DUNS TEW
Conservation Area Appraisal

Department of
Planning and Development Services
December 2005
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INTRODUCTION

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.

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 51 in Cherwell District.

This document is an appraisal of the character and appearance of the Duns Tew Conservation Area to assess whether the village and its environs should merit conservation area designation. The document is based on a standard recording format derived from advice contained in documents published by English Heritage (1997) and the Royal Town Planning Institute (1993).
Figure 1 – Map of Duns Tew with conservation area
LOCATION

The village of Duns Tew is located some 16 miles (26 km) north of Oxford, 8 miles (13 km) south of Banbury. The village lies a mile west of the A4260, the main road joining these principal Oxfordshire towns. The area is crossed by numerous country lanes that interconnect Duns Tew with the neighbouring villages.

Figure 2 - Location of Duns Tew
HISTORY

Origin

From the evidence that is left us in the form of crop marks, it would seem that human activity within the vicinity of Duns Tew began in prehistoric times. There is no evidence of a Roman settlement within the village, although a number of Romano-British finds have been made within the locality. These finds are more probably connected to Ilbury Camp, a site not far to the north of the village (Crossley, 1983 pp.45, 83 & 209).

The earliest evidence of an Anglo-Saxon settlement come in the form of a ninth century animal broach found within the village. The name 'Dun' is believed to have been derived from the Anglo-Saxon personal name 'Dunn', presumably a landowner and 'Tew' has tentatively been interpreted to mean 'ridge'. The name 'Duns Tew' first appears in documents of the thirteenth century (Crossley, 1983).

Duns Tew stands on the northern edge of the limestone belt. This high and exposed position was made habitable by an abundance of water from springs and wells. Houses were built in the Middle Ages east and west of the church on both sides of the road passing through the village and north along Hill Farm Lane (formerly Cow Lane), but there was little building to the south.

Development and Population

In 1086 twenty five people were recorded living in Duns Tew on four estates. In 1279 53 tenants were listed as living in and around the village. The fourteenth century saw a dramatic fall in the population as a result of the Black Death. This resulted in the shrinking of the village with later redevelopment particularly along Hill Farm Lane (formerly Cow Lane). However, by the late fourteenth century the population appears to have recovered since 91 adults were assessed for poll tax in 1377. In 1642, 77 adults were recorded as taking the Protestant Oath. The hearth tax of 1662 records 14 households but this low total is explicable on the grounds that many household would have been excluded by poverty. This surmise is supported by the conformist and nonconformist returns of 1676 which total 269 individuals. The population appears to have remained stable throughout the eighteenth century, increasing, according to incumbents' estimates, from around 50 to approximately 60 families. The census of 1801 gives the population as 318. This rose rapidly so that by the census of 1821 the population stood at 460. This level appears to have been maintained until 1851 when the population went into a prolonged decline, recorded as 188 in 1921. The decline was reversed after the Second World War when new families began to move into the village. In 1951 the population stood at 273. Today the population is 513.

The descent and inheritance of the four estates recorded in 1086 is convoluted and not of immediate relevance here. It therefore suffices to say that the lands which, by the sixteenth century, had become divided between the Raves and Read families, were by the eighteenth century, reunited in the ownership of the Dashwood family, a titled family with the family seat in West Wycombe as well as a number of more local seats such as Kirtlington Park, which retained the lordship until the estate was broken up in 1948.

The medieval fields of Duns Tew, as recorded from the early fourteenth century, seem clearly to have been centred on the present village. There were until the inclosures in 1794 two separate sets of fields east and west of the village. Known as Down End field and West End field respectively, each was divided into north
side and south side to give a two-field rotation.

Within the village there are six farmhouses, Malthouse and Glebe Farms in the east and Daisy Hill, Manor House, Manor and Spring Farms in the west. Manor, Daisy Hill and Malthouse farms seem to have been based on farmhouses in the village with their land radiating out behind them. The other three farms were spread across the northern half of the parish. All these properties have now been converted to private dwellings.

