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1. Introduction and planning context

1.1 Cropredy is a small village that lies within its own Parish to the north of Banbury.

1.2 As part of the Conservation Area Appraisal process it is important to consider the village in its context. Cropredy retains its character as a thriving village, with a strong agricultural, industrial and commercial past. This document is an update and review from the previous appraisal undertaken in September 1995 by Cherwell District Council.

1.3 Conservation Areas were introduced by the Civic Amenities Act of 1967. The Planning (Listed Buildings and Conservation Areas) Act 1990 (Section 69) places a duty on local planning authorities to identify areas of special architectural or historic interest. By writing a full conservation area appraisal for Cropredy, the special character and appearance can be identified and protected by ensuring that any future development preserves or enhances the village’s special character that is identified in this study.

1.4 Since 1967 some 8,000 conservation areas have been designated in England, including 60 in the Cherwell District. Local planning authorities have a duty under the Act to review the appraisals and consider boundary revisions to their Conservation Areas ‘from time to time’.

1.5 This document is based on a standard methodology contained in documents published by English Heritage.

1.6 This appraisal has been subject to public consultation between the 11 April and 10 May 2013. This document has been adopted and is a material consideration in the determination of planning applications within the conservation area and its setting.

1.7 Survey work was undertaken in late summer - autumn 2011.
Figure 1 Current OS map showing location of Cropredy.
2. Location

2.1 Cropredy is located approximately 4 miles (6.4km) north of Banbury and junction 11 of the M40 motorway. The village is close to the boundaries of Northamptonshire to the north-east and Warwickshire to the north-west.

2.2 Cropredy, unlike most villages in the district, is located at the bottom of a Valley through which the Cherwell River and its tributary, Highfurlong Brook run.

2.3 The village is surrounded by agricultural land. The Battle of Cropredy Bridge was fought in 1644, during the English Civil War close to the village and is on the English Heritage’s Register of Historic Battlefields.

2.4 The River Cherwell and the Oxford Canal provide a distinct boundary to the east, with the railway line forming the boundary to the south and west of the village.

Figure 2. Aerial Photograph showing Conservation Area Boundary
3. Geology and Topography

3.1 The land is low lying, much of which lies between 120m – 153m (500ft) above sea level. The lowest point is at 99m (400ft - 325ft) in the valley to the east of the village.

3.2 The land surrounding the village is predominantly under permanent open wet pasture and provides ideal conditions for grazing sheep and cattle. Historically much of the land was liable to flood. This is reflected in the names such as Bog Meadow, Marsh Furlong, Rushford and Bullmoor. Some of the bogs have been drained for agricultural use through the use of ditches and channels. This is most visible to the south of the main settlement by Manor Farm.

3.3 The local geology is predominantly Lias group, and has a less complex composition than that found in much of North Oxfordshire.
Figure 3. Geology map
Figure 4. Topography map
4. Archaeology

4.1 The place name indicates that Cropredy was established before the Norman Conquest, although no archaeological evidence of an Anglo-Saxon settlement has been found.

4.2 It is understood that the name Cropredy is a combination of the words ‘Crop’ meaning ‘sprot’ or ‘top of a water-plant’, and ‘Ridig’ meaning ‘small stream’, which could refer to the River Cherwell.

4.3 Due to its position in the valley and the tributary, Cropredy was briefly called Cranemeare (heron pool) in the 16th century.

4.4 At the time of publishing, limited archaeological work has been published for the village. Further investigations are being undertaken, including earth work and boundary investigations. It is hoped that any findings will be published in the near future. The oldest find of archaeological interest to date is a Neolithic polished grey flint axe, known as an adze, found on high level ground opposite Broadmoor Lock.

4.5 The only surviving medieval structure is the St Mary the Virgin Church and the cross, located on the green at the entrance to Cup and Saucer Road, known locally as the ‘cup and saucer’ due to its current appearance. It is possible that the village once extended much further to the west around this structure though no archaeological remains have been found to substantiate this theory.

4.6 Earth works for boundary lines have been noted at Poplars Farm, land at Claydon Road (now Doctors Surgery) and Station Road. A watching brief was undertaken at Poplars Farm and Cherry’s Yard, though little evidence has been identified.

4.7 The only site of national significance is the English Civil War battle field for the Battle of Cropredy Bridge fought on the 29th June 1644, to the east of the village.

Cup and Saucer on The Green
Figure 5. Archaeological entries for Cropredy and Environs
5. History of Cropredy

5.1 This section provides a brief history of the development and ownership of Cropredy. A full history is available from The Victorian County History and other sources (see bibliography).

5.2 The ancient Parish originally contained 11 settlements—Cropredy, Prescote, Upper Prescote, the hamlets of Great Bourton and Little Bourton, and the chaplainies (settlements that had a Chapel which acted as a subsidiary place of worship to the main Parish Church), Wardington, Upper Wardington, Williamscot, Coton, Claydon, and Mollington. By the late 19th century Bourton, Wardington, Claydon, and Mollington had become separate civil parishes.

5.3 Cropredy was owned by the Bishops of Lincolnshire until August 1547 when it was amongst the Oxfordshire manors surrendered to the Crown by Bishop Holbech. Over the next 10 years the land changed hands until it settled with the Bothbys in 1560s.

5.4 Cropredy had 3 main estates; Cropredy Lawn, Manor Farm and Thickthorn Farm.

5.5 Cropredy Lawn was owned by the Boothbys. In the same year as the Battle of Cropredy Bridge, Henry Boothby became a baronet and his descendants remained at Cropredy until 1775 when the Boothby estate was sold off in sections over a period of three years. In 1778 the manorial rights of Cropredy were bought by the Brasenose College, Oxford, who already owned land in the village.
5.6 The tenant of Cropredy Lawn (then known as Fields Farm End), John Chamberlin, resided in the property from 1775 until his death in 1816. Chamberlin was one of the most active of the Inclosure Commissioners and was responsible for 18 of the inclosures in Oxfordshire (1762-1798) including Cropredy (1775). It is also believed John Chamberlin built the house at Cropredy Lawn, a two storey building of ironstone ashlar, notable for its casement windows and gabled dormers.

5.7 The second manor was located to the south of the main village. Manor Farm, sits on the site of the former manor house and there are 14th and 15th century references to an earlier house there. In the twelfth century the estate was owned by Geoffrey of Cropredy and was held by the family until the 15th century. The land changed hands several times until the manor was endowed to Brasenose College, Oxford, in 1524.

5.8 The third estate, Thickthorn Farm, is situated just outside the main settlement to the east. Before 1146, the land was granted by the Bishop of Lincoln and formed part the endowment of Lincoln Cathedral. In 1896 it was sold to Brasenose College, Oxford.

5.9 Cropredy was the location of one of the major battles of the English Civil War (1642 – 1651). The Civil Wars of the mid seventeenth century were a reflection of political, religious and social conflict which was expressed in a struggle for control between King and Parliament. Following the defeat of the Royalists at Cheriton, the King’s capital at Oxford was under threat. Charles drew the Parliamentarian army off with a long match towards Worcester and back towards Oxford. When the Parliamentarian troops caught them up, they sought an opportunity to attack across the River Cherwell.

