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Horley from the B4100 Warwick Road to the east
1. Introduction and Planning Policy Context

What is a conservation area?

1.1 Conservation area status is awarded to places that are deemed to be of ‘special architectural and historic interest’. The intention of designating a conservation area is not to prevent change or development but to positively manage change in order to protect or enhance the special character and appearance of an area. Change can be both positive and negative.

1.2 This conservation area appraisal and management plan is the second review and appraisal of the Horley Conservation Area, which was first designated in January 1987 and last reviewed in March 1996. This appraisal was undertaken in the winter of 2017/8. Figure 1 shows the existing and proposed conservation area boundaries, the statutory listed buildings, tree preservation orders and public rights of way/bridleways for Horley.

Location

1.3 Horley Parish covers just over 1,158 acres in the far north of the district with part of its boundary on the Warwickshire border. The parish is approximately 2 miles top to bottom and 1 and ¼ miles across. Horley is a small rural settlement positioned close to the southern and eastern boundaries of the parish, about 3.5 miles north-west of Banbury, and 3.5 miles south-east of Edge Hill.

1.4 Horley lies within an ‘Area of High Landscape Value’ on a hillside between Wroxton Brook (the Sor Brook to the east), and Horley Brook (to the south) and its name means ‘clearing in a tongue of land’ (Gelling/Ekwall). The bridge over the Wroxton Brook was built in 1916 and the hard bottomed ford on Banbury Lane was bridged by World War II prisoners of war. The topography involves steep climbs to reach both roads, see Figures 2 and 3.

1.5 The parish is also located between two main roads. The A422, between Banbury and Stratford, runs a few miles to the west, and the B4100 between Banbury and Warwick, lies about a mile to the east.

Key Characteristics of Horley

1.6 A summary of the key characteristics of Horley are:

- irregular nucleated settlement arranged around village green and principal street;
- historic medieval core including the church, and the prebendal and lay manors;
- interesting topography and pleasant green character with remnants of orchards;
- settlement shows evidence of expanding and contracting over time;
- there is a limited palette of building materials which helps to unify the village and tie it to the land; and
- the mill race, brook and fish ponds are important landscape features.

Summary of issues and opportunities

1.7 The future preservation and enhancement of the special character of the Horley Conservation Area, will owe much to the positive management of the area by homeowners, landowners, the parish council, neighbouring parish councils, the district council, the county council, and service providers.
1.8 In addition to existing national statutory legislation and local planning control, the following opportunities for enhancement have been identified:

- add to the Register of Local Heritage Assets, structures and areas, and establish policies for their protection;
- encourage the protection of historic detail and the reinstatement of missing architectural details;
- consider how an Article 4 Direction, to remove selected permitted development rights, could protect and enhance the character and appearance of the conservation area;
- ensure that any new development is of high quality, sustainable and sympathetic to the conservation area;
- consider how to effectively manage the distinctive characteristics of the settlement; and
- consider whether the existing 1996 conservation area boundary is still appropriate.
Figure 2. Location of the village of Horley on the OS Base

Figure 3. Location of settlement shown on OS base with the Horley Parish Boundary shaded yellow
Figure 4. Existing 1996 Horley Conservation Area Boundary (solid red line) and proposed 2018 Conservation Area Boundary amendments (dashed in red) on the 2014-5 Aerial Photograph
2. Location

Planning and Policy Context

2.1 The first conservation areas were designated under the Civic Amenities Act of 1967. The Planning (Listed Buildings and Conservation Areas) Act 1990 (Section 69), placed a duty upon local planning authorities to identify areas of 'special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance', through an appraisal process. Local planning authorities also have a duty under the Act to consider boundary revisions to their Conservation Areas 'from time to time'. Since 1967, just under 10,000 Conservation Areas have been designated in England, including 60 in Cherwell District.

2.2 Protection for the built heritage is conferred under primary legislation. This document should be read in conjunction with the National Planning Policy Framework (NPPF), saved retained policies from the Adopted Cherwell Local Plan 1996, the Cherwell Local Plan 2011-2031 Part 1, the National Planning Policy Framework, and the Design and Conservation Strategy 2012-2015 (currently under review). There are local policies in the Cherwell District Council Local Plan which are designed to protect the setting and views of heritage assets across the District. Policies are listed in Appendix 1 of this appraisal.

2.3 In 2015, Historic England identified over 6% of conservation areas as being at risk from negative change through inappropriate development, neglect or deliberate damage. Inappropriate highway treatment can have a major effect on a conservation area as can the loss of fabric which makes a positive contribution to the street scene. ‘In the countryside, picturesque villages and landscapes continue to be affected by changes in farming practices. These...'

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

- to provide a clear definition of an area's special architectural and/or historic interest;
- to identify ways in which the unique characteristics can be preserved and enhanced;
- to strengthen justification for designation of the conservation area;
- to review the boundary of the conservation area;
- to create a clear context for future development in accordance with conservation area policies in the Local Plan; and
- to consult with the public and raise awareness of conservation area issues.

2.5 This appraisal and management plan aims to promote and support developments that help to preserve and/or enhance the character of the Horley Conservation Area. It is not an attempt to stifle change. The aim is to strike a balance so that the interests of conservation are given their full weight against the needs for change and development. This document examines the reasons for designation, defining the qualities that make up its special interest, character and appearance. The omission of any reference to a particular building, feature or space should not be taken to imply that it is of no interest.
2.6 The significant heritage assets in Horley are shown in Figure 1 and Appendix 2. These include the current designated heritage assets (listed buildings), the existing 1996 designated conservation area boundary for the village, the archaeological constraint areas and the location of the tree protected by a Tree Preservation Orders (TPOs).

2.7 The Council has a duty under the National Planning Policy Framework (NPPF) to identify locally significant ‘heritage assets’ which can be historic buildings, structures, objects or places that have historical importance or contribute to the built heritage, character or appearance of the area.

There are buildings and structures which make a positive contribution to the Horley Conservation Area, and these are identified in Appendix 3. These buildings will be considered in line with the Council’s criteria for inclusion on the district-wide ‘Register of Local Heritage Assets’.

2.8 Appendix 4 identifies properties which are to be put forward for Article 4 Directions.

2.9 This draft appraisal will be the subject of public consultation which will run from 6 September 2018 until 8 October 2018, with the document available to download from the Council’s website and to view in Banbury and Woodgreen Libraries during this time. Further details are given in Appendix 5.
3. Geology and Topography

3.1 The location and form of the village of Horley has been influenced by the geology and topography of the area. Located between two streams, the Horley Brook to the south and Wroxton Brook (the Sor Brook) to the east, the settlement took advantage of the water source and developed two mills. The church was built on high ground, near the crest of Plot Hill, and the earlier housing appears to have developed nearby.

3.2 The majority of the north of the village sits on the Dyrham Formation, whilst the south of the settlement, including the courses of the brooks and medieval fishponds, sit on the Charmouth Mudstone Formation. There is a small oval area of the Marlstone Rock Formation (ferruginous oolitic limestone with sand locally known as Ironstone) in the south west ‘elbow’ of Little Lane. The soil is red loam and the subsoil is brown oolite. See Figure 5.

3.3 Hornton stone is the general name given to our local ironstone, and pieces by the sculptor Henry Moore are found in numerous galleries worldwide. Hornton Quarry, to the north, and Wroxton Quarry, provided a good quality, locally distinctive, building material. The best ironstone comes from the lower beds. Although the old Hornton Blue was favoured for its longevity, the stone is best known for its characteristic warm honey colouring. The underlying geology is evident in the building materials used in the village.

3.4 Horley lies in the ‘Incised Ironstone Plateau Landscape Character Area,’ as defined by Cobham in his ‘Cherwell District Landscape Assessment’ from 1995: ‘The incised plateau is a more unified area of upland sharply divided by the Sor Brook and its tributaries, it is characterised by open arable farming with large areas of rough upland pasture’. See Figure 6.

3.5 Cobham classifies Horley within a rural landscape character area ‘Type R4a’, and recommends this landscape should be conserved as part of an enhancement strategy for the district: ‘Strongly undulating complex of farmed hills and valleys: Steeply folded, complicated landform, with a predominantly pastoral land use due to the steepness of the slope. Much of this type is characterised by a web of small fields defined by mature, dense hedgerows, but more open areas also occur. Remnant heath vegetation and scrub are found on the higher slopes.’ See Figure 7.

Cobham shows the landscape utilisation between 1925 and 1948 in Horley Parish comprising of mainly arable, meadowland and permanent grass with some orchards and nursery gardens, coupled with some remnant heath.

3.6 Although the parish of Horley generally adheres to this classification there are flatter, rolling areas of land with weaker field patterns on the high ground, isolated trees and occasional heath vegetation. The network of hedges, crack willows and scrub lining the watercourses, the managed woodland, stone walls, solitary field barn (on the hill near the fishponds) and the patchwork of pasture and arable fields that roll out over the topography provide the setting to the village.

3.7 Parts of the lanes that run through Horley are sunken, or ‘holloways’, incised below the general level of the surrounding land. They have been formed by the passing of people, animals, water and vehicles before the gradients were levelled out and metalled as roads. The ‘Historic Routes in Cherwell District’ study shows there was a prehistoric ridgeway running along the north west of the district following the course of Traitors Ford Lane/Ditchedge Lane and another on the line of the Southam Road (A423). Road was as an extension of the ridgeway south of Banbury, which crossed the Fosse Way
Figure 5. Existing 1996 Horley Conservation Area Boundary (solid red line) and proposed 2018 Conservation Area Boundary (dashed in red) with Geology

Figure 6. Existing 1996 Horley Conservation Area Boundary (solid red line) and proposed 2018 Conservation Area Boundary (dashed in red) with Topography 1m contours
beyond Southam. The B4100 between Hanwell and Horley has been confirmed as Roman road. The Jurassic Way ran north of Hook Norton to Banbury. Horley sits between these historic routeways.

3.8 Clump Lane is a public right of way and bridleway on the west of Hornton Lane. A further right of way extends westwards from Little Lane and joins Clump Lane outside the conservation area, these paths would have formed the most direct path to Hornton. Another public right of way exists as a staggered path from Little Lane to the church over the land belonging to the Manor and is called Church Lane. To the south of the village, a public right of way to the west links with Alkerton and Hornton, this also ran to the east, where it tracked southward towards Banbury, and northwards to the B4100.

3.9 The Environment Agency have identified ‘Category 2 and 3 flood zones’, at the foot of Wroxton Lane, to the south of the former mill race. The Sor Brook to the east of the conservation area is also shown within Flood Zones 2 and 3 - see Figure 8.
4. Archaeology

4.1 Horley is situated in an archaeologically rich area, with evidence of human settlement to the east of the parish, dating back to Roman times. The name of the village suggests it is of Anglo Saxon origin but may be earlier.

4.2 The medieval system of land tenure can be seen to the north of the cricket ground, in some well-defined ridge and furrow blocks between strip lynchets. These platforms were used to terrace the steeper ground, and facilitate cultivation. Less well-defined ridge and furrow can be seen in other fields to the east and south of Horley Brook. (SMR 28022) There are thought to have been 10-12 cultivation terraces, defined by both scarps and banks. There is an associated block of ridge and furrow between the westernmost terrace and the Wroxton Brook (the Sor Brook). The ridge and furrow on the northern part of the site is still extant, and the area in between has been almost levelled through ploughing.