Hill Farm is the earliest of the outlying farms created by the inclosure of around 100 acres of the north side of Down End field. A farmhouse was probably built between 1688 and 1720. It is possible that this is the building incorporated into the farm buildings to the east of the present farmhouse which was designed around 1865 by William Wilkinson. Other outlying farms were built after the inclosures of 1794. There were buildings at Lower Farm and Common Barn Farm, either side of Hempton Road (formerly Ilbury Lane) by 1815. The present house at Common Barn Farm was originally two cottages dated 'HWD 1864' (Sir Henry George Dashwood) and similar cottages dated 'GD 1860' (Sir George Dashwood) at Lower Farm. The farmhouse at Lower Farm appears to be early nineteenth century and so the datestone of '1898' presumably refers to later rebuilding. At Blue Barn (formerly Tewley Barn) the stone-built farm buildings, of unusual quality, were built by 1815, but the farmhouse is of later date (Crossley, 1983).

A Sunday school was established in Duns Tew in 1798 at the expense of William Wilson, a wealthy land owner in Nether and Over Worton and a zealous promoter of religious education in the area. There were a number of ‘dame schools’ in the village until 1830 when Sir George Dashwood provided and equipped a school building for children to attend at their parents expense. The present school building was completed in 1874 but was closed as a primary school in 1968 and now functions as the village hall.

Local History

The village cannot boast any sons or daughters of national repute, but it can lay claim to a varied assortment of colourful clerics. Richard Thompson (1545-1554) was condemned to hang in chains from the church steeple for his opposition to the first prayer book of Edward VI. In 1704 The Rev. Meredith Vaghan (1690-1733) indulged in that very English of pastimes by falling out with a parishioner with an ensuing libel case. Lionel Lampitt served the churches of Duns Tew and Barford St Michael (neither being his own benefice) as well being master at Dr Radcliffe’s Grammar School, Steeple Aston, where he resided. He was latter appointed to Duns Tew (1741-1795) were he continued to fulfil his numerous duties ‘till long after the infirmities of age compelled him to travel in a sedan chair between two stalwart labourers’. Robert Lumblee Kenning, curate of Somerton (licensed as curate of Duns Tew 1786) preached a sermon advocating the principles of the French Revolution and for this was inhibited by the Bishop (Lindsay, 1974).

One of the more unfortunate inhabitants, but perhaps the one with the luckiest escape, was Anne Green a servant of Sir Thomas Read, who in 1650 was convicted of the murder of her illegitimate child. The young woman was duly hung at Castle Yard, Oxford, but when Sir William Petty, then Anatomy Professor of the University, came to prepare the body for dissection is was realised that she was still alive. Anne recovered from her ordeal and ultimately went to live in Steeple Barton where she married, had two children and died of natural causes at the age of 31 (Lindsay, 1974).
Architectural History

The older buildings are of local ironstone and limestone with thatch, stone slate or Welsh slate roofs. A number of the seventeenth century cottages are preserved. Some, such as Ridge House, were enlarged in the eighteenth century.

The Ridge House

The most important seventeenth century house in the village is the former Raves manor house, to the west of Duns Tew Manor. Duns Tew Manor stands to the north of the village church on the site of an earlier house, presumably that of the Read family in the seventeenth century. Many eighteenth century cottages, such as those opposite the village hall, retained their thatched roofs until the late twentieth century.

The ownership of Duns Tew by the Dashwood family from the early eighteenth century is marked by several periods of building and renovation. Buildings built by the Dashwoods include Manor Farm, towards the west end of the village and Manor House Farm and Daisy Hill Farm, further east, which are tall, unpretentious eighteenth century farmhouses opening directly onto the village street.

Datestones at Spring Farm

Datestones bear witness to the amount of work carried out in the 1860s by Sir George Dashwood and Sir Henry William Dashwood. Among the properties built in the nineteenth century are Priory Court (formerly the vicarage), designed by William Wilkinson and the school building (now the village hall), dated 1874. The Old Forge, with its stone mullioned windows and dripmoulds in 17th-century fashion, is a notable example of the quality of much of the nineteenth century work in the village.
The Church of St Mary Magdalene dates from the twelfth century with additions and alterations in later centuries. The church building was restored in 1665 due to the collapse of the upper stages of the tower. The structure was again restored 1862 to the design of Sir George Gilbert Scott at the expense of Sir Henry Dashwood.

