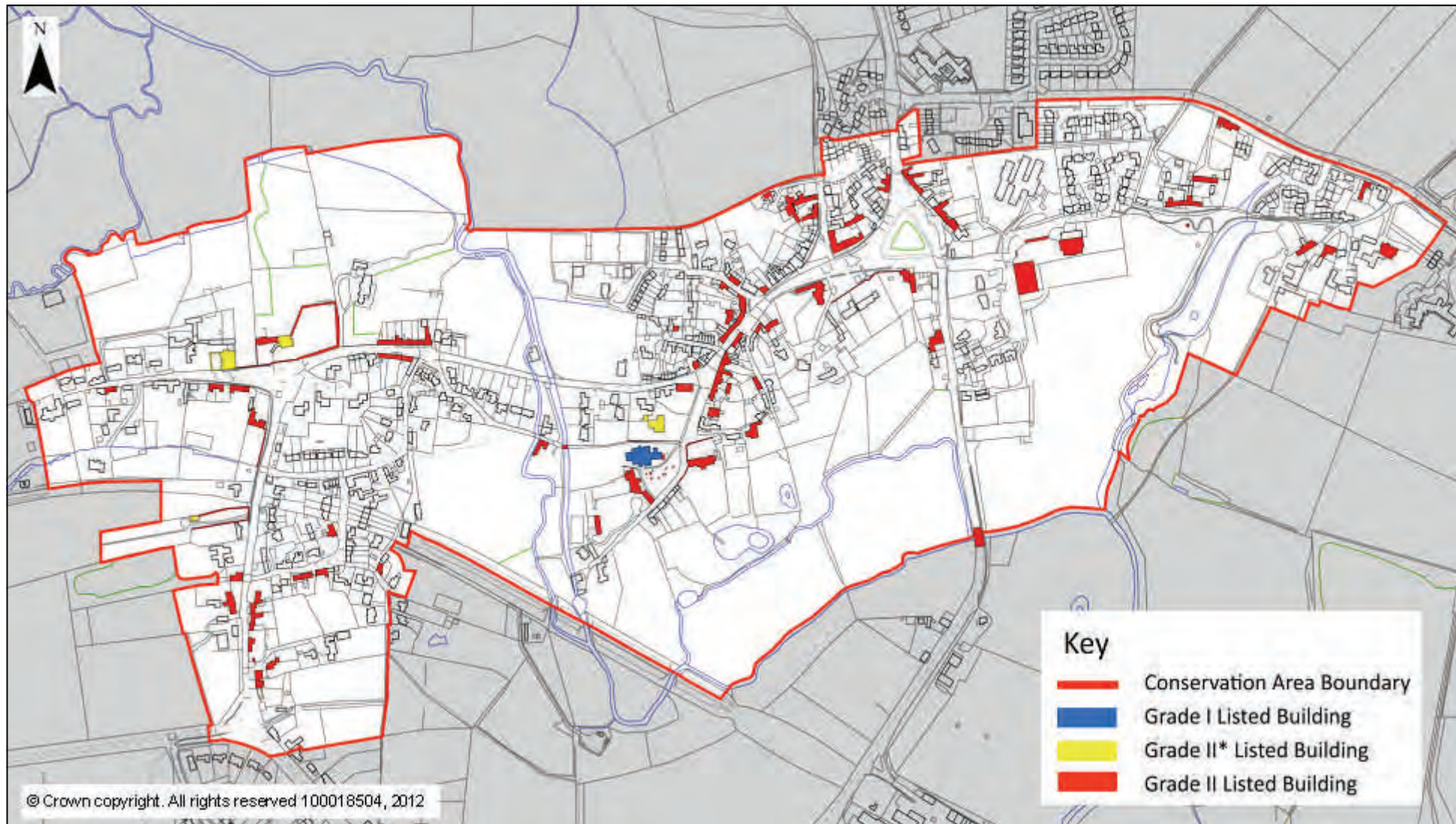
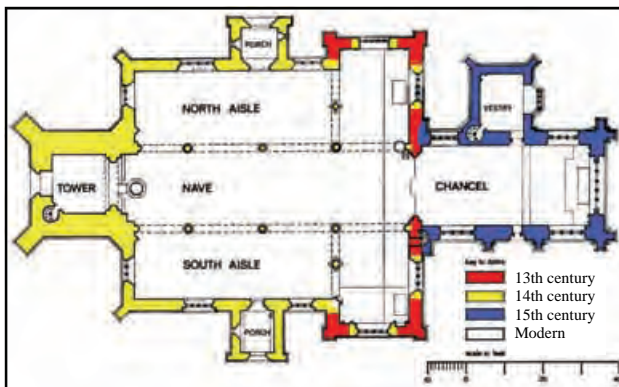


