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1. Introduction and Planning Policy Context

1.1 This document is an appraisal of the character and appearance of the **Hornton Conservation Area**, first designated in March 1988 (Figure 1). This is the first review of the conservation area and is the first appraisal to have been produced. It is intended that the document will provide a comprehensive assessment of the current character and appearance of the conservation area for Hornton. It also provides a basis for providing informed judgements on future conservation and management of the settlement.

1.2 Conservation Area were introduced by the Civic Amenities Act of 1967. However, it is the 1990 Act (Section 69) which places a duty upon local planning authorities to identify areas of special architectural or historic interest through an appraisal process and to designate them as Conservation Area. Since 1967 some 9,600 Conservation Areas have been designated in England, including 60 in Cherwell District.

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

1.4 Local planning authorities have a duty under the Act to consider boundary revisions to their conservation area ‘from time to time’.

1.5 This document is based on a standard recording format derived from advice contained in documents published by English Heritage (2011). By writing a full Conservation Area appraisal for Hornton, the special character and appearance of the village can be identified and protected by ensuring that any future development preserves or enhances that identified special character.

1.6 Survey work was undertaken in the late summer, early autumn 2012.
Figure 1. 2009 aerial photograph including the conservation area boundary.
2. Location

2.1 The village of Hornton lies about 10km (6.3 miles) north-west of Banbury, astride the Sor Brook, nestled within a widened section of the river valley. Historically the village lies within the ancient parish of Horley which is located in the north-west corner of the county close to the Warwickshire border (Figure 3).

2.2 The Conservation Area covers the historic settlements of Hornton and the immediate environs, with only the most recent housing developments, all on the periphery of the village, being outside the boundary.

2.3 The identified significant heritage assets for Hornton are shown in Figure 2. These include Designated Heritage Assets (listed buildings), the designated conservation area boundary for Hornton, the location of trees protected by Tree Preservation Orders and buildings identified as undesignated heritage assets (locally listed buildings). Buildings considered worthy of local listing are identified in Appendix 3 and have been included on the district-wide local list.

2.4 Protection for Designated Heritage Assets, conservation areas and identified trees is conferred under primary legislation, backed-up with policies within the Cherwell Local Plan, the South East Plan and within the National Planning Policy Framework (NPPF).

2.5 Identification of locally significant non-designated heritage assets (local listing) is advocated by the National Planning Policy Framework (NPPF) and in the document PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide in relation to the contribution they make to the character of the historic environment.
Figure 3. Current OS map showing location of Hornton.
3. Topography and Geology

3.1 The village of Hornton is located within the Incised Ironstone Plateau character area; an area extending north-west of Banbury (Cobham Resource Consultants, 1995).

3.2 The topography of the area comprises a relatively straightforward landscape of ridges and valleys; the relatively high, gently rolling plateau being divided by tributaries of the Sor Brook which have cut down through the plateau to create a series of roughly parallel valleys.

3.3 The land around Hornton village comprises a succession of steep-sided valleys and narrow valley floors with a pattern of small fields and mixed farming, predominately permanent pasture.

3.4 Field walls, and to some extent hedgerows are significant, locally characteristic features within the area. Many of the hedgerows are unmanaged or show signs of previous management which is now growing out. There is little woodland, although stands of trees along the narrow lanes give the impression of a well-treed environment.

3.5 The area is picturesquely hilly and lies between 120 and 190 meters. The line of hills has been formed by the Marlstone Rock Beds (the ironstone which gives the area its distinctive colour and its name) which overlies the Middle and Lower Lias clays.

3.6 The distinguishing feature of the area is the warm-coloured Hornton Stone, used extensively in construction. This use of ironstone as a building material has given rise to a unique regional style of vernacular buildings (Wood-Jones, 1986). Thus Hornton has much in common with the villages in the surrounding area, but also has its own distinguishing features.

Figure 4. Geology of the Hornton area
Figure 5. Topographic Map with 120 to 190m contours
4. Archaeology

Few archaeological discoveries have been made in or around Hornton. This most certainly is because there has been very limited archaeological investigation rather than any lack of potential. There are only two significant entries on the Historic Environment Record.

- **PRN 16198** - undated enclosures and linear features identified as cropmarks which are located NNE of the village.
- **PRN 1633** – an Anglo Saxon burial located on the western side of the Church. The details of the burial recorded by the British Museum in 1886 are not specific. A saucer brooch found on the site indicates that the burial is late 6th century in date.

The place-name, Hornton, is also suggestive of an Anglo Saxon settlement of relatively early date. Flint arrow-heads have been found north-north-east of Hornton.

Archaeological evidence from the more recent past is similarly lacking. By way of example, even though the Battle of Edgehill (1642) was fought only 3 miles away, there is no evidence of any impact on the village.

The village is bisected by the d’Arcy Dalton Way which was created in 1986 to celebrate the Oxford Fieldpaths Society’s diamond jubilee. It was named after Colonel d’Arcy Dalton - one of the founding members of the Society. The idea behind the Way was to form a link between the Oxford Canal towpath, the Oxfordshire Way, the Thames Path and the Ridgeway.
5. History and Development

5.1 History


5.2 Early History

5.2.1 Little can be said of the early history of Hornton. To date there is very limited recorded evidence of early occupation; this is almost certainly the result of a lack of archaeologica investigations in the area rather than any lack of potential but the name of the village suggests an early Saxon settlement.

5.2.2 The derivation of the settlement name comes from the Old English tun (enclosed piece of ground/homestead/village) of the horningas (dwellers in the horna or tongue of land between two streams on either side of the village (Gelling, 1971).

5.2.3 Hornton has variously been known as Hornigeton (1194), Hornington (1195), Homintun (1212), Hormintun (1213), Horiton (1236), Horlington (1275), Horygtone (1285), Horndon (1302) and finally Hornton from 1317 (Gelling, 1971).

5.2.4 The Domesday book tell us nothing of Hornton although it is clearly included under the entry for Horley where in 1086 there is mention of two large and two smaller estates. Hornton seems always to have been the bigger village.

5.2.5 In 1086 there was land for 20 ploughs in the parish although only 16 ploughs were in use; 9 ploughs on the demesne land (land retained for the private use of a feudal lord) and 7 tenant ploughs. All estates had some share in the meadow whilst only one estate has mention of woodland. There is also mention of two mills.

5.2.6 The economic standing of the parish is reflected in the sparse historic records of tax assessments that still exist. The 1306 records show that the lord of one of the Horley manors paid 3 times as much as the highest peasant contribution; most tenants being poor with three-quarters of the population paying only a minimal contribution. In 1327 the percentage of peasants paying a minimal contribution was just over half. A similar economic situation is recorded for 1523 and 1577 with a dominant wealthy lord and only a few wealthier farmers.

5.2.7 By the mid 17th century, however, the parish seems to have been dominated by a number of fairly wealthy farmers rather than by any one man. In 1662 there were 18 household of sufficient standing to be taxed. In 1665, besides the manor house, there were 3 other farmhouses taxed on 4 hearths and 8 others assessed on 2 or 3 hearths.