4.3 Economic and social change manifested itself in the desertion and contraction of late medieval villages. Horley is a shrunken medieval village, although shrinkage was less common in the ironstone villages, which may have been due to the buoyant wool trade. There are two archaeological constraint areas in the settlement: Horley’s historic core, and shrunken medieval village. Horley is also a Selected Heritage Inventory for Natural England (SHINE) candidate: ‘Cropmark shrunken medieval village & fishponds, Horley.’ See Figure 9.

4.4 In 1976, parch-marks revealed the site of a large house in the ‘Hill Ground’ field, to the south of the public footpath, west of Little Lane. On examination, there were found to be ‘well preserved earthworks of holloways, house platforms,croft boundaries, and a village boundary bank on the west and south side on top of break of slope.’ (SMR 5966).

4.5 There is a further part of the shrunken medieval village on the Town Gore to the south east of the village. Earthworks were recorded of ‘house platforms,croft boundaries, tenement plot, and north to south holloways along the east village boundary’. Ridge and furrow also ran north/south, immediately east of the Holloway, and had been left as permanent pasture until very recently (SMR 13932).

4.6 In 1705, there was a substantial house called Yellow Well Hall, on the edge of the village near Horley House, and other houses lay to the north in the 19th century. Nothing now remains, other than some earthwork in Yellow Well field (SMR 13595). Aerial photographs identified ridge and furrow stopping abruptly at the break of slope, with the ground falling to the east. The earthworks on the slope were considered to be ‘spring-sapping’ and clay pits, with possible buildings in a ‘small copse immediately to the south.”

4.7 The draft Inclosure Map of 1766 shows Bramshill Manor was once more extensive, and there are also 3 sketch plans from the 18th century in the Cope papers which describes a larger plan form. As the sketches do not relate well to existing plan form at Bramshill it has been suggested they may have been of the demolished Yellow Well Hall (SMR16544). During a watching brief to the east of Bramshill Manor, the remains of 2 cottages were discovered. One of the cottages was at least 13th century, which continued in use up to the 16th century. The second was part of the building shown on the enclosure map of 1766. A fragment of Romano-British pottery was also unearthed; however, excavations to the north did not yield any archaeology.

4.8 There is an orchard to the east of Bramshill Manor on the draft Inclosure Map of 1766. The 2002 archaeological watching brief for two large houses (Furrows End and Cyfarthfa House), found the land had been ploughed after abandonment of medieval and post medieval buildings.
4.9 The draft 1776 Inclosure map notes ‘Mr Metcalfe Old Enclosures’, to the south of Clump Lane, in the field known as ‘The Woods’, he was the lord of the manor at Inclosure. Denser and multi-variety hedgerows indicate early enclosure from the Elizabethan and Stuart periods. Hawthorn hedges were more commonly introduced with the Inclosure Acts.

4.10 There are possible medieval fishponds (1066AD to 1539AD), naturally formed from springs, to the south west of the Manor House, west of Bramshill Manor. The Sites and Monuments Record mentions a 1955 OS map which depicted the 5 ponds as an ‘antiquity’. In 1971, 4 were dry earthworks, the other, 'with water running around west and south sides of shrunken village'. (SMR No. 4802)

4.11 The brook, which runs from the south of the medieval fishponds, meets Horley Brook, which flows eastwards to feed the mill race that once powered the breast shot, iron-wheeled, Horley Mill on Wroxton Lane. By the mid-19th century, the mill had an additional steam engine power source, and collectively drove 3 pairs of stones. The mill was auctioned, along with the house called 'The Lawn', at the Red Lion in 1858: 'Water and steam corn mill called Horley mill...consisting of an excellent newly-built dwelling house, containing two parlours, kitchen, brewhouse, dairy, cellar, pantry, and six bedrooms, with garden in front: breast-shot mill, driving three pairs of stones, steam engine, iron water wheel and all the necessary machinery; barn, stable, hovels and other outbuildings; and fourteen acres or thereabouts of good meadow and pastureland, immediately adjoining the Mill.'

Following its commercial closure in 1927, when the Oxfordshire Ironstone Company ceased grinding feed for cattle, it continued to be worked into the 1930s, when needed, by the miller and part time ‘pig-sticker’, Mr Hicks. The 3-storey mill house continued to be used for a short time. The mill and the iron wheel were dismantled for the war effort, and then lowered to 8ft high in 1947, before being demolished for safety.

The late 18th century corn mill, had replaced an earlier stone mill near the fishponds. The Domesday Mill was recorded in the 17th, 19th and 20th centuries, and descended with the prebendal manor. A further mill existed within the parish, although the site is unknown. It is understood that the Horley Brook also served Moore Mill, which lay in Hanwell Parish, to the south east. As the speed of the water was slower in the tail race, it may have affected the turning of the mill wheel in the lower, Moor Mill. Joan Bowes, the author of ‘Walking through the Centuries’ indicates that an agreement was struck, where one mill operated in the morning and the other in the afternoon. However, the 1836 1st edition OS map looks to show a mill race looping off the Wroxton Brook (the Sor Brook), feeding the Moor Mill Pond, with the Horley brook joining the Wroxton Brook further south, see Figure 10. The later 1881 OS map shows the mill race cutting through the Sor Brook to feed Moor Mill. The Moor Mill had closed by 1895.
Figure 9. Existing 1996 Horley Conservation Area Boundary (solid red line) and proposed 2018 Conservation Area Boundary (hatched in red) with the Archaeological constraints plan which shows the rough boundary of the Horley historic core and shrunken medieval village.
Figure 10. 1st edition OS showing Moor Mill and Horley Mill but the 1881 OS County Series at 1:2,500 shows the mill race somehow cutting through the Sor Brook to feed the elongated Moor Mill pond, Marchant refers to 1784 work by the Cope sisters of Hanwell to improve the flow of water to Moor Mill.

Copyright: OS 1st edition Sheet 53, 1834 1:63360

Figure 11. Extract from the draft 1766 Inclosure Map
Copyright: Oxfordshire History Centre
5. History and Development

5.1 The conservation area appraisal provides a brief overview of the history and development of Horley; it is not intended to be the definitive history of the area. Further information can be gained from the 1969 Victoria County History 'A History of the County of Oxford: Volume 9' (VCH), the Oxfordshire Local History Centre in Cowley and from the various, but not exclusive, publications listed in Section 14.

**Early History**

5.2 There is little evidence of early occupation, other than a Romano-British shard of pottery found at Bramshill Manor, and the site of a Roman villa near to the B4100, east of the parish. A vineyard of possible Roman origin is also mentioned on the south facing hillside of the valley just north of Horley. The derivation of the settlement name suggests it is of Anglo-Saxon origin.

5.3 Gelling lists the variants of the names as: Hornelie (1086) Horele(a), Hornel' to 1344; Hornlege (1222), Hornley, Hornleigh (1428); Horilegh’ (1239/14th); Hemele, Horuele, Houele (1285). Professor Ekwall, explained that Horley means ‘a clearing in a tongue of land’.

**Manorial History**

5.4 Horley lies in the Bloxham Hundred, and has 3 entries in the Domesday Book of 1086. At this point it had 31 households and 21 gelds, which was considered very large. It is assessed together with Hornton, and their histories and social development are inextricably linked.

The lord was Ralph, who replaced Toki, who had held the estate before the Conquest, and the book records 2 large 10 gild estates and 1 smaller 1 geld estate. 16 of 20 ploughs were in use (9 on the lord’s demesne land and 7 tenant ploughs). 31 people were mentioned, consisting of 5 smallholders, 12 villagers, and 14 slaves. The larger estates had a 20 acre share of the meadow and shared a mill, while the small estate had a share amounting to 1 furlong and 30 perches. Two mills are noted at this time.
By 1082, Horley Parish comprised of Horley township (1,141 acres) and Hornton township (1,422 acres). The ancient parish of Horley and Hornton was disbanded in 1866, but the joint ecclesiastical parish remains intact.

Two of the manors were in Horley: the lay manor, now known as ‘Bramshill Manor’, and the Ecclesiastical Prebendal Manor of Horley and Hornton, is now called the ‘Manor House’.

In 1306, 19 tenants were assessed for tax in Horley, but this increased to 51 in 1316, when Horley was assessed along with Hornton. Most tenants were poor and the lord of Horley only paid 2-3 times as much as the wealthiest peasant, yet the parish was the third highest contributor in the Bloxham Hundred.

In 1523, Christopher Light (the Lord of part of the lay manor) was assessed on £80 worth of goods, which was between 10-20 times more than a few wealthier farmers, but by 1577, the lord of the manor was assessed on only £8 worth of land.

By the 17th century, the parish was no longer dominated by one man, as a number of fairly well off farmers had established themselves. In 1665, 9 Horley men were assessed for the hearth tax (leaving 3 in Hornton), and within the parish of Horley and Hornton, 1 had 5 hearths, 5 had 4 hearths, 6 had 3 hearths and 9 were too poor.

The Light family are responsible for uniting the lay manors of Horley and Hornton in the 16th century. The manorial rights of the lay manor lapsed in the 17th century, when Richard Light bought the prebendal manor of Horley and Hornton from Sir John Brett, who had been granted the estate by James I in 1609. John Austin purchased the estate and it passed down the male line until it was sold, in 1741, to Edward Metcalfe. In 1892, the lands were bought by James Stockton, a solicitor from Banbury, and the manorial rights finally ceased in 1965.

The Inclosure Act of 1765 by George III, empowered the enclosure of open fields and common land, creating legal property rights to land that was previously held in common. The aim was to facilitate a more efficient way of farming. The land was valued and the new owners paid for the land to extinguish the tenants’ rights on the land. The draft Inclosure Map of 1766, for Horley and Hornton, which accompanied the Award of 25 April 1766, shows there had been ‘old enclosure’ of the land on the field known as ‘The Woods’, to the south of Clump Lane, belonging to Metcalfe, who was the sole Lord of the Manor in 1766. To the west of this lay the ‘Gallows stile butts’ and ‘Pound Forlong’. Of the 324a. of old inclosure, 68a. lay in Horley. See Figure 11.

2,289 acres of fields were inclosed in Horley and Hornton, with the largest single allotments in Horley Field going to Sir John Mordaunt Cope (219a.), the vicar (181 a.) and Edward Metcalfe (252a.) in exchange for his ‘6 ½ yardlands in Horley and impropriate tithes’, he also retained the wastes. 15 smaller allotments were made on Horley Field, 5 of which were between 10 and 100 a., the remaining 10 were under 10a. In 1766, there was a 4 crop rotation on the Cope land.

In the late 18th century, the land in Horley was divided between 27 proprietors which suggests the Inclosure did not immediately change the pattern of landholding. Davis’ map of 1797 shows a mainly arable parish. There were 4 tenant-occupied farms in Horley assessed at between £6 and £21, the remaining holdings were all small, with one sizeable owner-occupied farm. Altogether, there were 24 assessed for tax in Horley in 1831. The number of farms declined thereafter.

Local Government

The townships of Horley and Hornton each had their own parish officers, the earliest record is 1798. No overseers’ accounts for Horley have survived.
Economic History

Trades

5.15 A range of trades and crafts were recorded in the settlement and persisted to the end of the 19th century. In the joint ancient parish of Horley and Hornton there were ‘4 tailors, a clock maker and 2 millers recorded for each village’ in 1851. At the end of the 19th century there were ‘fruiterers, grocers, shopkeepers, a blacksmith and a watchmaker’. Agriculture continued as the main employment up to the 19th century, with quarrying and weaving which is recorded from the 17th century to the late 19th century, with 2 weavers, 2 plush weavers and 1 shagweaver recorded in 1851.

