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1. Introduction and Planning Policy Context

1.1 This document is an appraisal of Deddington Conservation Area and is based on a standard recording format derived from advice contained in English Heritage's document ‘Conservation Area Appraisals’. By updating the Conservation Area appraisal for Deddington, the special character and appearance of the area can continue to be identified and protected by ensuring that any future development preserves or enhances that identified special character.

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

1.3 Conservation areas were introduced in the Civic Amenities Act of 1967. The Act required local planning authorities to identify areas, as opposed to individual buildings, of special architectural or historic interest and to designate them as conservation areas. Since 1967 some 8,000 conservation areas have been designated in England, including 59 in Cherwell District.

1.4 Deddington Conservation Area was designated in 1988. Under the Act Local Planning Authorities have a duty to consider boundary revisions to their conservation areas “from time to time”. This document is based on a standard recording format derived from advice contained in documents published by English Heritage (2005 & 2011).

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

Fig. 1: Current OS map showing location of Deddington

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2. Location

2.1 The village of Deddington is situated in the north Oxfordshire uplands approximately 8.5km (5.5 miles) south of Banbury. Surrounded by agricultural land the village is positioned at the convergence of the ancient roads from Buckingham to Chipping Norton and Oxford to Banbury. The village lies in an Area of High Landscape Value.

2.2 The Council’s landscape character assessment identifies Deddington as within the Cherwell Valley landscape character area. The area is characterised by the flow of the River Cherwell south from Banbury through its well defined valley. Settlements are in general served by roads on the higher ground, with the villages sitting just below the brow of the valley sides.

Fig. 2: Aerial view of Deddington Conservation Area (highlighted in red) in its landscape context
Fig. 3: Area designations

Key
- Conservation Area Boundary
- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building
- Significant Local Asset (Local List)
- Tree Preservation Order
- Scheduled Ancient Monument
- Public Rights of Way
3. Topography and Geology

3.1 Geologically the village is situated upon a wide marlstone ridge, with upper lias clay mudstone to the north and east. Marlstone is a lime-rich mudstone containing a variety of inclusions and materials – in this instance, ferrous oxide, producing the warm ironstone seen as the main building material through much of the conservation area.

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

3.2 The village sits on a ridge, which runs from east to west. The area rises gradually from 90m in the south and east to the village at 120-30m above sea level. The castle is located at the head of a south-flowing stream which leads into a tributary of the River Cherwell. The result of this topography is that the land to the south of the village falls significantly, making the approach from the south a momentous one, where one enters the village via a steep incline and past a dense bank of towering trees on either side. Once past the trees, the historic environment is suddenly unveiled, with a prominent high ironstone wall visible on entrance.

3.3 Deddington has extended to the west so the land falls gently through the village from north west to south east with a low point at Goose Green, near the southern entrance to the village. The varying topography with the series of twists and turns in the road add interest to the street scene through the stepping rooflines and deflected views.
4. Archaeology

4.1 The majority of the village lies in an area of local archaeological interest, which includes the historic village core, a Scheduled Ancient Monument (Deddington Castle) and medieval earthworks, a moat and fishponds. It is thought to be the site of a medieval manor house.

4.2 The castle site was previously occupied by a Saxon lord, and remains of pottery have been found. The Norman castle was constructed prior to 1100, perhaps by Odo of Bayeux who owned the manor, and consisted of an 11th century motte, two baileys to the east and west, and a 12th century enclosure castle. A small chapel was on the site, still in use in the 14th century. The embanked area to the south of the castle was probably fishponds, now known as The Fishers. The castle's only glimpse of war was in 1281 when the gates and doors were broken down in protest.

4.3 The schedule entry describes the surviving motte and its western bailey as an impressive group of earthworks with the enclosure castle built in the north east corner. Each phase of the motte and bailey castle are noted as good examples of their class, containing archaeological and environmental remains relating to the monument, the landscape in which it was built and the economy of the inhabitants.

4.4 Excavations show that no repairs were made after the 13th century, and parochial records show that the canons of Bicester were buying dressed stonework from the walls in 1377. After a stretch of time in use as pasture and for timber-growing, the grounds were used for recreation from the mid-19th century before being sold to the parish council to become a park and sports field.

4.5 Deddington Castle is one of approximately 600 motte and bailey castles recorded nationally and they are seen as particularly important for the study of Norman Britain and the development of the feudal system.

Fig. 6: Archaeology within and around Deddington with conservation area boundary imposed
5. History and Development

5.1 Origins
5.1.1 Formerly a borough and market town, the village’s name means the ‘tun’ or village of Daeda or Daeda’s people.

5.1.2 The village is likely to have been settled in the 6th or 7th century and by 1086 was one of the largest settlements in the County. A castle was constructed shortly after the Norman Conquest, but by 1277 it was described as ‘an old demolished castle’ and by 1310 ‘a weak castle containing a chamber and a dovecot’.

5.2 Development and Population
5.2.1 Deddington was called a borough in 1275-6 but was no longer recognised as such by 1316; it is thought that its failure to mature as an urban community as due in part to the proximity of Banbury. Its trade and markets were of limited scope after that time, but the village retained quite a large population supported by extensive and productive agricultural land.

5.2.2 Deddington was involved in Civil War troop movements due to its position between Banbury and Oxford. Charles I is said to have slept at Castle House (the rectorial manor house) after the Battle of Cropredy in 1644. A fire in 1687 destroyed part of the town.

5.2.3 The population was measured in 1086 as 121 people, implying around 94 households. By 1377, this had grown to 528, in part due to the desertion of the neighbouring village of Illbury to the west. Deddington’s peak came in the early to mid 19th century, when the population was consistently around 2000 people, falling again until commuters in the 1960s began to populate the village.

5.3 Trade, Industry and Agriculture
5.3.1 The road layout within the village, together with signs of a track and croft boundaries, suggests that Horse Fair and Clifton Road were once joined across the open land that is now to the east of the former Earl’s Farm, south of Earl’s Lane. It is likely that the market place was constructed on vacant ground, surrounded by property boundaries reflecting the long, narrow plots of burgages, creating the great distance between the Castle and the centre of the village. These plots are still evident along New Street.

Fig. 7: Extract from Domesday showing the entry for Deddington

The view south from High Street to New Street—the spire of the congregational chapel is clear on the right as the road sweeps round to the left
5.3.2 During the medieval period there were several tradesmen within the village, including a woolmonger, draper and weaver. By 1623 there was a large collection of tradesmen ranging from the building trade to traditional cottage industries. With the nationwide increase in travel in the 18th century, innkeeping thrived, with Deddington noted as having 21 inns or alehouses in the late 18th century. The village included resident solicitors, doctors and retired clergymen but the population was described as ‘almost solely agricultural’ in 1852.

5.3.3 Despite the general economic downturn of the medieval and early modern era, the Deddington Market was an important local event, probably originating in the 12th century, and survived until the early 19th century. During the height of its popularity, the centre of the Market Place was used for pig dealing, the sheep were sold in the Bull Ring and the horses in the horse fair. After the decline of the regular market in 1830, an award-winning monthly farmers’ market has recently been revived. These markets were the key to Deddington’s survival, and the market place of today is still the focal point of the village. Much work was undertaken in the mid-19th century to change the area from ‘an ugly piece of rocky ground’, and the ‘stinking pool’ in the south-east corner of the market place was filled-in in 1861, creating the large open space of today.

5.3.4 According to the 1601 Acte for the Reliefe of the Poore, parishes had a duty to oversee the poor, aged, sick and needy, ensuring that they were assisted in either money or in kind. The 1723 Workhouse Test Act allowed parishes to suspend this relief to the poor living in their own homes, and restrict it to those residents in the Workhouse. Deddington’s Workhouse in New Street was rented rather than purpose-built, originally a master’s house and four cottages – now Quinque House – which in 1777 was the home of 25 inmates. The overseer seems to have provided work in the mid 18th century for the non-resident poor by buying hemp, paying for spinning and selling cloth, although there is no reference to this later in the workhouse’s history. The Poor Law Amendment Act of 1834 resulted in Deddington joining with the Woodstock Union, meaning that applicants had to walk the ten miles to Woodstock to apply in front of the Guardians for relief. Attempts were made to form a Deddington Union but this was unsupported by surrounding parishes due to the cost. Since 1840, the cottages have been sold as one lot, rather than as individual properties, and were declared unfit for habitation in 1961, when its use as a tenanted property ceased. It was granted permission in 1968 to be converted to one house and has been occupied as such since 1972.
5.3.5 Deddington was bypassed by the Oxford Canal and Great Western Railway, contributing to its gradual decline. The village’s position on the route between the towns of Banbury and Oxford meant that there was a constant pub and coaching inn trade. There are now only 4 public houses (Crown & Tuns, Deddington Arms Hotel, Red Lion, Unicorn) and 5 other eating establishments (Bengal Spice, Foodies, May Fu Il, Popular Chinese, Otters) in the village, but local historians have identified up to 30 properties with a history of being eating and drinking establishments.

5.3.6 By the 19th century there was little industry of note. Weaving had declined; brewing seems to have been unimportant as a trade (despite several malthouses, victuallers appear to have brewed their own beer throughout the village’s history) and clockmaking, which had commenced in the early 18th century, ceased in the 1830s. The building trade was well represented and the importance of the industry continued into the 20th century. Two brick kilns were established on the Oxford Road in the 19th century and bricks and tiles were made until the mid-20th century.

