# Contents

1. Introduction and Planning Policy Context  4
2. Location  6
3. Topography and Geology  8
4. Archaeology  10
5. History and Development  11
6. Historic Maps and Photographs  13
7. Summary of Special Character  21
8. The Character of Barford St John  22
9. The Character of Barford St Michael  26
10. Summary of Negative Features  32
11. Visual Analysis  33
12. Village Plans  34
13. Materials and Details  35
14. Management Plan  36
15. Conservation Area Boundary  37
16. Effects of Conservation Area Designation  36
17. Design and Repair Guidance  39
18. Bibliography  41
Appendix 1: Policies  42
Appendix 2: Listed Buildings Barfords  43
Appendix 3: Features making a positive contribution  46
Appendix 4: Public consultation  50
Acknowledgements  51

## List of Figures

<table>
<thead>
<tr>
<th>Number</th>
<th>Description</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Aerial Photograph</td>
<td>5</td>
</tr>
<tr>
<td>2</td>
<td>Location</td>
<td>6</td>
</tr>
<tr>
<td>3</td>
<td>Area Designations</td>
<td>7</td>
</tr>
<tr>
<td>4</td>
<td>Geology</td>
<td>8</td>
</tr>
<tr>
<td>5</td>
<td>Topography</td>
<td>9</td>
</tr>
<tr>
<td>6</td>
<td>Archaeology</td>
<td>10</td>
</tr>
<tr>
<td>7</td>
<td>Domesday Book</td>
<td>11</td>
</tr>
<tr>
<td>8</td>
<td>Cassini Map of 1828-34</td>
<td>11</td>
</tr>
<tr>
<td>9</td>
<td>c.1881 OS map</td>
<td>13</td>
</tr>
<tr>
<td>10</td>
<td>1900 OS map</td>
<td>14</td>
</tr>
<tr>
<td>11</td>
<td>1923 OS map</td>
<td>15</td>
</tr>
<tr>
<td>12</td>
<td>1955 OS map</td>
<td>16</td>
</tr>
<tr>
<td>13</td>
<td>1974 OS map</td>
<td>17</td>
</tr>
<tr>
<td>14</td>
<td>Modern Day Barfords</td>
<td>18</td>
</tr>
<tr>
<td>15</td>
<td>Three distinct areas in Barford St John</td>
<td>22</td>
</tr>
<tr>
<td>16</td>
<td>20th Century development</td>
<td>26</td>
</tr>
<tr>
<td>17</td>
<td>Visual Analysis</td>
<td>33</td>
</tr>
<tr>
<td>18</td>
<td>Figure Ground Plan</td>
<td>34</td>
</tr>
<tr>
<td>19</td>
<td>Conservation Area Boundary</td>
<td>38</td>
</tr>
<tr>
<td>20</td>
<td>Listed Buildings Barfords</td>
<td>43</td>
</tr>
<tr>
<td>21</td>
<td>Positive Features in Barford St John</td>
<td>46</td>
</tr>
<tr>
<td>22</td>
<td>Positive Features in Barford St Michael</td>
<td>48</td>
</tr>
</tbody>
</table>
Summary of special interest

The purpose of conservation area designation is not to prevent change: it is to manage change in such a manner that development does not occur to the detriment of the special architectural and historic interest of a location. Barford St John and Barford St Michael were designated as Conservation Areas in 1988 to protect their unique architectural character and appearance that has evolved through centuries of development.

Key characteristics

Both Barford St John and Barford St Michael are rural in character. This is most noticeable in Barford St John where there has been little or no modern development.

The majority of buildings are modest in scale, fronting the highway, with larger and grander houses of the 18th century dotted about in grounds of their own. The local honey coloured marlstone is the primary building material, with casement windows and concrete tile replacing the former thatched roofs.

The villages grew up with two substantial manors on opposite sides of the River Swere, remarkable in that neither building is in the usual position at the middle of their estate, but instead is sited at the edge of the parish close to the neighbouring manorial estate.

Summary of issues and opportunities

The future preservation and enhancement of the special character of the conservation areas will owe much to the positive management of the area by homeowners, landowners, highways, and service providers. In addition to existing national statutory legislation and local planning control, the following opportunities for enhancement have been identified:

- Add to the list of locally significant buildings, structures and areas, and establish policies for their protection.
- Encourage the protection of historic detail and the reinstatement of missing architectural details.
- Consider how an Article 4 direction to remove select permitted development rights may enable the restoration of character to degraded areas of the conservation areas.
- Ensure that all new development is sustainable, high quality, and responds to its historic environment.
- Promote the sympathetic management of the public realm, including working with the highway authorities to encourage more traditional materials for kerbing and footpaths.

Conservation Area boundary

The two conservation areas were first designated in 1988 and are focused on the main historic cores. Areas of both villages have been identified as sites of archaeological interest. This is the first formal appraisal of the areas since their designation.
1. Introduction and Planning Policy Context

1.1 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to identify areas of special architectural or historic interest the character and appearance of which it is desirable to preserve or enhance through an appraisal process and to designate them as Conservation Areas. Since 1967 some 9,600 Conservation Areas have been designated in England, including 60 in Cherwell District.

1.2 The purpose of this Conservation Area Appraisal and Management Plan is:

• to provide a clear definition of an area’s special architectural or historic interest;
• to identify ways in which their unique characteristics can be preserved and enhanced;
• to strengthen justification for designation;
• to create a clear context for future development in accordance with conservation area policies in the Local Plan; and
• to provide a vehicle for engagement and awareness raising.

1.3 This assessment and management plan aims to promote and support developments that are in keeping with, or enhance, the character of the Barford St John and the Barford St Michael Conservation Areas. It is not an attempt to stifle change. The aim is to strike a balance so that the interests of conservation are given their full weight against the needs for change and development. This document is concerned with the reasons for designation, defining the qualities that make up its special interest, character and appearance. The omission of any reference to a particular building, feature or space should not be taken to imply that it is of no interest.

1.4 The document should be read in conjunction with the Proposed Submission Draft Cherwell Local Plan (Focussed Changes March 2013), national planning guidance, the NPPF, and the Design and Conservation Strategy for Cherwell 2012 - 2015.

1.5 This draft appraisal was the subject of public consultation and thereafter adopted by the Council to become a material consideration in the determination of planning applications within the Conservation Area and its setting. The Parish Council and local residents were asked to consider the document and contribute their views. Consultation ran from Monday 24th June to Friday 26th July, with the document available to download from the Council’s website and to view in local libraries during that time. The document was adopted by the Council on 16th October 2013 by Cllr Michael Gibbard, Lead Member for Planning.
Figure 1. 2009 aerial view of the Conservation Areas (highlighted in red) in their landscape context © Crown copyright. All rights reserved 100018504, 2013
2. Location

2.1 The small settlements of Barford St John and Barford St Michael lie about 8 km (5 miles) south of Banbury and 3 km (2 miles) west of Deddington.