Church of St Mary Magdalene

It is an interesting aside to note that the association of Duns Tew with the Dashwood family brought the work of local and national architects to an otherwise rather small and obscure north Oxfordshire village.
ARCHAEOLOGY

There are a number of archaeological sites in the locality. Within the orchard of Duns Tew Manor lie the foundations of a building, reputed to be a third manor house and the remains of a fourteenth century dovecote and wells. To the north-east of the Manor are the remains of four substantial medieval fishponds. To the south-east and south-west of the village lie prehistoric double-ditched enclosures, visible as crop marks from the air. There are also other crop marks nearby that are indicative of prehistoric activity. In addition there is some suggestion that a prehistoric track, part of the Cotswold Ridgeway, runs through the western end of the village. There is an indication of a small deserted settlement some 400m south-east of Hill Farm, beside the stream where the medieval mill stood. To the north of Daisy Hill Farm stands two mounds about 100m apart, these are believed to be medieval archery butts. Additionally, there is a post medieval pound just to the east of Middle Barton Road.

Figure 3 – Map indicating archaeological sites.
ESTABLISHED CHARACTER

Topography
The parish of Duns Tew is located in rolling countryside, on the eastern edge of the Countryside Agency’s Cotswolds Regional Character Area (Countryside Agency website). The landscape is that of rolling plateaux and deep wide valleys. Dry stone walls constructed from the local Cotswold stone predominate and historically mark out the rectilinear eighteenth-nineteenth-century field and road pattern. The village is situated on a ridge at the junction of the Oxfordshire clays (marlstone and Lias clay) to the north and the limestone belt (Oolitic limestone and sands) to the south (Cobham Resource Consultants, 1995). The landscape falls away to the north to provide dramatic vistas across the neighbouring countryside. Less dramatic views are also to be had to the south. Springs are especially numerous on the clays. These ‘wells’ and their accompanying streams or ‘lakes’ have influenced the field names in the area. The village is located centrally within the parish at an elevation of approximately 140m.

View north to Deddington and west from Hill Farm Lane

Settlement Pattern
Duns Tew has essentially a linear settlement form. The historic pattern of lanes and tracks are for the most part preserved as modern day roads, bridleways and footpaths. A number of the historic properties indicated on the 1722, 1881 and 1926 maps are still to be found in the village today, together with concentrated areas of twentieth century infill along and to the east of Hill Farm Lane (formerly Cow Lane), infill along the main street and either side of Middle Barton Road.

Figure 4 – Map 1722
Land Use

The majority of the buildings within the village are residential. The only non-residential premises within the village are The White Horse public house, which appears to have functioned successfully on the same site since the eighteenth century, the church and the village hall. At the western edge of the village is located a small industrial area which houses a number of small enterprises.
Historically, the usual selection of rural tradesmen and craftsmen were to be found in Duns Tew. However, the decline in the general population throughout the nineteenth and twentieth centuries is mirrored by the decline in these trades and changes in consumer habits have also had their toll on the profitability of rural business. The village is now without a shop or post office.

The land surrounding the village is predominantly in agricultural use.

Building Type and Style

The older buildings within the village are a mixture of farmhouses, houses and cottages in rural vernacular style. These dwelling are either located directly onto the street or set a little way back with a traditional stone wall inclosing the front garden. There are a small number of larger houses, e.g. Duns Tew Manor and Priory Court, whose architecture can be described as ‘polite’.

The modern infill dwellings have tended to be constructed using a range of building materials, such as render, brick and artificial stone, and a mixture of styles and therefore stand out from the older buildings.

Scale, Construction and Materials

The traditional cottages within the village are mostly 1½ or 2 storeys, e.g. The Studio and Horseshoe House, although there are a small number of 2½ storey properties, e.g. Manor Farmhouse.