5.3.7 Between 1820 and 1895 an axle factory was an important employer, owned by the Mason family. Axletrees were used on carriages or wagons, fixed across the underpart, with rounded ends on which the wheels revolved. Approximately 24 men and 4 boys were employed at the factory in 1851, and the axletrees were exported across Europe. The factory closed in 1895 when the patent was sold. In the late 19th century there were two smithies in Deddington. From 1863 the gasworks provided some employment and there were also a number of small printers.

5.3.8 19th century Deddington was different from many rural villages which had suffered from the agricultural depression during the latter half of the century, in that it remained a local centre for the surrounding villages and areas. The village provided a market, postal service, and coaching inns to break the journey between Banbury and Oxford. It also provided a meeting place for the local magistracy, and the presence of professionals encouraged the middle-class to settle there.

5.4 Education
There has been a school of some fashion in Deddington since at least 1548. Various charity-run schools were in existence in the 18th and 19th centuries, and the school site has moved from place to place through several different buildings, including a converted barn in Hopcroft Lane, the former Holcombe Hotel and Ilbury House. The present school site was built in 1864 on land endowed by the Cartwright family of Aynho, and has since been extended and modernised in the 20th century.

5.5 Religion
5.5.1 There has been a church on the present site in Deddington since Norman times, and the Church of St Peter and St Paul (CofE) makes an important contribution to the social as well as spiritual life of the village, being the host of craft sales and meetings, as well as religious services.

5.5.2 There is a long history of non-conformism in Deddington, having 35 dissenters noted in 1676, this had swelled to around 400 in 1827. There have been at least two Wesleyan Reform Chapels constructed; the first built around 1800 next to the present almshouses (now a private house,
Wesley Place) and a larger replacement from 1851 in Chapel Square. The Congregational Chapel in New Street, constructed in 1881 in the Victorian Gothic style, has recently been closed and is being converted to a private dwelling.

5.6 Social History

5.6.1 Deddington has had police presence since approximately 1854, with a ‘lockup’ on Horsefair. This was extended in 1872, and the Magistrates Court built in 1875, both by local builders Franklin and Sons. When the police station closed in 1966, it became a private house (Stoneleigh House) and two new police houses were built on Hempton Road. A new station opened on Market Place in April 2000 in a former shop, but the team of six officers has now moved to Banbury station. The police office now operates from the library on Monday and Tuesday afternoons and Wednesday and Sunday mornings.

5.6.2 Deddington has a vast array of local clubs, charities and societies—over 50 at last count.

5.6.3 Deddington formed the backdrop for filming in August 1984, when the Market Place was effectively turned into a bomb site, with crushed cars littered amongst the rubble of partly demolished buildings. The BBC were filming *Blott on the Landscape*, and for a short time, the Town Hall was joined in the centre of the Market Place by a collection of shops and a petrol station. The butcher’s shop kept both the film crew and the village supplied with pies during the night shoots, and when all was finished, the Windmill Centre was gifted around £4500, an increase on the £400 the Parish Council had requested.
6. Historic Maps and Photographs

Fig. 8: C.1881 OS map showing the historic core almost identical to the modern village.
Fig. 9: 1900 OS map. Little has changed in the past two decades.
Fig. 10:
1922 OS map. Some demolition has occurred at the east of Earls Lane and limited construction has appeared outside the conservation area.
There has been significant change outside the conservation area, with the brick works being abandoned and housing appearing on the Hempton and Clifton Roads.
Fig. 12: 1974 OS map. The housing on the Hempton and Clifton Roads has grown, expanding the settlement to the west. A garage and the fire station have now been built to the north of the school, and a few houses have been built to the south. Inside the conservation area, there has been little if any alteration from the 1900 map.
Fig. 13: Modern day Deddington. Additional housing stands to the north and northwest, the garage having been demolished for more houses. Inside the conservation area, infill houses have been built on Castle Street and Hopcraft Lane, but significant development within the historic core has not occurred.
Philcote Street looking north to the church – see how the level of the road is unchanged, but the houses have been reduced in number by ‘knocking through’ and the roof covering has changed from thatch to concrete tile.

Park Farm Cottage, New Street – the main difference is the loss of thatch, but the removal of the tree has left a large hole in the street scene. The verge has also been narrowed to allow for parking.

Weslyan Chapel, Chapel Square – while the chapel has seen very little change excepting the exchange of a wall for full railings, the adjacent cottages have been altered significantly. The eave height of one has been raised as the thatch has been removed forming new raised eaves, rooflights installed, bay windows inserted, new windows and porch added. The four houses have now become two. The rural setting for the buildings has been somewhat eroded by the modern pavement, street furniture and rainwater goods.
St Thomas Street, looking north to the church and Hopcroft Lane – the vegetation on the left has a significant impact on this view. The retained footway and the roof and eave heights have been retained, resulting in a scene which has altered little over the past century.

Goose Green looking north up Philcote Street – the car has had the most significant impact on the area, becoming the dominant feature of the road. The recent loss of the wisteria has also been a cause for lament. Small changes such as the changing of porches and removal of railings and thatch has given the area a more urban feel, but its rural charm is still seen through the details and view over the small green hidden from view by the cars.

The Deddington Arms, Horsefair – the changes in the highway have changed this area slightly, resulting in the north side of the Bullring appearing and feeling more like a small and quiet side street than the significant road that it once was.
Castle Street – little here has changed except for the width of the roadway. A closer look would show alterations to the windows and doors of the terrace, but at first glance, the elegant simplicity of the houses has been retained, as has the raised footway and small green with trees which have grown.

The Bullring, looking at The Hermitage – the creeper has been removed from The Hermitage and the house can be seen in its Bath stone glory. The three trees still stand on the right, but the grass verges have been removed for parking. Although now converted from a department store to flats, the architectural detailing of Wychway House still remains, giving the building and imposing but not over-dominating appearance.

Weslyan Sunday School, Church Street – now converted into a dwelling, the building has been altered, losing its side finials, lowering the window sills, relocating the entrance gateway and creating parking at the front. While this has retained the building for posterity, it shows the differences that can occur when historic public buildings are converted for private use.
The Market Place, looking towards the church from the south west. Here we can see the changes over the past century, from the early 1900s, through to 1964, and today. The main alterations have been to the roads and verges, with the wide open space now being peppered with cars, kerbs and street furniture. The buildings have been little altered save the signage, but the loss of trees and chimneys is evident.
7. Architectural History

7.1 There are many notable buildings in Deddington. Of principal interest are the Church of St Peter and Paul, Leadenporch House, Castle House, Deddington Manor, Castle End and Monks Court, Maunds Farmhouse, The Hermitage and the Plough House and the Steps. The main building material is local ironstone, although later structures are of brick, and it is likely that some older buildings contain stones taken from the former castle.

7.2 The oldest sections of the existing Church of St Peter and Paul date from the early 13th century (chancel and south wall), and as with many churches in the county, the building has undergone several periods of change since it first appeared in records in 1254. It stands on high ground to the east of the Market Place and is a dominant feature in the wider landscape, despite the majority of the building being hidden from the Market Place by other buildings and the small Church Street. The most recognisable element is the 31m high 17th century square-based tower, ensuring the building can be seen for miles around. The original spire fell down in 1634, bringing the bells with it: smashing the font, and damaging a large proportion of the church. The bells were melted down at this stage by King Charles I for his artillery. New bells were not cast until 1791, and now a set of 8 hang in the tower. This tower is one of the best examples of the perpendicular style in the county.

7.3 Castle House dates from the 13th century and was substantially rebuilt in the 16th and 19th centuries. Originally the rectorial manor house, it retains a small 13th century chapel on the first floor. The tiny room has stone and plaster walls and a raftered ceiling, with only one small leaded window for the whole room. A priest’s hole is in the room above, suggested that this was a Catholic chapel which masqueraded as a Protestant one. The 17th century tower-like structure adjacent is thought to incorporate medieval masonry.

The Jones Memorial Windows are at the east end of the north aisle (the Lady Chapel). The windows are memorials to the two wives of Dr George H. Jones, a GP in Deddington in the early 20th century. Both windows were designed by Archibald Davies of Bromsgrove, and the influence of the Arts and Crafts period can be clearly seen in their overall designs and patterns.

The clock is another local feature: purchased posthumously by Thomas Fardon of the Quaker and clock-making family who lived and worked in Deddington from the early 18th century.
7.4 The Almshouses were constructed in Church Street in 1822 on the site of two cottages. They provided lodgings for ‘for 4 poor men and 4 poor women’ of good character who had not, ideally, been in the workhouse in the past year and were regularly attendant at the church. Medical support was to be provided and a small but adequate pension from the parish trustees, including clothing which was handed down from resident to resident. Repairs, maintenance and updating of the almshouses was undertaken slowly and apparently reluctantly. Gas lighting was changed to electric in 1932 and new lavatories were inserted around 1937. The buildings lost their iron railings to the war effort and the subsequent wooden fence has now been replaced by new railings to restore the front appearance. It was not until 1976, following a local bequest, that each house had central heating and their own kitchen and bathroom. The almshouses are now four dwellings retaining the early neo-Gothic style with pointed windows and octagonal brick chimneys. The Almshouses, together with the Town Hall, are administered by the Feoffees, the Deddington Charity Estates.

7.5 The Hermitage was occupied by the village’s guild in the 17th century, being used for the relief and maintenance of the poor. It became a double-depth building by the 17th century and had acquired its impressive stone frontage with large sash windows in the early 18th century.