Fig. 18 Listed Buildings and Structures

Grade I Listed Buildings

Church of St Mary, Mill Lane

'One of the largest and most important churches in the county' (Pevsner), the Church of St Mary is a dominant feature within the village. Of particular interest are the spire, 14th century carvings and magnificent early 15th century chancel and vestry, bestowed by New College, Oxford and crafted by Richard Winchcombe. Set on a small hill rising from the Sor Brook, the church dates from the 13th century, the tower and spire being added in the early 14th century. Following some miserly repair work during the 18th century, which removed much of the tracery and blocked up many of the windows, the church underwent restoration by Sir George Gilbert Scott in 1866-70. The tower was restored in 1927 and the spire, partly rebuilt in 1922, was again repaired in 1952.



St Mary's Church: ages of construction

Grade II* Listed Buildings

1. Cross Hill House, Cross Hill Road

Rebuilt c.1760 on foundations of C17 house whose basement windows remain on north. Front is 3 storeys & 7 bays with keystoned windows & handsome carved doorway with scroll pediment & blank cartouche. Porch c.1800 with 2 Tuscan columns to side. Small Georgian stables have pedimented central block of 3 bays.



Cross Hill House stables

2. The Grange, High Street

On the site of the medieval rectory house. Rebuilt by Thomas Cobb in 1684 in an out-dated style. The builder was John Bloxham of Banbury. Two storeys with attics. Central block of 3 bays flanked by projecting gabled wings of 2 bays. Mullioned and transomed windows have square hoods; the only C17 details are a pulvinated frieze over entrance and hipped attic dormers.

3. Friends Meeting House, Horn Hill Road

Very simple, with casement windows, a gabled dormer and low galleried interior, dated 1675 (VCH). Unfortunately metal screens have been added to the windows; rare evidence of vandalism in the village.



The Friends Meeting House



The Grange

4. Le Hall Place, Manor Road

The greatest medieval manor house of West Adderbury was Le Hall Place. Originally built in the early 14th century the house was granted to Walter Atte Halle by the Bishop of Westminster. However, most of the present house was built in the 17th century by William Barber, a local banker, and was remodelled in the mid 19th century following the departure of the Barber family from the house in 1854.