On Saturday 29th June 1644, the Royalist army marched north along the east side of the River Cherwell. The Parliamentary forces shadowed the king’s movements on the other side of the river and the two armies were little more than a mile apart. The Parliamentarian forces were ordered across the river at Cropredy Bridge and a nearby ford. After initial success, the Parliamentarian soldiers were beaten back across the river and the two sides separated to watch each other across the valley. On the second night the Royalist army slipped away.

While the Royalists had suffered few casualties, the Parliamentarians lost 700 men and became demoralised. The failure by the Parliamentarians to defeat the Royalist army caused mutiny and chaos within their own ranks. It was after this battle that the need for a permanent army was realised by Parliament, leading to the formation of the New Model Army the following year.

Many of the villages that became involved in the Civil War were pillaged by the underpaid and underfed soldiers. This often resulted in the burning of properties (as seen in Banbury), however there is no evidence that this happened in Cropredy, despite its proximity to the battle field and the campsites of the Royalist and Parliamentarians soldiers.

5.10 Recently, the village has been associated with “Fairport’s Cropredy Convention”, an annual folk-rock based festival held every August since 1967. The main music festival is located in a field to the east of the village but the village comes alive with festival goers and performers. In remembrance of both Fairport Convention and the Battle of Cropredy, Ralph McTell wrote ‘Red and Gold’, which Fairport Convention have recorded;

“In 1644 the King in Oxford Town did dwell Though we’d heard that Cromwell’s army was nearby It did not occur to me that little Cropredy Could be witness to the meeting of both sides’
5.11 There have been a small number of notable characters associated with the village. Edward Mansell DD, who was the chaplain to Charles I was captured during the siege of Oxford, but later died in Parliamentary custody in Abingdon.

5.12 Thomas Beecham, who was employed as a shepherd at Cropredy Lawn in the 1830s, went on to become the famous manufacturer of Beecham’s powders and pills.

Population

5.13 The Doomsday Book enumerated 8 knightly tenants, 147 villains and bordars, and 23 serfs in Cropredy and its hamlets. The poll tax of 1377 registered 490 people within the parish, with 92 of these living in Cropredy.

5.14 The growth in the 17th century deemed the parish as ‘very populas’ (sic). The population of Cropredy in 1801 was 470 people. At its peak in 1851, 596 people were recorded. The population declined during the 1850s and by 1901 there were just 436 residents, presumably due to the growth of urban industrial areas. The population remained steady until 1968 when the population grew to 640 and has continued to grow steadily to 712 people (2001 Census).

Development - Trade & Industry History

5.15 The development of the village can be linked with the growth of it wealth and industry. The village was originally predominantly agricultural, though there was an expansion in trade and industry through the 18th and 19th century. The rise in the wealth of the area in the 16th and 17th centuries allowed new construction to be undertaken, particularly to the farmsteads. Cropredy was able to sustain five major farmsteads within the village; Andrews, Poplars (now called the...
Eagles), Poultry, Springfields and Manor Farm, as well as several outside the main settlement.

5.16 The Enclosure Act in 1775 spurred the construction of new farm houses outside of the village on the newly enclosed land. The earlier farmhouses, which supported the open field system gradually became redundant and were converted into domestic dwellings.

5.17 In 1086 there were reportedly five mills in Cropredy parish. By the 16th century, only 2 mills were working and both owned by the Boothbys. Upper Mill, north of Cropredy Bridge, was out of operation by 1719. Lower Mill, south of Cropredy Bridge was acquired by William Hadland of Clattercote, who made 'great additions to it' prior to constructing a new mill and house in 1831. This group of buildings, including Bourton House, was built by the canal unlike the other mills which were on the River Cherwell. The lower mill was destroyed by fire in 1892, with the remains sold to the Oxford Canal Navigation Co. in 1905. The remains of this mill, associated building and Bourton House are still evident today, but lie outside the Conservation Area.

5.18 The introduction of the Oxford Canal (1777) and the railway (1852) brought a new injection of growth and development to Cropredy, as well as some industrialisation of this traditional rural village. Not only did these industries bring jobs, they also brought new technologies, ideas, materials and buildings. The Wharfs, now set within private gardens, provide little indication of the importance the canal and railway once played in village life. The level of industry reduced the impact of the agricultural depression of the late 19th century on the village.

5.19 The canal system opened in October 1777. The canal starts at the Hawkesbury Junction in the North and winds its way down towards Oxford, where it meets the River Thames. This provided a trade route with London.

5.20 A canal wharf was constructed at Cropredy from the outset of the canal. By 1784 a company Wharfinger (keeper / owner of the wharf) was established to offset the private monopoly which the canal contractor Simcock had acquired. The tolls taken at Cropredy in 1830 totalled £1,175, over a quarter of the sum taken at Banbury. However by 1869 no tolls were collected, presumably due to trade moving to the new faster railway and other canal routes.

5.21 Despite an extended period of neglect throughout the early part of the 20th Century, the canal remains in operation today. Many canals around the country became derelict, as their role in transit and industry declined. Due to the pioneering efforts of people like Tom Rott, who formed the Inland Waterways Association that promoted the nation's waterways, the Canal network has been given a new lease of life. The canal today provides tourism and recreational use to the District. The heritage value of the canal has recently been acknowledged through its adoption as a conservation area, to celebrate the Districts industrial history and protect this unique structure.

5.22 The construction of the railway was begun by the Oxford & Rugby Railway Company in 1850 and completed by the Great Western Railway in 1852. The route connected Banbury to Leamington Spa and
when the line first opened, it carried both passengers and freight. The village had its own station, allowing workers to commute to Banbury and other neighbouring towns to gain employment in factories and other industries. Separate storage facilities were created at the wharf to allow goods to be stored at Cropredy. The passenger station closed in 1956, leaving only the names ‘Station Road’, ‘Station Cottage’ and the busy main line track.

5.23 During the 18th and 19th century, Cropredy had local brickfields. Thousands of bricks were required for the Canal and the construction of associated buildings. There was a brickyard at Cropredy Mill and one at Mollington Road, though no visual evidence of the brick manufacturing process can now be seen. The bricks can still be seen in buildings within the village and surrounding area. Photographic evidence provides guidance on the traditional process used. Unlike the larger commercial process we see today, bricks were allowed to dry naturally in open fields before being fired in small temporary kilns.

5.24 Within the centre of the village the 1875-1887 map indicates a timber yard, which was subsequently converted to a car repair garage. The timber yard was well known.
for constructing wagons for use within the North Oxfordshire area and they were painted in the distinctive traditional colours of yellow and red.

5.25 The 1875-1887 map also indicates other commercial land uses within the centre of the village including two builders’ yards – Holm Leigh House and Cherry Fields. Holm Leigh House is located behind the high red brick boundary wall which once protected the builders’ yard. Cherry Fields is named after the building company, though there is now no visible evidence of the former use of the land.

5.26 In the centre of the village there are several buildings where their names indicate a previous industrial and commercial function. These industries, which would have been common in most rural villages in the 18th and 19th century, are the blacksmith (Old Forge Cottage); cobbler or boot/shoe makers (Cobblers Corner House) and a bake house (The Old Bake House Cottage). These buildings have been converted to residential use. In its heyday, the bake house in Church Lane delivered bread, cakes and pies as far away as Chipping Warden, Wardington and the Bourtons.