7.6 The Town Hall is a key feature within the Market Place. Built in 1806 to replace an early one dating from around 1611, the structure was of brick with marlstone dressings and rendered timber framing. The segmental arches were all open except that of the north elevation, presumably to imitate the earlier building which had stalls or shops beneath the feoffees’ office (parish trustees). These arches were bricked up to provide shelter for the parish fire engine (until 1930s). It is known that this was raised as a suggestion in 1837, and the fire engine is noted as being parked there in 1856. The building is owned by the Deddington Charity Estates which also owns the almshouses. Between 1966 and 2011 the hall was leased to the Parish Council for meetings. The southern wall now displays the village’s Coat of Arms (granted April 1994). With the trustees’ permission the undercroft is used as a bus shelter and for charity/farmers stalls. In 2011 the upper room was privately leased as a meeting place.
7.7 Originally known as Deddington House, Deddington Manor was constructed in the 18th century on New Street, most likely by Benjamin Churchill, a hop dealer, grocer and brandy merchant. After his death in 1780 the house was rented out as an almost fully furnished family home. The house is a striking feature on the street, being the only one constructed of ashlar stone. By 1808 the house had been enlarged considerably, growing from 4 bed chambers to 11 bedrooms, and acquiring the pedimented porch on the front. The ‘pleasure gardens’ to the rear were purchased and laid out in the 1840s, and the 12ft (3.8m) Hornton stone wall was constructed to provide privacy for the inhabitants. During WWII, soldiers were billeted in the old hay loft and the nursery wing to the rear was used as a skin hospital for evacuee children.

7.8 New Street and High Street are lined with substantial houses, former farmhouses converted into dwellings. This road, which is now the principal route through the village, would have been avoided by the stage-coach trade of the 18th and 19th centuries, as they turned off to one of the coaching inns near the market place. The working population lived in smaller, more humble dwellings along the narrower roads and lanes leading off the main road. These are for the main built of local ironstone, small in stature, and follow the topography of the land, bending around streets and down hills in a simple and uncluttered fashion.

7.9 Other buildings within Deddington have had various different uses during their lifetime, which has led to structural and architectural adaptations. The library was formerly the Magistrates’ Court, evidenced by a barred window to the rear, and Stoneleigh House (Horsefair) was the former police station. A former shop in the Market Place was used as a police station for a time, and various buildings around the village have been public houses or places of worship.

The view from the Church roof across the rooftops to the south west. The buildings gradually fall away then rise again, sheltered by the trees to the south

The Manor is a striking building on the main thoroughfare through the village, emphasised by the large open area to its front and the distinctive pedimented porch
8. The Character of Deddington

8.1 Established Character

- Deddington Conservation Area covers most of the village but excludes modern housing developments at the northwest corner. There is a general homogeneous character throughout but a number of character zones can be distinguished, each with their own identifying features. This section first describes the general character and features of the whole conservation area and then looks at the character of the various zones.

8.2 General characteristics

8.2.1 Visual Analysis

Much of Deddington has the feel of a small traditional market town. Several factors contribute to this:

- The continuous building line throughout the conservation area leads to enclosed spaces with limited views out
- The extent of commercial activity in and adjoining Market Square
- The grand scale of the sweep of New Street and High Street, which is a busy thoroughfare through the village.
- The number of former coaching inns

However, outside Market Place, one becomes aware of the extent of the settlement and the relationship of the historic plot boundaries with the countryside beyond. This is most evident south west of Earl’s Lane where a finger of countryside reaches into the heart of the conservation area. Views from Earls Lane south across pasture by Earl’s Farm to the Church of St Peter and St Paul are timeless. The relationship of Hopcraft Lane, St Thomas’ Street and the west side of New Street/High Street to the adjacent countryside and minor valleys is also important.

Large houses form a part of the linear street pattern, built at the back of the footpath and often interspersed with modest cottages (such as Deddington Manor, Leadenporch House, Dolphin House) contrasting with neighbouring Adderbury.

The tower of the Church of St Peter and St Paul is visible from the surrounding countryside. Within the town, despite some approach routes leading directly towards the church, it is not a dominant feature except in its immediate vicinity. Curiously the church has no frontage to the Market Square and this may suggest that the group of buildings 6-9 may be later additions to the area, encroaching on the open space in front of the church.

Views of the Church of St Peter and St Paul from Earls Lane are timeless

Traditional cottages in local sympathetic materials are at the heart of this village
8.2.2 Settlement Pattern

The conservation area includes the historic nucleus of Deddington, encompassing the High Street, New Street, Market Square, St Thomas Street, Philcote Street, Horsefair and Castle Street, together with the Castle grounds and important areas of open space by Earl’s Lane, Hopcraft Lane and Deddington Manor.

The historic core of the village is still laid out much as it had been in the Middle Ages. Prior to the creation of a borough the settlement focus was probably between the Church and the Castle with the main road to the south entering St Thomas Street. Evidence of a hollow way and crofts in a field south of Earl’s Lane, at the east of the town, suggest that the Clifton Road formerly followed a straighter course into Horsefair and was flanked by housing. Ridge and furrow survives north of Earls Lane (east). The shift in the village centre seems to have resulted from the creation of a borough with burgage plots laid out in New Street and Philcote Street. Property boundaries characteristic of burgages (long narrow plots) can be found throughout although some have been lost through backland infill development. The importance of passing trade and the decline in markets and fairs led to New Street becoming the principal street. Its importance is reflected in the large number of substantial houses (including former farmhouses and hotels) found in New Street and High Street.

Small cottages in courtyards and alleys, a feature of the 19th century, can be found running off the main streets, in particular The Stile and The Tchure. There are few larger houses in the southeast part of the village and smaller ironstone cottages are found in St Thomas Street and Philcote Street. The Market Place, to the east of New Street, was tree lined in the early 20th century but is now roughly rectangular and partly grassed over. The alleys and roads linking the main focuses of activity tend to be set at right angles to one another, giving a rectangular street pattern in the northern portion of the settlement.

There has been little change to the medieval street pattern. New development makes a limited contribution to the street scene because it has been predominantly in backland plots (for example at Hudson Court, Grove Court) or in undeveloped or subdivided plots behind boundary walls (such as the west side of Philcote Street, west side of St Thomas’ Street). As a result there has been a significant change to the plot pattern. There will be a limit to the extent to which large plots can be subdivided or that backland areas can be developed without reducing the legibility of the historic plot patterns and shifting the balance of the intrinsic character of the place.

The village is very inward looking and with few views out to the surrounding countryside. The street layout of the settlement forms a loose grid which combined with a continuous building line, which is common throughout, forms a strong sense of enclosure. Where there are gaps in the building frontage, such as in Castle Street and St Thomas Street, high ironstone walls, high hedges/trees prevent views out to the wider landscape, maintaining the feeling of containment. Views at the end of streets are often closed off by buildings.
8.2.3 Land use
Other than areas of open space, land use in the conservation area is mainly residential or commercial. Commercial activity is focused on the Market Place area and part of High Street and New Street; these parts of the conservation area retain some semi-urban characteristics reflecting Deddington’s former status as a market town. Elsewhere the village is rural in character and the dominant use is residential; with a mixture of houses, farmhouses and cottages to be found. There are still some working farms in the village, such as Earl’s Farm and Park Farm, reflecting the agricultural origins of the community. However some farms have been lost to redevelopment, like Maunds Farm.

8.2.4 Building type, style, construction and materials
The main building types include houses, cottages, farmhouses and inns. A major contributor to the character of the conservation area is the predominance of vernacular buildings constructed in local ironstone. In the 18th century some were refronted in limestone (for instance Dragon House). In the 19th century some of the houses were refronted with brick, perhaps in response to the development of brickmaking in the parish. A number of examples can be found in New Street. Some substantial red brick and slate buildings erected in later years include a warehouse in the Bull Ring. Two other buildings of note in the Bull Ring include The Deddington Arms which provides a rare example of the use of partial timber framing within a stone belt, and The Hermitage, which is constructed in limestone and marlstone ashlar.

Roofs are mainly of stone slate or Welsh slate although a number of properties have been re-roofed with clay tiles. Thatch was still widespread in the mid 20th century but a barn at Leadenporch House and an outbuilding at the Stile House provide now rare examples of thatched roofs. Dwellings are generally of two or three storeys and of differing heights; this combined with the topography creates an interesting variety in roofline in parts of the conservation area; this can be seen along New Street. The earliest chimneys were of stone and examples survive at Castle House, Castle End, and the Hermitage. Stone parapets and moulded kneelers are found at the latter properties as well as at Ilbury House. Chimneys have often been replaced in brick, sometimes retaining the original stone bases like at Featherton House.

Despite unfortunate misguided home improvements, Deddington still retains a great many historic features such as windows and doors. The earliest medieval examples are found at Leadenporch House, typified by the pointed arched construction with hoodmounds and label stops. Wide plank doors and ovolo moulded stone mullions are found at stone-built properties such as Castle House, Castle End and Monks Court, the Old Schoolhouse. Other houses with stone mullioned windows included Grove House and nos. 7-8 Castle Street. There are many examples of 18th century features like panelled doors with overlights and sash windows, which can be seen at Ilbury House and the Hermitage. Many cottages have plank doors and casement windows, some with leaded lights.
8.2.5 Features of Special Interest
Datestones can be found at Castle House in the Bull Ring (lead rainwater heads inscribed A/TM/1654), Castle End/Monks Court in Castle Street (1647 in gable panel) Castle View in Goose Green (H/IM/1757) and the Schoolhouse in Hopcraft Lane (two datestones are inscribed 1655 and ZS/1735, the second has the arms of Stilgoe and the date 1917). The Old Post House has the inscription MCMXXXV. Tethering rings, a remnant of the former importance of the village market, can be seen in the wall on the south side of Horsefair. Projecting stair turrets are found at the Mount (Goose Green), the Schoolhouse (Hopcraft Lane) and Castle House.