The historic dwellings within the village are predominately of local marlstone and limestone construction with either thatch, stone or slate roofs. However, more modern roofing materials are also found as a replacement for earlier thatch. Roofs tend to be gabled.

The availability of building stone has given rise to buildings being constructed from ironstone (e.g. Nos.14,15 & 16 and Nos 29 & 30 Duns Tew), from limestone (e.g. Manor Farmhouse), or from both types of stone being used together. In these cases the different stone has been used either randomly (e.g. The Ridge House), or to create a pattern of alternating layers (e.g.
Glebe House), or as one type of stone being used preferentially as quoins or other decoration (e.g. Little Steine). Coursed stone rubble predominated in the construction of the historic properties within the village. The use of red brick for chimneys is also found.

Daisy Hill Farm

Most listed cottages have traditional side-hung wooden casement windows. Few original plank doors remain. It is unfortunate that the vast majority of non-listed dwellings within the village have replacement windows. A number of cottages and farmhouses have traditional dormer windows on front or back, or sometimes both, roof slopes. Little original door and window furniture remains. The larger houses can be found to have traditional vertically-sliding sash windows and panelled doors. A range of thatching styles is found on the cottages that retain their thatch.

Means of Enclosure

Stone walls of varying heights predominate and strongly determine the appearance and character of the village. Only a limited section of walling adjacent to Daisy Hill Farmhouse on the south side of the main street retains its traditional capping. A number of the historic properties have been built with front doors directly opening on the village street. This creates a strong building line and a very strong sense of enclosure along the street. Other cottages are set back from the village street but here the boundaries are strongly defined by traditional stone walls also creating a very strong sense of enclosure.

Trees, Hedges, Open Spaces and Green

There are no large open spaces within the village, although at the junction in front of the church there is a small triangular green created by the junction of three roads. Along the church frontage there is a visually important section of grass verge but even there the footpath is bounded by a stone wall.
wall. There are a number of prominent sections of tree and hedge planting, e.g. the trees at the front boundary of the manor houses and churchyard, which contribute significantly to the appearance and character of the conservation area. These reinforce the sense of enclosure created by the stone walls. Other important areas of planting are the verge, bank and hedges opposite Manor Farmhouse and the verge and bank and planting on the south side of North Aston Road at the junction with Hill Farm Lane.

Carriageways, Pavements, Footpaths and Bridleways

There are no traditional footpath, pavement or road surfaces within Duns Tew. All surfaces are tar macadam. The main road through the heart of the village is a relatively wide lane which runs east-to-west with dog-legs and constrictions at a number of places. Within the village there are footpaths along most sections of road, these are located on either kerb and sometimes along both. There is a good network of footpaths and a bridleways which runs east from the White Horse Inn, none of these rights of way have metalled surfaces.
FEATURES OF SPECIAL INTEREST

The Church of St Mary Magdalene

The church of St Mary Magdalene dates from the twelfth century but was almost entirely rebuilt in 1862 by Sir George Gilbert Scott. A number of the original Decorated and Perpendicular windows were retained in the nave. Also preserved was the west tower and south porch, both of which date from 1665.

South porch

The Norman south doorway with a moulded arch and plain chamfered jambs was reused. Inside the church there is a Norman font with zig-zag decoration round the rim and decoration at the base.

There are also a number of fragments of medieval stone carving and listed gravestones (Pevsner & Sherwood, 1974).

Duns Tew Manor House

Duns Tew Manor stands just to the north of the church. The front elevation of the house faces south towards the church. The site is that of an early manor house. Around 1710 a new house was built for Robert Dashwood, as ‘a hunting seat’ and parts of the original manor house were incorporated into this new building. The eighteenth century house, a tall, two-storeyed, five-bayed, ironstone building, was remodelled in the nineteenth century when a lower two-storeyed wing of four bays was added on the east in place of a small detached building. The new wing is faced in stone, but the side and rear elevations are brick. In the late nineteenth century a large brick extension was added to the east end (Pevsner & Sherwood, 1974).