2.2 The conservation areas cover the historic settlements and their immediate environs, with only the most recent housing developments on the peripheries of their respective villages, being outside the boundary.

2.3 The identified significant heritage assets for Barford St John and Barford St Michael are shown in Figure 3. These include Designated Heritage Assets, the designated conservation area boundaries, the location of Tree Preservation Orders and buildings identified as local heritage assets (Locally Listed).

2.4 Identification of heritage assets of local significance is advocated by the NPPF and the support document Historic Environment Planning Practice Guide in relation to the contribution such assets make to the character of the historic environment. Buildings considered worthy of local listing are identified in Appendix 3 and will be considered in line with the Council’s criteria for inclusion on the district-wide ‘register of Local Heritage Assets.’

2.5 Protection for Designated Heritage Assets, conservation areas and identified trees is conferred under primary legislation, backed-up with policies within the Cherwell Local Plan.
Figure 3. Area designations

Key:
- Conservation Area Boundary
- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building
- Public Right of Way
- Tree Preservation Order
- Flood Plain

Areas labeled:
- Barford St John
- Barford St Michael
3. Topography and Geology

3.1 The villages of Barford St John and Barford St Michael are located within the Ironstone Hills and Valleys character area; a large area incorporating land to the south and west of Banbury, extending to the Warwickshire county border (Cobham Resource Consultant, 1995).

3.2 The geology of the area is faulted and fairly complex, giving rise to a complicated topography. Middle lias limestone underlies the immediate area, together with an outcrop of marlstone over a large part of it. The main distinguishing built features are the vernacular buildings, unique to the Banbury region, together with the use of ironstone for construction. This good quality stone came from several local quarries.

3.3 The villages sit either side of the River Swere in a shallow basin at around 90-100m above sea level. The surrounding area is blanketed with productive farmland. Field boundaries are marked with low-level hedges and scattered tree groups. Small pockets of woodland are dotted about the landscape.
Figure 5. Topology of the conservation areas from 80-160m indicating the shallow basin in which they lie

The view south from the churchyard in Barford St Michael
4. Archaeology and Early Origins

4.1 Although the villages are close to the earthworks at Ilbury, surrounded by rich soil and plentiful water supply and crossed by an ancient tramway, and despite the rich soil and plentiful water supply, no substantial prehistoric remains have been found at either village. The exception is a small curvilinear enclosure to the northeast of Barford St John. Some remains of a possible Romano-British village were found near Blackingrove Farm, which was not built until the early 1800s, although no major finds have been discovered. Like much of Oxfordshire, the area was home to the pre-Roman Dubonni and Catuvellauni tribes and administered from Cirencester and St Albans.

4.2 The name is derived from the old English for barley, bere, and was spelt bereford in Old English, pointing to the significance of the river crossing between the settlements for early settlers. Like nearby Adderbury, the Barfords grew as two separate villages either side of a river, but unlike their larger neighbour, have remained as two separate settlements.

4.3 Both villages contain an historic core, but in Barford St John, the remains of a shrunken village can still be seen on the southern side overlooking the flood plain.
5. History and Development

5.1 Background

5.1.1 The Barfords were once in two different parishes – St John (sometimes known as North Barford or Little Barford) in the south-west of Adderbury in the Bloxham Hundred, and St Michael (also known as Great Barford) in Deddington parish, in the north of the Wootton Hundred (an Anglo-Saxon administrative term for area of land).

5.1.2 At the time of the Domesday Book in 1086, Barford St John only had 6 households, and the tenant-in-chief was Bishop Odo of Bayeux (the brother of William the Conqueror and commissioner of the Bayeux tapestry). On the other side of the river, Barford St Michael was deemed ‘quite large’, having 21 households, and tenant-in-chief was the abbey of Abingdon St Mary. Both record pasture land and their own mill. The two villages claimed certain rights over each other – Barford St John residents could be buried in the Barford St Michael churchyard without paying fees, and both villages claimed the rights to graze their animals on the same lands.

5.2 Trade and Industry

5.2.1 The economic prosperity of the villages relied on agriculture, and prior to Inclosure, Barford St Michael shared fields with the nearby village of Hempton. The older of the two corn mills was the one at Barford St Michael, attached to the Chesney Manor in 1086. The mill at Barford St John was first mentioned in 1307, and was a profitable business, being the second highest contributor to the taxes in 1327. It passed hands through the Beaufeu Manor until it was sold by Sir George Dashwood to Magdalen College, Oxford, in 1898. The Barford St Michael corn mill closed first in 1908, while the Barford St John mill continued until 1915.

5.2.2 After the two Manors, the next largest landowner in the villages was Brasenose College, which was a freeholder of land from the 16th century. Inclosure occurred in Barford St John in 1794, while Barford St Michael waited until 1808, resulting in complex farming procedures. Inclosure left Magdalen College with 108 acres, although this was increased during the late 19th and 20th centuries.

5.2.3 The villages were relatively cut off from the regional trade routes, being away from the main roads, railways and canals. The nearby market at Deddington served the village prior to the late 19th century. The villages always had a small number of traders and artisans, including the usual wheelwright, blacksmith, mason and weaver. There was a small red pottery industry noted in the censuses of 1841-61, as indicated by The Potteries in Barford St Michael, but the number of traders and craftsmen waxed and waned with the growing and decreasing populations through the past two centuries.

5.3 Education

5.3.1 There was no school mentioned in either village before the 19th century. A national day-school was founded in 1815 for around 50 boys and girls in Barford St Michael, which the children of Barford St John also attended. There was no separate school for Barford St John, which suffered from a lack of well-off tenant farmers. Complaints were made in 1818 that the poor were unable to educate their children, and in 1821 the heirs of the founder, William Wilson of Nether Worton, financed the school, meaning the children’s families did not have to contribute. Children attended from the age of 5, girls left at the age of 16 to go into domestic service, whereas most boys left at a younger age.
5.3.2 The school declined from the 1830s following withdrawal of support from the Wilsons. A Church of England mixed school was established by Rev. Hookins at Barford St Michael in 1852, which also served the children from nearby Milton, and was presumably based in the derelict vicarage house, as the vicar had to give the school use of his kitchen.

5.3.3 A purpose-built school was constructed on the north side of Church Street in 1875, and funded by grants and subscriptions. Although this originally had around 60-70 pupils, it was reorganised to be a junior school in 1930. Dwindling numbers forced the school to close in 1957 and the children were transferred to the school at Deddington. The building was later converted to a private dwelling.

5.4 Religion

5.4.1 The clergy within the villages were blighted by poverty. After the 16th century, vicars were treated like perpetual curates, and rarely lived within the villages. Attempts were made by vicars of more financial standing to improve matters, but the rectory which had been standing in 1412 was in ruins by 1757. Services were greatly depleted, reducing to the first Sunday of each month and on larger festivals. The arrival of Rev. Philip Hookins in 1851 led to the restoration of both churches and the vicarage under the supervision of G.E. Street and single Sunday services were held each week.