8.2.6 Means of Enclosure, Trees, Hedges, Open Space and Greens
Most buildings front footpaths with no front gardens, emphasising the strong sense of enclosure within the village. Ironstone walls are an important feature throughout the conservation area, and in some locations are 3-4 metres in height, including next to Stonewalls in Castle Street and at the southern end of St Thomas Street, at the entrance to the village from the south. A variety of capping can be found such as stone slate, clay tile and mortar capping. The walls are generally well maintained although repair is needed in one or two locations.

Grass verges are found throughout the conservation area and although quite narrow in places, their presence contributes to the rural character of those areas away from the commercial core. Triangular shaped greens are found at Goose Green and at the junction of Castle Street and Hopcraft Lane, and there are two areas of green in the Market Square. Trees are another important feature which make a positive contribution to the character of the conservation area; a fine example is at the east end of Castle Street.

Three significant parts of the conservation area comprise open space: land south of Earl’s Lane, the Castle Grounds and the Manor Grounds. The land south of Earl’s Lane is an important area of open space bounded by ironstone walls and contributing to the setting and views of the church and village. The land is also of local archaeological interest, believed to contain remains of the medieval settlement, and the footings for the original town defences.

The former castle consists of a large outer enclosure surrounded by a substantial bank and ditch with entrance to the west, and an inner bailey of later date. There is another large embanked enclosure to the east of the inner bailey and depressions within it may have been fishponds. The western portion of the monument is used for formal recreation. Immediately to the west of the monument is an area of gently sloping agricultural land which affords views across to development in Hopcraft Lane. The field to the north of the monument contains some important trees with views across to the castle bank from the eastern entrance in the conservation area.

The grounds of Deddington Manor are secluded from public view by buildings and ironstone walls on the New Street frontage. They contain a walled garden, listed icehouse building and a number of mature trees.

8.2.7 Carriageways, Pavements, Footpaths, Bridleways
Sections of blue ‘stable’ brick paving are widespread throughout the conservation area and can be seen along Philcote Street and The Tchure. There are also examples of red and blue brick paving along New Street. Kerbs to match the blue brick paving are found in Castle Street. Stone setts can be found at vehicle crossings in the High Street. Recent resurfacing of pavements with tarspray gravel has taken place in parts of the conservation area including High Street and New Street.

Traffic tends to dominate certain parts of the conservation area; in particular New Street and High Street. Parking is mostly on-street, which can detract from the character of the
conservation area in some locations such as Chapel Square, St Thomas Street. In other places it can add to bustle of activity, the most prominent being the Market Place. Car parking areas are predominantly tarmac.

Notable street furniture includes large red pillar box marked ER on the green beside the bus shelter, a red type K6 listed telephone kiosk outside the Town Hall in the Market Place, and a small post box marked GR in the wall of Deddington Manor Grounds. Victorian style lamp posts are found in the Market Place, Hopcraft Lane and the Stile. Attractive iron railings with acorn and oak leaf motif are in front of Wesley Place Cottages in Church Street and iron archways with space for a lantern are found here and at the church. Railings are also found outside Castle Street, the Wesleyan Reform Chapel and the former Congregational Church.

8.3 Character Areas
Various character zones have been identified in this appraisal, a more detailed discussion on each of the areas are discussed in the following section. The areas identified are:

- Church Precinct
- Market Place
- High Street/New Street
- Linear linking spaces
- Semi-rural Lanes and Greens
- Castle Street (East)
- Peripheral Areas
- Setting
8.3.1 Church Precinct
This area comprises the Church of St Peter and St Paul, churchyard, Church Street (including the Old Vicarage and former Almshouses and small former chapel), Castle House and Victoria Terrace. The area has a tranquil ambiance and is tucked away just behind Market Place.

Many of the other buildings in this area are Grade II listed including Wirral House, The Manse and The Old Vicarage. These are all grand, 3 storey houses; the status of their original owners is signified by their close proximity to and their view of the church. Smaller and more humble buildings are found along Victoria Terrace. Also of note are a row of gothic style almhouses along Church Street, and their physical fabric has been immaculately preserved. All buildings are constructed from ironstone but the variety of styles and grading of stone ranging from ashlar (in particular on Wirral House) to rubble (Tays Gateway) which adds interest and also provides a clue to the social status of their original owners.

There is a sense of seclusion and enclosure even though the area is next to the relatively busy commercial core; the streets appear narrow as buildings or walls directly abut the highway or footway. High ironstone walls are common in this area, including those surrounding the Church of St Peter and St Paul and the Malt House. The walls surrounding Castle House and also alongside The Old Vicarage are themselves statutorily listed (Grade II). The boundary wall to Castle House is 3 metres high and its presence along Victoria Terrace is very strong and can appear imposing. The views from Tays Gateway of the Church and of Castle House are magnificent ones.

Most of the buildings in this area are listed, and date between from the 13th and 19th centuries. Both the Church of St Peter and St Paul and Castle House are Grade II*. The tower of the Church of St Peter and St Paul is prominent with long vistas found of it within and on the outskirts of the village, peeking over rooflines and trees. At a localised position the church tower can be very imposing, particularly directly adjacent, but it does become screened at some viewpoints e.g. by the Bullring and along Church Street. Castle House, with its four storey tower provides a prominent view from Tays Gateway, but within the wider area is more secluded, hidden by a 2-3 metre ironstone wall and evergreen trees.

View of the Church of St Peter and St Paul can be imposing directly adjacent

Ashlar on Wirrel house has a lovely marbling effect

Gothic style almhouses along Church Street are well maintained
There are a large number of important trees, predominantly evergreens such as yew and Scots pine, are found in the churchyard and grounds of Castle House. Towering Scots Pines dominate Victoria Terrace, casting shadowy silhouettes on the adjacent buildings, giving this area a sombre air.

Formal footways are found in a range of materials but are largely blue stable block paving, found alongside the Church, Church Street and Victoria Terrace; exposed aggregate concrete surfacing is also found in parts. Edging is mainly a dark blue brick. Stone sets are found at the corner by the Old Vicarage. The paving and edging materials used add formality and contribute much to the historic character of this area.

*Traditional stable block paving and stone sets used on footways. The blue brick paviers are generally seen in canal related locations but are found extensively within Deddington. This is an unusually urban feature in a rural village.*
8.3.2 Market Place
This is a large complex square; the centre of commercial activity and semi-urban in character. The area is a vibrant local centre, consisting of a butchers, restaurants, small scale specialised retail and numerous public houses. The three main public houses include, The Red Lion, The Unicorn Inn and The Deddington Arms. The latter two are Grade II listed and are former coaching Inns. The collection of these emphasise this area as a historic coaching route. The area adjoins the Church Precinct character area and thus the Church of St Peter and St Paul makes a positive and prominent contribution to the space particularly with great views from the north west and south west corners of the square. It makes less of an impact in the northern part of the character area, where it becomes hidden by buildings within the Bullring.

The Hermitage, a large Grade II* three storey building at the north west corner of the space; it is faced with limestone, which is not a local material and would have been brought in from outside from the local area; this itself makes a statement of superiority. The Hermitage is an impressive building with large sash windows, panelled door with fanlight, and ornate cornice, the building adds grandeur to the area. Its importance is further highlighted by the direct line of sight towards the Church, although this has since been disrupted by encroachments within the Bullring. The buildings within the Bullring are prominent in the square; many are 3 storeys, and appear to protrude out into the space. Mike Fran House appears to be a later addition to those in the space; this unfortunately is a much altered, 3 storey brick and render building, which juts out quite significantly at an important focal point within the square.

The period of buildings range from between the 18th and 19th century, and contains the greatest variety of uses and building styles in the village. Buildings are constructed from either ironstone or brick, where some properties have been rendered probably to hide the quality of the materials used or to add further protection to the facades. Numerous buildings are Grade II listed including many to the east and west boundaries and also the Town Hall in the centre, which provides a central feature and focal point to the space. The arcade on the ground floor of the Town Hall building acts as a nodal point and shelter for visitors. Another building of note is

The church is dominant in some viewpoints in Market Place

The Market Place—now dominated by cars

Mike Fran and Wychway Houses—former warehouses now converted to dwellings

The Hermitage
Two storey cottages line the southern and eastern sides, and a variety of two and three storey buildings line the western side. These create a strong continuous frontage in this roughly triangular space. In addition, the majority of buildings directly abut the footways and there is a strong sense of enclosure in the area but there is no feeling of confinement, as the space which the buildings surround is quite wide.

Market Place consists of the two triangular greens and verges on the edges; combined with the wide expanse of tarmacadam parking area, dissected by highway. The area has a high concentration of vehicles, being the main commercial core, the prominence of vehicles does degrade the visual quality of the space, and the random parking of some vehicles has degraded the edges of greens and verges in this area.

Vegetation is provided by some verges and triangular shaped greens (which are divided by the wide roads), a small standard tree found on each green with larger more mature trees found within the churchyard. Climbers are found on the frontage of some building facades. Although the vegetation in this area is limited, it does help to soften the otherwise hard landscape, and the two greens help to reduce the urban feel of the space.