5.2.8 In the mid 17th century, when it is possible for the first time to make some rough estimate of the village population, records tell us that 73 men took the Protestant Oath. In 1801 the population of Hornton was 485, twice that of Horley with 37 adults and 101 children receiving permanent out-relief. The population then rose rapidly to just over 590 in 1841 and 1851, and then fell to 362 in 1901 and to 318 in 1961. The population in 2001 (from data provided in the latest published census returns) was 323.
5.3 Civil War

5.3.1 The Battle of Edgehill, first battle of the English Civil War, was fought on Sunday, October 23, 1642, on Edgehill, an elevated ridge a few kilometres northwest of Hornton. The forces involved were the Royalists led by Charles I, King of England, and the Parliamentarians led by Robert Devereux, 3rd Earl of Essex, each with approximately 14,000 infantry and cavalry troops. The king’s cavalry put the Parliamentary forces to flight, but themselves suffered heavy losses when they engaged in a disorganized pursuit. The outcome of the battle was indecisive militarily, exhausting the strength of both armies. Essex finally retired from Edgehill on October 24, forfeiting the victory to Charles (http://www.hornton.org.uk/Encyclopaedia.html accessed 30 July 2012).

5.4 Inclosure awards (1766)

5.4.1 Inclosure Acts were passed for Hornton in 1766. Inclosure did not immediately affect the pattern of landholding in the late 18th century as land was divided between 36 proprietors in Hornton, a relatively large number for the time. There were 34 inclosure alloments: the largest being of 174 acres with four others between 111 and 122 acres; there were 14 alloments of between 10 and 100 acres and 15 of under 10 acres. At this time there were 4 farms of a fair size that were owner-occupied. In 1831 there were 28 farms assessed for tax in Hornton, amongst this number the four larger farms were still owner-occupied and and there were 5 tenant farms with small rentals.
5.5 Quarrying

5.5.1 The quarrying of stone has a long history in the area. From archaeological evidence of a villa site at Horley it is known that stone has been quarried locally since Roman times. Stone has been exported from the region since the thirteenth century.

5.5.2 Quarrymen and masons are recorded in wills and registers from 1609. In 1851 34 parish men were employed in the industry (VCH Oxfordshire Vol IX p.131).

5.5.3 The 1766 inclosure map shows ‘Old Quarrey Pitts’ in the north of the parish not far from where the nineteenth century quarries were located.

5.5.4 The twentieth century has seen the iron industry acquire extensive landholdings particularly to the south of the settlement. Quarrying by the Oxfordshire Ironstone Co. has mainly been for ironstone hardcore with very little going for building construction. Quarrying for hardcore continues in the west of the parish (see also DVD 24 Square Miles).

5.6 Agriculture

5.6.1 Like much of north and west Oxfordshire, the geology and underlying fertility of the land ensured good conditions for both pastoral and arable farming within the parish.

5.6.2 The observation that in 1086 of the land available only four-fifths was under plough suggests an either existant or emerging farming regime, balanced between arable and pasture. There was little woodland, a situation that had changed little even by the time of the inclosures in 1766.

5.6.3 Sale particulars of estate land dating from 1609 reveal land use as 50% arable and 30% pasture. By 1766 only 12.5% of the parish had been enclosed which suggests the area remained predominantly arable. The Davis map of 1797 shows the parish as mainly arable. It can therefore be inferred that the success of farming is reflected in the relatively high number of high-status farmhouses located within the settlement.
5.6.4 Inspection of the available census returns for the nineteenth century show that farming was at that time by far the most common form of employment (http://www.nationalarchives.gov.uk/records/census-records.htm accessed on 4 October 2012).

5.6.5 A survey in 1914 estimated that 51% of the parish was permanent pasture, of the cultivated land 22% was under wheat, 23% under barley and 13% under oats. The percentage of root crops was also higher than elsewhere in the county. The proportion of sheep kept was high, 61 to every 100 acres of cultivated land compared to 17 cattle for the same area. It was reported that the chief disadvantage of the area was the hilliness of the roads which made transportation to and from the locality laborious and unprofitable.

5.7 Weaving
5.7.1 In common with other communities in the region weaving was also significant form of employment. Plush weaving (plush being a fabric not too dissimilar to velvet) is recorded in the parish from the 17th century.

5.7.2 Plush-making continued as a cottage craft in and around the area into the late 19th century. Even as late as 1881 the census returns record a number of individuals as ‘Mohair plush weaver’ or simply ’plush weaver’ (http://www.ukcensusonline.com/search/index.php accessed on 4 October 2012) although by the turn of the 20th century this trade had died out.

5.8 Trades
5.8.1 The comparative isolation of Hornton ensured that village craftsmen and small traders continued trading. The Kelly’s Directory of 1877 gives the names of several carriers of goods to Banbury, the school master of the National School, a tailor and draper, two grocers, a carpenter, two bakers, a miller, two blacksmiths, two beer retailers, a butcher, a watch maker, a shoe maker and a ‘machine owner’, five farmers are also listed alongside the proprietors of the Bell and the Red Lion. To this is added in 1903, two dress makers and the Stanley family, quarry owners, although by this date there is no mention of a miller. Like many rural villages Hornton witnessed the inevitable decline in local trade throughout the 20th century (also referenced in the DVD 24 Square Miles). The village however retained a carrier until the late 1980s – Sumners Buses – which finally closed as a business with the death of Vince Sumner at the wheel of his bus. The farm buildings turned bus garage still stand at the junction of West End with the footpath to the church.

5.9 Mill
5.9.1 The village windmill stood over-looking the settlement on high ground south-west of the settlement. Census returns confirm the existence of a miller living in the village until 1881 after which there is no further entry. Sadly the mill building no longer exists, the Oxfordshire Ironstone Company taking it upon themselves to demolish the building in the 1960s because ‘it was of no architectural value’.
5.10 Religion

5.10.1 Although the discovery of a 6th century Anglo-Saxon burial might suggest the possible presence of an early religious building on the site of the current churchyard there is currently no archaeological evidence to support such a supposition.

5.10.2 Like the Manors of Horley and Horton, where land was often held in both settlements, the churches of the two villages have an complex and interwoven history. The fortunes of one often tied with that of the other. By way of example, by 1438 Hornton had its own churchyard and it appears that Horley people were buried there. This inconvenient arrangement was noted at the time and consideration was given to the provision of a burial place in Horley.

5.10.3 In 1115 Henry I granted land in Horley (and Hornton) and the church of King’s Sutton (Northants) to Ranulf Flambard to augment the revenues from his church estates. Therefore until the mid-15th century Hornton, like Horley was a chapelry of King’s Sutton. The vicar of Sutton apparently found chaplains difficult to find and keep and thus is was that a vicarage was ordained at Horley and Hornton.

5.10.4 The quality of vicars and curates repeatedly proved exceedingly variable. A noticeable low point came with the institution of John Dechair in 1758 (who incidentally was also vicar of Banbury) when the parish fell into a state of deep and scandalous neglect. Dechair neglected his duties to both his parishioners and to the fabric of the church to the extent that revenues for the upkeep of the church were lost when the lands upon which this upkeep depended were omitted from the inclosure award and therefore divided among the other landowners.

5.10.5 Dedicated and more conscientious incubants followed throughout the latter part of the 19th century but Hornton
remained tied to Horley in a financial precarious position from which there appeared to be no easy salvation. By the mid-19th century the church building had fallen into an alarming state of disrepair. By 1893 the condition of Hornton church had become a public scandal and was the subject of a series of articles and letters in the Birmingham newspapers. This state of neglect persisted until 1919 when the building finally underwent thorough restoration which included the installation of heat and electric lighting.

5.10.6 The impressive building of the Church of St John the Baptist in Hornton dates mainly from the late 12th century but was enlarged in the 13th century and further altered in the 14th and 15th centuries. The building is constructed of local ironstone and comprises a chancel, clerestoried nave, aisles, western tower and south porch. Minor repairs were carried out from time-to-time post the Reformation but the building remained essentially a medieval one.