Raves Manor House

The Raves family manor, standing some 50 meters to the west of Duns Tew Manor, is dated ‘RB 1694’ (Raves Burrows). It is a two-storeyed house of coursed ironstone rubble with decorative limestone bands and stone mullioned windows. A small dovecote has been built between two first floor windows on the west front.
The Dovecote

A seventeenth century dovecote stands west of the drive to the two manor houses.
VISUAL ANALYSIS

The visual character of the village has been assessed in terms of both character areas and visual elements.

Figure 7 – Character zone analysis
## Duns Tew

### CHARACTER ZONE ANALYSIS

<table>
<thead>
<tr>
<th>ZONE</th>
<th>LAND USE</th>
<th>VERGES, TREES &amp; LANDSCAPE</th>
<th>MATERIALS</th>
<th>AGE &amp; STYLE</th>
<th>SCALE</th>
<th>MASSING</th>
<th>WINDOWS &amp; DOORS</th>
<th>FEATURES OF NOTE</th>
<th>MEANS OF ENCLOSURE</th>
<th>ROADS &amp; FOOTWAY</th>
<th>VIEWS</th>
<th>NEGATIVE &amp; NEUTRAL AREAS</th>
</tr>
</thead>
<tbody>
<tr>
<td>CHURCH OF ST MARY MAGDALENE &amp; CHURCH YARD</td>
<td>Residential</td>
<td>Grass with mature trees around perimeter of churchyard</td>
<td>Stone with Stonesfield slates</td>
<td>Decorated &amp; Perpendicular Gothic</td>
<td>Village church</td>
<td>Church in churchyard</td>
<td>16th &amp; 19th C.</td>
<td>12th C. font &amp; Medieval carving</td>
<td>Low stone walls, trees &amp; hedge &amp; porch</td>
<td>Footpath to south and towards the church</td>
<td>Local views from and towards the church</td>
<td>Extensive views across the village street</td>
</tr>
<tr>
<td>VILLAGE STREET</td>
<td>Residential</td>
<td>Sections grass verges with trees growing at irregular intervals</td>
<td>Stone with Stonesfield &amp; Welsh slates, concrete roof tiles</td>
<td>Traditional vernacular cottages</td>
<td>11/2, 2 &amp; 2½ storey</td>
<td>Small groups of cottages onto street or small front gardens</td>
<td>17th &amp; 18th C.</td>
<td>Extensive stone walls</td>
<td>Narrow lanes with Footpaths &amp; narrow grass verges</td>
<td>Local views along the village street Extensive fenestration with new uPVC windows</td>
<td></td>
<td></td>
</tr>
<tr>
<td>MANOR HOUSES/ FORMER VICARAGE</td>
<td>Residential</td>
<td>Many mature trees in the grounds</td>
<td>Stone with stonefield slates</td>
<td>17th C. &amp; 18th &amp; 19th C.</td>
<td>2 storey</td>
<td>Large houses</td>
<td>17th C. casements</td>
<td>17th C. house</td>
<td>High stone walls Private drive</td>
<td>Limited views into the grounds</td>
<td></td>
<td></td>
</tr>
<tr>
<td>VILLAGE FARM YARDS</td>
<td>Residential</td>
<td>Farmyard outbuildings</td>
<td>Stone with artificial stone, slate &amp; concrete roof tiles</td>
<td>18th C. &amp; 19th C.</td>
<td>2 storey &amp; barns &amp; outbuildings</td>
<td>House &amp; 18th &amp; 19th C.</td>
<td>Listed barns &amp; farmhouses</td>
<td>Stone walls &amp; roadway Local views into &amp; out of yards</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Table 1 – Character zone analysis
Figure 8 – Visual analysis of Duns Tew Village
OPPORTUNITIES FOR PRESERVATION AND ENHANCEMENT

Preservation

- Actively promote the retention of buildings identified as being of local historic or architectural interest both within and outside the conservation area.

- Promote a policy of repair rather than replacement of traditional architectural details. Where repairs are not economically viable then the promotion of sympathetic replacement should be encouraged and not uPVC. This is particularly the case for windows when sympathetic refenestration is important in preserving the appearance of the building in the design and materials.