Special features in the area include Victorian style lamp posts/wall mounts, a variety of lovely surface materials including stable block pavers, granite block paving on carriageway crossings, and York Stone outside The Hermitage. These contribute to the historic character of the space. Most of the shop fronts are sensitive to the historic character of the space, but there are a couple which are less so.

The Hermitage adds grandeur to the Market Place

Shops have a visual impact that is related not only to their shop window and fascia but also to the general window display and associated clutter.
The notable stepping down of the roofline towards Chapel Square shows clearly how the topography gradually falls to the south. The tapering road towards Chapel Square draws the eye around the corner towards the quieter lanes beyond this point.

8.3.3 High Street/New Street

High Street and New Street forms a continuous, gently curving road, sloping gently from north to south. This magnificent sweeping road is the main spine through the village, being the most prominent and well used thoroughfare. It contrasts with the other streets in the rest of the conservation area which are more narrow, quiet and intimate.

There are a few sub-areas identified along this High Street/New Street corridor, these are:

- **The High Street**: dominated by hard landscape with little in terms of vegetation. Most of its original grass verges have been replaced by parking areas.
- **New Street – north**: comprises a mixture of residential and commercial use, this is where the commercial activity from Market Place filters from Hudson Street into the main corridor. A collection of brick buildings are found along here including grade II listed Coniston House. Verges still exist but some have been replaced with parking or have been partially paved over with granite blocks to provide access crossings and access points to commercial premises.
- **New Street – south**: predominantly residential, having a more rural feel, with its wide grass verges and mature street trees. The frontage is also more broken up along here by high walls, behind which are large specimen trees (seen within the grounds of The Leadenporch House and Deddington Manor) which tower over and become prominent features along the street. The trees help to soften and give the appearance of tranquillity along this busy stretch. Carriageway entrances relating to former coaching inns are a prominent feature particularly on the east side.

Although these sub-areas are identified there is a general unifying character along the street. The area is the main route through the village. It is a wide, busy corridor enclosed by a strong predominantly continuous building/wall line. Breaks are created where there are secondary roads and alleyways filtering out. At some key points views out to the wider countryside to the west can be seen, like at Park Farm.
Many of the buildings vary between 17th and 18th century. They are a mixture of vernacular cottages, former Inns (Plough House, Grade II*), former farmhouses (Leadenporch House, circa 14th Century, Grade I) and more substantial sized properties (Deddington Manor). Not surprisingly therefore there is a mix of building styles and architectural details, for instance a range of window types with examples of stone mullion at The Old Post House, sash at Ilbury House (Grade II) and casement at Grove Cottages (Grade II). There is also a range of door and lintel detailing. The variety provides interest to the street scene. Most buildings are constructed from ironstone which unifies the space and creates a homogeneous character along the entire length of the road. A few brick and/or rendered buildings are interwoven sporadically; these do not detract from the character but add interest. The former Congregational Church is located centrally and is recessed from the building line. Its turret is prominent at certain viewpoints along the street.

8.3.4 Linear Linking Spaces
These are focused on the Tchure, The Stile, Tays Gateway, Horsefair and Hudson Street and comprise roads (the latter two) or alleyways (the former three) which, with the exception of the Stile, link through to the Market Place area. These strong linear spaces are formed by some buildings but predominantly by high ironstone walls.

The alleyways are narrow and enclosed by the combination of high ironstone walls and the sides of buildings. These alleys have no frontage and mainly consist of former outbuildings. They have a strong sense of enclosure and seclusion. These narrow passages form small gaps in the continuous building/wall line and offer glimpses towards adjoining spaces; both The Tchure and Tays Gateway provide focal views towards the Church of St Peter and St Paul.
Horsefair and Hudson Street lead off the High Street to Market place. Their strong linearity is created by the combination of continuous building lines and high wall lines that directly abut the footway. The buildings are 17th -18th century vernacular properties which are mainly two storey with the exception of Otmoor, along Hudson Street which is 1-1½ storeys. Along Hudson Street the building frontages range in material including ironstone, brick and render. The styles are quite eclectic for such a short distance. Priory Dene and number 3 (Grade II) are brick with Tudor arched doors and gothic leaded casement windows. Adjacent is No 1 The Priory (Grade II), constructed from coursed ironstone with ashlar dressing and stone mullioned windows with ornate hood moulds. The buildings along the southern side of Horsefair are more uniform; all are two storey and most are constructed from coursed squared ironstone (although pointing details vary). On the opposite side of the road is a continuous wall line, created by the merging of walls which surround Holly Tree Club House (two metres) and Victoria House (three metres); the trees within the former contribute to the character of this area and help to emphasise the important position here as gateway to the conservation area.

8.3.5 Semi-rural Lanes and Greens
These include Chapel Square, St Thomas Street, Goose Green and Philcote Street, and Hopcraft Lane. These lanes are mainly residential streets and are fairly quiet and tranquil; they filter from Market place, via a pinch point at Chapel Square, where there is a sudden transition between a more open feeling in Market Place to the more confined space of the lanes. The lanes filter and meander into each other creating a series of deflected views. These areas are predominantly defined by more humble buildings in comparison to the other character areas; they are mainly two storey, terraced, ironstone cottages which create strong building lines throughout. There are the occasional breaks which allow some views out such as the view at Orchard Bank towards the Castle Grounds, reinforcing the scale of the settlement and its relationship with the rural context.

Chapel Square provides the transition between the commercial core of Market Place to these more secondary streets. The appearance of some of the buildings here indicates the space may have had former commercial uses, where the buildings on the south side have openings or hatches which may have been used in the past to serve customers from the premises. The buildings to the north are mainly two storeys, ironstone cottages with casement windows, although the Wesleyan Reformed Chapel, a flat roof rendered building with railings interrupts the continuous ironstone frontage here.

Philcote Street consists of mainly of two storey cottages, constructed from coursed square ironstone with prominent pointing. The buildings create a strong continuous building line to the north, where frontages abut the footway, visually narrowing the width of the street giving the sense of enclosure. The building line begins to break up further south, where it is replaced by ironstone walls on the western side, which has been cut into by modern infill. Formal footways are located on both sides until halfway down, the western side becomes verge. The road falls quite significantly down to Goose Green; this is illustrated from the stepping of the roofline along here and the angles of the verges, which become
Hopcraft Lane follows a similar topography, falling significantly to the south. It is also lined with two storey ironstone cottages and the former schoolhouse (Grade II listed) on one side, which all directly abut the footway. On the opposite side is an almost continuous wall line which appears to have been cut into by modern infill. The wall at its highest point is about 3-4 metres next to The Orchard, and although quite imposing, it aids in drawing the eye around the curve of the road here. At the northern end of the Lane the wall surrounding the builder’s yard sweeps round drawing the eye past the Green and down the lane.
St Thomas Street also has a steep topography; however, instead of falling to the south, it rises to the south to meet higher land along New Street. There is a strong building and wall line at the southern end of the street which begins to deteriorate further north where modern infill has occurred. The break in the continuous building line allow for glimpses of the rolling countryside to the south, for example from Appleby Cottage down towards Satin Lane. The large evergreen trees in the grounds of The Mount sweep around with the curve of the road, leading the eye round the corner, particularly to the north where it frames a pleasant view of the Church of St Peter and St Paul.

Some modern infill has been developed along these streets which is not sympathetic to the historic layout and street pattern. Orchard View and Valley View along St Thomas Street are considered to be successful infills in respects of their scale, size materials and building line; they make a positive contribution to streetscene.

The area is unified by the use of stable block paving, which is prevalent throughout these streets and lanes. The series of spaces are also linked by a number of greens which create relief points from the succession of confined spaces.

8.3.6 Castle Street
This area is centred on Castle Street east of the green. It is fairly quiet due to its position close to the edge of the village. It is characterised by relatively low density development compared to the rest of the conservation area, due partly to recently built houses set in individual plots. The character becomes more rural on progressing from west to east. The verges become wider and trees become more evident and the building pattern becomes more loose and organic.

The area has a mixture of two cottages and some substantial three storey buildings on the northern side, which are not listed. The most notable building in Castle Street is Castle End and Monks Court, which together, used to be a former farmhouse. These are prominent buildings and are Grade II* listed. The properties have an extensive front lawn which houses a large mature Yew tree, acting as a visual stop at this turning and drawing attention to the listed building.
There is a stateliness of character to the area; the large mature trees lining the street form the beginnings of a pleasant avenue, and make a statement of the importance of the space. Further east the road becomes more enclosed, with a 3-4 metre high wall on one side (surrounding Stonewall) and a high evergreen hedge on the opposite side, both sweep round in line with the curve of the road, drawing the eye round. This character area makes a prominent and significant entrance to the village from the east.

8.3.7 Peripheral Areas
These comprise the northern and western entrances to the conservation area, and the west end of Earl’s Lane. These are transitional areas which have a mixture of modern infill and historic buildings. These areas form the edge of the village and the prominence of trees is more apparent. Dense tree groups at the northern entrance to the village, screen the built environment from the wider countryside, revealing it suddenly

Earl’s Lane has a mixture of one and two storey buildings. Further down the lane the area becomes more rural in appearance and the buildings at the end reflect this (Pound Court—former farm buildings which have now been converted—Grade II). The lane begins with a footway on both sides of the highway but then gradually one fades away and becomes a verge. The striking foliage of the Blue Atlas Cedars within the grounds of Greencourt and Stonecourt arch over the road making a positive contribution and mark the end of the character area. The Hempton Road is characterised by its high ironstone walls. This and the significant tree group at the corner, making a prominent a positive entrance to the village.