5.10.7 The church was noted for its wall-paintings. Traces of the 14th century painting of the Virgin and Child at the east end of the south aisle remained in the 19th century. Of the more easily discerned fragments of painting that remain today, Doom can be made out over the chancel and the figure of St George resides behind the pulpit. There are also the remains of decoration on the north wall of the church and the south wall of the chancel. The vibrancy of the paintings has now faded and the state of preservation such that only fragments of the paintings have been left exposed whilst the great extent of the internal walls has been covered over with whitewash.

5.10.8 Nonconformity has a strong and proud history in Hornton. Throughout the 17th and 18th centuries there were a number of Quaker families living in Hornton who attended the Shutford meeting. Hornton provided many of the most active members of the Shutford meeting; men whose deaths heralded the decline of the Shutford meeting towards the end of the 18th century.

5.10.9 The late 18th and mid-19th centuries saw the formation of a number of nonconformist groups. A meeting house was registered in 1790 and three further premises were registered in the 1830s. The Primitive Methodists registered a building in 1836 and a chapel was built in 1842. This building was used for worship for over 40 years but eventually, due to pressure of space, it was resolved to build ‘a more substantial, commodious and altogether more suitable house for divine worship’ (Banbury Advertiser, August 1884). In August 1884, the foundation stone was laid for the new Chapel (URL: http://www.hornton.org.uk/methodist.html accessed 15 November 2012.)

5.10.10 The location of the chapel is central to the village but this came about by a fortuitous accident. The site was originally occupied by five thatched cottages. One was unoccupied and straw was stored in it ready for thatching, however a fire
in the stored thatching material resulted in all five cottages being destroyed. Richard Robbins, the owner of the site, offered it for the building of the new chapel. An offer that was accepted. The construction of the chapel was overseen by Richard Rainbow, skilled stonemason and local baker who was asked to take charge of the build. This he did this on a voluntary basis together with several other volunteers from the village. By 1851 there was an average congregation of 120. There was also at one point an independent Methodists meeting held in a room belonging to the Bell. Such was the nonconformist following that by 1878 it was acknowledged by the vicar that two-thirds of his parishioners were professed dissenters.

5.11 Education

5.11.1 Education within Hornton throughout the 17th to early 19th centuries appears to have been a rather lack-lustre affair. In 1613 John Fox left half a yardland in Hornton to provide rent to pay for a school master to teach 3 children. (A yardland is an uncertain measure of land varying from fifteen to forty acres. The term comes from Middle English, it is also known as a ‘virgate’ from the Latin.) In 1665 the Commissioners of Charitable Uses found that the money was not being used for this purpose and there was still no school in 1738.

5.11.2 In 1766 with the inclosure of the open fields at Hornton, a plot of land was set aside to raise rent for the teaching of poor children by a schoolmaster. The plot was occupied by a local family who towards the end of the 18th century claimed the land as their own. In 1800 after much expense and kerfuffle the land was wrested back under the control of the vicar and parishioners. By 1815 the resultant free school was attended by 31 girls and 20 boys, but despite local agitation the school was not affiliated to the National Society and there was no school-house or master’s house attached to the school.

5.11.3 In 1833 a National school was built providing education for 68 children supported by an annual subscription of £7 and an endowment of £14. There was also an infant school for 25 children who attended at their parents’ expense. A Sunday school had been founded in 1809 by voluntary subscriptions and in 1833 had 75 pupils.

5.11.4 In 1867 the village school was found to be ‘as bad as could be’. The schoolmaster, a tailor by trade, was unqualified and the instruction given was very limited. The children and the school building were both considered dirty.

5.11.5 A School Board was compulsorily elected in 1875. Their 1878 proposal to erect a Board school at the cost of £1300 was widely opposed due to the poverty of the parish and instead the vicar successfully campaigned to raise funds to extend the existing school building, at a fraction of the cost of the Board’s proposal. Previously independent, in 1882 the enlarged and refurbished school building was reopened as a Church of England school.

5.11.6 The 19th century school building was destroyed by fire in 1912. In 1914 a new County Council school was built and still exists on the same site today.
OS maps from 1875, 1899, 1913, 1971 and 2012 are reproduced here showing the very static nature of development within the village until the latter part of the 20th century. The photographs similarly show the changes in streetscape and appearance between the beginnings of the 20th and 21st centuries.

Figure 9 – O.S. map 1:2500 (1875-1887)
Figure 10 – O.S. map 1:2500 (1899-1905)
Figure 11 – O.S. map 1:2500 (1913-1923)
Figure 12 – O.S. map 1:2500 (1971-1974)
Figure 13 – O.S. map 2013
The Green from the south

The Green looking north towards Millers Lane

The Green
Church Lane

View of south elevation of the church from footpath - note the cottage adjacent to Sor Brook has now been demolished

Church viewed from the footpath to West End
Millers Lane looking north

Millers Lane looking north

Former Red Lion Millers Lane looking south
Bell Street looking south-east

View north east across the village

View north across the village
7. Architectural History

7.1 It is the underlying geology which gives rise to both the topology and the principle building material of the area. The ironstone imparts that particular ‘warm orange hue’ so characteristic of the settlements of the ironstone areas. Ironstone is a ‘soft’ building material and thus the architectural decoration is kept simple; drip moulds, mullions, decorative chimney stacks and moulded kneeler being the most common expression of status on buildings.

7.2 The character of Hornton is defined by its stone houses. Like many villages in the ironstone region, Hornton is noticeable for the homogeneity of the palette of construction materials. The use of the distinctive local ironstone for construction and boundary walls is almost universal in the traditional buildings. However whilst the architectural designs are typical of the area, within the village their quantity, relative density and prolific ornamentation sets Hornto apart from its neighbours.

7.3 The older houses are built of the local ironstone rubble or, in the case of the wealthier yeomen, of ironstone ashlar. The steep pitch of the roofs is indicative that thatch was once ubiquitous. Few thatched roofs remain and concrete tiles predominate where thatch has been replaced. Welsh slate is also found instead of thatch, it is also found as the original roofing material on 19th and early 20th century buildings. Roof lines are simple with a few notable exceptions. There is a general absence of roof dormers apart from where thatch appears to have been replaced on higher status farmhouses or on later 20th century buildings where a more general (non-vernacular) architectural style predominate. Local red brick is also to be found in the construction of houses of the 19th century to the advent of the 20th century.

7.4 There is noticeable homogeneity in the architectural style of the older buildings in the village. This observation has been made by others who have postulated that the preservation of the rural built form as expressed in the housing stock is due to the slow evolution of rural architectural ideas arising from the innate conservatism of tastes within the community (Pugh, 1969). The buildings are for the most part rectilinear in plan; the majority with the ridge line parallel to the highway. That said there are a small number of buildings where the gable of the main house presents to the highway and the elevation fronts south to a yard or access lane. Examples of such are Sunnyside on The Green and The Mount on Eastgate.
7.5 Hornton has many good examples of vernacular ironstone buildings. Like many villages in the area, the settlement has developed over time. Economic growth in the 16th and 17th century due to agricultural, quarrying and the wool trade is reflected in the prevalence of post-medieval vernacular buildings; some of which are much as they were built, others have been modified and up-dated as needs have changed.