Le Hall Place

Grade II Listed Buildings

5. Farthing Cottage, Chapel Lane
6. Dunston, Church Lane
7. Ivy House, Church Lane (formerly The Vicarage, Back Lane)
8. Croft Farmhouse, Croft Lane
9. Bradscot and Post Office Cottage, Cross Hill Road
10. Cross Hill Cottage, Cross Hill Road
11. Lampost, Cross Hill Road
12. Farmhouse, Cross Hill Road
13. North Bank & outbuilding, Cross Hill Road
14. Rose Cottage, Cross Hill Road
15. South View, Cross Hill Road
16. St Amands Cottages, Cross Hill Road
17. Vine Cottage, Cross Hill Road
18. Wren Cottage, Cross Hill Road
19. The Old Laundry, 12 Dog Close
20. Pinfold, 14 Dog Close
21. Beehive Veterinary Surgery, High Street
22. Beggars Roost, High Street
23. Bennetts Corner, High Street
24. Clematis, High Street
25. Corner Cottage, High Street
26. Fletchers, High Street
27. Hannah's Cottage, High Street
28. Holly Cottage, High Street (formerly Kayleh Cottage)
29. Moorey Cottage, High Street
30. Placketts, High Street
31. Royal Oak Cottage, High Street
32. Royal Oak House, High Street
33. Sunday School, High Street
34. The Bell Inn, High Street
35. The Cottage, High Street
36. The Mount, High Street
37. The Old School House, High Street
38. The Old Vicarage, High Street
39. The Wicketts, High Street
40. Thenton, High Street
41. Tythe Barn, High Street
42. Urina Cottage, High Street
43. Beacon House, Horn Hill Road
44. Cherry Tree Cottage, Horn Hill Road
45. Hamelin Cottage, Horn Hill Road
46. Horn Hill Cottage, Horn Hill Road
47. Southbank, Horn Hill Road
48. St Mary's Farmhouse, Horn Hill Road
49. West Bank, Horn Hill Road
50. Westway Cottage, Horn Hill Road
51. Westway House, Horn Hill Road
52. 1 & 2 Manor Road
53. Home Farmhouse, Manor Road
54. Little Manor, Manor Road
55. Lockes Cottage, Manor Road
56. The Manor House, Mill Lane
57. Callaly Cottage, Tanners Lane
58. Cornerstones, Tanners Lane
59. The Leys House, Tanners Lane
60. The Old House, Tanners Lane
61. White Hart Cottages, Tanners Lane
62. Adderbury House, The Green
62. Green Farmhouse, The Green
63. Ivy House, The Green
64. Quoin Cottage, The Green
65. Rawlins House, The Green
66. South House, The Green:
67. The Cedars, The Green
68. The Coach and Horses public house, The Green
69. The Green, The Green
70. The Old Wheatsheaf, The Green
71. The Red Lion, The Green
72. The Rookery, The Green
73. Well House, The Green
74. Wisteria House, The Green