8.3.8 Setting
These are areas of predominantly open space which are considered to contribute to the setting of the historic core of the village. They are tranquil areas and comprise rough grassland areas which are often bounded by ironstone walls like along Earl’s Lane and Castle Street which contribute to the rural character of the area.

Also included is the main recreational area located to the east— which is a Scheduled Ancient Monument and an archaeological site, consisting of extensive earthworks which are remnants of a former motte and bailey castle. Earth banks and significant trees are found on the perimeter of the space. These banks create raised platforms
towards open countryside. These views are limited by the trees found here and realistically there are only a couple of formal viewpoints found here, however the trees are deciduous and therefore during the autumn/winter glimpses of the wider countryside south become more prevalent.

Other areas included are areas of countryside directly adjacent to the village that play a part to the character to the conservation area.

8.3.9 Backland
The streets throughout the conservation area are very enclosed and as a result there are areas of backland which are closed from public view, for example between New Street and Philcote Street. In places some of these backland areas have been developed, predominantly by courtyard style developments which on the whole are reasonably well integrated into the conservation area, for example Hudson Court, The Maunds, Grove Court, The Mews.
9. Visual Analysis

Fig. 15: Visual Analysis
By highlighting just the buildings within the conservation area, it can be seen that Deddington follows an organic street pattern; the buildings in the main directly abut the highway creating a very strong building line and sense of enclosure. There is some limited backland development but the blocks are well defined.

Fig. 16: Figure ground plan showing buildings within the conservation area
Fig. 17: Streets and spaces within the conservation area

The reverse of the figure ground plan, this shows the roads and public spaces within the conservation area. The strength of the linear routes and Market Place, contrast with the intricacy of the other routes and the delicacy of the subsidiary spaces such as Goose Green.
11. Materials and Details
12. Management Plan

12.1
The aim of the Conservation Area Management Plan is to preserve or enhance the special architectural and historic character of Deddington Conservation Area. The designation of a Conservation Area is not intended to prevent new development; it is however to inform and manage planning decisions, and other actions that the Council and/or property owners within the designated area take. Its role is also to suggest actions that could contribute to the enhancement of the area both by the Council, owners and other stakeholders.

The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on local planning authorities to formulate and publish proposals for the preservation and enhancement of its Conservation Areas.

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

<table>
<thead>
<tr>
<th>Objective</th>
<th>Action</th>
<th>Action taken by</th>
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| Provide information on the importance of the Conservation Area to the local community. | • Publish Conservation Area appraisal and management plan and make readily available.  
• Provide supporting information and guidance via the Council web site and staff. | CDC  
CDC |
| Improve the quality and amenity value of the public realm in Deddington Conservation Area. | • Encourage OCC’s highway maintenance programme to undertake repairs within the Conservation Area that respect the established character.  
• Consider whether levels and type of traffic travelling through the village justifies any deterrents. | CDC  
CDC and OCC |
| Maintenance and Enhancement | Property Owners
|----------------------------|----------------------|
| Maintain traditional details and materials, and reinstate where possible | OCC, Parish Council and Property Owners
| Review the level of highway signage, its location and necessity in an attempt to remove clutter | OCC, Parish Council and Property Owners
| Monitor and maintain the rights of way through the Conservation Area | OCC, Parish Council and Property Owners
| Encourage the sympathetic location of both amenity and private security lighting to limit light pollution | CDC and Property Owners
| Discourage the use of urban features such as roadside kerbing and parking on grass areas | CDC, OCC, Parish Council and Property Owners
| Promote the retention of grass verges within the village | CDC, OCC, Parish Council and Property Owners

**Preserve and enhance features that contribute to the character and appearance of Deddington Conservation Area.**

| Consider the use and effectiveness of Article 4 Directions and whether any could satisfactorily be applied to Deddington to retain its special character and appearance | CDC
| Encourage retention of features and details in determination of any related planning or listed building consent application. | CDC
| Promote the use of traditional building and roofing materials | CDC

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- Encourage appropriate repair and maintenance of all properties within the Conservation Area by providing advice to property owners

- Encourage the retention of traditional boundary walls, hedges and gateways

- Encourage owners of historic properties to replace inappropriate modern with the appropriate traditional materials

- Strive to ensure that the conversion of traditional buildings will be achieved with minimal intervention and that features pertinent to the building’s original function are retained

- Promote tradition styles of pointing and the use of lime mortar

- Promote new alterations and extensions that are sympathetic to the existing buildings in scale, materials and design

- Require satellite dishes, solar panels and micro turbines to be located on rear elevations or within rear gardens to prevent visual pollution

- Exercise a presumption against artificial cladding material, including render on the front elevations of properties
<table>
<thead>
<tr>
<th>Action</th>
<th>Responsible Party</th>
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<tbody>
<tr>
<td>Promote the use of sympathetic materials for garage doors</td>
<td>CDC</td>
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<tr>
<td>Protect views into and out of the Conservation Area.</td>
<td>CDC</td>
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<tr>
<td>Preserve the setting of the Conservation Area</td>
<td>CDC</td>
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<tr>
<td>Monitor planning approvals to make sure that works preserve or where possible enhance the character and appearance of Deddington Conservation Area.</td>
<td>CDC</td>
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<tr>
<td>Design and Conservation Team to make comments to Development Control on all planning applications which affect the character and appearance of Deddington Conservation Area</td>
<td>CDC</td>
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<tr>
<td>All new developments to use materials appropriate for the village</td>
<td>CDC</td>
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<tr>
<td>Monitor unauthorised works</td>
<td>CDC</td>
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<tr>
<td>The Planning Enforcement team to take appropriate action against unauthorised works in line with the Council’s enforcement policy</td>
<td>CDC</td>
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<tr>
<td>Monitor the loss and gain of buildings within the Conservation Area through surveys, including photographic</td>
<td>CDC</td>
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<tr>
<td>Review the building stock at the next review of the Conservation Area, due in 2017.</td>
<td>CDC</td>
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<tr>
<td>Retain important trees, hedgerows and open spaces and encourage the planting of appropriate species.</td>
<td>CDC</td>
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<tr>
<td>All trees have some protection under the Conservation Area designation. The Council’s arboricultural officers will, where appropriate, make tree preservation orders.</td>
<td>CDC</td>
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<tr>
<td>Encourage appropriate landscaping schemes either in isolation or as part of larger planning proposals</td>
<td>CDC</td>
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The objectives set out above are specific for Deddington Conservation Area. The Council will also continue to apply policy guidance, both generic (Planning Policy Statement 5: Building and The Historic Environment) and local (The Cherwell District Council Non-Statutory Local Plan 2011 and the Emerging Local Development Framework) to planning and Listed Building Consent applications and ensure consistent decision making. The policies covering alterations and development of the historic environment are given in Appendix 1.

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<tr>
<th>Objective</th>
<th>Notes</th>
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<tr>
<td>Promote the historic village green verges and encourage their protection through discouraging piecemeal erosion</td>
<td>CDC</td>
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<tr>
<td>Promote positive management of vegetation</td>
<td>CDC</td>
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<td>Create and maintain a relationship with service providers and other agencies in order to ensure that the character and appearance of the Conservation Area is retained</td>
<td>CDC, OCC and Parish Council</td>
</tr>
<tr>
<td>Seek to rationalise any street furniture and ensure it is in keeping with the character of the area</td>
<td>CDC, OCC and service providers</td>
</tr>
<tr>
<td>Encourage underground power cables to reduce the visual pollution.</td>
<td></td>
</tr>
<tr>
<td>Review Conservation Area boundary and its architectural and/or historical importance.</td>
<td>CDC</td>
</tr>
<tr>
<td>To be reviewed and amended where necessary at the time of the Conservation Areas next review, due in 2017.</td>
<td>CDC</td>
</tr>
</tbody>
</table>
13. Conservation Area Boundary

13.1 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”. 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.

13.2 Deddington Conservation Area was designated in March 1988 and further reviewed in November 1997. The original boundary was drawn to include the buildings of architectural or historical interest and following the review no amendments were made to the boundary. This document represents a further review of the Conservation Area and does not propose any amendments to the boundary. For the avoidance of doubt the boundary of the Conservation Area can be described as follows:

13.3 Northern Boundary
The boundary starts at the north western corner of Manor Farm and continues east to meet the Banbury Road. It then crosses the road and continues along the north side of Earls Lane until meeting the south eastern corner of Earls Court.

13.4 Eastern Boundary
The boundary turns south from Earls Court still running along Earls Lane before turning east again to follow the north side of Castle Street. Upon reaching the western boundary of Stonecroft House the boundary turns south turning around the site of the former Castle.

13.5 Southern Boundary
The boundary continues west along the southern boundary of the former Castle and past the cricket and football ground. It continues south west to the built edge of the village and the rear boundary of Innisfree. It then continues south along the rear boundaries of the properties facing St Thomas Street before rounding South Ridge. The boundary then crosses Oxford Road and continues south west to the group of trees in its south western corner.

13.6 Western Boundary
The boundary turns north following the boundary of the Manor before including the Icehouse and continuing along the rear boundaries of the properties facing New Street. It then passes the western edge The Grove and The Maunds before rounding Renwick Cottage and continuing north passing the western boundary of Geggs Lodge and crossing Hempton Road. Finally it passes along the western edge of The Manor to meet its starting point.