7.6 Two arguments have been put forward for the preservation of many of the 16th and 17th century farm-houses and cottages within the village. The comparative isolation of Hornton is put forward as the reason within the VCH (Pugh, 1969), but other equally isolated villages are architecturally the poorer in comparison. Clark (2008) develops the argument that development of the regional farmhouse, as typified by those found in Hornton, has perhaps been influenced by an early conversion of tenancies to freehold ownership - within Hornton all references to manorial land holdings disappear after 1584. The outlay of large sums on the purchase of their freehold left only limited funds thereby restricting building renewal to extensions and modernisation, delaying any ‘Great Rebuilding’ (Hoskins, 1953) until after the Civil War. Being freehold may have fuelled the imperative to display improved status thereby providing the impetus for the decoration so particular to Hornton. Therefore perhaps what is unique about Hornton is the initial quantity of fine farmhouses and not their survival rate.

7.7 The characteristic architecture of the village is represented by the notable examples of yeoman houses most of which date from the 16th and 17th centuries, although at the heart of the village is Proffitts a medieval hall-house with raised crucks which dates from 1495. A particular feature of these farmhouses is the carved stone doorways, often surmounted by lozenge-stopped hood moulds.

Farmhouses, identified in the inclosure award of 1766, include:

- Proffitts House
- Old Poplars Farmhouse
• Eastgate House
• The Mount
• The Manor
• Holloway House
• Home Farmhouse
• West End Cottage
• The Gables
• Cherry Orchard

Cromwells another fine yeoman’s house was included within Old Poplars Farm in 1766 and until 1958 (Clark, 2008).

• Cromwells

Historically there were two further farmhouses but these have been demolished; a house on the site of Pages Lane (shown on the 1766 inclosure awards map but demolished before the surveying for the 1875 OS map) and a farmhouse opposite The Dun Cow (demolished in the 1930s and the land now occupied by the play area) on West End.

Figure 14 – 1766 Inclosure Award map (details of Hornton village)
7.8 Stone ornamentation is the single most identifiable characteristic that singles out the farmhouses of Hornton. External ornamentation is found upon doorways and windows and internally upon fire surrounds. Such features should be dateable, however stone can be restored, reused or replicated so any constructed chronology should always take other evidence into consideration. Such features however provide an indication of the status of the owner/copyholder at the time the works were undertaken.

7.9 Doorways have stone heads. In Hornton these are either plain chamfered or ornately moulded, the latter always under a hood-mould predominantly with dropped lozenge stops.

7.10 Stone mullion windows, mostly below hood-moulds, are also a significant feature of the farmhouses of Hornton. It has been suggested that stone mullion windows continued in vernacular use until the early to mid-eighteenth century. In Hornton three styles of mullion are found; flat splay, cavetto and ovolo. Flat splay windows are ubiquitous through medieval and post-medieval times and therefore cannot be used as evidence for date of construction. Cavetto – which can be dated to use before the mid-seventeenth century – is found only in Proffitts House and reuse in Sunnyside. Ovolo can be dated to use in the late-seventeenth century/early eighteenth century and is found only in Cromwells, where other evidence suggests that these windows are in fact late seventeenth century insertions/alteration (Wood-Jones, 1986; Clark, 2008).

Figure 15 – 1766 Inclosure Award map with farmsteads identified
Figure 16 – Ornate doorways (from the left (top row) Eastgate house, Home Farm House, Cromwells, (bottom row) Holloway House, The Mount, Old Poplars Farmhouse

Figure 17 – Mullion windows (left to right – Ovolo, Cavetto & Flat splay)
Figure 18 – Gables (from the left (top row) Barry’s, Sunnyside, (middle row) Cherry Orchard, Proffitts, Holloways, (bottom row) The Mount, The Glen)
7.11 Gable fenestration is a significant characteristic of the Hornton farmhouses. Many of the prominent gables have tiers of mullioned windows under hood moulds. This feature is lacking on less prominent gables and therefore suggests that the reason for the style of fenestration is status rather than the need for internal illumination.

7.12 Along Bell Street there are two fine 19th century houses. Tourney House, the quarry master’s house is of note, a fine example of a mid-19th century gentleman’s residence. Constructed on locally quarried ashlar with mullion windows under a Welsh slate roof, it was clearly built to demonstrate and celebrate the quality of the local stone.

7.13 Elsewhere on dwellings of lower status or on buildings of later date the architectural details reflect the vernacular of their day. In older cottages plank doors are found (where the originals still exist) and there is a preponderance of 2 and 3-light timber casement windows. Roofs are found to be steeply pitched indicating thatch as an original roofing material (now mostly replaced with concrete tiles). Although of note are the short terraces of cottages along Bell Street, which mostly have slack-pitched roofs under Welsh slate perhaps reflecting a 19th century date of construction.

7.14 The 20th century has seen both in-fill within the original loose-knit settlement layout - the 1930s council housing on the north-east corner of The Green and

7.15 Stone walls are a ubiquitous and defining feature of the locality helping to create a strong sense of enclosure along the village lanes.
8. The Character and Appearance of Hornton

8.1 Settlement pattern

8.1.1 Hornton is a small but open settlement that straddles the River Sor and valley bottom. Building has historically been confined by the steep valley sides to the south and north. The scale and topology of the valley gives rise to a sense of intimacy within the village. Within the village there are two river crossings 150m apart. The west crossing is today a footpath but the east crossing carries the road through the settlement which widens into the village green north of the culvert bridge.

8.1.2 The village comprises four groups of buildings; all four contribute to a single village character. The four groups of buildings are:

- The main village green with its relaxed mix of village farmhouses (plus traditional ancillary buildings), traditional cottages, and limited numbers of council houses and modern infill. The village green lies across the valley but is detached from the river which is culverted at this point;
- The lanes off The Green. A similar relaxed mix of traditional farmhouses and cottages and modern housing but with dwellings drawn to the edge of the highway sometimes behind stone walls, there is a stronger sense of enclosure than at the heart of the village;
- Bell Street with its smaller terraced dwellings fronting directly onto the street although here are found Home Farmhouse and Holloway House contemporary of the farmsteads in the north of the village;
- The medieval church which is sited west of the green - accessed by a small circle of roads and paths which form a locus within the village, possibly delineating the earlier settlement.

8.1.3 Twentieth century infill now disguises what was, in the 19th century, a more open settlement. The pattern of development is generally, but not exclusively, one of smaller dwellings along Bell Street with larger dwellings elsewhere.

8.1.4 Outside the conservation area, located mainly on the periphery of the settlement and on the principal through-road, is the modern estate-style housing which tend to be more self-referencing, with a mixture of materials and set back within their own plots.

8.2 Land use

8.2.1 The great majority of buildings within Hornton are residential properties. The exceptions are the two religious institutions (the Church of St John the Baptist and the Methodist Church (en.wikipedia.org/wiki/Hornton)), Hornton village school (www.hornton.oxon.sch.uk) which is sited at the heart of the settlement on The Green and The Dun Cow public house (www.theduncowhornton.co.uk) located in West End. The village is surrounded by working farms which although outside the conservation area still stand as reminders of the agricultural activity that once underpinned the existence of the settlement.
8.3 Street pattern

8.3.1 The main (and only) road through the village forms both the southern and northern entrances into the settlement. The road bifurcates at the heart of the village to form The Green in the valley bottom.

8.3.2 The southern edge of the village is defined by Bell Street and West End which traverse the steep south-side of the valley. At the southern end of The Green the road that once bore south to the windmill is now little more than a track and West End is a dead-end that gives access to some of the former historic farmsteads in the south of the settlement and allows pedestrian access to the Church of St John.