5.4.3 Nonconformity in the villages was not as strong as in neighbouring Adderbury or Deddington. Several Quakers were recorded in the late 17th century, and by 1738 there were also two Anabaptists and three Presbyterians. The house of George Nelson was licensed for Methodists in 1798, an unpopular move as the meeting was hit by objecting rioters in 1799, during which time the preacher was thrown into a pond. The independents grew in number, and a chapel was built in 1840. The Methodists were mainly craftsmen, and not the leading families of the village. The chapel was closed in 2009 and converted to a dwelling. A Baptist chapel was built in 1838, but was closed in the 1890s to become a reading room. It survives today as the garage/studio to Woodworms Hilton.
6. Historic Maps and Photographs

Figure 9. C.1881 OS map

© Crown copyright. All rights reserved 100018504, 2013
6. Historic Maps and Photographs

Figure 10. 1900 OS map

© Crown copyright. All rights reserved 100018504, 2013
Figure 11. 1923 OS map

© Crown copyright. All rights reserved 100018504, 2013
6. Historic Maps and Photographs

Figure 12. 1955 OS map

© Crown copyright. All rights reserved 100018504, 2013
Figure 13. 1970s OS map
The vegetation has clearly grown and contributed to the streetscene. Other differences include the loss of the thatch to the Street Farm outbuilding (centre) and the creation of a driveway to Street Farm, showing the growing importance of the car in rural villages.

Again the dominance of the car and access is clear—the road has been widened, losing the verges. Part of the thatch has also gone, with the first floor raised for additional habitable space. The cottage windows have been enlarged and the vegetation at Mead Farm removed.

The separation of the Manor and Church from the remainder of the village by strong boundary walls is still in evidence. Both buildings are more difficult to see now due to vegetation growth, and the historic wall has been altered slightly for better access.
As elsewhere in the villages, parking is an issue at The Rock due to the confined character of the area. The buildings themselves have changed very little in essence, but vegetation and the car have had their impact.

The open space has been retained, although the space to the south west has now been built upon (out of picture). Minor changes such as solar panels, kerbing, trees, walls and surfacing can have a cumulative impact over time.

This area has seen a fair amount of change. Infill properties, cumulative alterations, enclosures and vegetation have all had an impact in both positive and negative ways.
7.1 The special character of the Barfords is derived from their origins as working agricultural villages, with strong visual links with the surrounding fertile pasture fields and flood plain. The historical dominance of farming in the area creates a distinctly rural character for the villages.

The Churches of St Michael and St John

7.2 The towers of the two Churches are not visible when approaching either village, and instead have a more immediate impact when inside the two settlements. Both are set in elevated positions and are surrounded by small but tranquil churchyards. The Church of St Michael is more of a village church, whereas the setting of the Church of St John behind the Manor House gives it the feeling of a private chapel. The two Churches are Norman in origin, although the 12th century detailing is more evident in the Church of St Michael. Both were considerably restored in the mid 19th century by G.E. Street.

Historic Road Layout

7.3 The village plan of Barford St Michael was originally complex, but there are fewer houses surrounding the Church today. The settlement pattern and hierarchy of buildings and spaces is most evident in Barford St John, which has had less modern development. There, the importance of the Church and Manor is shown by their elevation and central position in the settlement. In contrast, Barford St Michael’s important buildings are focussed on the edges of the village: the Church and Manor to the west, Brasenose College Farm to the east. The centre is a collection of narrow lanes with buildings fronting the highway, with some open verges near modern properties, and two small greens.

Local Building Materials

7.4 The strongest architectural theme is the Oxfordshire cottage and long house style, with larger farmhouse styles at the edges of the villages. The dominant wall material is the local honey coloured marlstone (ironstone). Many of the traditional thatched roofs have been ‘modernised’ in the 20th century with concrete tiles. The separation of the villages from major trade routes has resulted in fewer brick or slate examples than other similarly aged villages in the area.
The two individual conservation areas have many similarities, but have distinctly different characters of their own.

8.1 Land Use
For such a small area, the land is used in several distinct ways:
- Non-residential: the Church of St John and its associated churchyard
- Grazing: both north and south of Church Lane to the east of the Church, and north of Street Farm
- Residential: the majority of buildings are now private residences
- Farming: the main farms remaining are Manor Farm and Mead Farm, now run via larger, modern agricultural buildings

8.2 Historic Road Layout and Settlement Form
The settlement is small, and set halfway up a shallow ridge which rises up from the River Swere. The village stands on a simple crossroad which has not changed in centuries. The north-south road connects it to Bloxham and Barford St Michael, whereas the east-west roads lead to major farms, the Church and Manor.

These roads naturally create three groups of buildings, all of which have the same inherent character. The three groups are:
- Mead Road and the farm buildings of Mead Farm;
- St John’s Church, the former tithe buildings and Manor House; and
- Manor Farm and its associated workers cottages and agricultural buildings

The roads are narrow and twisting, just wide enough for tractors, and the layout of the older buildings allows for some off-street parking. Urban highway measures are minimal, with some small scale signage and white lines, but no kerbing. As a result, the roads have a more rural feel than in Barford St Michael.

Verges play a key part within the area by contributing to the rural atmosphere. Along Church Lane these are emphasised by an historic ironstone wall.
8. The Character of Barford St John

8.3 Scale and Massing

The historic built environment ranges from the small 2½ storey domestic workers' cottages near Manor Farm to the large tithe barn and Manor House. This means there is a great variety of ridge and eave heights for a relatively small settlement. The domestic properties and former farms front the highway, whereas the larger, more socially important structures are set back from the highway. The impact of the tithe barn and its associated structures is lessened by its location perpendicular to the highway, creating a turning courtyard in front for wagons.

Modern structures include the large agricultural farm buildings and two 20th century bungalows which blend in, partly due to their reduced height.

The domestic buildings generally have a smaller footprint than the farm buildings, with linear forms producing a fairly narrow footprint with a wider frontage. The exceptions are the row of terraced cottages opposite Manor Farm, which are traditional narrow-fronted workers' cottages, and Mead Cottage, which was formerly 3 workers' cottages.

8.4 Landmark Buildings

The principal landmarks of the settlement are the prominent Church of St John, The Manor House and Tithe Barn, which have significant group value and form a distinctive focus to the middle of the conservation area. The buildings have a larger mass than is seen throughout the rest of the village, with their own land and surrounded by boundary walls and mature vegetation.

8.5 Medieval Village

A significant feature on the edge of the village, the moated remains of buildings on the south of the conservation area make an important visual connection in the landscape.
contribution to the village setting. The earthworks which formed the moat and embankments of the manor complex provide an aesthetic landscape background and buffer to Barford St Michael across the river. While there is no official public right of way across the remains, established footpaths show that they are enjoyed by local walkers, while also providing equestrian grazing.