18. Appendix III: Locally Listed Buildings

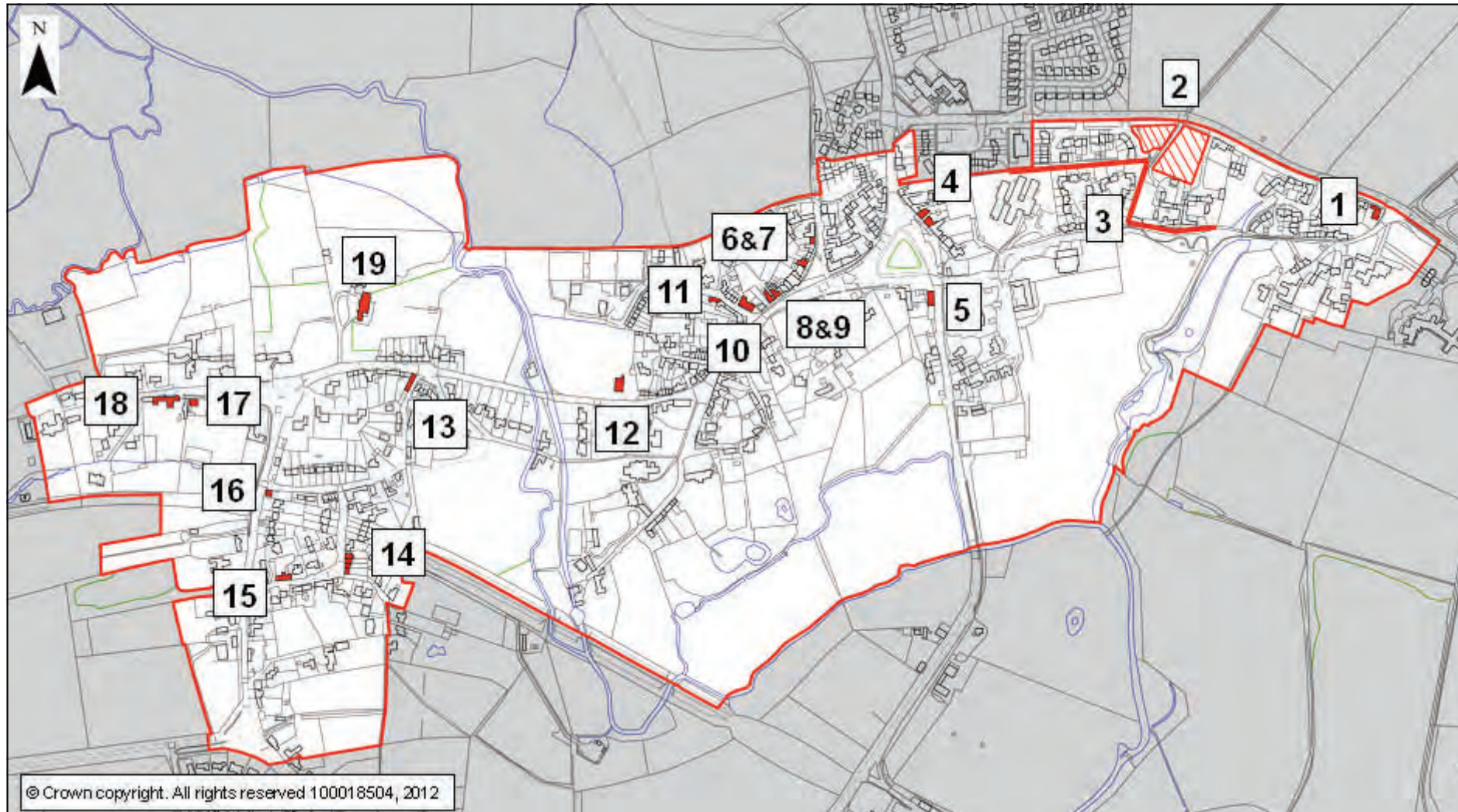


Fig. 19
Locally
Listed
Buildings
and Areas

- 1. Christmas House, Aynho Road
- 2. Walled paddocks west of The Plough
- 3. Long Wall, Long Wall Path
- 4. Gables and Holly Lodge, Oxford Road
- 5. Adderbury Parish Institute, The Green
- 6 & 7. Hazel Tree and Tarvers, Croft Lane

- 8 & 9. Lyndhurst and Mannville, High Street
- 10. Methodist Church, High Street
- 11. The Cottage, Croft Lane
- 12. The Old Pump House, Water Lane
- 13. The Old Forge, Round Close Road

- 14. 1&2 The Leys, West Haven and West Leigh
- 15. The Old White Hart, Tanners Lane
- 16. Ivydene, Horn Hill Road
- 17. The Red House, Manor Road
- 18. Court End House, Manor Road
- 19. Sorbrook Manor, Cross Hill Road

The NPPF requires local planning authorities to identify and assess the particular significance of any heritage assets that are important to the local area. These assets (structures, areas, or buildings) will then be included on a 'Local List'.

Such identification will then be a material consideration in making planning decisions. Conservation Area designation is a higher state of designation than local listing, and therefore the inclusion of a property on such a list is not an onerous designation.

There is no requirement for any kind of listed building consent for works to such properties. In fact, within a conservation area, it is merely an identification of those structures which the Council believes make a positive contribution to the architectural and historic interest of the area.

1. Christmas House, Aynho Road: this property is located in a prominent position at the eastern entrance to the village, north of East House. A 3-storey Georgian building with classical proportions, it has been sympathetically re-fenestrated, and retains its railings.



Christmas House

2. Two walled paddocks west of The Plough, Aynho Road: the eastern-most paddock is believed to be the only completely walled paddock in Adderbury (and possibly North Oxfordshire); this paddock was and still is a lambing paddock. It is completely enclosed by its original dry stone walls, with its original sized (8ft) entrance. The paddocks can be seen on historical maps and probably date to the mid 19th Century, as do the Plough and both farms behind them.



The eastern walled paddock, looking south west

3. The Long Wall, Long Wall Path: formerly the northern boundary to the Adderbury House estate, this significant wall reaches nearly 2 metres in height. Constructed of coursed ironstone with a stone capping, this structure forms the southern boundary to a public right of way and is a key feature of the northern part of the conservation area.