8.3.3 At the northern end of The Green are Eastgate to the north-east - a dead-end that gives access to some of the former historic farmsteads in the north of the village – and Millers Lane which travels up the valley side and north-west out of the village.

8.3.4 From the south travelling north, there is a succession of sequential views which begin with the view down Bell Street as it runs the length and gradient of the southern valley slope into the village; the climb is sufficient to glimpse snatched views across the valley to the north. At the river the road turns north to form the village green. Views through the settlement are either sequential or glimpsed, closed off by bends in the road or the location of buildings or walls which by being sited along the highway boundary form for the most part, a strong and defining sense of enclosure.

8.4 Building age, type and style

8.4.1 With the exception of the medieval church which mostly dates from the 15th century the most impressive historic buildings within the settlement are the series of ornamented 16th and 17th century farmhouses scattered throughout the village. Of these the oldest is the imposing Profitts House which grandly occupies a plot of elevated land to the north of The Green. The building sits at the centre of the village looking west.
8.4.2 The traditional properties, dating from
the 16th to the 19th centuries, are a
loosely knit mix of farmsteads, polite
and vernacular housing and cottages. A
number of the buildings are detached but
equally dwellings have been constructed
to form closely integrated terraces of
cottages (Bell Street).

8.4.3 By comparing the modern plan of the
village with a map of 1875, it can
be seen that very few changes have
occurred and infill has been limited,
thereby helping to preserve the village
appearance and character (Figures 9 and 13).
20th century development within
the village has been confined to estate-
style housing at the north and south
gateways to the historic settlement; these
are excluded from the conservation area
due to the non-traditional nature and
character of these developments.

8.5 Scale and massing

8.5.1 The properties within the settlement are
an amalgam of ironstone farmhouses
and former agricultural buildings and
lower status stone cottages, interspersed
with a limited number of 19th century
residences, and some 20th century
council housing with modern housing at
the periphery of the village.

8.5.2 In height, the older buildings all
invariably have two internal floors of
accommodation, but there is nevertheless
a range in scale from vernacular cottages,
where the upper floor is almost entirely
within the roof space (4 Church Lane), to
grander properties where the steep pitch
and higher ceiling heights create greater
presence (e.g. The Manor House) and also
some use of the roof space.

8.5.3 The 16th and 17th century farmhouses
for the most part are two-and-a-half
storey; two full storeys with attic above
(or cock-lofts as they are described in
contemporary writing (Wood Jones,
p.109). The Manor, perhaps the largest of
the yeoman houses is the only property
to show full development of its cock-loft
as a habitable second floor with dormer
windows being integral to the original
construction of the building.

8.5.4 The 19th century dwellings reflect the
style of their predecessor but vary in
their pattern of fenestration with the
incorporation of larger box sash windows,
extcept in the case of Tourney House
where mullion windows have been
deliberately used in celebration of the use
of stone – unsurprising since this was the
quarry master’s house.
8.5.5 The 20th century infill includes some mid-century council housing as well as more recent pavilion-style housing, which apart from the use of ironstone in their construction have little that relates to the form of the more traditional dwellings.

8.6 Construction and materials

8.6.1 Hornton demonstrates a homogeneous use of traditional local ironstone in both traditional and modern construction; local 19th century red (Lias) brick is used sparingly within the village, mainly in the construction of chimneys. The vast majority of the buildings are built close to or at the front of their plots. Where this is not the case stone walls almost invariably line the front of the plot. Walls and building elevations feature large in the streetscape; the strong building line giving rise to a strong sense of enclosure. As a general rule the traditional buildings are rectilinear in form with rear ranges, square gables and a ridgeline co-linear to the frontage.

8.6.2 For the most part roofs are steeply pitched showing that originally many of the properties would have been thatched. Thatch in most cases has now given way to modern roofing materials with only a few properties retaining their thatch covering. The replacement of the traditional roofing has given rise to the use of concrete tiles. Welsh slates and stone tiles have also been used.

8.6.3 In line with the vernacular nature of most of the buildings, windows are mainly timber casements, some with leded inserts. Vertically sliding box sash windows are virtually absent in the housing population. As always there are also examples of inappropriate modern replacement windows. Many of the 16th and 17th century farmhouses have retained their stone mullions windows. Some (such as Eastgate) have had their traditional fenestration disrupted in favour of larger and more contemporary windows which have been favoured because they provide greater levels of light.

8.7 Means of enclosure

8.7.1 Prominent ironstone walls are an extremely important and significant feature within the settlement and, together with the buildings that front directly onto the road, define the visual character of the streetscape. The visual significance and strong sense of enclosure due to the terracing effect of the walls and building arises from the incline of the valley side and the need to retain soil from the higher slopes. In a number of locations stone walls to the roadside have been poorly maintained (the northern end of Millers Lane is an example). This can unfortunately detract from the visual contribution they
make to the streetscape and landscape in general. Elsewhere the field system is defined by a combination of dilapidated dry stone walls and hedging, although in some places the walling that might have been there once has now been replaced by hedging alone (land belonging to The Holloway House fronting Bell Street).

8.8 Trees, hedges, verges, open spaces

8.8.1 Hornton has generous vegetation cover; when viewed from the site of the former windmill the buildings appear well interspersed which makes the extent of the village hard to discern. This tree and vegetation cover contributes strongly to the sense of 'ruralness' within the settlement.

8.8.2 Hornton has a sequence of open spaces that following one to the other along the principal road through the settlement. These open spaces contribute significantly to the 'villagescape' which in a sense has been commemorated by the erection of the Millennium Seat on The Green oppose the school. The other area of significant open space within the settlement is the churchyard which the visitor comes upon almost inadvertently, hidden as it is by the surrounding buildings, the topology and the wall and gates surrounding the church land.

8.9 Carriageway, pavements, footpaths

8.9.1 The main thoroughfare is tarmacadamb. Throughout the settlement sections of pavement of York stone are to be found - given by benefaction in 1972 by Mr Cheetham to the village – this is both visually aesthetic and retains a 'rural' feel to the village.

8.9.2 The presence of the School within the village unavoidably brings with it the routine of daily traffic congestion at strategic times of the day during term-time when parking on The Green can become an issue.

8.10 Key Views

8.10.1 Views are a key component in the character of the conservation area. The topology enables a wide range of views to be enjoyed across the valley, into the settlement from the neighbouring hillsides and within the village itself. Within the settlement the views are necessarily linear, more constricted but often intimate and intricate in nature.
Figure 19 - Visual Analysis

Key
- Positive vista
- Positive landmark
- Positive view
- Visual stop
- Change in level
- Significant green space
- Area requiring enhancement
- Characteristic boundary wall
- Strong building line
- Hedgerow
Figure 20 – Ground figure plan of Hornton
The figure ground plan shows clearly that development within the village has been defined by the roadways, in as much as the majority of the traditional buildings (i.e. not the 20th century infill) front directly onto the highway. Stone walls form an extremely important part of the streetscape and the nodes in the settlement are discretely focused around the traditional farms within the village.
8.11 Features of special interest

8.11.1 Designated

- The Church of St John the Baptist
- Proffitts House
- Eastgate House
- Cromwells
- The Mount
- The Manor
- Home Farmhouse
8.11.2 Non-designated

8.11.3 In addition to the designated heritage assets (listed buildings) the above buildings are all undesignated buildings which contribute significantly to the visual aesthetic of the villagescape and may be considered significant positive elements within the character area.