5.27 From 1753 to 1755 and from 1763 to 1777 there were three licensed inns in Cropredy, the ‘Brazen Nose’, the ‘Red Lion’, and the ‘Rose and Crown’. A fourth and short lived public house was the ‘at the Navigation Wharf’ which was licensed in 1777.

5.28 The Kelly’s directory (1939) indicates that Cropredy was a successful village, with a Co-operative Store, saddler, three coal merchants, baker, two builders and an undertaker. In addition to these trades, the 1907 directory indicates additional services, such as butcher, miller, shoe maker and Post Office. The Co-operative store was located in Red Lion Street and started trading in 1895. This store closed in the 1960s, leaving no evidence of it having been there.

5.29 With the decline of commercial traffic on the canal and railway, the village
development slowed. It was not until the 1960s that Cropredy saw further housing growth.

5.30 The loss of the builders’ yards, farmsteads and wharfs has changed the character of the village. The small industrial complex just outside the conservation area makes a positive contribution to the village as it retains the important industrial contribution that Cropredy has historically enjoyed.

Education

5.31 In the late 17th and early 18th centuries Cropredy boasted a higher then average literacy rate, which was unusual for a village of this size. Walter Calcott formed the first school in Williamscot in 1575, which offered free places to the poor of Cropredy. This school eventually closed in 1857 as it was considered too small and distant to serve the surrounding villages conveniently.

5.32 In 1820 a new day school was opened in Cropredy, and by 1833 was attended by 31 children, 17 of these places were paid for from glebe (church funds). By 1854 the vicar stressed ‘the want of good schools as an impediment to his ministry’. His pressure resulted in the setting up of a National School for Cropredy and Bourton, which was constructed on land to the south of the village donated by the Vicar from the glebe. The school opened in 1855 and was able to teach 150 pupils in the five classrooms. The school accepted children of all ages until 1947, when a reorganisation was undertaken restricting school attendance to infants and juniors, with senior school children travelling to Banbury.

Religion

5.33 The Church of St Mary the Virgin lies at the heart of the village and is believed to have been here since c1109, although the structure mostly dates from the 14th -15th century.

5.34 A peculiar court (a court run by the Church dealing with crimes in the village) was held in Cropredy at the Brasenose Inn, under the jurisdiction of the Dean and Chapter of Lincoln Cathedral. By 1700 the court was becoming increasingly formal. By the late 18th century, the courts work was reduced to grants of rebate.

5.35 A new parsonage was constructed in 1786-7, which was financed by a mortgage on the glebe. John Taylor, a Banbury builder, constructed the new parsonage to the south west of the church. The parsonage was built largely from Fenny Compton Stone and finished with a Stonesfield slate roof. Within 6

Existing Primary School

Methodist Chapel
years the building needed to be re-roofed and this allowed for further alterations to transform the building from a two to a three storey property. This building was demolished in 1965 after a new vicarage had been constructed to the west of the Church in 1962.

5.36 As with many villages in North Oxfordshire, Cropredy has had a tradition of Non-conformist worship but uptake was slower than most of the villages in the area. It was not until circa 1811 that the movement began to grow. In 1819 George Nobb’s house was licensed as a meeting place, which, within 3 years was replaced with Cropredys own, purpose built Wesleyan Methodist Chapel. The Chapel was built on land owned by the Hadland family of Clattercote. The chapel was completed in 1881 and still remains a prominent building within the village.

Charity

5.37 Cropredy had a large number of charities set up to assist the poor. The earliest known charity, set up prior to 1575, was provided by William Calcott. At least five other charities were set up during the 17th and 18th centuries which continued to provide financial assistance well into the twentieth century.
6. Historic Maps and Photographs

Figure 10: Map of Cropredy 1913

Figure 11: Map of Cropredy 1923

Figure 12: Map of Cropredy 1955

Figure 13: Map of Cropredy 1957 -75
Top of Red Lion Street looking east towards the canal

View of Church Lane, looking towards the Church

Standing on Bridge looking towards Wharf House. The vegetation has grown since the first photograph
7. Architectural History

7.1 The oldest surviving building is St Mary the Virgin Parish Church. The church is believed to date from some time before 1109, when a grant from Geoffrey of Cropredy is recorded. Much of the structure that we see today dates from the 13th and 14th century. The church was ‘refurbished’ in 1877 by Rev EW Christian, in a manner typical of the Victorian age of “restoration” in a style they thought was fitting and appropriate, rather than as originally constructed.

7.2 St Mary the Virgin is a large church for a small village, indicating the parish catchment area that it once served. The church is constructed in local ironstone; consists of a nave of four lofty arches and a chancel with its vestry at its north east corner. The building has an upper storey containing a priests’ chamber. The north (Williamscot) and south (Prescote) aisles contain chapels at their eastern ends. The building is dominated by an impressive battlemented west tower.

7.3 In 1665, The Manor (now The Old Manor) was believed to have been the largest house in the village, with seven hearths. The house is assumed to be built on the site of an earlier moated manor, which was fed from the River Cherwell. The house has had a chequered past. There are several references to states of dereliction in the 16th, 17th and 18th centuries. As late as 1876 the manor was reported to have retained a thatch roof which would have been unusual for a manorial house. It is interesting to note that the Wyatt family, the long term tenants of the Manor, were regarded as ‘gentlemen’ rather then ‘yeomen’ in the 1750s indicating their social status within the area.

7.4 The 17th century saw the construction of the majority of the farmsteads. The farm houses do not appear to have been influenced by the contemporary architecture of this period as they show only minor renaissance detail, giving them a more medieval appearance. The absence of contemporary design and details is typical for this area, despite the growth in wealth. The farm houses are of a considerable size; when assessed for
hearth tax, two had five hearths, two had four hearths and five had three hearths.

7.5 The most notable 17th century houses surviving are Manor Farm, Eagles (formerly Poplars Farm), Constone, the Brasenose Inn. Outside the conservation area Thickthorn Farm (previously called Prune Hill Farm (1823)) and Cropredy Field (1830) are of note.

7.6 The Eagles is a two storey coursed rubble stone house, built in a ‘L’ shape plan with an array of window styles, including tall sashes, gabled dormers and three sided bay windows.

7.7 The remaining late 16th to early 17th century buildings are small worker cottages, of which Cropredy is fortunate to have many. These cottages are typically two storey low short terraces in coursed ironstone, with Welsh slate roofs, brick chimney stacks, small casement windows and low door ways. A few cottages remain with their habitual thatched roofs. Good examples of these cottages can be seen on the west side of Chapel Row and the north side of Church Lane where there is a row of 4 cottages. Red Lion Street with a row of 8 cottages includes the Red Lion Public House.

7.8 The construction of the canal and railway did little change to the scale and massing of the local buildings, but the architectural style became more standardised and utilitarian, marking a move away from the vernacular tradition. New materials such as Shropshire blue engineering bricks and Welsh slates, broke away from the vernacular stone and simple red brick structures.

7.9 Bridges play an important part of the history and development of Cropredy, with the first bridges mentioned in 1312 crossing the River Cherwell.

7.10 The bridge crossing the river was continually repaired, until it was enlarged in 1886 at the insistence of the vicar. The works, originally proposed in stone were completed in blue brick. A total reconstruction was undertaken in 1937. The bridge now has three spans and is faced in Hornton stone which provides a slight colour variation from the local ironstone.