- Encourage a general level of good maintenance of properties.

- Promote the retention of traditional stone boundary walls, wall cappings and gateways.

- Conversion of farm buildings, e.g. barns and stables, should be undertaken in a sympathetic manner.

- Significant trees, hedges and grass verges should be retained and maintained.

Enhancement

- Actively promote the use of traditional building materials in new building work and repair.

- The use of uPVC in the construction of windows, doors and conservatories is strongly discouraged, as its widespread use is detrimental to the appearance of the conservation area, particularly on street elevations or those elevations visible from the public domain.

- Actively promote the use of local natural stone in construction of dwellings as the use of artificial stone detracts from the appearance and character of the streetscape and therefore ultimately the conservation area.

- Ensure that the stone walls which are such a feature of Duns Tew are retained and maintained and that creation overly large openings are avoided.

- The use of traditional stone wall cappings should be promoted.

- New buildings on infill plots should be sympathetic to the intrinsic character of the area in terms of scale, design and materials used.

- New alterations and extensions should be designed in a way that is sympathetic and subservient to the existing buildings.

- Ensure satellite dishes are located away from the front elevations of buildings.

- Inappropriate changes to the front curtilage should be avoided.

- Dormer windows should be small, the style should be in keeping with that of the dwelling and the appearance should be traditional.

- Rooflights should preferentially be located away from the front roof slopes of a dwelling, particularly those that front onto the public highways.

- Encourage the reinstatement of missing front walls and gates, e.g. the new properties on the west of Middle Barton Road where the lack of a front boundary detracts from the sense of enclosure evident in other parts of the village.
Figure 10 - Statutory designations together with conservation area boundary
CONSERVATION AREA
BOUNDARY AND JUSTIFICATION

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".

The boundary (see attached plan) has been drawn to include areas which make a significant contribution to the conservation area and which define its character and quality.

The areas have been selected because they are unique to Duns Tew and are worthy of preservation and enhancement, they include the following:

- the historic core of the village centered around the church;
- areas of eighteenth and nineteenth century development undertaken by the Dashwood family;
- areas of archaeological interest adjacent to the village;
- the medieval fish pond on the land north-west of the church.

For the most part the boundary follows strong visual and/or natural boundaries such as hedges, walls and roads. The boundary can be summarized in the following way:

**Southern boundary** – the boundary follows the garden boundary and footpath to include Priory Court, stable outbuilding and gardens. The boundary heads west to include The Old Stables at the former Glebe farm yard but excludes Nos. 1-5 Glebe Court. It turns south to include the Old Forge and then north along the west kerb of Middle Barton Road. The boundary again turns west at the footpath to include the converted outbuildings of Daisy Hill Farm and continues to the buildings at Spring Farm.

**Western boundary** – the boundary includes Nos. 23 & 25 Duns Tew, and the bank, verge and planting on the southern side of the road as well as The Old Post Office. It then turns north to include the converted farm buildings of Manor Farm, now called Field Court.

**Northern boundary** – the boundary follows the field and garden boundaries to the north of Home Farmhouse and extends north to include the remains of the medieval fishponds. The boundary continues across to include Nos. 64, 68, 57 & Little Steine on Hill Farm Lane.

**Eastern boundary** – the boundary includes the southern bank, verge and planting on the south side of North Aston Road, then turns east to include the traditional farmhouse and barn (now Halcyn Mews) at Malt House Farm.

The conservation area includes the medieval core of the village as well as the areas of eighteenth and nineteenth century development.
THE EFFECTS OF CONSERVATION AREA DESIGNATION AND RELATED PLANNING POLICIES

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

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

Control over demolition of buildings
Conservation Area Consent is required from the Council, as 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.

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

Protection of important open spaces and views
There are a number of open spaces within towns and villages 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.

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

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.

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

- the cladding of the exterior of buildings;
- the construction of a (dormer) roof extension;
- the erection of satellite dishes fronting a highway.
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 only be acceptable if they assist in the achievement of that objective.
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ACKNOWLEDGEMENTS

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