8.12 Threats

- The use of modern window materials and styles, including uPVC, has slowly crept in, and should be discouraged to retain the rural character of the village.
- The creeping inclusion of architectural features and materials that are alien to the traditional vernacular palette of the village, such as the over-use of dormer windows and the shallow pitches of house roofs in the design of new build housing.
- Loss of stone walls especially, but not exclusively, in the north of the village at the front of the development plots on Millers Lane.
9. Materials and Details
10. Undesignated Heritage Assets that make a Positive Contribution

10.1 Undesignated Heritage Assets

10.1.1 A number of non-designated heritage assets (unlisted buildings) within the conservation area make a significant positive contribution to the character and appearance of the conservation area. Significance can be harmed or lost through alteration of the heritage asset. Therefore, non-designated heritage assets are protected under the NPPF and the retention of such buildings within any conservation area is preferable to demolition and redevelopment.

10.1.2 Non-designated buildings that are regionally, or locally significant either for their architectural detail or for their part of the social history of the settlement have been added to the district-wide register of non-designated heritage assets, these are identified in Figures 20 and listed in Appendix 3.

Figure 21 Non-designated buildings which make a positive contribution to the Hornton conservation area.
11. Management Plan

11.1 Policy context

11.1.1 The 1990 Planning (Listed Buildings and Conservation Areas) Act places a duty on local planning authorities to formulate and publish proposals for the preservation and enhancement of its conservation areas. In line with English Heritage guidance (2011) Conservation Area Management Proposals are published as part of the process of area designation or review. The Conservation Area appraisal document is designed to inform planning decisions, and other actions that the Council and/or property owners within the designated area take. The role of the Management Proposals is to identify actions that could contribute to the enhancement of the special character and appearance of the area by the Council, owners and other stakeholders alike.

11.1.2 The main threat to the character and appearance of any Conservation Area is the cumulative impact of numerous alterations, some quite small in themselves, to the traditional but unlisted buildings within the area. These changes include such works as the replacement of traditional window casements, usually with uPVC double-glazing, replacement of original doors, additions such as non-traditional porches and erection of satellite dishes on the front elevations of properties. Such alterations to unlisted residential properties are for the most part permitted development and therefore do not require planning permission. Unauthorised alterations and additions may also be a cause for concern and are often detrimental to the appearance of a property. The loss of dilapidated stone walls can also have a significant impact. Both unsympathetic permitted development and unauthorised development cumulatively result in the erosion of the historic character and appearance of the conservation area.

11.1.3 The aim of management proposals is not to prevent changes but to ensure that any such changes are both sympathetic to the individual property, sympathetic to the streetscape and overall enhance the character and appearance of the conservation area.

11.1.4 The principal policies covering alterations and development of the historic built environment are given in Appendix 1

<table>
<thead>
<tr>
<th>Objective</th>
<th>Action</th>
<th>Action by</th>
</tr>
</thead>
<tbody>
<tr>
<td>Provide information on the importance of the Conservation Areas to the local community.</td>
<td>Publish Conservation Area appraisal and management plan and make readily available. Provide supporting information and guidance via the Council web site and staff.</td>
<td>CDC CDC</td>
</tr>
<tr>
<td>Improve the quality and amenity value of the public realm in the Conservation Areas.</td>
<td>Encourage OCC’s highway maintenance programme to undertake repairs within the Conservation Area that respect the historic materials palette. Encourage the retention and maintenance of boundary walls.</td>
<td>CDC and OCC CDC and Property Owner</td>
</tr>
</tbody>
</table>
| Preserve and enhance features that contribute to the character and appearance of the Conservation Areas. | Encourage appropriate repair and maintenance of all properties within the Conservation Areas by providing advice to property owners.  
Encourage maintenance of characteristic features and details that make a positive contribution to the character and appearance of the conservation area.  
Promote the use of traditional building and roofing materials and retention of historic details.  
Encourage owners of historic properties to replace inappropriate modern with the appropriate traditional materials.  
Ensure traditional 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 and solar panels to be located on rear elevations or within rear gardens to prevent visual pollution.  
Ensure the retention of important areas of open land such as the valley bottom and sides between settlements.  
Encourage the retention and repair of traditional boundary walls and gateways.  
Protect positive views into and out of the Conservation Areas, in particular across the valley and out over the country.  
Preserve the setting of the Conservation Areas as required by the 1990 Act. | CDC  
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CDC, OCC and Property Owners  
CDC |}

| Monitor planning approvals to make sure that works preserve or where possible enhance the character and appearance of the Conservation Areas. | Take specialist Design and Conservation Team advice on significant planning applications which affect the character and appearance of the Conservation Areas.  
Promote high quality design in new housing and affordable housing schemes.  
Ensure that all new developments use appropriate materials, scale and massing. | CDC  
CDC  
CDC |}

| Unauthorised works. | Ensure that the Planning Enforcement team take appropriate action against unauthorised works in line with the Council’s enforcement policy. | CDC |}

| Monitor the loss and gain of buildings within the Conservation Area through surveys, including photographic. | Review the building stock at the next review of the Conservation Areas, due in 2017. | CDC |}

| Retain important trees and encourage the planting of appropriate species. | Ensure the preservation of important trees. All trees have some protection under the Conservation Area designation. The Council’s arboricultural officers will, where appropriate, make tree preservation orders if a tree that makes a positive contribution is under threat. | CDC |}

| Preserve and enhance the landscape, and green spaces. | Require appropriate landscaping schemes to accompany planning applications.  
Seek the retention of historic openness of the valley and encourage its protection through discouraging piecemeal erosion. | CDC  
CDC |
<table>
<thead>
<tr>
<th>Task</th>
<th>Action</th>
<th>Responsible Parties</th>
</tr>
</thead>
<tbody>
<tr>
<td>Create and maintain a relationship with service providers and other agencies in order to ensure that the character and appearance of the Conservation Areas is retained.</td>
<td>Encourage underground power cables to reduce the visual pollution.</td>
<td>CDC, OCC and service providers</td>
</tr>
<tr>
<td>Review Conservation Area boundaries and their architectural and/ or historical importance.</td>
<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>
12. Conservation Area boundary Justification

12.1 A conservation area is “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. Due to the differing character of areas of modern development as compared to the historic core of the village it was considered inappropriate for the whole village to be included within the designated area. Different planning controls apply within Conservation Area and therefore it is important that only areas which are demonstrably of special architectural or historic interest be included.

12.2 Hornton Conservation Area was first designated in March 1988. The original boundary was drawn to cover the historic core of the settlement and includes buildings of architectural or historical interest. Wherever possible the conservation area coincides with physical features such as walls and hedges and other land boundaries for ease of identification.

This document represents the first review of the Conservation Area; the boundary has been amended. For the avoidance of doubt the boundary of the Conservation Area can be described as follows:

12.3 Northern Boundary

The northern boundary runs across Millers Lane to include Norland House and The Claverings, it then follows the field boundary sweeping east along the northern edge of the wooded area, excluding the land associated with The Long Barn to the north. At the western extent of Eastgate Farm the conservation area boundary turns south-east following the boundary excluding the buildings at Eastgate Farm but including the land east of Barn Cottage.

12.4 Eastern Boundary

The boundary on the eastern side of the conservation area runs south along the east garden boundaries of the properties on Eastgate and Pages Lane and at its southern end, the garden and associated land of the Manor House. The boundary then cuts across at the back of the properties located on the north side of Bell Street. The modern housing on the southern gateway to the village is excluded.