7.11 The wharf buildings indicate the former commercial uses in the village. These should now be considered as being of architectural and historical significance both within the district and Cropredy.

7.12 The majority of bridges constructed over the length of the Oxford Canal were built in red brick with blue brick detail. Generally the brick walls of the bridges continue onto the pavements linking the bridges with the surrounding properties. This is particularly noticeable at Bourton Mill.

7.13 The wharf buildings within the centre of the village are of a simple design using red brick, with English bond and a dentil brick detail at eaves level. They appear to have been altered and adjusted to suit requirements as trade and technology developed. The window openings have brick lintels, but are a mix of arched and flat openings, identifying either the buildings status or separate ownership. The care and quality of construction provides some evidence of the importance of the canal in Cropredy and the surrounding area. The exception to the standard design is Wharf House which has stone lintels to the ground floor, showing the higher status of the building and its occupants.
7.14 On the opposite side of the canal, tucked behind the current shops, is a pair of painted brick buildings. These appear to be constructed slightly earlier than the other wharf buildings and use slightly poorer quality brick and timber lintels. These buildings retain a very similar architectural style to the other canal structures and may have been part of the original complex of wharfs when the Canal was first constructed. These buildings are now used as part of the car repair garage.

7.15 Alongside the industrial buildings, new workers cottages were built along the Canal, including Lock Cottage, a three bay simple red brick cottage in English bond with the same dental detail to the eaves as the wharf buildings.

7.16 Outside the conservation area is the site of Bourton Mill and its associated building, presumably a store/warehouse and office. While the mill itself has been demolished, the remaining building reflects the same architectural style of the Canal wharfs situated in the centre of the village. The building is constructed to a high standard in red brick but with mixed bonds and rubbed and shaped brickwork. Further additions have been undertaken in Flemish bond. Plain red roof tiles have been used on these buildings. The Bourton Mill complex was not planned as part of the canal but took advantage of the canal as a vital transport connection. Bourton House (listed), the mill owners’ residence, sits within its own grounds overlooking the mill site and is typical of the architectural style used by the newly formed middle class of the early to mid 19th century.

7.17 Alongside the railway, two structures were constructed: the Station Building (now demolished) and Station Cottage, a simple two storey building, which has now been extended. Photographs of the station show this followed the standard railway design, of a small vertical timber clad, single storey building with a low pitched roof. Inside the building was a small waiting area, guard room and ticket office. These buildings were rolled out across the country using the railway company’s very strong GWR corporate design. Many of these simple timber buildings have now been lost with the closure of the small stations.

7.18 The late 19th century brought managers and the professional classes who worked in local businesses or Banbury to Cropredy. These new residents constructed houses
suitable for their wealth and social status. Two good examples of these houses are Honeypleck House and Roslyn House on Chapel Lane.

7.19 Honeypleck House and Roslyn House, both constructed in the 1850-1880s, show the design ethos and opulence of the era. The setting of these buildings has altered with in-fill development, yet the buildings themselves still offer the sense of grandeur and authority that was originally planned.

7.20 The existing group of shops (outside the conservation area) on Williamsct Road appear on the 1875 map. However they have been altered from their original form and now have painted white render with modern windows. These buildings no longer retain their original architectural style.

7.21 The introduction of the council houses provided simple, functional homes to local workers. These buildings have brought a dramatically different architectural style to the village and were constructed to a Government standard pattern book design. This ensured that the houses were built to a high quality and ensured suitable sized rooms for a family to live. These houses introduced modern standards of living, marking a move away from the cramped workers cottages.

7.22 Banbury District Council houses were the first group of local authority houses to be constructed in the 1920s. They were semi-detached, not terraced as seen elsewhere in Cropredy and have very distinctive mansard roofs. The houses have larger plots and a front garden, making it a distinctive element of the settlement.

7.23 Further council house developments were undertaken to form Creampot Crescent and Cup and Saucer Lane. These properties have altered little since their original construction and continue to provide affordable homes for local people. Although not of architectural significance, they are part of social development of the village.
Figure 14. Visual Analysis

Key
- Positive Vista
- Positive View
- Positive Landmark
- Important Green Space
- Important Trees
- Hedgerows
- Strong Building Line
- Characteristic Boundary Wall
8. Character of Cropredy

8.1 Few other villages in this district have relied on industry and commercial trade for their livelihoods to the extent that Cropredy has. This is reflected in the scale, mass and age of the domestic properties within the village which are typically small scale workers cottages. The growth in homes for the middle classes did not come until the mid 19th century. The remains of the agricultural and industrial past are slowly being lost as Cropredy transforms into a commuter village.

8.2 Cropredy is not of the ‘Cotswold style’ or a purely farm based village style, but retains a genuine individual character which has evolved from its history.

8.3 The street layout is very simple and enclosed by uncomplicated buildings. The character of the narrow lanes that form the figure of eight pattern is slowly being lost through in-fill development. This layout is unusual for villages in the north of the district which traditionally have compact historic cores.

8.4 The smaller lanes and footpaths continue to provide links around the village. These are characterised by short narrow view points that are closed by features such as a turn in the path, a large boundary wall or gable end. A good example of this is the path leading from New Place to Red Lion Street or along Holm Leigh House from the Church to Plantation.

8.5 The visual relationship between the new and old buildings slips seamlessly together due to the in-filling. This is evident along the High Street with buildings ranging from 17th century to modern day dwellings. On the west side of the street, properties tend to have small front gardens, while properties on the east side front directly onto the street,
8.6 Looking out of the settlement, views over the surrounding countryside and canal are limited by the topography, buildings, boundary walls and foliage. Despite the restricted views, the village feels gently contained by the landscape and topography, but not claustrophobic.

8.7 On Williamscot Road (outside the conservation area), the change in topography gives rise to much more open views to the surrounding countryside.

8.8 On initial inspection, the village appears to have a visual uniformity, with clusters of terraced properties and small cottages. However when you look closely and the village reveals its distinctive character; each building is unique and it is the mass, scale and collection of materials, such as the use of ironstone, red and blue bricks, that join them together.

8.9 Entering the village along the tow path Cropredy still retains the feel of a small, lively village, with small, hand painted signs advertising the shops and pubs. The small brick bridges and locks provide visual links between the tow path and the village.

8.10 The canal, still an important feature of the village, has closed views along the tow path. There are snatched views of the Church and the village to the west and Prescote Manor and the battle field looking to the east. Creampot Close is highly visible from the tow path as the rear gardens end at the canal side with hard landscaping that gives views over the canal.
8.11 Although the railway station has been demolished, the busy railway line to the west of the village and the railway bridge at the southern entrance forms a distinctive boundary. The embankment for the track forms a very solid, visual and physical barrier. The railway bridge over Oxhey Hill Road (which joins the A423 Southam Road) provides a visual stop and limits the view of the open countryside beyond.

8.12 Much of the village’s industrial heritage has been lost. This is in part due to the perception that industrial structures have a negative impact on the area. With the loss of these heritage assets also come the loss of intangible elements such as skills and a gradual undermining of the village’s historic contribution to industrial history.