Agriculture

5.16 Agriculture was the most important influence on the village. There were a number of significant farms including Manor Farm (Taylor’s Farm to the west of the Manor House), Bramshill Farm (was run from Bramshill Manor but is now run from a new Bramshill Manor Farm building to the south of Clump Lane), Holly Tree Farm, Hillside Farm, Horley Fields Farm, Savee Farm, Glebe Farm (to the north east of the village), Hadsham Barn, Ragnell Farm and Hadsham Barn. Some of these now lie in the modern Horley Parish.

The main crops grown were wheat, oats, barley and pulses. Horses, cows and sheep were kept.

There was a historic vineyard to the north of the village and old orchards were prolific throughout the village, as can be seen on the draft Inclosure Map of 1766 and historic OS maps. At the turn of the 20th century, fruiterers and grocers were recorded. There was a large apple barn to the west of Wroxton Lane and the forge just outside the south boundary of the parish was believed to have formerly been an apple store.

Watercress has historically grown in the brook but Marchant states villagers did not eat this, as it was rumoured that Hornton Sewage discharged into the stream.

Warren

5.17 Grants of free warren in Horley are mentioned in the VCH, giving certain people the right to hunt certain game species within a given area. It is understood the warren lay in the Bramshill Farm field ‘hill grounds’ and would have been overseen by a warriner.

Weaving

5.18 Plush weaving was recorded in the parish in the 17th century and continued into the late 19th century. Shagweaving is also recorded.

Quarrying

5.19 Quarrymen and masons appear in wills and registers from as early as 1609, with Horley listing 5 stonemasons in the 1851 census. This suggests they were involved in building stone, rather than the quarrying, or the crushing of stone for the Oxfordshire Ironstone Company. Crushed ironstone was transported along the ironstone railway to the south of the Horley Brook, (built in 1917 by World War I German prisoners of war). According to Marchant, the crushed ironstone was taken to Banbury and then for smelting at Kettering.

Milling

5.20 There were 2 mills recorded in the Domesday Book within the ancient parish of Horley and Hornton. In 17th and 18th century Horley Mill belonged to the prebendal manor and descended with it. The late 18th century Horley Mill replaced an earlier stone one near the fish ponds. There is also mention of a mill at Yellow Well. The last miller farmer of Horley Mill was recorded in 1920, although the mill continued to be operated when needed into the 1940s.
The Gardner’s home next to the Red Lion was demolished between 1923 and 1973 but had been a loom mill which stretched westwards and had external steps.

Copyright: Marchant Vol 3

Public Houses

5.21 “There is now only one inn, the ‘Red Lion’, but in 1783 there was also the ‘Crown’. (fn. 14) The latter house had probably long retailed beer, for it was occupied early in the century by a maltster, John Bray. (fn. 15) The churchwardens met in one or other of these inns in the 1780s. (fn. 16) Growing population led to the appearance of the ‘Buck’ in 1786 and the ‘Bull’ in 1806.” (VCH). The Red Lion also served as a bakery.

The New Inn (Gooseberry Bush Inn) stood near the entrance to Gulliver’s Close.

Church

5.22 In 1115, the church of King’s Sutton and land at Horley were given to the Bishop of Lincoln by Henry I, and became part of the endowment for the prebend of Sutton-cum-Buckingham. The prebendaries and their successors had all the great tithes of Horley, but they would not have lived in either parish. They nominated a vicar for King’s Sutton, who in turn, nominated a curate for Horley. In 1231, Thomas was appointed the first clerk, and held a yardland in Horley. A vicariate for Horley followed, in 1452, who nominated a curate for Hornton which was a dependent chapelry. 6 yardlands of the great tithes and 6 ½ yardlands supported the vicar. One of Horley’s earliest incumbents became Pope Boniface IX, and others achieved high status, including an Archdeacon of Canterbury, a Bishop of London and a Bishop of Ely, who was the last prebendary, as the endowment was surrendered to the Crown in 1547. Thereafter, the rector of Horley was a layman, and the Crown retained the advowson to nominate the vicars. By 1853, the parish of Horley and Hornton fully transferred from Lincoln to the Oxford Diocese and ceased to be a ‘peculiar’ lying outside the parochial system. The churches have since merged with other churches under the Ironstone Benefice.

5.23 Horley people were originally buried in the graveyard at Hornton and only gained their own churchyard around 1438.

5.24 The VCH states Stephen Goodwin (1669-1722) rebuilt the vicarage house, but the date stone is 1668. By 1790, the parsonage was in ruins and the church was neglected under the vicar, Dechair. He sold materials from farm buildings as they fell down and felled the timber in the glebe. In 1806, the churches in Horley and Hornton were described as ‘meeting-houses’, after which the curates were replaced but Dechair failed to pay a stipend that would secure a suitable candidate. Due to his failings, the lands to support the vicar were added to the common mass and divided
by the landowners. Dechair died in 1810, and eventually Sir John Seymour, Bt., was appointed and undertook repairs to the church, including the repair of the chancel. He also provided allotments to churchgoers. The church suffered in the mid-19th century due to depopulation and dissenters. In 1839, the vicar refused to repair the chancel but did so 1840 and the church was restored in 1915. The church is now one of eight churches in the ironstone benefice.

Protestant Non-Conformity

5.25 Horley is listed in the 1656 Midland Association of General Baptists and the VCH notes that Nathaniel Kinch of Horley ‘was licensed to teach in any public meeting in the county.’ It is also reported that of the 100+ attendance of his conventicle in Horley, several gentlemen attended. By 1733, Horley is recorded as the sole General Baptist community in Oxfordshire, with the christening of 2 adult Anabaptists in 1768.

5.26 Other non-conformist groups were in place between the late 18th century and the mid-19th century. Two houses in Horley were registered in 1794: Elizabeth Adams’ house was used for the Orthodox Faith. The Methodist Chapel was founded and licensed before 1800. In the 1851 census there were 75 of a congregation, in the morning, and 90 in the evening. There was a further Primitive Methodist meeting of up to 60 and may have been the group that was as meeting in William Salmon’s house in 1831. The vicar declared that two-thirds of his parishioners were dissenters.

School

5.27 The parish was left a house by the North Newington yeoman, Michael Hardinge, in his will of 1627, for use as a school house with c14 acres of land to support a schoolmaster. The deeds were held by a Banbury attorney who did not furnish the trustees of the school with any information. The school was in very bad repair in the early 19th century, having already been substantially repaired and rebuilt in 1636. Following the death of the school master in 1820, the school was again repaired. The 20 boys who had been taught to read and write prior to the repairs, were joined by girls taught to knit and sew by the new school master’s wife. All Horley children over 6 years of age were admitted free, and teaching was brought into line with the National system. In 1823, 14 free pupils from Horley were supplemented by 32 paying pupils from outside the parish.

By 1833, the school was supplemented by a Sunday School attended by 60 or so children. The increase in school numbers required a new schoolroom in 1842. In 1867, there were 2 teachers and a weekly fee was charged for children of tradesmen, whilst labourers’ children were admitted free. The schoolmaster’s house was condemned and part of the Hardinge land was sold to raise funds for the repair.

A new building opened in 1900 for all the children, to replace the 2 national schools recorded in Horley in 1871. The first Government grant is recorded in 1902. The remaining land of the original endowment was sold in 1918, and the proceeds were invested to coincide with the transfer of the school to the Board of Education. The school later became known as the Horley Endowed School, it closed in 1969 and reopened in 1970 as a study centre for other schools.

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17th century thatched school house, with later small stone school room and later brick building.
**Orphanage**

5.28 The Fox family from Wroxton, were farmer/millers who worked the mill for 30 years until 1907. The family owned the mill, the Lawn and Greystones. They leased ‘The Lawn’ to the Banbury Board of Guardians in 1914 to set up a children’s home; and from 1919, orphaned girls were housed in the nearby ‘Greystones’.

**Charities and Local Societies and Associations**

5.29 Michael Hardinge founded a trust in 1627 which established the first school in the village. Although the school is now closed, the Michael Hardinge Trust is still active.

5.30 Thomas Saul left a rentcharge of 6s in 1671, which was distributed in bread to poor widows in Horley and Hornton when enough money accumulated. By the 19th century this rent was distributed in pennies to school children, but reverted to poor widows by 1903, and in 1961 was given as logs to pensioners. The rentcharge was redeemed in 1925.

5.31 ‘A bequest was made by John Bray, maltster, in 1725 of an annuity of 10s. charged on his house and land to be given to 20 poor persons. The last distribution was in 1863. The tenant later refused to pay and by 1888 the Charity Commissioners considered recovery of the money impossible.’ John Bray occupied a house which had long been used for selling beer which by 1783 was known as the Crown.

In 1919 Greystones became the orphanage for girls.

The Lawn was the home of the Fox family. After Mr Fox died, the house was leased as an orphanage in 1914. The formal house enjoyed a southerly aspect. It is thought this may have been the house that was auctioned off with the mill in the Red Lion in 1858.

*Figure 13: Land Valuation Map 1910-1915*  
Copyright: Oxfordshire History Centre
6. Historic Maps and Photographs

Figure 14. 1882 Scale 1:2500 with existing and proposed conservation area boundaries

Figure 15. 1900 Scale 1:2500 with existing and proposed conservation area boundaries
Figure 16. 1923 Scale 1:2500 with existing and proposed conservation area boundaries

Figure 17. 1973 Scale 1:2500 with existing and proposed conservation area boundaries
Historic Photographs

Manor House (Prebendal) from the North West.
Copyright: Historic England

Manor House (Prebendal) with gate piers from the East.
Copyright: Historic England

Bramshill Manor (Former lay Manor, then farm) from the East.
Copyright: Historic England
The Church of St Etheldreda from the north. 
Copyright: Historic England

The 19th century rear extension to the 1668 former vicarage. 
Copyright: Clare Marchant Vol 3

The vicarage is now Rowarth House. The tree to the left has a TPO. Vicar Buxton became the Bishop of Gibraltar.

Melling House from the churchyard looking north with sash windows, it dates to the 1770s. 
Copyright: Clare Marchant Vol 3/John Plumb

Melling House from the churchyard looking north with modern windows and a stone porch.
Historic Photographs

Manor Farmhouse on Banbury Lane from ‘The Square’.
Copyright: Historic England

The Old Schoolhouse, Little Lane.
Copyright: Historic England

Park House (Park Farm) and Park Cottage.
Copyright: Historic England

Manor Farmhouse on Banbury Lane from ‘The Square’.
Copyright: Historic England

The Old Schoolhouse, Little Lane.

Park House (Park Farm) and Park Cottage.
Lion Cottage from the west showing a traditional flush ridge and long straw.

Copyright: Historic England

Midhill gable (far left) and Phlox Cottage far right with thatched roof

Copyright: Marchant Vol 3

Lion Cottage and Ingleside. The smithy was on the right but was replaced for a time by a single storey shop. The buildings immediately to the east of Hornton lane were demolished when the north of ‘The Square’ was widened for traffic.

Copyright: Oxfordshire History Centre

Lion Cottage from the west, this has been rethatched and the door and upper window have been replaced.

Lion Cottage from the west, this has been rethatched and the door and upper window have been replaced.

View taken slightly further up the hill with the Midhill gable and Phlox Cottage with tiled roof

Ingleside and the shop replaced the smithy.
Historic Photographs

The New Inn and 3 cottages were demolished in the early 1970s.

Copyright: Marchant Vol 3

Gullivers Close has replaced the New Inn.

Copyright: Marchant Vol 3

Brook Cottage with its red tin roof applied to replace its thatched roof.