Modern visual intrusions can still be seen in the overhead wires and television aerials, but highway clutter is minimal. The appearance of the village is retained by this lack of 20th century intervention.

8.7 Architectural Analysis

8.7.1 Building age, type and style
The majority of buildings date from the 17th and 18th centuries and are constructed with traditional methods using coursed marlstone with some quoin detailing. Most buildings are of a simple and functional style, while only Mead Cottage retains its thatch.

The Church of St John has 12th century origins with alterations in the 13th and 15th centuries. The usual Victorian re-model of 1860 was undertaken by G.E. Street, and has a number of Perpendicular and Romanesque details. Its most striking feature is an octagonal tower with a pyramidal roof.

The majority of farm buildings have been converted to residential use, but these blend in with their surroundings. Their former use has been taken over by modern buildings at either end of the east-west roads.

8.7.2 Materials
The dominant material is the local honey-coloured marlstone and is usually used as coursed blocks. The standard of walling is higher than in many small villages, which are often coursed rubble, showing the relatively prosperity of the village at the time of their construction.

8.7.3 Roofscape
Stone slate is the predominant traditional roofing material, although this has been replaced by Welsh slate and concrete tile on some properties. One thatch property remains, but the steep roof pitches show that several other buildings were thatched at some point in their history.

Chimneys vary in height and material from stone to red brick. The majority are now adorned by television aerials, which harms their appearance. The grander houses have stone stacks with detailing.
8.7.4 Windows
The Manor retains its stone mullions and leaded lights, while the remainder of properties have had their windows replaced with modern casements or top-hung fan lights. The village is fortunate to have limited use of uPVC and instead has a number of timber 3- and 2-light casements with relatively thin glazing bars.

Dormer windows are few, set high up on the roovescape and of a small size. They are a key character element to the buildings they grace.

The cottages opposite Manor Farm are unusual as they are half-hipped dormers.

Most upper floor windows are set tight to the eaves. Lintels are a mixture of stone or timber with stone or mortar cills. Window emphasis is generally vertical and tends to be large for the size of property.
9. The Character of Barford St Michael

The larger of the two villages, Barford St Michael has seen more development through the 20th century. As a consequence, the whole village is not included within the conservation area, just the historic core and outlying manor house.

9.1 Land Use
As a slightly larger settlement, there are more land uses than in Barford St John:

- Non-residential: the Church of St Michael and its associated churchyard; the village hall and George Inn on Lower Street; the farm shop at the Manor House; the recording studio at Wormwoods Hilton.
- Grazing: north of Lower Street and west of The Rock.
- Residential: the majority of buildings are now private dwellings, including converted farm buildings and a converted chapel.

9.2 Historic Road Layout and Settlement Form
The street plan of Barford St Michael is much as it was in the late 19th century, with the exception of the modern cul-de-sacs of Bishops Close, Broad Close and Robins Close. Some roads, such
as Townsend and South Newington Road have gradually been upgraded from farm tracks. There were originally more houses close to the Church and Manor, but these were said to have been destroyed in a fire in 1775.

Due to this complexity, the settlement has pockets of historic growth dotted around former areas of pasture land, in addition to the Church, Manor House and mill. These include along both sides of Lower Street, around Church Street and The Green, and along Horn Hill (in particular the south side of the road).

The roads are single carriageways with very limited sightlines. Combined with limited formal parking, this means that the views within the village are often punctuated by vehicles. Small areas of urban kerbing are an unfortunate addition to the rural character.

Small verges are a key feature, separating the historic properties from the highway. In the more modern areas, verges are greater in size and range from gentle to steep slopes.

**9.3 Scale and massing**

The historic built environment is generally 1½ to 2 storeys in height, with larger buildings being either the oldest and grandest in the village, or the most modern. Buildings front the highway, being separated from it by verges, with the grandest buildings being set in their own grounds, such as the Manor House, the Church, and Turnstile House.

This setting-back means that the mass of the buildings is lessened, and there are few areas where the roads feel enclosed or tight. Horn Hill is the main exception, as the buildings are relatively tall and set close to the road.

The linear arrangement of historic domestic buildings generally gives rise to buildings with a small footprint and a fairly narrow frontage. This contrasts well with the more public buildings such as the George Inn and village hall, which have much wider frontages and steeply pitched roofs.

The modern properties of Bishops Close are different again, as their shallow roof pitches, setting back and wide frontages denote a clear change in building styles from the 18th to 20th centuries.
9. The Character of Barford St Michael

9.4 Landmark Buildings
The principal landmarks of the settlement are the prominent Church of St Michael, The Manor House, the George Inn, Turnstile House, and College Farmhouse, which are dotted around the settlement. The buildings have a larger mass than is seen throughout the rest of the village, with their own land and surrounded by boundary walls and mature vegetation.

Larger plots with green space are common in the village

9.5 Grazing Land
Pockets of green can be found at the edges of the built environment, and in the middle of the conservation area. These are important open spaces that contribute to the character, as they contrast with the built areas. The paddock on Horn Hill is particularly important, as it just appears opposite College Farmhouse after a tunnel of close buildings.

9.6 Views
Due to the winding roads through the area, views are limited within the built-up areas. Glimpses to fields can be obtained between properties, and then the grazing areas suddenly open up to the countryside.

The winding roads are framed by walls or verges and encourage the eye around corners towards the agricultural activity at the end of each road. The Church sits upon a rise above the road, and due to the mature vegetation around it, views are limited to glimpses, and the tower.

Modern interventions can be seen in the overhead wires and television aerials, but highway clutter is minimal.

South of the church: View across the fields from the rear of the churchyard

East of the manor house: View north across grazing land and earthworks to the stream
9.7 Architectural Analysis

9.7.1 Building age, type and style

The majority of buildings date from the 17th and 18th centuries and are constructed in traditional methods using coursed marlstone with some quoin detailing. Most buildings are of a simple and functional style. Some have suffered from 20th century additions and alterations. Grander properties have ashlar detailing, while College Farmhouse is unusual in having an ashlar frontage, and the former Methodist Chapel has an ashlar porch.

The Church of St Michael has mid-12th century early English Gothic origins with alterations in the 13th and 15th centuries. Both the bell tower and north doorway are Norman. The Romanesque style doorways are a particularly notable feature.

In contrast to Barford St John, the appearance of the majority of buildings is that of purpose-built dwellings rather than farm houses or converted farm buildings. The small rows of cottages give a village atmosphere to their individual areas, particularly on Church Street where they are fronted by a small green.

9.7.2 Materials

The dominant material is the local honey-coloured marlstone and is usually used as coursed blocks on building frontages, and coursed rubble to the side elevations. Small areas of blue brick can be seen, possibly the result of increased trade in the 19th century, while two properties on The Green are brick-fronted.