8.13 In summary, the predominant character of the Cropredy Conservation Area is derived from the scale, form, simplicity and detail of the vernacular and utilitarian buildings. The mix of plain, uncomplicated roof lines and the wide variety of chimney stacks, including the use of industrial blue bricks for stack as well as footpaths, is unique to Cropredy and Williamscot. Cropredy retains the vitality of a small community but is unique in terms of the influence that industry has had upon the settlement.

**Fairport’s Cropredy Convention**

8.14 Since 1967, the village has hosted an annual folk festival organised by Fairport Convention for 3 days each August. Many of the 20,000 festival goers camp in adjoining fields or moor on the canal. The usually quiet village is transformed as the colourful and diverse throng spreads into the village pubs and green.

**Land Use**

8.15 Cropredy was predominantly an agricultural area, with small associated industries like an iron foundry. Outside of the village there are four farmsteads: Poplars to the north, Prescote Farm to the east, Oxhay Farm to the west and Glebe Farm (now School Farm) to the south. All of these farms appear to still be operational.
Poplars Farm was originally located in the centre of the village but moved to the north in the late 20th century. The original house is now known as Eagles and the agricultural land built on to form Kyetts Corner.

Other farms that were present on the 1875 – 1887 OS map include: Hill Farm, Cropredy Lawn, Lamberts Barn, Oathill Farm, Prescote Manor Farm (Upper Prescot), School Farm, Wardington Grange, Andrews Farm, Springfields and Manor Farm.

8.16 Historically the village had a number of traditional trades. The commercial garage, formerly a timber yard (identified on the map of 1875-87), is the last remaining industry within the heart of the village.

8.17 The Canal offers limited permanent residential moorings to barges and a few temporary moorings for passing holiday makers. Planning permission has recently been granted for two marinas, which will bring additional boaters to the village.

8.18 In addition to the Parish Church of St Mary’s, there is the Methodist Chapel. This large imposing building must have made an impact within the village when it stood on partly open ground. It is now surrounded by houses and cottages. The two places of worship play a pivotal role in the navigation around the village, which is edged by the canal to one (east) side and the railway to the other (west).

8.19 The village school provides education to infant and junior children of the village. The original school building can be seen from School Lane, but has been much extended and developed in a piecemeal fashion since original construction.

8.20 Outside the conservation area, the village boasts a large doctor’s surgery (Claydon Road), a garage and van sales site and convenience store (Williamscote Road). Cropredy Lawn now houses a Racing Stables.

Figure 15. Double loop plan

Street Pattern

8.21 There is some evidence to suggest that the plan of Cropredy is a modified representation of the double loop or figure of eight type street plan. This form was first recognised by McCullagh in the Ouse Valley and is seen in several locations in Northamptonshire, including Chacombe which lies two miles southeast of Cropredy.

8.22 This double loop type of plan is believed to be associated with a mixed arable/pastoral economy in the medieval period. This would explain why the older properties are more sparsely spaced, allowing for the small self contained farmsteads. This varies from the concentration of buildings around the church which is often seen in other local historic settlements. (Refer to 1875-1879 map) Only one lane which leads to the Bourtons to the south has been described as ‘ancient’ in the Enclosure award (1775).
8.23 Within Cropredy there are a host of street names, such as Station Road and High Street. Over time, names have changed, such as Chapel Row formerly Neal's Row, Crumpet Lane becoming Creampot Lane and Cheapside into Red Lion Street.

8.24 As Cropredy has grown, the areas within the double loop layout have been in-filled. There has also been development outside the figure of eight, such as north towards Andrews Farm and School Farm to the south.

8.25 Kyetts Corner, to the north-west of the settlement was formerly the paddocks to Poplars Farm. Development in this area has a less formal layout than other areas of the village and has been planned around the existing trees and landscape.

**Building Age, Type and Style**

8.26 The overall appearance of Cropredy is of modest vernacular development with the earliest properties splaying out from the church following the medieval figure of eight pattern.

8.27 The oldest buildings were constructed in simple rectilinear form of coursed, square ironstone with a single or two room plan with steeply pitched thatch roofs and end chimney stacks. The 16th and 17th century individual buildings were built forming terraces but these still read as individual buildings rather than the formal terraces that can be found later in the 19th century. The architectural variety found in the terraced houses is one of the main characteristics of the village; Chapel Row is a particularly good example.

8.28 The majority of the domestic properties have the end gables perpendicular to the road. Gables are generally blind, having no decoration and limited number of windows. A few of the original out houses have end gables visible from the road, such as Monkey Tree House. The non-residential buildings tend to have a prominent gable on the front elevation, such as the Brasenose Inn, which was rebuilt in 1919. The Chapel has prominent gables along the High Street, and this has been replicated with the newer bungalows further down this street.

8.29 Peartree House, on the corner of the High Street and The Green, is a typical late 17th century Georgian building of local Ironstone, with red brick window surrounds, sash windows and slate roof. The building is representative of the contemporary architecture of its day with its symmetrical façade, complete with low level stone wall, blue coping stones.
and wrought iron fence. Adjoining this is a smaller former auxiliary building with simple window surrounds. This has now been converted into a separate dwelling.

8.30 The end of terrace, 12 Red Lion Street, is a brick fronted house with a stone side elevation. It is distinctive in this row of properties and its more formal Georgian proportions give it an indication of being gentrified from the original workers cottage. This reflects the contemporary fashion of the late 17th and early 18th centuries, using a symmetrical style and large, fine sash windows. This building is unique within Cropredy due to its polite, symmetrical architecture.

8.31 The majority of properties have escaped the ‘gentrification’ of the Georgian period and the fashionable ‘restoration’ seen in the Victorian age. This is in part due to the historically low incomes in the village. It has only been in recent times that the process of renewal and renovation, complete with extensions, roof conversions and even conversion of several cottages to one property has been undertaken. In the late 20th century changes to the social and economic structure of the village have brought new affluence which has supported the investment in many of the buildings.

8.32 The construction of the wharfs and associated houses bring a different feel to the village with the use of simple brick houses, such as The Neok, The Cottage and the Lock Keepers Cottage. Wharf House was constructed in 1778, but has late 19th century alterations.

8.33 The rectilinear form of the buildings has continued in the 21st century, though minor variations in architectural design have been introduced such as dormer windows and bay windows.

8.34 Council development was undertaken in the 1920s with a group of 3 semi detached houses in the unique Banbury Rural District Council housing type. This retains simplicity and functionality in Cropredy.

8.35 The late twentieth century additions to the village, such as Vicarage Gardens and Creampot Close have a different character to older buildings in the village. These buildings are integrated to an extent through the boundary treatments and construction materials.

8.36 Cherry Fields introduces dormer windows that front onto the street scene. These properties reflect the 20th/21st century take on vernacular buildings, introducing a quasi vernacular style that complies with modern regulations and needs.

8.37 Kyetts Corner is a modern development of more conventional inspired housing in a contemporary small estate layout, providing parking spaces and garages. The houses are a mix of architectural styles but are based upon modern designs and layouts rather than the vernacular simple style within the village.

Non domestic buildings

8.38 School Farm buildings are small scale red brick buildings from the original farmstead. This form was extremely common within the early development of 19th century farmsteads. Many of these building have been converted or demolished elsewhere in the District to support modernisation and larger farm machinery.