13.7 Areas of Inclusion and Exclusion
The conservation area appraisal has been a successful planning tool, aiding in the preservation and enhancement of the conservation area. The boundary drawn in 1988 included all areas of historic construction, leaving only modern development outside. This development is not worthy of inclusion due to its current lack of special architectural or historic interest, and there has been little development inside the current boundary which would suggest possible areas of exclusion. Deddington Primary School was considered for inclusion, but this has been discounted due to its necessary but non-traditional extensions and fenestration during the 20th century.

Having reviewed the boundary, it is not considered that any substantial additional areas are worthy of designation, and no areas currently included have lost their special architectural or historic interest to such a degree as to warrant de-designation. The boundary therefore remains the same.
Figure 18: Conservation Area Boundary Map

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14. Effects of Conservation Area Designation

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

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

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

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

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

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

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

14.8 Reduced permitted development
There are no permitted development rights for commercial properties.

Within conservation areas there are restrictions on the size of extensions to domestic properties that may be carried out without specific planning permission including:
- 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.
14.9 Enhancements should preserve and enhance the area
Land use planning policies in the Cherwell Local Plan aim to ensure that special attention is given to the preservation or enhancement of designated conservation areas, and proposals for new development will be acceptable if they assist in the achievement of that objective.
15. Bibliography


Appendix 1 - Policies

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

Cherwell Local Plan 1996

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

H13 Residential development within the [category 1] villages [including] ...Deddington... will be restricted to:-
(i) infilling;
(ii) minor development comprising small groups of dwellings on sites within the built-up area of the settlement;
(iii) the conversion of non-residential buildings in accordance with Policy H21.

In each instance development proposals will be subject to the other policies in the 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.

EN37 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.

EN38 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.

EN42 Sympathetic consideration will be given for the change of use of a listed building, provided that the new use minimises damage to the character, fabric, interior or setting of the building, and does not adversely affect the reasons for its statutory listing.

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 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.
EN45A The inclusion of a building in a local list of buildings of architectural or historic interest adopted by the Council for planning purposes will be a material consideration in the determination of planning applications that would affect it.

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 desktop study, and where appropriate a field evaluation;

(iii) not permit development that would adversely affect archaeological remains and their settings unless the applicant can demonstrate that the archaeological resource will be physically preserved in-situ, or a suitable strategy has been put forward to mitigate the impact of development proposals;

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

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

EN51 In considering applications for advertisements in conservation areas the council will pay special attention to the desirability of preserving or enhancing the character or appearance of the area.
Appendix 2 - Listed Buildings

Figure 19: Listed Buildings

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Grade I
1. The Leadenporch House, New Street

A substantial former farmhouse, the building was originally constructed in the early 14th century, evidenced by the kingpost in the roof structure, the arched doorway and details of a blocked hall window. At this point the building was most likely to have been a single open room or hall, divided by wattle and daub partitions to create service areas separate from the main hall. The house was remodelled in the mid-late 17th century following the Civil War. These alterations included the insertion of a first floor, the creation of hearths and chimneys, the addition of a room at the northern end, and the creation of cellar through the bedrock. The stables and outbuildings to the east also date from this time. Later renovations were undertaken around 1840 and include some of the Gothic features such as the French window and internal wooden shutters on the southern elevation.

The steep pitch of the roof suggests that the whole building may once have been thatched, but similarly supports the theory of a completely slated roof, now partly covered in stone slate. It is also possible that the roof timbers inserted in the 19th century renovations were obtained from a demolished barn in the rear yard.

Grade II*
2. Castle House, Bullring

Formerly the rectorial manor house, the building has a 13th century core and was rebuilt in c. 1654 for Thomas Appletree. It contains a 13th century chapel and priest-hole, and the adjacent tower dates from the Appletree construction. Victorian renovations in 1894, repairs following a fire in 1925, and later 20th century alterations have all left their mark on the building, but its complex plan based on three adjoining towers remains.
4. Church of St Peter and St Paul, Church Street

Church. Originally constructed in the early 13th century, the church saw numerous alterations and extensions until progress was stopped by the Civil War, halting repair works following the collapse of the medieval tower and spire in 1634. This was not completed until 1685. The next major repair and restoration was undertaken between 1843 and 1868, the latest works being undertaken by G.E. Street. Pevsner describes the towers as having ‘a festive air’ with its eye-catching pinnacles and gilded vanes. The church has a prominent location off Market Square.

5. Maunds Farmhouse, High Street

Farmhouse incorporating parts of a manor house, now house. Probably rebuilt early C17, incorporating late-C12 and possibly later medieval features, and altered C18/early C19. The building is prominent on the main thoroughfare through the village and the differences in age and building style can be seen through the windows on the front elevation. The rear wall of the main range may be medieval but is partly obscured by a tall 19th century brick wing. Historical features such as leaded casements and blocked doorways are retained, adding to the character of the property.
6. The Hermitage, Market Place

A substantial mid 17th century house, it was re-fronted in the early 18th century with Bath stone. This contrast to the marlstone and brick of the surrounding buildings means that it is a notable landmark on the edge of the Market Place. The stone facing reflects the elegant Georgian frontage with tall windows and off-set front door. The dormers are a later addition, as they do not follow the balanced appearance of the windows below.

The rainwater goods and hoppers are notable for being early 18th century, installed at the time of the re-facing. The roof is also significant, as a steeply-pitched double span with 17th century gable parapets.

The building has been extended to the rear and side, a 2-storey marlstone structure infilling to the right hand side with further sashes and stone flat arches.

7. The Steps and The Plough House, New Street

Now two houses, the building was constructed in the mid-17th century, during the rebuilding period following the Civil War, incorporating some of the earlier buildings on the site, most notably cellars—one of which is a 15th century stone-rub vaulted crypt. Additional evidence of these earlier features are dotted around the building. A sunken doorway (now blocked window) sits beside the commanding steps up to the left-hand front door. A myriad of fenestration is on the front elevation, showing the building’s development over time. The doorways are not particularly tall, again reflecting its age. The property was formerly a public house, one of many such in Deddington which have gradually declined and become private dwellings.
9. Clifton Mill, Millhouse and attached Millstream Bridge
10. Duke of Cumberlands Head (Public House)
11. St James Farmhouse
12. Manor Farmhouse and attached outbuilding
13. Home Farmhouse and attached farm building range
14. Chapel of Ease of St John The Evangelist
15. Top Thatch
16. Middle Corner Cottage
17. Crossways, Barford Road
18. Tays Gateway, Bullring
19. Dragon House, Bullring
20. The Manse, Bullring
21. Wirral House, Bullring
22. Garden wall (10m NE Castle House), Bullring
23. Wall (20m E Castle House), Bullring
24. Pier (25m SE Castle House), Bullring
25. 7 and 8 Castle Street
26. Featherton House, Castle Street
27. Corner Cottage, Chapel Square
28. Pair of chest tombs (45m SE) Church
29. Group of 3 chest tombs (17m ESE) Church
30. Maynard Memorial (2m S) Church
31. Churchill Memorial (3m S) Church
32. Hitchcock Memorial (2m S) Church
33. Almhouses 1-4, Church Street
34. Outbuilding and attached wall (10m S) Vicarage, Church Street
35. The Old Vicarage, Church Street
36. Church Cottage, Church Street
37. Beeches, Earl’s Lane
38. Castle View, Goose Green
39. The Cottage, Goose Green
40. Tchure Cottage, 10 High Street
41. 12a High Street
42. The Corner Cottage, High Street
43. Osborne House, High Street
44. Osborne Cottage, High Street
45. The Holcombe Hotel, High Street
46. Grove House, High Street
47. Grove Cottages and adjoining garage range, High Street
48. Grove Cottage, High Street
49. Grove Lodge, High Street
50. 1 Hopcraft Lane
51. The School House, Hopcraft Lane
52. Oak Cottage, Hopcraft Lane
53. Deddington Arms Hotel, Horsefair
54. Horsefair Cottage, Horsefair
55. Manchip House, Horsefair
56. Priory Dene and No. 3, Hudson Street
57. Town Hall, Market Place
58. K6 Telephone Kiosk, Market Place
59. Laurel House, Market Place
60. Eagles Butchers and Deli, Market Place
61. Celandine, Market Place
62. Otters Restaurant, Market Place
63. Southgate, Market Place
64. Market Place Cottage, Market Place
65. Bowindow, Market Place
66. Old Corner House and attached wall, Market Place
67. Ivy House, Market Place
68. Red Lion Cottage, Market Place
69. Hamptons Estates Agents and The Flower Shop, Market Place
70. Viva Dress Shop, Market Place
71. Philip Allan Updates and Wells House, Market Place
72. Clydesdale, Market Place
73. Unicorn Hotel, Market Place
74. Coniston House, New Street
75. Crown and Tuns Public House, New Street
76. Berwick House, New Street
77. Ilbury House, New Street
78. Barn and Stable range (10m E of) Leadenporch House, New Street
79. The Stile House, New Street
80. Lime Cottage, New Street
81. Quinque House, New Street
82. Mallards, New Street
83. Treholford, New Street
84. Bowler House, New Street
85. Rose Dene Cottage, New Street
86. Cotswold House including garage wing, New Street
87. Park Farmhouse, New Street
88. Walled garden stable block and attached walls (NW) Deddington Manor, New Street
89. Icehouse (100m W) Deddington Manor, New Street
90. Deddington Manor, New Street
91. Park wall (S) Deddington Manor, New Street
92. Lorien and Folly Cottage, New Street
93. The Old Farm House, New Street
94. Farthing Cottage, New Street
95. 5 New Street
96. Greenston Cottage, New Street
97. 3 and Jasmine Cottage, New Street
98. The Cottage, Philcote Street
99. Vervain and Number 5, Philcote Street
100. Midhill, Philcote Street
101. Winmour Cottage, Philcote Street
102. Calder Cottage, Philcote Street
103. 3 Philcote Street
104. The Knowle, Philcote Street
105. The Old House, Philcote Street
106. Peartree Cottage and house adjoining to N, St Thomas Street
107. 2&3 St Thomas Street
108. The Homestead, The Lane
109. College Farm Cottage, The Lane
110. Holly Cottage, Tithe Lane
111. Barn and farm buildings (30m N) Earls Farmhouse, Tithe Lane
112. Earls Farmhouse, Victoria Terrace
113. Jeffcoates
114. Deddington Mill
Appendix 3 - Significant Local Non-Designated Heritage Assets
(Locally Listed Structures)