12.5 Southern Boundary

At Bell Street the conservation area boundary runs south of the road to include Langways then along the southern garden boundaries of the houses on Bell Street and West End, including the play area, the track to the former windmill site and the pasture land thereby enclosed to the western extent of West End. The boundary now defined by the trees that were once part of the historic field boundary (see 1875 map)

12.6 Western Boundary

At West Lynne the boundary turns north and follows the land ownership boundaries including the gardens of properties on West End, the churchyard including the boundary wall, the land associated with The Gables, the northern boundary of the footpath and finally follows the west garden boundaries north to Norland House.
12.7 Areas of Inclusion and Exclusion

Any proposals for inclusion or exclusion made during the consultation phase will be carefully considered and alterations to the boundary may be made based on the worthiness of these suggestions.

Figure 22. The conservation area boundary for Hornton.

Figure 23. Previous area boundary for Hornton.
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 Public Protection and Development Management 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 or enhance’. 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.

**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.

**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 with an opportunity to consider making a tree preservation order and the provision of 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**

The valley is an important open space between the settlements that huddle on either side of the valley. It is important to protect the open and aesthetic quality of the valley because it is integral to the character and appearance of the conservation area. The inclusion of this and other peripheral open spaces around the settlements in the designation of the conservation area is specifically to ensure that the character of these spaces is 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 means that walls not relating to listed buildings, that add so much to the character and appearance of the street scene, are afforded protection.

**Powers to seek repair of unlisted historic buildings**

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

**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.

Enhancements should preserve and enhance the area

Land use planning policies in the Cherwell Local Plan and the emerging Local Development Framework 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.
14. 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.

**National Planning Policy Framework**
in particular:
Point 17 Core planning principles.
Point 77 Local green space identification.
Points 126 to 141 Section 12 - Conserving and enhancing the historic environment.
Point 157 Identification of land within the Local Plan.
Point 169 Using a proportionate data base.

**PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide.**
The continuing existence of the PPS5 Practice Guide is a strange paradox; the PPS5 document to which it refers has been rescinded - and the NPPF (see above) now stands as the guidance document in its stead - but the Practice Guide did not suffer the same fate and therefore still stands. The policies most commonly sited are given below, however all policies outlined in the PPS5 document pertain to the historic environment.

**Introduction** in particular point 5.
**The Government’s Objectives** in particular point 7.

**HE4** Permitted development and Article 4 directions.

**HE8** Additional policy principle guiding the consideration of applications for consent relating to heritage assets that are not covered by policy HE9.

**HE9** Additional policy principles guiding the consideration of applications for consent relating to designated heritage assets.

**South East Plan**
**Policy BE6: Management of the Historic Environment.**
When developing and implementing plans and strategies, local authorities and other bodies will adopt policies and support proposals which protect, conserve and, where appropriate, enhance the historic environment and the contribution it makes to local and regional distinctiveness and sense of place. The region’s internationally and nationally designated historic assets should receive the highest level of protection. Proposals that make sensitive use of historic assets through regeneration, particularly where these bring redundant or under-used buildings and areas into appropriate use should be encouraged.

**Cherwell Local Plan 1996**
H5 Where there is a demonstrable lack of affordable housing to meet local needs, the district council will negotiate with developers to secure an element of affordable housing in substantial new residential development schemes. The district council will need to be satisfied that such affordable housing: (i) is economically viable in terms of its ability to meet the need identified (ii) will be available to meet local needs long term through secure arrangements being made to restrict the occupancy of the development (iii) is compatible with the other policies in this plan.
**H12** New housing in the rural areas of the district will be permitted within existing settlements in accordance with policies H13, H14 and H15. Schemes which meet a specific and identified local housing need will be permitted in accordance with policies H5 and H6.

**H19** Proposals for the conversion of a rural building, whose form, bulk and general design is in keeping with its surroundings to a dwelling in a location beyond the built-up limits of a settlement will be favourably considered provided: (i) the building can be converted without major rebuilding or extension and without inappropriate alteration to its form and character; (ii) the proposal would not cause significant harm to the character of the countryside or the immediate setting of the building.

**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.

**C13** The ironstone downs, the Cherwell Valley, the Thames Valley, North Ploughley, Muswell Hill and Otmoor are designated areas of High Landscape Value within which the Council will seek to conserve and enhance the environment.

**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.

**C33** The Council will seek to retain any undeveloped gap of land which is important in preserving the character of a loose-knit settlement structure or in maintaining the proper setting for a listed building or in preserving a view or feature of recognised amenity or historic value.

**C38** Where planning permission is required, proposals for satellite dishes in conservation areas or on a listed building will not normally be permitted where such apparatus would be visible from a public highway.

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.

**EN39** Development should preserve listed buildings, their features and settings, and preserve or enhance the character or appearance of designated Conservation Areas, as defined on the proposals map.
Development that conflicts with these objectives will not be permitted.

**EN40** In a Conservation Area, or an area that makes an important contribution to its setting, planning control will be exercised to ensure, inter alia, that the character or appearance of the area so designated is preserved or enhanced. There will be a presumption in favour of retaining buildings, walls, trees or other features which make a positive contribution to the character or appearance of a conservation area. A new development should understand and respect the sense of place and architectural language of the existing but should seek to avoid pastiche development except where this is shown to be clearly the most appropriate.

**EN42** Sympathetic consideration will be given to proposals 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.

**EN44** Special care will be taken to ensure that development that is situated within the setting of a listed building respects the architectural and historic character of the building and its setting.

**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 in-situ is neither practical nor desirable and sites are not scheduled or of national importance, the developer will be responsible for making appropriate provision for a programme of archaeological investigation, recording, analysis and publication that will ensure the site is preserved by record prior to destruction. Such measures will be secured either by a planning agreement or by a suitable planning condition.

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

**EN51** In considering applications for advertisements in Conservation Areas the Council will pay special attention to the desirability of preserving or enhancing the character or appearance of the area.
## Appendix 2: Listed Buildings