8.39 The oldest pub in Cropredy is the Brasenose Inn. This was refurbished in circa
1919, which explains the appearance we see today. The rear of the property has had many extensions and alterations to support the changing needs of a public house. There are still elements of the original 17th century design, such as the placement of windows and eaves details.

8.40 The Red Lion Inn dates from c.1786, and retains much of its original character. The building sits within a terrace of cottages and follows the same roof lines and window layout as its neighbours allowing it to nestle easily in this street scene.

Scale and Massing

8.41 Building scale in the village is relatively consistent amongst the majority of the domestic buildings. Typically the buildings are wide 2 bay frontages with 1½ or 2 storeys, though the ridge height is similar for both and were often constructed to form terraces.

8.42 The notable exceptions are the former bake house / Timber Yard complex and 12 Red Lion Street. These buildings are all later buildings or have had alterations. The Timber yard building is a dominant feature on the High Street, in part due to its limited windows and the scale of construction which makes it very different from other buildings in the area.

8.43 The Methodist Chapel and the Church Rooms were built in 1822. Methodist Chapels, were primarily built as functional buildings for preaching rather than objects for veneration in their own right. In the 19th century there was a break away from the simple vernacular forms and the gothic revival movement influenced a number of buildings, as can be seen in the chapel here. The design and scale of this building contrast with the adjacent cottages, giving it greater importance in the street scene.

8.44 Bungalows on the High Street were introduced from the late 1970s. These are all detached and centrally located within their own plot. The introduction of separate garages marks a move away from the smaller plots of the simple vernacular buildings.

8.45 Additions and extensions have been undertaken to many of the properties in the village, altering their scale and massing. This can be seen from looking at the roof lines along Creampot Close towards the church and in the older sections of the village. Particularly noticeable is the introduction of flat roof dormer windows on the rear of the New Place.

Construction and materials

8.46 The simplicity of materials used within the core of Cropredy has a significant impact on the appearance and character of the former Reading Room.
village. The locally hewn ironstone forms the principle material in the village, used due to the proximity of local quarries. Other materials found in the village include coursed rubble stone and / or locally produced red bricks.

8.47 In line with the building design of the time reconstituted stone was frequently used in the 1970s. This often broke from the traditional coursed approach, using ‘random’ crazy paving style. A change in the understanding of the built heritage has seen a return to natural stone being used in recent years.

8.48 Bricks were introduced relatively early to the village (approximately 17th century). It is possible that bricks were produced in small quantities with the local Lias clay in small temporary brick kilns. The construction of the canal brought standardised and mass produced brick from further afield which had a significant impact on the villages character.

8.49 With the new materials also came new trends in building design and many of the 19th century buildings have a different character to earlier buildings. Window openings became taller and narrower in comparison to the shorter, wide earlier windows and lintels changed from exposed timber to soldier courses of brick. The window openings continued to use casement frames in all but the middle class houses, which had vertical sash windows.
8.50 The Staffordshire blue bricks were introduced by the canal. These were much harder and more resilient than the locally produced red brick. The blue bricks were used around the village predominantly to rebuild or extend chimney stacks or for public foot paths.

8.51 This peculiar mix of industrial engineering brick, the softer red brick and soft ironstone is characteristic of Cropredy and Williamscot, though can be seen in small amounts elsewhere in the district.

8.52 The steep pitch of the roofs in the village indicates that the traditional roofing material of the area was thatch. Old photos show us that the tradition was for long straw thatch with flush ridges. Thatch can still be seen on a limited number of properties. The use of decoration to the ridge of the thatch, such at the cottages at Plantation, is a modern decorative preference.

8.53 Thatch roofs decreased in popularity as alternative roof covering, such as Welsh Slate, were introduced. Slate is likely to have travelled down the canal to Cropredy as it would have been too heavy to be brought in by road. Red clay tile would also have been used as local brick manufacturers would often include the production of plain tiles. Clay tiles can be seen on the buildings adjacent to the canal. Today, many roof coverings have been replaced and a mix of Welsh slate, thatch, plain red clay tile and concrete tile can be seen in Cropredy.

8.54 One of the delights of Cropredy is the mix of details found on the chimney stacks. When glanced at they appear very regular and uniform, but when more closely studied the variety of the details used is immense.

8.55 Traditionally, chimney stacks only formed part of grand properties, but became common in more humble buildings from 17th century. The original soft brick or stone chimney stacks degraded over time from the chemical reaction produced when burning poor quality coal or other fuels. These would have been replaced with the materials we see today. Most chimneys appear to be constructed in red brick with blue brick detail or totally in blue brick, such as Pear Tree House.

8.56 Dormers are not a traditional feature within Cropredy, as buildings typically have a simple, roof construction. However, dormers and roof lights of several styles have been introduced, such as at Neok, terrace houses at Cherry Fields and the larger houses on Kyetts Corner. The styles range from a Cotswold style pitched roof dormer with slate roof covering and rendered cheeks to flat roof dormers that have UPVC or felt clad cheeks. This scattering of dormer windows is a break
with the tradition of simple roof lines and changes the character of these simply designed properties.

8.57 Early forms of window frames include stone mullioned windows with hood moulds such as those at The Old Manor Farmhouse. More commonly, windows are either timber frame with metal casements or timber frame and casements. A few properties have metal frame and casements. All are often accompanied by wooden lintels, such as those found in several cottages on Red Lion Street and the Brasenose Inn. There are a few examples of stone lintels, such as 12 Red Lion Street. The Victorian buildings have concealed lintels behind the brick construction; the Church Rooms is a perfect example.

8.58 The glazing details vary from plain glass to leaded lights. Windows at Copes Cottages are notable for having leaded lights, cylinder glass and wrought iron.
casement fasteners. The style of the window would originally reflect the status of the property as glass was expensive, with smaller windows for cottages. The large double pane glass in the sash windows in Honeypleck House reflects the status of this building and its occupants.

8.59 There are an increasing number of mock casement style windows creeping into the area, including a number of ‘heritage style’ or the less sympathetic large pane windows in aluminium frames. The change in window style moves away from the simple character that is common and significant in the village.

8.60 Cottage doors were and remain predominantly simple timber plank doors in wood frames. Panelled doors with overlights, hoods or porches, are found in some 18th and 19th century properties such as Beech House. Unfortunately, modern doors are being introduced into unlisted historic buildings.

Trees, Hedges, Means of Enclosure and open spaces.

8.61 For a village that had a dispersed settlement pattern until the mid twentieth century, vegetation now plays a relatively insignificant role within the village. It does however remain vital in softening views and forming a screen between the canal and village. The village green and the orchards were lost to development in the late 19th century.

8.62 On the Plantation a small group of mature trees provide a sense of enclosure as the large trees combine with the bends in the roads to block the views. In contrast, The Green at the junction of High Street and Claydon Road is very open in character, mainly due to the large grass verges, and a single tree in the centre. The church yard provides an important open space within the core of the village. The high retaining boundary wall to the east and the west of the church yard makes the low buildings appear smaller.

8.63 The sense of enclosure around the village is strong, providing narrow glimpsed views, often formed by high stone or brick walls of good quality with brick coping stones. The high walls around the southern section of the village form alleyways with a very enclosed and confined atmosphere and views are limited to short / medium distance views.

8.64 Boundary treatments vary from walls, fences and hedges. Coping to walls contrast from simple rounded mortar caps, stone on edge, blue and red bricks to the triangular stone coping of the churchyard wall.