Walls are coursed rubble with mortar copings, although there is evidence of removed railings and a former porch outside The Old School House.
9. The Character of Barford St Michael

9.7.3 Roofscape

Stone slate is the traditional roofing material, although this has been replaced by Welsh slate on some properties, with concrete tile as the dominant material. There are few remaining thatched roofs and there is one example of clay tile on Lower Street.

Chimneys vary in height and material from stone to red brick and the larger historic houses have stone stacks with detailing. The majority of chimneys are now adorned by television aerials, which harms their appearance. Although not within the conservation area, this is particularly noticeable on the south side of Church Street.

9.7.4 Windows

There is a mixture of window types and materials across the village, but the predominant one is replacement uPVC and white-painted softwood.

The original windows in the settlement were traditionally side-hung timber casements with metal inserts and leaded lights. Unfortunately, the majority of these do not remain, having been replaced in the 20th century with metal, timber or plastic modern casements or top-hung fan lights.

Early 20th century metal replacements are more sympathetic to the historic proportions than later treatments, and College Farmhouse has a good example of 3-light metal casements.

Stone mullions remain at The George Inn, Appletree and other smaller properties.
throughout the conservation area, giving an indication of how the village would once have appeared.

9.7.5 **Boundaries**

Walls play a strong role throughout the conservation area. The more modern reconstituted walls often follow older boundary lines, which can be seen from the historic maps. Raised pavements can also be seen; remnants of turnpikes and mud avoidance. The more modern properties on Lower Street are set back from the road, separated from it either by a verge or large parking area.

*The wall at the manor makes a clear boundary line*
10. Summary of Negative Features

A number of factors have been identified as being detrimental to the visual quality and character of the area.

**Late 20th century developments in Barford St Michael**

10.1 Modern cul-de-sac housing developments within and adjacent to the conservation area are very suburban in character and appearance and do not reflect the informal historic linear layout of the rural village.

**Loss of Original Features**

10.2 The removal and replacement of original or traditionally detailed timber windows and doors with poorly detailed new joinery or uPVC alternatives is quickly eroding the character of the area.

**Inappropriate Repair and Replacement of Boundary Features**

10.3 Walls are a highly distinctive feature in both conservation areas, and their loss or replacement with modern materials would be detrimental to the overall character.

**Overhead Wiring and Technology**

10.4 This is prevalent throughout Barford St Michael Conservation Area and particularly concentrated within the village centre. It has a significantly negative impact upon the appearance of the area. As the village is set in a bowl in the landscape, there are a substantial number of prominent television aerials which affect the skyline.

**On-Street Parking**

10.5 A particular problem within rural villages which were not built to accommodate cars, on-street parking is a common occurrence. The roads are not wide enough to allow both parking and a thoroughfare, and so the verges are quickly eroded. Remedies to prevent this include modern kerbing, which again erodes the character, and so the problem is exacerbated. The solution is not easy to find and is likely to be part of a much wider issue surrounding access to rural villages.
11. Visual Analysis

Figure 17. Visual Analysis

Key
- Conservation Area boundary
- Positive vista
- Positive view
- Important green space
- Valuable hedgerows
- Strong building line
- Characteristic boundary wall
- Positive landmark
- Valuable hedgerows

© Crown copyright. All rights reserved 100018504, 2013
By highlighting just the buildings within a conservation area, historic street patterns often emerge.

**Barford St John:**

Three defined clusters show the Manor House, Manor Farm, and Street Farm. Little formal highway pattern can be seen, showing the scattered nature of the small settlement.

**Barford St Michael:**

Two clearly defined streets can be seen: Lower Street and Horn Hill. Otherwise, development has been scattered. The Manor House and Church stand in areas of relative isolation.
13. Materials and Details
### 14. Management Plan

#### General Proposals for Preservation and Enhancement

<table>
<thead>
<tr>
<th>Category</th>
<th>Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boundary Treatments</td>
<td>As these features are an important component of the character of the Conservation Area, total demolition of traditional boundary features will be resisted. The use of traditional methods of construction and materials including the use of lime mortar or the planting of indigenous species of hedgerow is encouraged in all schemes for repair, reinstatement or new work.</td>
</tr>
<tr>
<td>Important Views</td>
<td>Views into, out of and within the Conservation Area, in particular those of the two Churches are essential to the special quality of place. Their protection and enhancement will be an important consideration in the determination of any proposed development.</td>
</tr>
<tr>
<td>Building Maintenance</td>
<td>Sensitive repair and regular maintenance will be encouraged through distribution of guidance notes and general advice through the Development Control process. It is of the utmost importance that traditional techniques and materials are used to retain the special historic character and appearance of the area. In particular, this includes the use of lime mortar and like-for-like repairs.</td>
</tr>
<tr>
<td>Archaeology</td>
<td>Varying levels of archaeological mitigation may be required in response to development proposals within the two historic cores. Early consultation with Oxfordshire County Council's Archaeology Department in relation to any proposed new works involving foundation excavation or ground levelling is encourage at the outset to prevent delay at the application submission stage.</td>
</tr>
<tr>
<td>New Development</td>
<td>As Category C villages (Draft Submission Document October 2013), neither village is considered suitable for new development schemes, but may allow some conversions of non-residential buildings. However, under the adopted 1996 Local Plan, Barford St Michael is still considered to be suitable for some small-scale in-filling. Any proposed development or extensions must respect the scale, design, proportions and materials of the surrounding architecture to strengthen the cohesion of the street scene. It is crucial that the scale and diversity of the surrounding architecture is respected and that an imaginative and high quality design is employed.</td>
</tr>
<tr>
<td>Reinstatement of lost features</td>
<td>Traditional architectural details and local materials are important and should be retained, repaired or reinstated where lost. An Article 4 Direction could ensure that existing original and traditional details are protected and where necessary sensitively replaced in the future.</td>
</tr>
</tbody>
</table>
15. Conservation Area Boundary

15.1 A conservation area is “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. Due to the variation in historical interest, and the differences in character and appearance, it would be inappropriate for the whole of each 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.

15.2 The original boundaries were drawn to include the buildings of architectural or historical interest. This document represents a review of the Conservation Areas and does not propose any amendments to the boundaries. For the avoidance of doubt the boundaries of the Conservation Areas can be described as follows:

15.3 Barford St John
The boundary starts at the eastern end of Mead Road and runs north between the older buildings of Mead Farm and the larger new structures. After the garden of Mead Bank it turns sharply north and runs to the top of the garden to Hillside, Bloxham Road.

From there it turns east along the boundary to the Manor, including Manor Cottages and Crown House. It follows the hedge southeast and includes the older buildings at Manor Farm.

Running east along Church Lane, the boundary turns south towards the River Swere, following the river west and leaving it at the end of the field containing the medieval earthworks.

The boundary crosses Bloxham Road and turns north again, including the rear gardens to the properties on the south side of Mead Road.