Long Wall

4. Gables and Holly Lodge, Oxford Road: although very different in style, these two properties are noticeable alongside the listed properties of The Red Lion and The Old Wheatsheaf. It is likely that they are of comparable age, and have interesting features such as the stone mullions on Holly Lodge, and the mock-Tudor timbers of Gables.



Gables (left) and Holly Lodge

5. Adderbury Parish Institute, The Green: this building is prominently located and acts as a local landmark. Although simple in style, the stone mullions set with original leaded lights, and the geometric drip-moulding over the door and windows are particularly attractive features. It also follows the strong building line set by the larger manorial buildings which leads up to Adderbury House. The building was constructed in 1898 by Major Lanarch of Adderbury House, in celebration of his horse Jeddah winning the Derby at 100:1.

6. Hazel Tree, Croft Lane: an ironstone cottage with prominent white double-height bays to the front elevation. The roof is shallow for slate but has a simple and elegant front.



Hazel Tree

7. Tarvers, 5 Croft Lane: a 17/18th century terraced cottage with a sympathetic garage utilising a former entranceway. The front door has been located in a former entrance passage and the building has been well maintained.



Tarvers

8. Lyndhurst, High Street: a striking ashlar-fronted property with classical proportions and large sash windows, the cottage has sympathetic garaging using a former coach entrance, and has retained its small front garden, although the former wall and railings are gone. A small flat porch and brick chimney result in an attractive property that fits well in the run of ironstone cottages on this part of the High Street.



Adderbury Parish Institute



Lyndhurst

9. Mannville, High Street: adjacent to Lyndhurst, and in a contrasting style of stonework (coursed ironstone rubble), it forms an attractive end to the run of cottages with a tall garden wall between it and Holly Cottage. The front elevation is coursed ironstone, with smaller Victorian sash windows and a similar flat porch.



Mannville

10. Methodist Church, High Street: the Wesleyan Chapel (1893) is built of coursed ironstone with limestone quoins and window detailing. The building has a small front yard area enclosed by a brick wall and railings. The church holds a prominent position at the corner of High Street and Chapel Lane.



Methodist Church

11. The Cottage, Chapel Lane: adjacent to the grade II listed Farthing Cottage, The Cottage is striking in its simplicity. Coursed ironstone rubble with a slate roof, brick lintels and diminishing windows, making an attractive vernacular front elevation.



The Cottage

12. Garage, Water Lane: this former pump house originally supplied drinking water to the whole village, and is believed to have been constructed in the 1930s.



The old pump house

13. The Old Forge, 2 Round Close Road: the building retains its workshop openings on its western end, and despite later fenestration, retains much of its working character.



The Old Forge

14. 1 & 2 The Leys, West Haven and West Leigh, Tanners Lane: each are interesting properties in their own right, but as a group, these four properties form an attractive row following the topography down the hill. Each is similarly proportioned with diminishing fenestration, a simple porch and retained chimneys.



West Leigh, West Haven, 2 & 1 The Leys (l-r)

15. The Old White Hart, Tanners Lane: a former public house, the house was probably originally thatched, as indicated by the original roof line revealed on the gable end and the change of materials above the first floor windows. The house retains some of the pub features, including the cellar access.



The Old White Hart

16. Ivydene, Horn Hill Road: a simple red brick late 19th/early20th-century house built adjacent to the former railway. The house is unusual for its historic location and material. The house has been extended to the rear and re-fenestrated, but still retains its simple front elevation.



Ivydene

17. The Red House, 3 Manor Road: located south of the kitchen garden to Le Hall Place, this house is well proportioned with a shallow slate roof and prominent chimneys. Likely to have been built in the mid 18th century, the windows are generous sashes, a simple porch adorns the front door.



The Red House

18. Court End House, Manor Road: a deceptive property, this cottage was originally a long linear structure and has been added to and altered in a style that creates the appearance of a property older than it actually is. The central portion is the oldest, with stone mullioned windows and lower ceiling heights, with either end being later additions in sympathetic styles. The impact of the steeply pitched roof is lessened as the house is set down away from the road.