Copyright: Marchant Vol 3

Brook Cottage with a slate roof, the painted stone is more rustic than the crisp modern render on the new extensions.

The Mill from the south and the ford.

Copyright: Oxfordshire History Centre

The view without the mill.
7. Architectural History

7.1 The older properties, including the former prebendal and lay manors, take full advantage of the brow of the hill, which is believed to be the historic core of the medieval settlement, and the 12th century Church of St Etheldreda is dominant in distant views despite its relatively low tower. The church tower also provides a focal landmark from the cricket ground along Gulliver’s Close and terminates a view at the top of Manor Orchard.

7.2 Although the church has Norman fabric and there is medieval fabric in at least two of the houses (the former lay manor of Bramshill Park and Park House), the dwellings date mostly from 1580-1640, many with 18th century alterations. The old vicarage has a 1668 date stone. Many rubble cottages have been re-faced in dressed ironstone.

7.3 Melling House dates to the 1770s and the later 18th and 19th century development extended down the hillside in linear form. In the early 19th century, further buildings were introduced and characteristically feature gables to the road.

7.4 The mid-19th century introduced the extensions to the vicarage and the 20th century saw the refurbishment of many of the cottages and the building of the post-World War II Council Houses at Lane Close. The area at the junction between Wroxton Lane and Banbury Lane is referred to as ‘The Square’, where the Red Lion Inn and the old post office were situated.

Religious Buildings

7.5 The Church of St Etheldreda has Norman origins which can be seen in the central tower and parts of the chancel. This is a highly significant building which is of religious, historical, artistic and community value. The church includes some of the best preserved Pre-Reformation wall paintings in England which were uncovered in the mid-19th century. The most impressive, and largest, is the almost complete depiction of St Christopher, on the north wall of the aisle.

The Church is built with local ironstone. The nave, clerestoried aisles, chancel and south porch are covered in Welsh slate, although there was once a narrower and steeper nave. A diamond shaped clockface is located on the north of the crenellated tower. It also has some 15th century glass in the aisles, and an important organ. The painted rood loft and rood screen dates to 1947-50 by TL Dale. There is a redundant coke stove and funeral bier amongst some modern Bauhaus works. The four bells were cast by William and Henry III Bagley of Chacombe in 1706.

The nave was rebuilt in the 13th century and the chancel was altered in this period too. The church was enlarged and remodelled in the early 14th, and 15th centuries. The church was neglected in the 17th century, and was described as being ‘ready to fall’ in 1632. In 1879, significant repairs were identified, but the church was not fully restored until 1915 by William Weir.

7.6 There are a number of interesting headstones and chest tombs in the churchyard, some of which are separately listed.
The Wesleyan Methodist Chapel, Wroxton Lane – Grade II: The listed chapel dates to 1791 and is now a single storey dwelling with a west facing gable. It is constructed in squared coursed ironstone, with a steeply pitched 20th Century tile roof hipped to the rear. The Gothic windows with Y-tracery and diamond leaded lattices are a prominent feature.

The Manor, formerly the Ecclesiastical Prebendal Manor – Grade II*: The Manor House sites on the site of the Prebendal Manor House and has 16th-17th century origins, with a c1700 remodelled east wing which can be seen on the hill in the approach from the east. The building is considered a notable example of a 17th century house and has featured in a number of books. The building takes an L-plan form over two storeys with an attic. It is constructed in Ironstone ashlar and squared coursed ironstone with a slate and Stonesfield slate roofs. Stone ridge and end stacks with blue brick shafts. Most windows have hood moulds and label stops.

The Manor has a formal entrance with two early 18th century gate piers in ironstone and stone cornices and wrought-iron gate. The front façade and doorway is also formal. The front façade has a 5 window range and the central entrance has panelled-glazed door and overlight with geometrically patterned glazing. The door is flanked by pairs of sashes with stone architrave surrounds with keyblock stone heads.

The interior has a 17th century open-well staircase and part of winder back staircase; stone fireplaces with 4-centred heads, and a bolection moulded fireplace; 17th century and early 18th century panelling, some bolection moulded; sash windows seats, panelled reveals, shutters with draw bars and butterfly hinges. The cellar is also of interest.

Bramshill Manor, formerly the Lay Manor and Bramshill Park Farm - Grade II: This building has medieval fabric from the 12th-13 century, but was largely constructed in c.1600 and remodelled/altered in the 20th century. It has a complex plan over 2 storeys with attic. The draft 1766 Inclosure Map shows that Manor extended further to the north and only the southern part of the original building remains. This manor was a working farm with close connections to the fields to the west and to the farm courtyard which includes a barn with medieval mullioned window and Elizabethan door.
The building is constructed in finely jointed ashlar and coursed ironstone rubble. It has a steeply pitched 20th century-tile roof Stone-coped gables with finials. Stone ridge and end stacks with brick stacks, some renewed. 3-window range altogether.

The original windows are typically moulded stone mullioned window with hood mould and label stop, through there are also metal casements and wood lintels. The interior is noted as having good 16th century moulded ceiling beams, early 17th century panelling and 18th century staircase.

7.10 Horley House – Grade II: The 19th century Horley House lies just north of the historic core of the shrunken medieval village. It is of late Georgian style, set well back behind a tall ironstone boundary wall, with a lodge and gates to the north and a secondary access driveway to the south. German WWII prisoners were interned here.

7.11 The Lawns is a sizeable formal house in the late Georgian style, with a Welsh slate roof and ironstone walls with sash windows, which sits on the hillside overlooking the site of the former mill. It was once used as an orphanage.

7.12 Rowarth House (the old Vicarage) - Grade II: The original house dates to 1668, the principal frontage overlooks the field known as The Woods (Metcalfe’s Old Inclosures). The house was extended to the east in the 19th century. There is a fine archway in the boundary wall to Church Lane which affords a good view when the gate is open.

7.13 The Old School House – Grade II: The schoolteacher’s house and school room are of 17th century origin, with a thatched roof and squared coursed ironstone. The north front looks onto the churchyard, with the main door accessed off the south courtyard which is reached via the public right of way between the Manor House and the church.
Farm complexes

7.14 Manor Farm (the Taylor’s Farm): Only the outbuildings remain of the farm courtyard, opposite the Manor House.

7.15 Manor Court (Bramshill Farm) - Curtilage Listed: The outbuildings have been converted to housing.

7.16 Park House (formerly Park House Farm), incorporating Park Cottage – Grade II: This former Farmhouse originally was a 3 plan unit over 2 storeys. It is now 2 dwellings. The building dates from the early 14th century, with 17th century and 18th century alterations; extended and subdivided 1985. This incorporates a 14th century window in the north gable, within Park Cottage. There are further stone fragments within the walls.

It is constructed in squared coursed ironstone with a steeply-pitched Welsh slate roof and brick stacks to ridge and on left, to front roof pitch. The entrance on right has a panelled-glazed door and wood lintel. The rear has a 14th century pointed arched stone doorway. The windows are typically 2/3 light casements, some in stone surrounds. A blocked 2-light pointed-arched window with plate tracery and hoodmould in cream stone can be found in the Park Cottage section.

The interior was originally hall and service-rooms divided by through passage; 14th century doorway into right-hand room; inglenook fireplace in room on left of entrance passage; stop-chamfered beams; in former left-hand gable wall).

7.17 Holly Tree Farmhouse – Grade II: The house dates from the mid-18th century with 20th century alterations. It is constructed in squared coursed ironstone with a steeply pitched slate roof. It is 2 storeys and 2-unit plan plus lower extension on left. The windows are typically 3-light metal casements with wood lintel. There is a bay window with hipped slate roof.
Manor Farm House

7.18 Manor Farm - Grade II: The house marks the SE corner of The Square, on Banbury Road and its outbuildings form a strong frontage to Banbury Lane. It is of ironstone ashlar with a slate roof, the barns add to the setting.

Hillside Farm

7.19 Hillside Farm– Grade II: The farmhouse and cottage date from the 17th century with 20th century alterations. It has been suggested that there might be 13th century fabric in the walls. The farmhouse is a 3 unit plan over 2 storeys. It is constructed in squared coursed ironstone. There are metal casements set in stone mullioned windows with hood moulds and label stops.

Cottages

7.20 There are 18th and 19th century cottages on Wroxton Lane with their gables set to the road.

7.21 Horley Cottage is also thought to be 18th century and is set slightly back from the road. It is of well squared ironstone, with a slate roof and brick chimneys and has a fine doorcase set in reveal. The lintels are stone with keyblocks over the windows.

7.22 Melling Cottage has a datestone from the 1770s and although the rear and gable windows are more rustic, the front facade had sash windows. There is a 20th century stone porch which detracts from the fine double frontage. The cottage has a steep roof, now covered in slate with a decorative red clay ridge and brick chimneys set on an earlier stone base. The gable fronts the road. There is a linear extension to the west.

Essex House on the right and Melling Cottage to the left

7.23 Essex House is an 18th century double pile with rear red brick extension. The cottage is double fronted with later bay windows. The roof is slate over ironstone and the windows are modern.

7.24 The Chapel Cottage – Grade II: Chapel Cottage dates from late 17th Century with 20th century alterations. It is a 2 storey, 2 unit plan constructed in squared coursed ironstone and a 20th century-wood shingle roof. The windows include stone mullioned windows with hood moulds and metal casements with wood lintels. There is a circular bread oven to the rear.
7.25 Midhill Cottage has a 1794 date stone and was originally 3 shagweavers’ cottages, each with a ground and first floor room. The windows were north facing to avoid the sun bleaching the cloth. Ivy Cottage and Rivendell, opposite the Midhill tenements, are believed to have housed up to 50 labourers.

7.26 Wishing Well Cottage: The gable of this cottage shows the roof has been raised and may originally have been thatched. There is also evidence of blocked doorway suggesting it was once two cottages.

7.27 Phlox Cottage: This cottage has earlier origins than the exterior suggests. Originally this would have a simple linear frontage to Wroxton Lane.

7.28 Brook Cottage: This cottage occupies a prominent site at the southern entrance to the village. It has been substantially extended in recent years. The character of the surrounding buildings and landscaping has dramatically changed the former mill site. The ironstone has been painted white.

7.29 Greystones: This simple linear cottage, with its gable to the road was used as an orphanage.

7.30 Rivendell, The Barn Rivendell, Roseacre, The Barn House and The Apple Barn House form a group with further buildings of interest behind which backed on to orchard.

7.31 Hilary Cottage is a simple cottage set back from Wroxton Lane whilst the gable of Box Tree Cottage abuts the lane. The simple form of the once thatched cottage now has a number of large south facing dormers and modern windows. There are two new large cottages to the north which are built in a traditional style and allow a glimpsed view of Bramshill Manor on the hill beyond.

7.32 To the north of Little Lane there is a stepped terrace of three cottages, set back from the road comprising of Endell’s Cottage and The Cottage which incorporates the small taller
cottage to the north. One stone mullioned window with hood mould has been retained to the front.

7.33 Lion Cottage – Grade II: Lion Cottage dates from the late 17th century/early 18th century. It is constructed in squared coursed ironstone with some burnt stone and a steeply pitched thatched roof. It takes a two-unit plan form over 2-storeys and is situated gable-end to the road.

Public Houses

7.34 The Red Lion is the only surviving pub, it has lost its original windows and now has a long box dormer across its frontage.
8. Character and Appearance

Settlement Pattern

8.1 The structure and character of Horley is of an irregular nucleated settlement focused around the former village green and linear ribbon development. Development of farms and cottages line a sinuous route that ascends the hillside from Horley Brook, at the south of the village, northwards towards the crest of Plot Hill. This long street comprises Hornton Lane (Big Lane), to the north of 'The Square', and Wroxton Lane to the south.