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<tr>
<th>Listed buildings</th>
<th>Grade</th>
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<tbody>
<tr>
<td>HORNTON GROUNDS FARMHOUSE, Hornton, Cherwell, Oxfordshire</td>
<td>II</td>
</tr>
<tr>
<td>STARVEALE FARM BARN, Hornton, Cherwell, Oxfordshire</td>
<td>II</td>
</tr>
<tr>
<td>OLD POST COTTAGE, BELL STREET, Hornton, Cherwell, Oxfordshire</td>
<td>II</td>
</tr>
<tr>
<td>ROSE COTTAGE, BELL STREET, Hornton, Cherwell, Oxfordshire</td>
<td>II</td>
</tr>
<tr>
<td>COTTAGE APPROXIMATELY 20 METRES SOUTH EAST OF CHURCH OF ST JOHN THE BAPTIST,</td>
<td>II</td>
</tr>
<tr>
<td>CHURCH LANE, Hornton, Cherwell, Oxfordshire</td>
<td></td>
</tr>
<tr>
<td>GROUP OF 9 SEVENTEENTH AND EIGHTEENTH CENTURY HEADSTONES LINING THE PATH TO</td>
<td>II</td>
</tr>
<tr>
<td>SOUTH OF PRIEST'S DOOR, CHURCH OF ST JOHN THE BAPTIST, CHURCH LANE, Hornton,</td>
<td></td>
</tr>
<tr>
<td>Cherwell, Oxfordshire</td>
<td></td>
</tr>
<tr>
<td>THE MOUNT, EASTGATE, Hornton, Cherwell, Oxfordshire</td>
<td>II</td>
</tr>
<tr>
<td>PROFFITT'S HOUSE, MILLER'S LANE, Hornton, Cherwell, Oxfordshire</td>
<td>II*</td>
</tr>
<tr>
<td>HOUSE 25 METRES SOUTH WEST OF PROFFITT'S HOUSE, MILLER'S LANE, Hornton, Cherwell, Oxfordshire</td>
<td>II</td>
</tr>
<tr>
<td>THE COTTAGE AND ATTACHED BARN, THE GREEN, Hornton, Cherwell, Oxfordshire</td>
<td>II</td>
</tr>
<tr>
<td>CANADA COTTAGE, WEST END, Hornton, Cherwell, Oxfordshire</td>
<td>II</td>
</tr>
<tr>
<td>CHURCH OF ST JOHN THE BAPTIST, CHURCH LANE, Hornton, Cherwell, Oxfordshire</td>
<td>I</td>
</tr>
<tr>
<td>CHEST TOMB DATED 1647 APPROXIMATELY 1 METRE SOUTH OF CHANCEL, CHURCH OF ST</td>
<td>II</td>
</tr>
<tr>
<td>JOHN THE BAPTIST, CHURCH LANE, Hornton, Cherwell, Oxfordshire</td>
<td></td>
</tr>
<tr>
<td>EASTGATE FARMHOUSE, EASTGATE, Hornton, Cherwell, Oxfordshire</td>
<td>II</td>
</tr>
<tr>
<td>HONEYBEE COTTAGE, MILLER'S LANE, Hornton, Cherwell, Oxfordshire</td>
<td>II</td>
</tr>
<tr>
<td>CHERRY ORCHARD, MILLER'S LANE, Hornton, Cherwell, Oxfordshire</td>
<td>II</td>
</tr>
<tr>
<td>SUNNYSIDE, THE GREEN, Hornton, Cherwell, Oxfordshire</td>
<td>II</td>
</tr>
<tr>
<td>THE DUN COW PUBLIC HOUSE, WEST END, Hornton, Cherwell, Oxfordshire</td>
<td>II</td>
</tr>
<tr>
<td>Address</td>
<td>Grade</td>
</tr>
<tr>
<td>------------------------------------------------------------------------</td>
<td>-------</td>
</tr>
<tr>
<td>THE MANOR HOUSE, THE GREEN, Hornton, Cherwell, Oxfordshire</td>
<td>II</td>
</tr>
<tr>
<td>CROMWELL COTTAGE, EASTGATE, Hornton, Cherwell, Oxfordshire</td>
<td>II</td>
</tr>
<tr>
<td>QUARRY FARMHOUSE, Hornton, Cherwell, Oxfordshire</td>
<td>II</td>
</tr>
<tr>
<td>HOME FARMHOUSE, BELL STREET, Hornton, Cherwell, Oxfordshire</td>
<td>II</td>
</tr>
<tr>
<td>HOUSE APPROXIMATELY 100 METRES SOUTH OF SUNNYSIDE ON THE CORNER OF CHURCH LANE ON THE GREEN, CHURCH LANE, Hornton, Cherwell, Oxfordshire</td>
<td>II</td>
</tr>
<tr>
<td>CHEST TOMB DATED 1799 AND 1828 APPROXIMATELY 1 METRES SOUTH OF SOUTH AISLE, CHURCH OF ST JOHN THE BAPTIST, CHURCH LANE, Hornton, Cherwell, Oxfordshire</td>
<td>II</td>
</tr>
<tr>
<td>THE POPLARS, EASTGATE, Hornton, Cherwell, Oxfordshire</td>
<td>II</td>
</tr>
<tr>
<td>THE GLEN, MILLER’S LANE, Hornton, Cherwell, Oxfordshire</td>
<td>II</td>
</tr>
<tr>
<td>BARN APPROXIMATELY 15 METRES SOUTH OF THE MANOR HOUSE, THE GREEN, Hornton, Cherwell, Oxfordshire</td>
<td>II</td>
</tr>
<tr>
<td>HOUSE APPROXIMATELY 75 METRES SOUTH OF SUNNYSIDE, THE GREEN, Hornton, Cherwell, Oxfordshire</td>
<td>II</td>
</tr>
</tbody>
</table>
16. Appendix 3: Non-designated Heritage Assets (Locally Listed Buildings)

The following buildings have been added to the district-wide register of non-designated heritage assets.

**Methodist Church**

The foundation stone of Methodists Chapel on Millers Lane was laid in 1884. The building was constructed by local men under the foremanship of Richard Rainbow, a skilled stonemason and local baker. It is a fine building constructed of coursed ironstone under a Welsh slate roof. It is of competent design in Early English style. A distinguishing feature of the Chapel is the circular window above the main entrance. This was carved by local stonemasons, William Grimstone (aged 25) and William Gardner (aged 14). William Gardner also carved the font and his mother gave the stone. In the 20th century a small single storey extension was added.

![Methodist Church](image-url)

**Tourney House**

Tourney House is a fine example of a mid-19th century gentleman's residence. Constructed of locally quarried ashlar ironstone with mullion windows under a Welsh slate roof, the building was intended as the quarry master's house and was clearly built to demonstrate and celebrate the quality of the local stone.

![Tourney House](image-url)

**1-4 Holloway Cottages, The Green**

Four cottages constructed of random coursed ironstone under thatch rebuilt in 1957. The buildings appear on the 1766 inclosure map and together with their outbuildings appear on the O.S. map of 1875 as well as subsequent maps. This row of cottages have changed little in appearance over the course of the last 100 years. Thanks to sympathetic ownership and an understanding of conservation of the built heritage, the most obvious changes being the replacement of the original windows with larger modern casements and the replacement of the original long straw thatch with combed wheat reed.

![1-4 Holloway Cottages, The Green](image-url)
Cherwell District Council considers public consultation an important part of conservation area designation and review.

As part of the designation/review process the historic settlement in question and the environs are assessed and an appraisal document produced setting out what is significant about the place.

A similar process is undertaken for individual buildings, either for putting a structure forward for statutory designation as a heritage asset (formerly known as ‘listing’), or for those buildings, structures or archaeological features that are locally significant for inclusion in the district-wide register of heritage assets.

An exhibition and public meeting were held on Thursday 13 December 2012 to enable local residents and those interested to inspect the draft document and talk to the Design and Conservation team and planning colleagues.

The adopted appraisal may be viewed on-line from Cherwell District Council’s website (http://www.cherwell.gov.uk/index.cfm?articleid=1672).

The Methodist Church, Tourney House and 1-4 Holloway Cottages, The Green have been included in the district-wide register of non-designated heritage assets.

Although inclusion into the Heritage Register is not subject to the same rigorous controls as statutory designation, once identified as a non-designated heritage asset the Council has a duty of care.
18. Bibliography


English Heritage (2011) Good Practice Guidance for Local Listing (consultation draft)

English Heritage (2009) Heritage at Risk: Conservation Areas


English Heritage (2005) Measuring Change in Conservation Areas

English Heritage (2010) Understanding Place: Historic Area Assessments in a Planning and Development Context


English Heritage (2011) Understanding Place: Conservation Area Designation, Appraisal and Management

English Heritage (2011) Valuing Place: Good Practice in Conservation Areas


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

Images used are sourced from the Victoria County History Vol IX. and from the Oxfordshire Studies Library unless otherwise accredited.

Grateful thanks are due to a good number of residents who have been most generous with their time and the provision of information: Alan Cater, Kevin Wain, Steve Woodcock, John Furneaux and David Miles. The staff at the Oxfordshire History Centre for facilitating access to documents

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