8.65 The treatment of property boundaries within the village flows from low level boundary walls, open front gardens, to cottages which sit directly onto the public realm. Areas to the south of the village have grass verges, which differentiate the character of this area of the village.

View of Andrews Farm brick wall

Church Lane
Gradual development and infilling of sites in the village has contributed to the changing character and appearance of the streetscape. Newscut Lane forms a narrow entrance to the newer development of Kyetts Corner and Orchard View, with a tall red and blue brick wall to one side and stone wall to the other. These walls almost seem to separate sections of the village at times.

The view towards the village, when approaching from the south, is closed by the trees and the formation of the railway track. The north entrance to the village is open fields with low hedges until you reach the embankment for the railway line. Passing over the bridge the fields are enclosed by trees and hedges.

Carriageways and Footways

The adopted roads around the village are surfaced in tarmac. Around the centre of the village, the use of blue brick (textured and smooth) on raised footways is common, especially around Red Lion Street, Chapel Row and Creampot Lane. A few of the paths retain the granite edges, which links Cropredy with the industrial use of the canal. Some York stone paving remains in the church yard and in small sections around the centre of the village.

Along Creampot Lane are double curb sets, now with concrete edgings, which were originally granite. The use of these steps suggests that the ground level might have been raised to protect the properties from flooding.

The installation of modern underground services has interrupted the cleanness of the brick paths with the insertion of inspection chambers. Crossovers allowing vehicular access to front gardens have been installed with tarmac, concrete or other modern blocks which detracts from the traditional character of Cropredy.

Threats

- Lack of off street parking has led to the edges of the grass verges being eroded in places. A solution is difficult to find as the installation of the granite kerbs would change the rural character of the village and timber posts can create clutter.
- Change of materials and styles to new properties being constructed is resulting in a generic pastiche country cottage style lacking the traditional simplicity of Cropredy.
• The loss of blue brick paths due to reinstatement work and repairs to underground services, including the installing of access/inspection covers and vehicle crossovers
• Further development in contemporary building style, mass and materials, such as artificial stone, laid in a non-traditional manner
• Lack of understanding of the importance of the industrial heritage of the canal and railway. The canal has taken on an almost separate identity from the village
• Further loss of historic connection with Williamscoct as these two villages grow more and more independent
• Change of window and door styles and types to the simple historic cottages
• Installation of more dormer windows to non-designated local heritage assets within the conservation area
• Use of inappropriate materials and products such as roller shutter garage doors and concrete block paviours
• Loss of red brick edging to the canal bank within the village
• The closure of shops, trades, industries and other local services
• Further gentrifications
• Much industrial heritage is currently being lost due to its perceived negative effects on the area, and with it the loss of tangible and intangible heritage assets, as well as loss of skills and craftsmen.
View through former council houses towards the church

View from Bridge

Bridge

Canal with Lock Keepers Cottage

Narrow boat
9. Figure Ground Plan

Figure 16. Figure Ground Plan
10. Materials and Details
The aim of the Conservation Area Management Plan is to preserve or enhance the special architectural and historic character of the Cropredy 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 areas take. Its role is also to suggest actions to enhance the area 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 plan and has been used to compile a list of objectives specific to Cropredy and the preservation and enhancement of its current character and appearance. Each objective has a proposed action for enhancement.

**Overall Condition**

Generally the village is well looked after. Ironstone is a soft stone and in isolated locations has started to spall. Although this is currently without detriment to the character of the village, repair and replacement will need to be undertaken in places.

<table>
<thead>
<tr>
<th>Objective</th>
<th>Action</th>
<th>Action by</th>
</tr>
</thead>
<tbody>
<tr>
<td>Provide information on the importance of the Conservation Areas to the local community</td>
<td>Publish Conservation Area appraisal and management plan and make readily available. Provide supporting information and guidance via the Council web site and staff.</td>
<td>CDC</td>
</tr>
<tr>
<td>Improve the quality and amenity value of the public realm in the Conservation Areas.</td>
<td>Encourage OCC’s highway maintenance programme to undertake repairs within the Conservation Area that respect the historic materials palette.</td>
<td>CDC and OCC</td>
</tr>
<tr>
<td>Ensure repair works are undertaken in sympathy with the building.</td>
<td>Publish guidance or provide information, such as IHBC’s Stitch in Time, which explains and shows good maintenance practice</td>
<td>CDC</td>
</tr>
<tr>
<td>Ensure replacement of delaminated stone work is replaced with suitable materials</td>
<td>Publish guidance or provide information, such as IHBC’s Stitch in Time, which explains and shows good maintenance practice</td>
<td>CDC</td>
</tr>
<tr>
<td>In some locations the bricks to the edge of canal are in a very friable state, but replacement is encouraged on a like for like replacement within the conservation area.</td>
<td>Work with Canal &amp; River Trust to ensure canal side retains the use of traditional material.</td>
<td>CDC and Canal &amp; River Trust</td>
</tr>
<tr>
<td>Control of further in filling of open spaces within Cropredy</td>
<td>Work with Planning Policy to control the infilling and further loss of the medieval layout</td>
<td>CDC</td>
</tr>
</tbody>
</table>
Assessment of Condition

Cropredy is still an active village, with several community based activities such as the Cricket Club, Art Group, Amateur Dramatics and Historical Society. The Canoe Club brings activity to the canal and is based in the Wharf Building. The village has the economic stability to support the small businesses and shops within the area, and is able to maintain a Post Office. The vast majority of the homes and gardens are well maintained and there is a sense of pride within the village. The public spaces, including the Church yard are maintained to a high standard.
12. Conservation Area Boundary

There are no proposed changes to the existing boundary.

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.

Northern Boundary
The boundary runs along the rear of the gardens in Creampot Lane.

Eastern Boundary
The eastern boundary runs along from the corner of Creampot Lane and Andrews Farmhouse, down the adjacent side of the canal and continues south to run along the back gardens to the properties in Station Road and round Manor Farm.

Southern Boundary
The boundary goes around Manor Farm and across Station Road and around Cherry Fields.

Western Boundary
The boundary runs along the rear of Cherry Fields and round the back of Quissima and Constone, round the Cup and Saucer (Cross).

Areas omitted:
Creampot Crescent and two adjoining properties.
Creampot Close
13. Effects of Designation

Conservation areas designated by the Council under Section 69 if the Planning (Listed Buildings and Conservation Area) 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:

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.

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 last resort.

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 many trees that are important to the appearance of the conservation area.

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 buildings
- The construction of a (dormer) roof extension or raising of a ridge line

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 specially to ensure that these spaces are preserved.

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 bridle way), 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.

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.
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.
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.