8.2 Little Lane loops westwards from 'The Square', and rises to the south west corner of the Manor House where it continues northwards as Church Lane, until it meets Hornton Lane at a small triangular remnant of the village green. The larger irregular diamond shaped piece of land between these lanes once incorporated the original village green, and is now known as Manor Orchard. There are strong links between the south porch of the church and the east front of the Manor House (the Prebendal Manor) and Bramshill Manor, which takes the form of a pleasant path past the old school and a thatched stable. The church commands a high position relative to the north of Church Lane and Hornton Lane and affords good views over a number of properties.

8.3 Hornton Lane rises from the north of 'The Square' with a high bank to the west and a banked grassed verge to the east which includes some stone steps. This lane gives access to the ex-council housing development at Lane Close and pedestrian access to the cricket field on the east. Further tracks give access to Manor Orchard and Manor Cottages (rebuilt following a fire). This lane terminates in a view of the church and by extension good views can also be seen from the cricket field which lies to the north of Hanwell Lane (Banbury Lane). A string of bungalows were built in the late 1960s, on the field known as 'The Woods', west of Hornton Lane, and south of Clump Lane. beyond Clump Lane there are wide verges suggesting a drovers’ route. A Roman vineyard once stood on the west of the lane, north of the new lake.

8.4 Clump Lane is situated to the north of the village and forms a bridleway and footpath to the head of the lake.

8.5 Wroxton Lane historically had a number of wells within its grassed verges and rises steeply from the Horley Brook to 'The Square'. The lane gives access to Little Lane, Gulliver's Close, and the 1940s Old Council Houses are accessed from the south of Wroxton Lane. Significant footpaths run alongside Horley Brook which give pastoral views across meadows.

8.6 Hanwell Lane runs east of 'The Square' to join up with the Warwick Road (the B4100). the curtilage listed outbuildings to Manor Farm provide a strong edge to the south. Outside the village there is a further wide grassed verge.

8.7 The village is thought to have expanded and contracted throughout its life, but the defining characteristics of the village layout have remained constant. The historic village has incorporated some modern infill development but the character of the traditional built form with local ironstone predominates. The once predominant long straw thatch has given way to Welsh slate, red clay and concrete tiles, with only a few thatched properties remaining.
8.8 The setting of the village has an interesting topography which includes well defined ridge and furrow fields, pasture, hedgerows, medieval fish ponds, a mill race, a disused ironstone railway, woodland and trees. The change in topography has a significant influence on the character of the area.

Lanes, footpaths and verges

8.9 The village maintains a pleasing green character, with grassed verges, which were scythed for hay as late as the 20th Century, and some sunken lanes. A number of properties have steps across the verge leading to the roadside. The north approach along Hornton Lane includes wide verges, and there are also some wide verges to the east of the village along Banbury Lane (also known as Hanwell Lane) leading to the B4100, which are suggestive of a drovers’ route. There were once active wells in the grassed verge along the east of Wroxton Lane, and trees.

8.10 The main thoroughfares within the village are tarmacadam and this includes Little Lane. Private footpaths lead down to the medieval fish ponds, the public footpaths pass near to top and bottom of the fish ponds, allowing only glimpsed views.

8.11 In the centre of the village, around the point where Wroxton Lane, Hornton Lane and Little Lane meet, there are examples of raised pavements. These are mainly tarmacadam with a small amount of stone and blue brick paving. A section of the pavement in Wroxton Lane between Hillside Farm and Chapel Cottage is formed from grey-blue brick paving, but other than this pavements are tarmac. There is little kerbing, as a large proportion of the paths adjoin grass verges. Stone kerbs are found at the junction to Gulliver’s Close and in front of Park House. There is a small stretch of recent reconstituted stone ‘conservation’ kerbing north of the Red Lion Public House. Parking takes place on the roadside, particularly in Wroxton Lane, and this has been to the detriment of the grass verges in a number of locations.

8.12 To the church there are stone steps and stone paving providing a pathway through the Churchyard and onto ‘Church Lane’ which runs towards Little Lane through the manor.

Trees, hedges, and open spaces

8.13 There is a small green at the top of the village at the point where Little Lane and Hornton Lane meet. This provides a separation and transition to the more open character at the north of the village on Hornton Lane. Here the houses are set further back from the road with green spaces to the front between the boundary and the road. The main open green spaces in the village are the churchyard and the land to the front of Horley House, Manor House, The Lawn and Clump House.

8.14 Wroxton Lane and to some extent Hornton Lane (particularly in the north) benefit from wide grass verges that are well tended, in some cases creating steep banks between the carriageway and the footpaths. There are many mature trees within the village, a number in the churchyard, but these primarily feature in private garden areas set back from the roads.

Means of enclosure

8.15 Ironstone walls are the dominant means of enclosure throughout the conservation area, and contribute greatly to its character. These are predominately 1m to 1.5m high. At the bottom of Wroxton Lane these have a vertical stone capping. Further north, around the junction of Little Lane, this changes to flat stone capping which continues up Hornton Lane. At the top of Manor Orchard the churchyard wall has been increased in height and has a toothed stone capping. A number of walls have mortar capping.
8.16 The walls to the Manor House enclose the house and associated outbuildings; these are constructed of more uniform stone and are up to 2m in height. Similarly the walls enclosing Horley House are more formal and uniform in appearance.

8.17 The character of low stone walls continues along Little Lane and encloses the church and churchyard.

8.18 Just north of the centre of the village, the west side of Hornton Lane is enclosed by mature trees and historic hedging. The roots of the hedge help to stabilise the steep earthen verge.

8.19 Near the mill race there are some white rails which highlight the bridge and they make a positive contribution in the context of the former mill, there are also some estate railings. A few old timber fences remain in fragments.

8.20 From the junction of Gulliver’s Close and Wroxton Lane a collection of farmhouses and cottages extend down the hill, mostly comprising frontage development with some buildings set gable end to the road. This part of the conservation area is characterised by wide grass verges, edged in places but mostly abutting the road, and is reputed to have once formed the village green. A few properties are set back away from the road.

8.21 The Lawn, although increasingly obscured by trees, is the most noticeable building when approaching the village from the south, due to the dip in the road near the brook. Once past the line of the railway, Brook Cottage dominates views, more so with its large extension and modern crisp render. The area around the mill is undergoing a major transformation and should be mindful of its setting when siting sheds and planting, if it is not to lose the simplicity of the original mill race. This edge of the village is more visible along the public right of way to the north of the Mill Meadow.

8.22 The area around the junction of Wroxton Lane, Banbury Lane and Hornton Lane, known as ‘The Square’ is again characterised by wide grass verges, and there are a cluster of cottages and the Red Lion Public House forming an important focal point.

Progressing from The Square up the hill of Little Lane, towards the Church, the steep banking adjacent to the road and tree cover play an important role in the character of the area; the two historic properties of Park House and Holly Tree farmhouse are prominent and more recent 20th century development is partially screened by vegetation and topography.

8.23 North-west of the Church the conservation area is more open in character; the 20th century bungalows on the south side of the road are set well back and are generally unobtrusive because of their low level. The front gardens are open plan and are again fronted by grass verges. The north side is more mixed in character, with a number of traditional buildings on the road frontage, and Horley House, a late Georgian style mansion, set in large grounds partially screened from view by evergreens on the road frontage.

8.24 The character of the conservation area is derived largely from the predominant use of ironstone in the construction of buildings. Vernacular buildings predominate, and are generally of two storeys. Welsh slate is now the predominant roofing material, although there are some notable thatched buildings (the Old Schoolhouse, Lion Cottage, and Manor House stables) and stone slated roof structures. Eighteenth and 19th century casement windows are dominant although earlier stone mullioned windows are also found. There are a number of properties with metal casements, for example the Old Schoolhouse, Bramshill Manor and Chapel House, and painted casements are also in evidence. The large windows of Midhill are characteristic of weavers’ cottages. Many houses have 20th century replacement windows and similarly few doors seem
to be original. Chimney stacks are now predominantly brick with a few examples of earlier ironstone stacks (Manor House, Bramshill Manor, The Old Post Office and Endell’s Cottage). Date plaques can be found on Midhill (1794), and on the chimney stack of the Old School House (1711) which refers to an addition to the original building. The initials R T D are found on rainwater goods at Bramshill Manor, which probably refer to Richard Thomson who bought the manor in 1668.

**Land Use**

8.25 The village is characterised by its farms and associated farmyards. Some of the farms have grown by buying up lands of farms which have down sized to dwelling houses, resulting in a disjointed jigsaw of land ownership beyond that carved up when the land was enclosed. The remaining working farms make a significant contribution to the character of the settlement, providing links between the village and its surrounding rural agricultural setting. Whilst some of the farms have been converted, this has been done in a way that retains their quintessential agricultural form. The majority of the buildings in Horley are now private domestic dwellings. The non-domestic buildings are the working farms and the pub.

8.26 Of the two areas of open agricultural land included in the conservation area the most extensive is that lying to the west of the village. The land falls quite steeply westwards from the crown of the hill (where the Church and Manor House are found) to the remains of the fishponds thought to date from medieval times and some of which still hold water. The stream feeding the fishponds also once fed the water mill, and in the southern part of this area there is evidence of the former existence of a mill with water channels and leats. The site of the water-mill lies at SP.41764350. The northern portion of this land affords pleasant views towards the church and contains trees of amenity value.

8.27 The smaller area of pasture land lies to the south-east of the village and slopes gently. The site contains evidence of earthworks thought to be the site of the original village and also affords views back to the built part of the conservation area.

**Scale and Massing**

8.28 The majority of the buildings in Horley are modestly scaled 2-storey properties, many with low ceiling heights and steeply pitched roofs.

8.29 St Etheldreda’s Church, the Manor House and Bramshill Manor are the most prominent buildings due to towers, chimneys and ground levels. There are important views of the village from the east, which may be compromised by insensitive rear extensions.

**Construction and Materials**

8.30 The buildings within the settlement have ironstone walls with a few local red brick outbuildings and orchard walls. There is very limited render or painted stonework on historic properties. Chimney stacks tend to be in the same red brick, some of which are built off earlier stone chimneys.

8.31 The village retains a few thatched roofs which would traditionally have been long straw with flush ridges. These roofs are interspersed with other roofing materials, including stone slates, plain red clay tiles and Welsh slate. At least one cottage is thought to have had Stonesfield slate. A number of outbuildings have corrugated iron or tin.

Thatch was previously more widespread as a roof material in the vernacular cottages, farmhouses and farm buildings. Many of these buildings have had their roof raised and recovered in imitation materials such as concrete tiles. Where thatch does occur for example in The Old Schoolhouse and Manor Stables the material used is combed wheat reed with straight cut block ridges and cement mortar fillets around bases of
Figure 18. Visual Analysis
9. Materials and Details
10. Management Plan

Policy context

10.1 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 Historic England guidance, 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.

10.2 The main threat to the character and appearance of the conservation area would be the infilling of the important space between the existing properties, as this would harm the significance of the dispersed ribbon development along Main Street and the Green. As Horley is a Category C Village in the Cherwell Local Plan 2006-20131: Part 1) it is considered suitable for conversion of existing buildings and infilling only. It is important to note that any development should respect views within, views out and towards the conservation area.