15.4 Barford St Michael
Starting at the eastern boundary to the Manor’s curtilage on South Newington Road, the boundary runs around the north side of the Manor to include the mill. From there it follows the river east to the listed bridge, then turns south along Bloxham Road before cutting in southwest between Orchard House and Cornerways on Lower Street.

The boundary follows the rear gardens of the houses fronting Bloxham Road before joining the road again north of Traherne House. The boundary then cuts back across the road to follow the back gardens of the properties on Horn Hill. All properties and their gardens on the road are included except for Seaton and Chesney Houses at the eastern end.

After the back gardens of Horn Hill, the boundary turns northwest between The Old Forge and its garage, around the back of The Potteries and west along the public footpath. Skirting the new development of Robins Close, the boundary follows the road on the south side of The Green, including 1 and 2 Church Cottages before following the church yard west. It then heads west from the rear garden of The Old Vicarage to meet the western side of Cherry Warren, before turning north to South Newington Road.

15.5 Areas of Inclusion and Exclusion
Conservation Area Appraisals can be a useful planning tool, aiding in the preservation and enhancement of a conservation area. The boundary drawn in 1988 included all areas of historic conservation, leaving only modern development outside. This development is not considered to be of comparable architectural or historic interest at present. Within the boundary, there have been small areas of 20th century development and alteration, notably Bishops Close. This small cul-de-sac now forms part of the immediate setting for the conservation area. As such, it is important to retain tighter control over the planning decisions relating to these buildings, as inappropriate alterations could cause harm to the wider conservation area. With this in mind, the decision was taken to retain the close within the area, rather than de-designate it.

It was suggested at the public meeting that the later developments of Broad Close and Robins Close should also be included, being of a higher specification of build than the earlier Bishops Close. It also forms the southern setting of the conservation area. However, the relationships between the area and the two developments is not as intimate as it is between the area and Bishops Close, and cannot be considered to have the same direct impact on the setting. For this reason, as well as the current lack of historic and architectural interest, it was decided to retain the boundary as it is.
Figure 19. Conservation Area Boundary Map
16. Effects of Conservation Area Designation

Special Controls
16.1 In order to protect the special environment, stricter controls exist within the Conservation Areas, restricting the kinds of alterations to domestic properties that may be carried out without specific planning permissions. These are not intended as a hindrance to change, but as positive management to safeguard the character of the area as a whole. These include:

- A two storey rear extension of any dimensions;
- A single storey side extension of any dimension;
- A building, enclosure, pool or container at the side of a dwelling;
- Cladding in any material;
- Any alteration or extension to the roof;
- A satellite dish on any chimney, wall or roof slope that faces onto or is visible from a highway;
- A flue, chimney, soil or vent pipe on a wall or roof slope that fronts a highway or can be seen from a highway and forms the principal or side elevation of the house.

With all proposals for development and the display of advertisements in a Conservation Area, greater care is necessary to ensure that schemes enhance and preserve the area’s special character. Design and choice of materials are of particular importance in this respect.

Listed Buildings
16.2 A Listed Building is a building that is considered to be of ‘special architectural or historic interest’ and as such requires special protection. Once listed, a building is protected under the Planning (Listed Buildings and Conservation Areas) Act 1990. The Listing protects the entire building both externally and internally irrespective of the reason for listing as well as any object or structure fixed to it or any object or structure within the ‘curtilage’ of the building, which has existed since before 1st July 1948. This is to ensure that the special character of both the building and its setting are protected.

16.3 Where works are proposed to a Listed Building, it is always advisable to check with the Council’s Design and Conservation Team whether Listed Building Consent is required. For any works proposed, special regard must be given to the desirability of preserving the building, its setting and special features of interest.

16.4 In considering any works to a listed building the principle objective must be to retain all original features and fabric of the building wherever possible. Listed Building Consent is required for the demolition of a listed building or for alteration, which would affect the building’s character, integrity or special interest. This could include changing windows and doors, changing roofing materials, painting brickwork, moving or replacing internal walls, fireplaces or staircases.

16.5 Like-for-like repairs may not need consent but it is always advisable to check prior to undertaking any works as carrying out of works without the necessary consent is a criminal offence with significant penalties for those involved following a successful prosecution.
17. Design and Repair Guidance

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

**Scale**

17.2 Restoration and re-development must respect traditional plot widths and avoid repetitive and unrelieved facades which typify so many modern designs.

**Proportion**

17.3 Most buildings within the Conservation Areas have a certain relationship between windows, doors, floor heights and the proportion of solid to void in the design of elevations. Getting these proportions right is crucial to retaining the appearance of the settlement. Traditional proportions should be emulated in new development. It is of particular importance that traditional proportions are respected with any extension to existing properties; in most instances they will need to be subservient to the existing properties.

**Building Line**

17.4 Frontage development must conform to the historic street pattern. The historic layout of the village is linear with the buildings facing onto the road with their rooflines parallel to it.

**Roofs**

17.5 The roof line is a dominant feature of a building and retention of the original height, shape, pitch, verge, eaves detail and ornamentation is essential. Flat roofs are alien to local tradition and should be resisted where possible. Chimneys are important features of the roofscape and should be retained even if no longer required. Where roofing materials are to be replaced, the new materials should match the colour, size and texture of those being replaced (if those were traditional and historically appropriate). If ventilation is required, this should be achieved by inconspicuous means (e.g. under-eaves ventilation); visible roof vents would be discouraged.

**External Walls**

17.6 Any alteration or repair to external walls must respect the existing building materials and match them in texture, quality and colour. Every effort should be made to retain or re-use facing stonework which should not be rendered, pebble-dashed or painted. Re-pointing should be carried out with a mortar to match the existing colour, type and texture. Historically mortar would have consisted of lime and sand. Hard, modern cement mortars are inappropriate as they prevent the evaporation of moisture through the joints, which is instead drawn through the next softest material, the masonry itself, thereby damaging both the appearance and structure of the building. Original render should not be stripped off to expose rubble stone or brick walls, which were not intended to be exposed. Traditionally, render finishes were lime-based; modern, hard cement renders prevent the evaporation of moisture, which can accumulate between the wall and the render causing damp internally. When appropriate, hard cement renders should be replaced with a lime alternative.

Chimneys are a traditional feature which have been replicated on some more modern buildings, protecting the character of the skyline.
18. Bibliography


Adopted Cherwell Local Plan 1996

**H5:** Affordable housing to meet local needs will be negotiated in substantial new residential development schemes.

**H12:** New housing in rural areas will need to be in accordance with H13, H14 and H15.

**H14:** Restrictive residential development may occur in Barford St Michael [category 2 village].

**H15:** Conversion or agricultural dwellings only will be permitted in Barford St John [category 3 village].

**H19:** Proposed conversions will need to retain existing appearance and not cause harm to historic assets or wider countryside.

**H21:** Residential conversion favoured unless it would harm the character or interest of a building of historic interest.