1. Old Manor Farmhouse, High Street
2. Mike Fran House and Wychway House, Bull Ring
3. Stoneleigh and 1-5 Victoria Terrace
4. The Cart House, Pound Court, Earl’s Lane
5. The War Memorial, lower churchyard
6. Rushall House, Earl’s Lane
7. Old Well House, Castle Street
8. 1-3 Castle Street
9. Weslyan Chapel, Chapel Square
10. 4-8 St Thomas Street
11. The Barracks, New Street
12. Former Congregational Chapel, New Street
14. British Legion Club, High Street
15. Deddington Library, High Street

Fig. 20: Proposed Locally Listed Buildings
The NPPF requires local planning authorities to identify and assess the particular significance of any heritage assets that are important to the local area. These assets (structures, areas, or buildings) will then be included on a ‘Local List’.

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

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

1. Old Manor Farmhouse, High Street
An 18th century building with later alterations, the property appears on the early OS maps along with its outbuildings to the northwest. The house has a prominent position on the crossroads. The three regular dormers to the front are its most striking feature, although the succession of extensions and wall modifications can be seen at the rear, showing its development in the ‘service’ area, while the strong frontage has been retained. The front is now partly obscured by walling and hedging, but the historic photographs show it as having a dominating presence at the crossroads through the early 20th century.

2. Mike Fran House and Wychway House, Bull Ring
Although this building does not appear, at first glance, to be much more than a large warehouse, further investigation will show a fine collection of architectural brick detailing at eaves level and on the gable end. Built by incorporating former stone cottages by the Chislett family as a furniture and drapery warehouse, Wychway House is the older part of the building, with substantial alterations to the eastern end in brick. Mike Fran House was added later, again in brick. The sign for blankets of Churchill’s Emporium is still on the western end of the building.
3. Stoneleigh and 1-5 Victoria Terrace

Stoneleigh stands almost directly opposite the rear entrance to Castle House. Due to the narrowness of the lane to Earl’s Farm and the tall Scots Pines within the grounds of Castle House, it is easy to feel that the buildings are taller than their three storeys. Stoneleigh is the latest of these buildings, constructed in 1890 of ashlar with large windows and ground floor octagonal bays. The other properties are courséd rubble, and 3-5 Victoria Terrace have quoins and brick lintel detailing. 1&2 are simpler, more vernacular cottages, and the group of buildings as a whole is an interesting study in the development of vernacular buildings during the 18th and 19th centuries.

4. The Cart House, Pound Court, Earl’s Lane

A good conversion of a barn to a dwelling, this property sits on the very edge of village, overlooking the fields to the north. The thick walls have been punctured several times to create small arrow-slit windows, recessed and in black, which lessens their impact and retains the agricultural character of the building. It is part of a collection of buildings that has a various times been a farm and a pound.

5. Deddington War Memorial

Erected in 1922, originally as a dedication to those who died in the Great War, the structure is of Portland stone and stands 3.8m (12ft 6 in) high, with a central spire and pillars topped with crosses on each corner. Unusually for a village war memorial, this structure sits in the lower churchyard rather than the more public area of the Market Place or village green. This is thought to have been due to the state of the Market Place at the time. The memorial stands surrounded by family and friends in the lower churchyard. 48 names are listed from WWI and a further 10 names from WWII and later.
6. Rushall House, Earl’s Lane
A simple red-brick 19th century house with elegant Georgian proportions and a shallow slate roof, this house stands at the eastern entrance to the village, although it presents it side to the oncoming traffic. The stone lintels and blocked 1st floor window add interest to the front elevation. It was formerly known as The Gas House, as this was the terminal where gas entered the village for lighting.

7. Old Well House, Castle Street
This tall, rough-coursed ironstone building with stone parapets running from eave to ridge, turns its blank gable to the street, opening its front elevation to the courtyard north of Castle Street. The steep pitch and change in coursing part way up the first floor windows suggests that the building was once thatched, and the two large dormers and curved ground floor bays are 20th century additions.

8. 1-3 Castle Street
This group of stone-built houses retains its homogeneity despite later changes including to fenestration and means of enclosure.

9. Wesleyan Chapel, Chapel Square
Constructed in 1851 for a thriving Wesleyan community, this is one of three non-conformist buildings of worship within the village. It was constructed to the same criteria used throughout the UK, and has a simple and elegant appearance. The stark square frontage is tempered by the curving arched door and windows. The removal of the front wall has led to replacement railings, enabling better interaction with the street beyond. There are many examples of this type of chapel across the country, but only the best examples are statutorily listed. This is a good example with local interest and continuing in use today.
10. 4-8 St Thomas Street
As a group, these buildings form the southern edge of the historic village. Small but well-proportioned, these were likely to have been workers cottages in the 18th and 19th centuries. All have been well-maintained, although there is now a varied collection of different fenestration styles.

11. The Barracks, New Street
This building was formerly the Salvation Army Barracks, and was constructed in around 1898. After it fell into disuse for this purpose, it was sporadically used for Rechabite meetings—a Friendly Society promoting alcohol abstinence and temperance. At around 1920, the building was bought by Mr Hore, a local dairy farmer, who used it to store his cattle feed. The property is now a private dwelling albeit with some superficially inappropriate fenestrations.

12. Congregational Chapel, New Street
The Chapel was constructed in 1881, designed by John Sulman. The building is a fine example of restrained Victorian Gothic, and inside retains a tiled entrance porch. The tall octagonal turret can be seen at several points along High Street and New Street, and from the fields to the west. The chapel has no associated burial ground, and possesses a good sized cellar and an internal space around three storeys high with a timber panelled ceiling. The building is now in private hands and both the 1902 organ and the wooden pews have been removed.
12. Grove Barn, The Grove, High Street
The former barn to Grove Lodge (Grade II), this building has been well converted into a dwelling. There are few openings to the street, and the traditional proportions have been retained. It is important to retain these former outbuildings, as they contribute to the history and architectural richness of the village, signifying its rural background.

13. British Legion Club, High Street
This building is important in the social history of the village. The Mason family (formerly locksmiths and ironmongers) established an axletree factory here around 1820, exporting their goods across Europe. The factory was a major employer, but closed in 1895 when the patent was sold. Now used as the British Legion Club, the building has suffered somewhat from modern window materials and ribbon pointing, but still retains some of its historic character.

14. Deddington Library, High Street
Interesting from both a social and architectural viewpoint, the library has a prominent location on the main crossroads and is an important part of village life. Formerly the magistrate’s court, the building retains some of its judicial furniture, as well as a striking appearance, the local red brick contrasting with the stone detailing around the doors and windows.
The emerging draft document was sent to the Parish Council for comment. No comments were received.

**Public Consultation**

Public consultation commenced on Monday 27th February and was due to close on Friday 16th March. The period was extended by request from the parish council and residents to Friday 30th March, to enable more people to comment.

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. Following the public meeting, the exhibition boards were also made available on the Council’s website.

**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 Deddington Arms Hotel on the afternoon of Wednesday 29th February and was attended by approximately 15 residents.

This was followed by a public meeting, which was chaired by the Lead Member for Planning, Cllr Michael Gibbard, and was attended by officer of CDC and approximately 8 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 listing mean?
- How does Conservation Area status prevent unsuitable alterations to properties?

**Consultation Responses**

Seven written consultation responses were received:

- Clarification required regarding the status of local listing. Minor errors and queries regarding historical details.
- Fascinating reading, through and informative. At what point does the area stop being extended? Minor errors and queries regarding historical details.
- Concern regarding the visual detriment caused by vehicles reversing on the verge on Church Street.
- Various inappropriate alterations made within the area, which the Council currently has no control over. Questions arising over the breeches of planning control and how the Council can deal with these matters.
- Concern over lack of housing for young people within the village, and facilities for Castle Grounds.
- Clarification and information given regarding the lease situation of the Town Hall.
- Listing of the war memorial suggested.
Alterations to the boundary

No alterations to the boundary were suggested, and the decision was taken not to extend the boundary, as other areas of the village 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

The appraisal was presented to the Head of Strategic Planning and The Economy and the Lead Member for Planning on 5th April 2012, together with a report which set out the consultation responses in full, the recommended changes to the appraisal and justification for the boundary. The recommendation to approve the document was approved with immediate effect on 11th April 2012.

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.

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