10.3 The next significant threat 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 windows with UPVC double-glazing, replacement of original doors with unsympathetic design and materials, additions such as non-traditional porches and satellite dishes on the front and/or side elevations of properties. The change of a roofing material to a non-traditional material, the loss of thatch and other traditional roofing materials would be strongly resisted. Poor repointing and masonry repairs can also have a negative impact, 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 detrimental to the appearance of a property. The loss of limestone and brick 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.

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

10.5 The General Permitted Development Order 2015 (as amended) explains what is permitted development in conservation areas. Building owners should also check there are no restrictive covenants or removal of permitted developments rights on their property. The principal policies covering alterations and development of the historic built environment are given in Appendix 1. Demolition in a conservation area is now covered by planning permission.

10.6 Any alteration to a listed building internally or externally, including curtilage listed buildings and structures, will require listed building consent and sometimes planning permission.
10.7 Building control consent is required for a number of works under the Building regulations. It is always worth considering building work holistically, taking into account both planning and building control guidance and restrictions.

<table>
<thead>
<tr>
<th>General Proposals for Preservation and Enhancement</th>
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<tbody>
<tr>
<td><strong>Boundary Treatments</strong></td>
</tr>
<tr>
<td>As specific character features of the Conservation Area, total demolition of traditional boundary features will be resisted. The historic stone and brick walls, gates, railings and fences should be maintained and repaired. Important mature trees and historic hedges also make a valuable contribution to the character of the settlement and should be maintained.</td>
</tr>
<tr>
<td><strong>Important Views</strong></td>
</tr>
<tr>
<td>Views within the conservation area, and those into and out of the Conservation Area, are fundamental to understanding the relationship between the settlement and the surrounding landscape and should be maintained, as should sweeping vistas across the fields.</td>
</tr>
<tr>
<td><strong>Retention of Historic Features and Building Maintenance</strong></td>
</tr>
<tr>
<td>Traditional architectural details and local materials are important and should be retained, repaired or reinstated where lost. It is important that traditional techniques and materials are used to retain the special historic character and appearance of the area. Lime mortars, lime plasters and lime renders are important to both the appearance and breathability of buildings. The unsympathetic alteration of minor features could have a significant effect on the character and appearance of Horley and an Article 4 Direction, which removes some otherwise permitted development rights, could ensure that original and traditional details are protected and, where necessary, sensitively replaced in the future. There are a number of thatched roofs in Horley and it is important that these are retained and repaired or rethatched in an appropriate material, with traditional details for the area. There are also other historic roof coverings such as hand-made plane clay tiles, stone tiles and Welsh slate which also contribute to the character of the village, and these should also be replaced like for like. Sensitive repair and regular maintenance will be encouraged through distribution of guidance notes and general advice through the Development Management process.</td>
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<tr>
<td><strong>Archaeology</strong></td>
</tr>
<tr>
<td>Horley Parish is a potentially rich archaeological area. The archaeological constraint area named ‘Horley Historic Core and shrunken medieval village’, and ‘Shrunken medieval village Area known as Town Gore’ cover most of the conservation area and extends beyond the boundary in places. There are additional SMR sites to the west of the village. Early consultation with Oxfordshire County Council’s Archaeology Department in relation to any proposed new works involving foundation excavation or ground levelling is encouraged at the outset to prevent delay at the application submission stage. Other archaeological sites lie within the wider parish. *There is also building archaeology relating to above ground structures. If this is not protected through the listing process and is within permitted development for unlisted buildings and structures, we would recommend it is given due consideration and, at the very least, photographed and annotated, preferably with a scale rule.</td>
</tr>
<tr>
<td>Character of roads, lanes and verges</td>
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<tr>
<td>New Development</td>
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<tr>
<td>Conversion of farm buildings</td>
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<td>Car parking on the Highway</td>
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<td>Landscaping</td>
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<tr>
<td>Wiring, satellites and aerials</td>
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<tr>
<td>Alternative technology</td>
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11. Conservation Area Boundary Justification

11.1 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 Areas and therefore it is important that only areas which are demonstrably of special architectural or historic interest be included.

11.2 Horley Conservation Area was first designated in January 1987 and last reviewed in March 1996 when the first appraisal was written. The original boundary was drawn to cover the historic core of the settlement and includes buildings of architectural or historical interest that were known at the time. This is the second review of the Horley Conservation Area boundary and it has been guided by Historic England’s ‘Conservation Area Designation, Appraisal and management Advice Note 1.’

11.3 Consideration of whether the boundaries of an existing conservation area should be re-drawn is an important aspect of the appraisal and review process. An explanation of why the boundary is drawn where it is and extended as proposed, and what is included and what is excluded, is helpful. The position of the conservation area boundary is to a large degree informed by the considerations identified in paragraphs 17-18 ‘Finalising and reviewing the boundary’ of Historic England’s Advice Note 1.

11.4 As spaces contribute to enclosure, as well as framing views of assets and defining settings, a unified approach is desirable to their management in almost all situations the conservation area boundary runs around rather than through a space or plot. It is generally defined by physical features such as walls and hedges and other land boundaries for ease of identification.

11.5 The detailed study of the village and archival material for this second conservation area appraisal has identified some additional buildings and features with historical interest. This document proposes amendments to the boundary. For the avoidance of doubt the 1996 Conservation Area boundary can be described as follows:

**Existing 1996 Conservation Area Boundary Description**

11.6 Northern Boundary

The north boundary follows the south of Clump Lane, then cuts north to include the former labourer’s cottage now known as Clump House. The boundary then tracks north, taking in the wide grassed verge at the entrance to the village then crosses Hornton Lane, just to the north of Gracombe House where it includes a slither of the garden and the curtilage boundary. It then runs behind Horley Lodge and Horley House.

11.7 Eastern Boundary

The east boundary follows the old brick garden wall to the former orchard at Horley House but excludes the backland development of Bayliss Orchard and Horley Gardens. It then cuts across the curtilage of Smarglen (which post-dates the 1996 boundary) and follows the east boundary of the Dairy Court. It returns southward.
to include the curtilage of Park Cottage and Park House, returning along the line of the east gable of Park House to meet the lane. The boundary then follows the east of Hornton Lane, before taking in the curtilage of 1 The Old Post Office, Stoneborough Cottage and Mulberry House. It then extends east along Banbury Lane before returning south to include the curtilage of Manor Farmhouse and Manor Farm Barns. From here it runs south behind Greenside, The Jays and 1 Gullivers Close, Gullivers Cottage, The Hawthorns, Prospect Villa and April Cottage. The boundary then runs east to include the curtilage of Hillside Farm, which now includes the new builds of Bramley House and the Steps. Chapel Cottage and the Old Chapel. At this point it runs east but does not include the whole of the archaeological constraint area of the Town Gore. The boundary follows the line of an old track which can be made out in the draft inclosure map of 1766, southwards to meet the southern boundary of the Town Gore. It then runs south along the old mill race before returning south through the garden of 6 Old Council Houses to meet the south of the public right of way on the parish boundary.

11.8 Southern Boundary

This includes the public right of way where it runs west, excluding the old forge. It then crosses Wroxton Lane and follows the rough line of the public right of way through Mill Meadow to the south of Horley Brook to align with an imaginary extension of the west tree line to the medieval fish ponds. Mill Meadow shows evidence of platforms and the staddle stones to a thatched barn are now located at Bramshill Manor.

11.9 Western Boundary

At the field boundary to the west of the medieval fishponds, the west boundary follows the hedgerow and scrub north, taking in Metcalfe’s Old Inclosures known as ‘The Woods’, until it meets the north boundary at Clump Lane.

**Proposed 2018 Conservation Area Boundary Description**

11.10 North Boundary – Review:

It is proposed to extend the boundary to include the whole curtilage of Clump House. It is then proposed to omit the slither of garden to Gracombe House but include its western boundary and the driveway entrance to Sor Brook House Farm. The boundary will then follow the existing boundary line around Horley Lodge and Horley House to include the tall brick orchard wall.

11.11 East Boundary Review

The east boundary, will follow the existing line until the north east corner of Essex House, where it will divert to the old field boundary and include the whole of the newly formed curtilage of Smarglen. The boundary then runs NE to include the ridge and furrow field with strip lynchets, which is the best surviving remains of the open fields system and contributes greatly to the setting of the village. The boundary then returns to the SW, following the stone wall between the vicarage and 1 Lane Close. It then follows the existing boundary but extends to include the whole of the Town Gore and the whole of Long Meadow, instead of cutting through these fields on an arbitrary line.

11.12 South Boundary Review:

The southern boundary is amended to include the water meadow ‘Long Meadow’, which coincides with the southern parish boundary and includes the public right of way. Long Meadow is considered important green space, which affords important views towards the Sor Brook and beyond, and contributes to the setting of the conservation area. The Old Forge (Old Smithy), lies in Wroxton Parish but it is considered an important gateway marker to the southern boundary of the village of Horley. The building is also believed to
have been used as an apple store for the village and it is proposed to include this in the amended boundary. The boundary then follows the existing south boundary until it meets a ditch, thereby omitting the SW corner of a field. The boundary returns north to meet the Horley Brook where it runs west to meet the existing boundary at the SW corner of the medieval fish ponds.

11.13 West Boundary Review:

The west boundary remains unchanged to the west of the old fish ponds.

11.14 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 19.** Existing 1996 Horley Conservation Area Boundary (solid red line) and proposed 2018 Conservation Area Boundary for Horley.
12. Effects of Conservation Area Designation

12.1 Historic England’s Advice Note 1 on ‘Conservation Area Designation, Appraisal and Management’ states that ‘The contribution that historic areas make to our quality of life is widely recognised. They are a link to the past that can give us a sense of continuity and stability and they have the reassurance of the familiar which can provide a point of reference in a rapidly changing world. The way building traditions are superimposed and survive over time will be unique to each area. This local distinctiveness can provide a catalyst for regeneration and inspire well designed new development’ It goes on to say that Conservation areas ‘can be at risk through inappropriate new development, neglect or deliberate damage’, conservation area appraisals are written to set out ways to manage change in a way that conserves or enhances historic areas which meet the high standards set by conservation area designation.

12.2 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 Development Control and Major Developments at an early stage. The main effects of designation are as follows:

**Development should preserve or enhance the area**

12.3 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**

12.4 Planning permission is required from Cherwell District 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**

12.5 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.

(Hedges are controlled under the Hedgerows Regulations 1997 and are not dependent on conservation area status)

Where trees are of little significance and used for coppicing there is the opportunity to agree 5-year management plans with Cherwell District Council’s Arboricultural Officers.

Any work to a tree or hedge covered by a tree Preservation Order (TPO) needs a planning application.
Protection of important open spaces and views

12.6 It is important to protect the open and aesthetic quality of the countryside adjacent to the village because it is integral to the character and appearance of the conservation area. Open space sometimes has its own historic significance. The inclusion of peripheral open spaces within the conservation area boundary is specifically to ensure that the character of these spaces is preserved.

Control over the demolition of enclosures

12.7 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

12.8 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

12.9 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 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 (NB. External drainage such as soil or vent pipes already need planning permission)

Further information can be found in the General Permitted Development Order 2015 (as amended) which can be found on the Planning Portal: www.planningportal.gov.uk

Development should preserve and enhance the area

12.10 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.

12.11 Any enquiries concerning permitted development within conservation areas should be addressed to the:

Development Management Team,
planning@cherwell-dc.gov.uk
or telephone 01295 221006.
13. Design and Repair Guidance

13.1 High quality design and informed decision making are at the heart of ensuring the character and appearance of the Conservation Area is preserved or enhanced.