**C18:** Extensions/alterations to a listed building should be minor and sympathetic.

**C23:** Presumption in favour of retaining positive features within a conservation area.

**C27:** Proposals should respect the historic settlement pattern

**C30:** Design control to ensure compatibility with existing street scene and vicinity

Non-statutory Cherwell local plan 2011

**EN34:** Conserve and enhance the character and appearance of the landscape

**EN35:** Retain features important to the character or appearance of the local landscape

**EN39:** Preserve listed buildings and preserve and enhance the character and appearance of designated conservation areas.

**EN40:** Design control within a conservation area.

**EN42:** Consideration for change of use of a listed building

**EN43:** Demolition of a listed building will need clear and convincing evidence

**EN45:** Likely impact of proposals will need to be assessed before determining listed building consent applications

**EN45A:** Local listing will be a material consideration

**EN47:** Conserve, protect and enhance archaeological heritage, including its interpretation and presentation to the public.

**EN48:** Refuse development which would harm a designated landscape and/or battlefield

**EN51:** Adverts in conservation area will need to pay special attention to preserving and enhancing the character and appearance of the area.

Cherwell Local Plan Draft Submission Document October 2013

**EDS1:** Mitigating and adapting to climate change

**ESD5:** Renewable energy

**ESD10:** Protection and enhancement of biodiversity and the natural environment

**ESD13:** Local landscape protection and enhancement

**ESD16:** The character of the built environment

**Policy Villages 1:** Village Categorisation: both villages will be category C and therefore development is limited to conversions.
### Appendix 2 - Listed Buildings Barfords

**List Entry** | **Listed Structures in Barford St John** | **Grade** | **List Date**
--- | --- | --- | ---
1046234 | Rignell Farmhouse | II | 14.11.1985
1046235 | Manor House, Bloxham Road | II | 08.12.1955
1046236 | Dovecote 50m East of Manor House, Bloxham Road | II | 08.12.1955
1046237 | Street Farmhouse, Bloxham Road | II | 14.11.1985
1046238 | Church of St John, Church Lane | II* | 08.12.1955
1046239 | Barn 25m South of Church of St John, Church Lane | II | 14.11.1985
1046246 | 2 Mead Road | II | 14.11.1985
1183240 | Manor Farmhouse, Church Lane | II | 08.12.1955
1284137 | Mead Farmhouse, Mead Road | II | 14.11.1985
1369855 | Barn 20m South East of Manor House | II | 08.12.1955
1369586 | Barn 15m West of Street Farmhouse | II | 14.11.1985
1369857 | Kings Cottage and Cottage to right, Church Lane | II | 14.11.1985

**List Entry** | **Listed Structures in Barford St Michael** | **Grade** | **List Date**
--- | --- | --- | ---
1046206 | Chest Tomb dated 1673 1m East of Chancel of Church of St Michael | II | 14.11.1985
1046207 | Chest Tomb dated 1715 1m East of Chancel of Church of St Michael | II | 14.11.1985
1046208 | Chest Tomb 2m South East of Chancel of Church of St Michael | II | 14.11.1985
1046209 | The Homestead, The Green | II | 14.11.1985
1046210 | Traherne House, The Rock | II | 14.11.1985
1046211 | Turnstile House (formerly Old Turnstiles), The Rock | II | 08.12.1955
1046240 | Laurel Cottage, Church Street | II | 14.11.1985
1046241 | The Forge, High Street | II | 14.11.1985
1046242 | College Farmhouse, Horn Hill | II | 14.11.1985
1046243 | Dyers Farmhouse, Horn Hill | II | 14.11.1985
1046244 | Woodworm’s Hilton, Lower Street (formerly Wormwood Hilton) | II | 14.11.1985
1046245 | Holly Cottage and Sunnycote (formerly Brook House & House to left), Lower Street | II | 14.11.1985
1046247 | Manor House, South Newington Road | II* | 08.12.1955
1046248 | Gatepiers 50m South of Manor House | II | 08.12.1955
1183249 | 2 Church Street | II | 14.11.1985
1183262 | Barford House, Horn Hill | II | 14.11.1985
1284134 | George Inn, Lower Street | II | 08.12.1955
### Appendix 2 - Listed Buildings Barfords

<table>
<thead>
<tr>
<th>List Entry</th>
<th>Listed Structures in Barford St Michael</th>
<th>Grade</th>
<th>List Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>1284139</td>
<td>Garden wall and Gatepiers 10m South East of Manor House, South Newington Road</td>
<td>II</td>
<td>08.12.1955</td>
</tr>
<tr>
<td>1284140</td>
<td>Church of St Michael, South Newington Road</td>
<td>I</td>
<td>08.12.1955</td>
</tr>
<tr>
<td>1284142</td>
<td>Headstone 3m East of Chancel of Church of St Michael</td>
<td>II</td>
<td>14.11.1985</td>
</tr>
<tr>
<td>1284167</td>
<td>Glebe Cottage, Horn Hill</td>
<td>II</td>
<td>08.12.1955</td>
</tr>
<tr>
<td>1284170</td>
<td>Tally Ho Cottage, 3 Lower Street</td>
<td>II</td>
<td>14.11.1985</td>
</tr>
<tr>
<td>1369854</td>
<td>Bridge over River Swere, Bloxham Road</td>
<td>II</td>
<td>14.11.1985</td>
</tr>
<tr>
<td>139858</td>
<td>Garden wall and Gatepiers 25m West of Manor House, South Newington Road</td>
<td>II</td>
<td>08.12.1955</td>
</tr>
<tr>
<td>1369859</td>
<td>Chest Tomb dated 1617 &amp; 1623 3m East of Chancel of Church of St Michael</td>
<td>II</td>
<td>14.11.1985</td>
</tr>
<tr>
<td>1369879</td>
<td>Chest Tomb dated 1682 1m East of Chancel of Church of St Michael</td>
<td>II</td>
<td>14.11.1985</td>
</tr>
<tr>
<td>1369880</td>
<td>Red House, The Green</td>
<td>II</td>
<td>14.11.1985</td>
</tr>
</tbody>
</table>

* It is acknowledged that over time, houses may change names. English Heritage listings use the name that was in existence at the time of listing. For clarity, the current name is shown with the former name in brackets, as this former name is required for searching the EH Heritage List.
While the majority of buildings and structures within the conservation area contribute to the positive character of the settlement, there are a number of buildings which make a distinct contribution to the character. These are sometimes landmark buildings, structures and areas which add to the character and enhance the setting of the other buildings and open spaces.

The map identifies these buildings. Their contribution may be in one or more of the following ways:

- structures which provide evidence of the area’s history and development;
- structures of architectural merit;
- structures with local historical associations;
- structures which exemplify local vernacular styles; and
- groups of structures which together make a positive contribution of the street scene.