19. Sorbrook Manor, Cross Hill Road: formerly known as St Amaunds, and constructed in the early 20th century, this large property is of ashlar with stone mullions and steeply pitched tiled roofs.



Sorbrook Manor: formerly St Amaunds (1930-40)



Court End House

19. Appendix IV: Public Consultation

19.1 The **emerging draft document** was sent to the Parish Council for comment and views received were incorporated into the draft. Additional comments were also received from the Adderbury Conservation Action Group (ACAG). All were in favour of the draft documents, but raised concerns over the lack of extension to the west, and requested an additional extension to the north to incorporate the former forge. The smaller extension was subsequently incorporated.

19.2 Public consultation

Consultation commenced on Monday 21st November and was due to close on Friday 16th December. The period was extended until Monday 9th January to tie-in with the publication of 'Cherwell Link', a district wide publication.

The **Draft** document was available on the Council's website, in Banbury Library, Adderbury Library, and the North Area Mobile Library. Copies were given to the Parish Council and further copies were distributed at the public exhibition and public meeting.

Publicity included:

- Posters were erected by an Officer of the Council advertising the date and time of the exhibition and public meeting.
- An announcement was made in the parish and school newsletters giving the date of the exhibition and meeting.
- Leaflets advising of the proposed amendments to the boundary and the implications of living within a Conservation Area were distributed at the public meeting and exhibition.

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 Christopher Rawlings Primary School on the afternoon of Tuesday 22nd November and was attended by over 20 residents.

This was followed by a **public meeting**, which was chaired by the Lead Member for Planning, Cllr Michael Gibbard, and was attended by the Local Member, members of the Parish Council and ACAG, several officers of CDC and approximately 15 residents.

A question-and-answer session was held in which questions were wide-ranging in their subject matter. Topics covered included:

- *How will local listing help to preserve the identified buildings?*
- *How does Conservation Area status protect views in and out of the village?*
- *Would de-designation threaten the Long Wall?*

19.3 Consultation responses

Eleven written consultation responses were received:

- Include both paddocks in the boundary as important recreation areas. Informative document.
- Include more open spaces around the existing boundary. Removal of Long Wall lacks strategic vision.
- Extend to include the south of Berry Hill Road and west to form a good shield like north and south of the area
- Retain paddocks and Long Wall within the area. Extend west to long distance views.
- Agree the northern properties lack historic value but would like other paddock to be included too.
- Inconsistency of approach with regard to setting—not enough attention given to views of church from Milton Road.
- Important to have updated and robust document to conserve best of the district.
- Propose 'mainly modern infill' is de-designated or should have less stringent levels of control.



- Suggest extending to include track linking Milton Road and St Mary’s Farmhouse—other areas have a ‘buffer’ of fields.
- Extend into the green field land surrounding the current area to enable the existing setting to be preserved.
- Concern raised over removal of Lake Walk. Unsure of the benefits of doing this.

19.4 Alterations to the boundary

Some alterations were made in line with the comments received were made:

It was suggested that the properties within Lake Walk, Henry Gepp Close and Long Wall Close should be retained within the boundary to ensure the continued protection of the Long Wall, and that the western boundary was extended to include the track leading to St Mary’s Farmhouse.

The decision was taken not to extend the boundary further than this, as other areas were not found to be of special architectural or historic interest in their own right, and were in any case protected as part of the setting of the conservation area.

19.5 The revised appraisal

The appraisal was presented to the Head of Strategic Planning and The Economy and the Lead Member for Planning on **5th April 2012**, 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 **19th April 2012**.

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

Acknowledgments

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

Images used are sourced from the Victoria County History Vol IX. and from the Oxfordshire Studies Library unless otherwise accredited. Photographs were obtained on site by the authors.

Additional information sourced from *Walkabout* by The Adderbury History Association.

Input was requested and received from Adderbury Parish Council, with thanks.

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Document title Adderbury Conservation Area Appraisal	Executive date N/A
Recommendation of the Executive Delegate authority to Lead Member for Planning	
Further recommended changes to the document No changes undertaken	
Amended document approved by  Cllr Michael Gibbard - Lead Member for Planning	Date approved 19th April 2012