13.2 There is very limited opportunity for development in Horley which is a Category C Village in the Cherwell Local Plan 2015 Part 1, where only appropriate infilling and conversions will be considered. The following design guidance for repairs, alterations and infill development is particularly important:

**Scale and Settlement Pattern**

13.3 The settlement of Horley has been determined by its geographical constraints and any new development should relate well to its immediate surroundings. Horley has variations of plot size, but there is a consistency in the scale and mass of traditional buildings and this should be respected in any prospective development associated with the village. The scale of development, including extensions and alterations to existing buildings, should reflect the predominant scale of the buildings in the immediate vicinity which are generally of 2 storeys, or 2 storeys with attic accommodation within steeply pitched roofs. There are occasional gable attic windows and a few traditional small and thin cheeked dormers, added once the thatch had been removed. One or two buildings have unfortunate box dormers, the most prominent is the Red Lion which has created a third floor in the attic.

13.4 The topography of the village can increase the dominance of a building and this also needs to be considered when considering the scale of a property and how it sits within the rural village context. The larger buildings in Horley (such as the church, the Manor House, Bramshill Farm, Horley House and The Lawn have been positioned to be prominent within the village, having had a specific function in the history of the village, yet they are not dominating in the streetscene but may be glimpsed through trees or at the end of more distant views.

13.5 Horley is a linear settlement with a village green, and most buildings address the street, with their roofs set parallel to it, or gable on. A few buildings are set back from the main lanes due to the topography of the village, and much depends on where they are accessed from.

13.6 There are very few roads and lanes in the village and additional lanes would not be encouraged.

13.7 The historic form of the village should remain recognisable with views and green space respected between and around buildings. The extents of the settlement plan of the village should also be respected. The key views, landmarks and the diverse sensory experiences of the village should be considered in any project so that the sense of anticipation on travels through the landscape is not lost.

The setting of the village is very important and development to the rear of properties, whether outbuildings or extensions on the east of the village is particularly visible from the B4100 and the Banbury Lane and need careful consideration.
Proportion

13.8 Most buildings within Horley have a high proportion of solid wall to window and door openings. The head heights within the buildings are also variable and help to form the character of the village. The proportion of roofs, their depth and pitch are borne out of what is possible in traditional timber construction and thatched roofs, or in later properties, slate and tile roofs. Traditional proportions should be echoed in new development and extensions to ensure the significance and character of the host building is upheld. Extensions should be subservient to the existing building.

Roofs

13.9 The rooflines in Horley are a dominant feature in the village, and are almost layered behind one another due to the topography of the village. Most roofs in Horley were once thatched but few survive as thatch. Historical photographs show the thatch was traditionally long straw with flush ridges, but that the eaves often had a very slight ‘eyebrow’ above a window.

The retention of thatched roofs in traditional materials and detailing is fundamental to preserving the character and appearance of the conservation area. Some thatched roofs have historically been replaced with hand-made clay tile or Welsh slate. More recently, a few roofs have been replaced with heavier modern concrete tiles, without due consideration of the impact the increased weight has on roof structures and rubble walls.

The loss of traditional roofing materials and details leads to the erosion of the character of the village.

Corrugated tin or iron has been used as a quick and cheap fix on outbuildings, and occasionally on houses, such as Brook Cottage. On some farm outbuildings, traditional thatched, slated or tiled roofs may have been replaced with a lighter corrugated roof, as a cheap alternative to provide a watertight hat or where the roof covering might have been too heavy for the structure. Corrugated iron and tin roofs have become a traditional roof covering, having been in existence for almost 200 years.

There are very few flat roofed extensions visible from the public domain. Flat roofs are alien to local tradition and should be resisted where possible.

13.10 It is important that the original roofing materials are retained and repaired as necessary. Where historic roofing materials are to be replaced or reinstated, the new materials should preferably match original examples in terms of colour, size, texture, provenance and detailing. The original roof pitch, traditional ridge, eaves and verge details should also be retained.

Where roof ventilation is introduced it should be discreet, visible roof vents will be discouraged. Old plain tiled roofs have some character as the tiles were hand-made, modern clay tiles are machine made and can change the character of a building.

13.11 Where natural slate is in place, this will be a British slate which has a limited variation in colour. There are cheaper slates available which may be very flat, thin or mineral rich which may be a weakness in the material and will discolour over time with brown streaks. All slate should be carefully considered and as a natural material and there will be some variation depending on where it comes out of the quarry. Before purchasing a slate, suppliers should be asked to provide examples of where their slate has been on a roof for several years so that a judgement can be made and if the proposed slate is suitable for Horley. The slate should conform to British Standards (BS) and/or European Standard (BSEN). Where slates are being repaired or new roofs covered, reclaimed slates should be sourced from a reputable source. If large numbers of new slate are required they
should be of a similar thickness and be suitable for purpose. In a major re-roofing project the more publicly visible or principal façade would normally be recovered in the old slates with new slates being used on less visible roof slopes. The slate should match both dry and wet.

13.12 Where lead exists on roofs it should be marked with a forensic coating, have CCTV and be alarmed to deter thieves.

13.13 Chimneys create interest in the rooflines of the buildings and they can help to date a building. Many chimneys in Horley are stone, with some later red or blue brick, a number of which have been built off earlier stone chimneys. Chimneys should always be retained, even if the fireplaces have been blocked up. Chimneys which are wide enough and in good repair can sometimes be used for ventilation. Masonry chimneys are not traditional in barns.

**External Walls**

13.14 The palette of materials found in the conservation area is predominantly local ironstone for walls. Local red brick is not prominent but can be seen on the orchard wall at Horley House, on some outbuildings and barns, and on the chimneys. There are also blue brick pavers on the west of Wroxton Road. Any alteration or repair to external walls must respect the existing building materials and match them in texture (including tooling), quality and colour. When selecting a stone for replacement it can be useful to break a sample in half and compare this against an unweathered original stone or fragment of the stone. The stone should match both dry and wet. Every effort should be made to retain or re-use facing stonework or existing local red brick.

13.15 Repointing should be carried out with a mortar to match the existing in colour, type and texture; historically this would have consisted of lime and sand. Hard, modern cement mortars are inappropriate as they prevent the evaporation of moisture through the joints, which instead is drawn through the next softest material, the masonry itself. This damages both the appearance and structure of the building. The size of mortar joints should be based on the original existing, sometimes hidden behind unfortunate later repointing schemes. Many buildings in the district have excellent masonry and repointing should be carried out only where needed. Often buildings, are totally repointed, where only localised ‘like for like’, well-matched pointing is required. There are many unfortunate examples where mortar has been chiselled out, causing damage to the corners of both stone and brick, so that when the wall is repointed, there are thick joints with a much higher proportion of mortar which can change the character of a building.

13.16 The replacement of stone should be well considered. There will be a hierarchy of masonry features such as chimneys, verges, window surrounds, door cases, strings as well as the general walling. The patina of age on a weathered string should be retained until it is not performing its function in protecting what is below. When it is ready for replacement it may be that it is the only stone that needs to be replaced. Where possible templates for new carved stone should be taken from the best surviving example, a good banker mason should interpret the template to provide the geometrical setting out and check this against the stone on site prior to carving the new stone. It should be noted that although stone is laid on its natural bed for general walling that there are positions where it should be laid edge-bedded, a good mason should be able to advise.

13.17 There is very little use of render historically in Horley where the use of Ironstone predominates and the use of render is discouraged. There was render on the 19th century extensions to Rowarth House and painted ironstone on Brook Cottage. Original render should not be stripped off to expose rubble stone or brick walls, which were not intended to be exposed. Traditionally, render finishes were lime-based. Any historic
breathable render should be repaired ‘like for like’. More modern, hard cement renders prevent the evaporation of moisture, which can accumulate between the wall and the render causing damp internally. When appropriate and when the damage caused by removal is minimal, hard cement renders should be replaced with a breathable lime alternative.

Rendering, pebble-dashing or painting masonry is discouraged and is not permitted development on a principal elevation or an elevation facing a highway or public right of way.

Lintels

13.18 In the vernacular cottages, the lintels tend to be timber but there are many hooded mullioned windows and stone lintels in Horley. The retention of historic lintels is encouraged, replacing these with a different material such as modern reconstituted stone or concrete can have a detrimental impact on the streetscene. Lintels should be believable in structural terms, a large opening in an old barn, the lintel would historically have been in timber, cast iron and more recently steel; when thinking about new garages overly long masonry lintels facing a hidden steel or reinforced concrete lintel are not convincing and should be avoided in favour of timber.

Windows

13.19 There are a range of window styles in Horley. Windows should be appropriate to the host building and be correctly proportioned. Traditionally windows would be painted flush balanced timber casements, sash and case, or metal casements within a masonry or timber sub-frame. Some windows would once have been leaded. A few cottages have lost their original windows, some have been replaced with unsympathetic patterns and materials which detract from their character and significance.

13.20 Retention and repair of original traditional windows is the preferred option, including the retention of historic glass, and guidance is listed in the Bibliography, any replacement should match the original. This not only includes the structural elements of the window (e.g. frame, lintel) but also historic glass and window furniture. Particularly important is the method of opening, the set back within the reveal and the sections of glazing bars. The thickness and moulding of glazing bars, the size and arrangement of panes are vital elements in determining appropriate replacement windows, which respect the age of a building. The exterior profile of a glazing bar should be angled to replicate a putty-line. Windows should be correctly proportioned, well related to each other and neighbouring buildings, and should respect any existing openings.

13.21 Where inappropriate windows are proposed to be replaced, historically correct fenestration will be required. Inappropriate replacement windows damage the character and appearance of a building and its surroundings and can undermine the value of a property. Timber for both windows and doors should be sourced from sustainable managed suppliers. It should be selected for its longevity and ability to take a paint finish.

13.22 Where windows are modern in a listed building there may be scope to introduce slimline double glazing but this will be judged on a case by case basis. Where acceptable, the edge spacer should be a dark matt charcoal/ black in colour, Historic England guidance defines slimline double glazing as between 10 and 16mm. It is possible with some glazing companies to include a glass which has some character (not too much!) which is reminiscent of historic glass. This is most appreciated from the outside where reflections in historic glass can lend some life to the reflections. Where windows are replaced on non-listed buildings in a conservation area, the same principles are recommended even with standard double glazing. UPVC windows are not appropriate for a conservation area.
13.23 Replacement of timber or metal windows in a UPVC alternative, no matter what the pattern or design, is unacceptable.

13.24 Dormers are not a traditional feature for this area. They are discouraged on front, principal or highway elevations where they don’t already exist, although there are some early examples within the District and some within Horley. Where dormers are of some historical interest they are normally thin lath with lime rendered cheeks, and should be repaired like for like.

13.25 Rooflights have appeared on some roofs, not all of which are sympathetically placed or of a flush conservation type set between rafters, they are discouraged on elevations fronting the highway or on the principal elevation of a building. Rooflights to the rear would be preferable where possible and should be flush conservation types set between rafters of appropriate size. Where rooflights also provide escape, they should not be off-centre within the opening as can sometimes be detailed on side opening escape rooflights.

**Doors**

13.26 Old traditional doors should be repaired rather than replaced where possible – see the Bibliography. Their thermal performance can be improved using sensitive draught stripping, where historic shutters are in place these can be overhauled to working order which can improve thermal performance at night, as can curtains. Doors range between painted panelled timber doors, to boarded plank doors and stable doors. A few properties display doors which do not enhance the property or the village being alien in design and material and thus eroding the character of what makes Horley special. There are many historic patterns that can be followed. In historic openings, avoid the tendency to cut down off the shelf doors as this can result in strange door proportions. UPVC doors would be entirely inappropriate in a conservation area, no matter what the design.