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

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

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**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 will be category A allowing minor development, infilling and conversions
Appendix II: Designated Heritage Assets in Cropredy

Full listing description can be found on English Heritages website - http://list.english-heritage.org.uk

Houses:
- Beam Cottage, Dingles & Abutting Cottage on right, Church Lane
  Grade II Listed - Early 18th century
- Beech House, High Street (formerly Poultry Farm)
  Grade II Listed - 18th century with 19th century intervention
- Bourton House
  Grade II Listed - Datestone 1831
- Cropredy Lawn Farmhouse
  Grade II Listed - Late 17th century with later 19th and 20th century alterations
- Constone, High Street
  Grade II Listed - 17th century
- Kalender, 7 Red Lions Street
  Grade II Listed - Mid 18th century
- Lyndhurst, Chapel Row (Now The Dower House)
  Grade II Listed - c.1840
- Manor Farmhouse, Station Road (Now The Old Manor)
  Grade II Listed - Farmhouse now house.
- Old Post Office & No 8 Chapel Row
  Grade II Listed - Late 18th century
- Red Lion Street - 5
  Grade II Listed - Mid 18th century with 20th century alterations
- Red Lion Street (formerly Wayside) - 6
  Grade II Listed - Mid 18th century
- Red Lion Street - 9
  Grade II Listed - End of row – Mid 18th century with later additions in the 19th & 20th Century
- Red Lion Street - 3 & abutting cottage to right.
  Grade II Listed - Mid 18th century
- Stonecroft, 2 & 3 High Street
  Grade II Listed - Early-mid 18th century with additions in 20th century
- St Mary The Virgin, Church
  Grade I Listed
- Station Road 2-8
  Grade II Listed - Late 18th century with 20th century additions. Locally said to have associations with Sir Anthony Cope of Hanwell
- Springfields, Station Road
  Grade II Listed - Former farmhouse, 17th century with later additions in 19th and 20th century
- The Eagles, Claydon Road formerly Poplars Farmhouse.
  Grade II Listed - Former farmhouse, 17th century, with 18th, 19th and 20th century addition
- The Green - No. 1 & 2
  Grade II Listed - Late 19th century and early 20th century
- Penny Fayre, 7 Chapel Row
  Grade II Listed
- No 4 & House abutting to left, Cropredy House
  Grade II Listed - Early 18th century
- Wharf House
  Grade II Listed. Circa 1778, with late 19th alterations. First licensed as Navigation Inn & Wharf 1778

Public Houses:
- Brasenose Public House
  Grade II Listed - 17th century, remodelled in c1919.
- Red Lion Public House
  Former house and cottage, now Public House
  Grade II Listed - Mid 18th century

Locks:
- Elkington Lock
  Grade II Listed - Late 18th century
- Cropredy Lock
  Grade II Listed - Late 18th century

Bridges:
- Field Bridge (No 148)
  Grade II Listed
- Field Bridge (No 149)
  Grade II Listed
- Road Bridge (No 150)
  Grade II Listed

Other designations:
- The battlefield lies within an Area of High Landscape Value in the adopted Local Plan.
- The southern section is an Ecologically Important Landscape.
Appendix III: Significant Local Heritage Assets (Formerly known as locally listed buildings)

Under the National Planning Policy Framework (NPPF), the local authority is required to identify buildings that are of local importance. These buildings can make a positive contribution to the conservation area, be of architectural or historical significance.

**School Farm, School Lane**

School Farm provides an exemplar group of early Victorian (early 19th century) farm buildings that retain most of the original form and function.

**Peartree House**

Peartree House is a good example of Georgian architecture with the symmetrical façade and fine sash windows. This early polite architecture is rare within Cropredy. This building typifies the use of designed details with local building materials.

**Honeypleck House, Chapel Lane**

Honeypleck House is a good example of a mid Victorian (1850s-1860s) middle class property. This house still retains some original features, such as the ground floor sash windows.

**Roslyn House, Chapel Lane**

Roslyn House is a good example of a mid Victorian middle class property. It retains many of its original features, including the sash windows and the out buildings. Honeypleck and Roslyn complement each other in their setting.
12 Red Lion Street

12 Red Lion Street is a good example of a ‘gentrified’ house. The front façade has been significantly remodelled and up dated. This is extremely rare within a village of the scale of Cropredy. The original cottage would have resembled its neighbours but the works undertaken, introduce bricks and sash windows making it a distinctive building on the street.

10 & 11 Red Lion Street

This pair of buildings is an exemplar of the vernacular buildings found within Cropredy. The stone construction, with the timber casement windows, is typical of the cottages within the settlement.

The Green, Old Forge and Bakehouse

This group of inter-related buildings are of local significance as they are part of the industrial/commercial history that provided employment in the village.
Cropredy Bridge Garage – Two brick built buildings

Possible early wharf buildings, constructed in local brick in simple form.

Weslyan Chapel

Constructed in the Gothic Revival style in 1881, the large building has a strong local impact.

Wharf Buildings

Rare surviving wharf buildings which are an important reminder of how the canal influenced and supported this settlement.

Banbury Rural District Council Houses

Erected in 1920 with the unusual Mansard roof, with names reflecting the personnel involved in the Battle of Cropredy –

• Charles Cottage
• Cleveland Cottage
• Cavalier Cottage
• Culverin Cottage
• Kentish Cottage
• Waller Cottage

This style of council housing can be seen in other North Oxfordshire villages in this grouping style; however, this group survives in particularly intact, with very limited additions or extensions to the properties and is most unusual in this respect.
Monkey Tree House

Behind the former Blacksmiths shop (former barn, constructed circa 1680) is one of the last remaining 16th century long houses in Cropredy.

Buildings of local significance outside Conservation Area.

Mill and associated buildings, bridge and small red brick wall.

School

The older section of the current school was constructed to a style that is typical of many buildings of this era. Like other buildings in Cropredy, blue brick has been used, giving it a distinctive character. Included with the school is the associated School House (opposite), which is now in private ownership.

This is part of the Bourton House Complex and was once used as the stables, and cart store, alongside a small cottage, these buildings are important because of their group value. The group is located opposite the old mill. Unfortunately the original mill no longer exists, bar a small section of wall and foundations. The buildings have a simple character using red brick and a tiled roof.
Appendix IV: Bibliography


British History on Line – Victorian County History

Understanding Place: Historic Area Assessment in Planning and Development Context – English Heritage 2010

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Traditional Domestic Architecture - Raymond B Wood-Jones

Victoria County History- Oxfordshire, Broughton, Bloxham Hundred, pg 85-102

http://northnewington.wordpress.com/house-by-house-history/ Assessed 11/5/12

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The place-names of Oxfordshire, Margaret Gelling, 1971

Penguin, Harmondsworth
Public Consultation

The emerging draft document was sent to the Parish Council for comment. No comments were received.

Public Consultation

Public consultation commenced on Monday 8th April 2013 and closed on Friday 10th May 2013.

The draft document was 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 public meeting.

Publicity included:

Posters were erected by an Officer of the Council advertising the date and time of the exhibition and public meeting.

Leaflets advertising the appraisal and implications of living within a conservation area were distributed to every house within the area following the public meeting.

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

A public exhibition was held in the Village Hall on the afternoon of Thursday 11 April 2013 and was attended by approximately 30 residents.

This was followed by a public meeting, which was chaired by the Local Member for Cropredy, Cllr Ken Atack and approximately 15 local residents. A short presentation introducing the document was given.

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?
- What does local heritage asset mean?
- How does Conservation Area status prevent unsuitable alterations to properties?

Consultation Responses

One written consultation response was received alongside a number of suggested amendments from the Parish Council:

• Recommended conservation area should be extended to include up to east side of railway, down to the bridge to the south of the village and west to side of canal to overbridge.
Acknowledgments

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

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Cropredy Parish Council