There should be a presumption in favour of the retention of these structures in all but exceptional circumstances. In some cases these structures are exemplary enough to be considered for a non-statutory local list of heritage assets. The structures in this section may be thought to be worthy of consideration for a local list. Full justification will be made when the list is published, based on the Council’s strict criteria to assess their worthiness. Regardless of this possibility, all make a positive contribution to the character and appearance of the conservation area and are in that case significant features in their own right.
1. Barn at Mead Farm
A 17th/18th century stone built barn divided into sections. The stonework is in reasonable condition and the rusting metal roof above has protected the walls well. The building is simple and functional, and is still in use despite the more modern structures that surround it. A good example of a typical simple barn in a rural setting, still in agricultural use and related to its original farm buildings.

2. Nos. 4 and 5 Mead Lane
Sited on the corner of the main road through Barford St John, these properties have a commanding presence over the highway. Raised slightly above the road, the gable facing the road emphasises the height, creating a significant landmark in the village. A combination of earlier small windows and low ceiling heights, together with the larger windows of a later period, show the evolution of the two buildings while retaining the vernacular appearance of larger cottages.

3. The Oat Barn
Another sympathetic conversion of agricultural outbuildings at Manor Farm, these structures are closely associated with the listed farm workers' cottages, and would most likely have been the storage areas for the farm. They mark the historic end of the village before it opened into the fields, and still retain their agricultural appearance.
Appendix 3 - Features Making a Positive Contribution

1. Wall on south side of South Newington Road
2. The Old School and The Nook, The Green
3. 1 and 2 Red Roofs, Lower Street
4. Chapel Cottage and Rock Cottage, The Rock
5. The Old Chapel, High Street
6. The Old Post Office, High Street
7. The Old Bakehouse, Avalon, Poppy Cottage, Evanside and Old Stone Cottage, Horn Hill

1. The wall (south side) on South Newington Road

Walls in general are characteristic features in Barford St Michael, but this one is an excellent example of traditional style and is a striking feature upon entering the village from the west. It shows the strong agricultural background to the village by defining a substantial paddock.

2. The Old School and The Nook, The Green

These properties form a strong building line on the north side of the green. The Old School House in particular is an example of the village’s community heritage, while The Nook shows that sympathetic properties can be humble in scale.

3. 1 and 2 Red Roofs, Lower Street

These two properties form the entrance to Lower Street and are highly noticeable due to the open swath of verge in front. The window styles have changed and what could have been an access way through the middle has been blocked, but these are interesting and prominent structures within the conservation area.
4. Chapel Cottage and Rock Cottage, The Rock
While these two buildings have very different styles of architecture, together they complete the enclave of properties at The Rock. As a group they are striking when approaching from the valley floor. The two properties reflect the varying styles around the village, with gables mimicking Turnstile House on Rock Cottage, and the simple elevation similar to College Farmhouse seen on Chapel Cottage.

5. The Old Chapel, High Street
Constructed in the usual late 19th century Wesleyan style, the building retains its tall windows and front porch. The chapel was closed to worshippers in 2009 and converted to a dwelling more recently.

6. The Post Office, High Street
A simple vernacular cottage set back from the road with a low boundary wall and proportional stone mullioned windows either side of the door. The remaining windows have been replaced, but the simplicity of the elevation remains. When arriving from the south, the end gable is a prominent feature, and the repairs to the chimney can clearly be seen.

7. The Old Bakehouse to Old Stone Cottage, Horn Hill
A row of five small terraced cottages rising with the topography. The uncomplicated front elevations are adorned with small porches, but have different styles of lintels and fenestration. Some have small dormers inserted at eave height. The group value principally arises from their layout and the way the eye is drawn around the corner towards the end of the road.
The **emerging draft document** was sent to the Parish Council for comment. Views, comments and alterations received were incorporated into the final document. The issue of retaining/incorporating the 20th century developments was raised at the time.

**Public consultation**
Consultation commenced on Monday 24th June and closed on Friday 26th July. During this time, the draft document was made available on the Council’s website, in Banbury Library, Deddington Library, and the North Area Mobile Library. Copies were given to the Parish Council and further copies were distributed at the public exhibition and meeting.

**Publicity** included:
- Posters were erected by the Parish Council at prominent sites around the villages at least two weeks prior to the meeting, advertising the date and time.
- An announcement was made on the Council website.
- Some properties within the area were leaflet-dropped by a council officer.

**Questionnaires** were available at the public meeting seeking comments on the existing boundary, the appraisal documents and priorities for the preservation and enhancement of the conservation area.

A **public exhibition** was held in the Barford St Michael village hall on the afternoon of Thursday 27th June and was attended by approximately 12 residents.

This was followed by a **public meeting**, chaired by the Design and Conservation Team Leader, and consisted of a PowerPoint presentation introducing the residents to the document.

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

- The inclusion or exclusion of 20th century developments
- Parking and highway matters
- Housing and the impact of the new Local Plan
- The effects of designation and the restrictions in place
- Practical ways to positively enhance the conservation area.

No written responses were received from residents or the Parish Council during the consultation period, and therefore comments and suggestions given during the public meeting and exhibition were given great weight.

**Alterations to the Boundary**
No alterations to the boundary were made, as other areas of the villages 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.

**The Revised Appraisal** was presented to the Lead Member for Planning on **8th October 2013**. The recommendation to adopt the document was approved with immediate effect on **16th October 2013**.

A **letter** explaining the implications of designation was sent to households within the conservation area following this adoption.
Acknowledgements

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. 11, the Oxfordshire Studies Library, otherwise they are the creation of the authors.

Historic photographs courtesy of Oxfordshire County Council.

All OS plans reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty’s Stationary Office

© Crown Copyright.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Cherwell District Council License number LA077518.

Contact Details

Design & Conservation Team
Head of Public Protection and Development Management
Cherwell District Council
Bodicote House
Bodicote
BANBURY
OX15 4AA

Email: design.conservation@cherwell-dc.gov.uk
Phone: 01295 221846
How to contact us

Design and Conservation Team,
Public Protection and Development Management
Cherwell District Council
Bodicote House
Banbury
OX15 4AA

e-mail: design.conservation@cherwell-dc.gov.uk

email design.conservation@cherwell-dc.gov.uk
or visit www.cherwell.gov.uk/conservation

The information in this document can be made available in other languages, large print braille, audio tape or electronic format on request. Please contact 01295 227001

Jeżeli chcieliby Państwo uzyskać informacje w innym języku lub w innym formacie, prosimy dać nam znać. 01295 227001

만해 더러서는 트랜들 지시들 지시들을 체결 하고 지식을 훈련 지식을 미국와 지식을 그림 동안 지식을 미국와 지식을 01295 227001

如欲索取以另一语文印製或另一格式製作的資料，請與我們聯絡。01295 227001

آر آ پ سسیلا سی ریکر ان پان ان رکم سی سر کورسون ان بریس سی بیریانی ان سی پرچم 01295 227001