13.27 Door ironmongery can also impact on a conservation area. The buildings in Horley are relatively modest and ironmongery should reflect this, again there are good precedents in the village and district. Care also needs to be taken regarding introducing window lights into doors; doors were historically solid for security. Traditionally, buildings of higher status, would have solid panelled doors with a fanlight or overlight above the door transom. There are a few good examples in the conservation area. In smaller properties, with limited head height, this was not possible and in more recent times, traditional solid 6-panelled doors have sometimes been altered to glaze their two small upper panels to allow some light in. This has also happened to some traditional solid 4-panelled doors. Small windows in boarded plank doors (ledge and braced or framed ledged and braced) are also modern additions. The insertion of glass can have a detrimental effect on the character of the village and is not encouraged.

**Porches and Canopies**

13.28 There are a few open porches and door canopies in Horley. These make a positive contribution to those properties but may not be suitable for all the buildings in the conservation area. However, there are some non-traditional porches, some of which are enclosed which are less successful and are not encouraged.

**Historic Ironwork Straps and Ties:**

13.29 Horley has a few structural historic iron straps and ties which are now part of the character of the village. Historic ironwork should be reviewed to establish if it is still doing the job for which it is intended and it should also be monitored for rust jacking within the masonry. Should owners believe there has been recent movement they should contact a Conservation Officer and a conservation minded structural engineer.
**Rainwater Goods**

13.30 Rainwater goods (including downpipes, hoppers, gutters, bracket fixings and gullies), tend to be painted cast iron, most are painted black but some retain the colour of their farm liveries. Where original cast iron rainwater goods remain, they should be repaired where possible and if beyond repair, replaced like for like. When replacing cast iron or inappropriate UPVC in cast iron or painted black metal, an increase in size may be beneficial to cater for an increase in annual rainfall. UPVC rainwater goods are not appropriate for listed buildings or buildings in a conservation area as they are not authentic and do not enhance a buildings character. UPVC turns grey when exposed to ultra violet light, the detailing is thin and the brackets often require fascia boards which are not traditional in the district, replacement in original materials is encouraged.

**Soil Vent Pipes**

13.31 These should be kept off principal elevations, they can be sited internally if this will not damage any historic fabric, and can reduce to a much smaller diameter to pipe at roof level. If internal siting would cause damage to historic fabric, then they should be located in a discreet location on a rear elevation. UPVC soil pipes are not appropriate for listed buildings or buildings within a conservation area.

**Boundaries**

13.32 Boundary treatments should follow traditional historic precedent of local oolitic stone walls, iron and timber fences, as well as some metal estate railings. Gates are traditionally unpainted timber field gates or iron gates. There are some metal railings in need of repair and redecoration. Solid vertically boarded gates are not a historic feature of Horley, in the wider district there a few but these are painted and normally set within a high stone wall as a pedestrian gate, or a double set of gates. Hard landscaping varies from stone chippings, cobbles and flagstones which have a positive impact on the conservation area but there are others which have a harmful effect such as tarmac. There are hedges which front the highway and make a positive contribution to the village.

13.33 The strengthening of boundary treatment can affect views through, within and out of the settlement. Where hedgerows line fields, they need to be managed. The possibilities to appreciate views of the village and the surrounding landscape should not be lost or walks and journeys will become stagnant and the connection with the countryside lost.

13.34 Repairs of stone boundary walls should be carried out to match the original wall to include material to match, tooling, coursing, bedding, capping, pointing (a dry-stone wall should not be pointed) and joint size.

**Mechanical Ventilation**

13.35 On external walls, stone slate vents can look less obtrusive than a proprietary vent. Plastic vents should not be visible in a conservation area.

**Boiler or wood burner flues**

13.36 Flues should run up within existing chimneys, where they exist. The detail of termination may need planning permission and should be simple. Flues should not be located on the highway or principal elevations.

**Satellite Antenna, aerials**

13.37 Where possible satellite antenna should be located in gardens or outbuildings rather than placed on historic buildings. Satellite dishes should not be located on an elevation, roof or on a chimney fronting a highway, public footpath or public open space, or anywhere on a principal elevation. If they need to be attached to the building this is best done below eaves level or disguised against the roof covering.
Micro-energy generation

13.38 Whilst the use of micro-energy systems is generally encouraged, special care will be necessary to find suitable sites for their use within a conservation area. Preference will be given to equipment located away from principal elevations or those facing public highways or public rights of way. Equipment fixed to main or visible elevations or roof-planes will damage the character and appearance of the conservation area.

Highway/roads/lanes

13.39 Horley is in a secluded rural location and street furniture, signage and road markings are limited within the conservation area. The village has many grassed verges, and they make an important contribution to the rural character of the settlement and it is important that this is not urbanised.

13.40 The pavements where they exist are mostly tarmacked and those next to roads have kerbs, around the small green there are blue bricks. There are some blue brick pavers and stone steps in the grassed verges.

13.41 The roads through the village are all now tarmacked, although older road surfaces may lie beneath and old farm tracks may still exist in the fields.

13.42 Traffic speeds through Horley are typically low, due in part to parked cars, topography and bends in the road. Formal traffic measures, such as speed bumps and priority halts would have a negative impact on the character of this rural village. There may be conflict between farm vehicles and cars from time to time but farming should be encouraged as part of a rich tradition in the parish and historic management of the land.

13.43 Potholes should be reported to the Parish Council and Oxfordshire County Council as and when they appear.

Signage

13.44 There is one historic way marker sign. There are also some historic signs in the village which should be conserved and maintained. Good quality, scaled, photographic record should be lodged in the parish files. Any new signs should be carefully considered in terms of design, colour, size, siting, as there is potential for these to have a harmful effect on the streetscene. Redundant non-historic signs should be removed.

Utilities and services

13.45 The presence of overhead cables detracts from the setting of the conservation area. Proposals to bury cables subject to any archaeological investigation would be encouraged. The co-ordination of work by the utility companies should be ‘joined up’ as part of a strategic management plan for the village. This would avoid unsightly patched roads and pavements etc. and reduce the inconvenience of road closures.

13.46 There is a modern public telephone box on the west of the Square beside Lion Cottage, if it is not used, it would be best removed. A red postal box is built into the stone wall of The Cottage, which was once the post office.

Green Space and water features

13.47 Horley is a village with much greenery and water sources which support nature. There are a number of springs and wells. A number of wells were positioned on the verge of Wroxton Lane. Ditches, brooks, springs and pumps require maintenance from time to time as part of the stewardship of the land.

13.48 The grass verges, require cutting. Trees need to be managed from time to time, and the management of trees in a conservation area and trees with Tree Preservation Orders and Hedgerow management are all discussed in Section 10. There are crack willows that can be seen alongside the brooks. The trees around the village and the churchyard, are an important part of the character of the
conservation area. The management of hedgerows helps to enhance the countryside and setting of the conservation area. If the hedgerows are allowed to grow up into trees they can restrict distant views of significance.
14. Bibliography

Bowes, J.P. ‘Walking Through Centuries’
Historic England (2016) Conservation Area Designation, Appraisal and Management: Historic England Advice Note 1
Historic England/English Heritage (2017) Understanding Place: Historic Area Assessments
Historic England/English Heritage (2016) Local Heritage Listing Historic England Advice Note 7
Historic England/English Heritage (2011) Valuing Places: Good Practice in Conservation Areas
Historic England/English Heritage (2009) Bats in Traditional Buildings
**Web addresses:**

- [http://opendomesday.org/place/SP4143/horley/](http://opendomesday.org/place/SP4143/horley/)
- [http://www.visionofbritain.org.uk/place/9857](http://www.visionofbritain.org.uk/place/9857)
- [http://www.horleyvillage.co.uk/horley%20website.html](http://www.horleyvillage.co.uk/horley%20website.html)
- [https://thehorleyviews.com/](https://thehorleyviews.com/)
- [https://www2.oxfordshire.gov.uk/cms/public-site/oxfordshire-history-centre](https://www2.oxfordshire.gov.uk/cms/public-site/oxfordshire-history-centre)
- [http://www.banburyshiremaps.co.uk/banbury1797.htm](http://www.banburyshiremaps.co.uk/banbury1797.htm)

**Historic Maps:**

- 1663 Jan Blaeu
- 1695 Robert Morden
- 1766 Draft Inclosure Map
- 1797 Richard Davis
- 1824 Bryant
- 1881 Visionport
- 1910-1915 District Valuation survey
15. Acknowledgements

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

Images used are sourced from the Victoria County History ‘A History of the County of Oxfordshire: Vol 9, Bloxham Hundred’, Banbury Museum and from the Oxfordshire History Centre unless otherwise accredited. There are many historic images in Marchant books which are copyright.

Grateful thanks are due to a good number of residents who have been most generous with their time and the provision of information: David Marriott the Horley Parish Clerk, Parish Councillors Tite, Hamer and Barnwell, Mike and Sue Patching, the staff at the Oxfordshire History Centre for facilitating access to documents, and to Susan Lisk of Oxfordshire County Council for providing information from the Historic Environment Record (HERS).

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We encourage owners and occupiers to comment on the conservation area appraisal. All comments will be reported to the Lead Member for Planning, and the appraisal may be amended in accordance with comments received.

Please submit any comments before:

8 October 2018

Written comments should be sent to:

Design & Conservation Team
Cherwell District Council
Bodicote House
Bodicote
BANBURY OX15 4AA

Email comments should be sent to:

design.conservation@cherwell-dc.gov.uk
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.

<table>
<thead>
<tr>
<th>Main Legislation</th>
<th>National Policy Guidance</th>
<th>Local Policies</th>
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<td>The Environment Act 1995</td>
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**National Planning Policy Framework**


In particular:

Paragraph 17 Core planning principles.

Paragraphs 56 to 68 Section 7 – Requiring good design.

Paragraph 77 Local green space identification.

Paragraphs 100-104 Flood Risk

Paragraphs 126 to 141 Section 12 - Conserving and enhancing the historic environment.

Paragraph 157 Identification of land within the Local Plan.

Paragraph 169 Using a proportionate data base.

**Cherwell Local Plan 1996**

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

H20: The Council will normally resist proposals to convert rural buildings to provide two or more dwellings within a farmstead situated beyond the built-up limits of a settlement unless the buildings are unsuitable for conversion to an employment generating use.
H21: Residential conversion favoured unless it would harm the character or interest of a building of historic interest.

C18 Works to a listed building should preserve the building, its setting and any features of special architectural or historic interest. Alterations or extensions to a listed building should be minor and sympathetic.

C23 Presumption in favour of retaining positive features within a Conservation Area.

C28 The layout, design and materials proposed within a new development should respect the existing local character.

C30 The design of the proposed scheme should show compatibility with the existing street scene and vicinity.

C33 Undeveloped gaps of land which have historic value, preserve the character of a loose-knit settlement or the setting of a listed building should be retained.

C38 Satellite dishes within a conservation area or on a listed building will not normally be permitted when they would be visible from a public highway.

S29 The loss of existing village services would be strongly resisted.

AG2 Construction of farm buildings should be mindful of the setting of listed buildings.


ESD1: Mitigating and adapting to climate change.

ESD5: Renewable energy.

ESD6: Sustainable Flood Risk Management

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

ESD13: Local landscape protection and enhancement.

ESD15: The character of the built environment.

Policy Villages 1: village categorisation: the village will be Category C and therefore development will be restricted to conversions and infill only.

Policy Villages 2: distributing growth across the rural areas the village is Category C and therefore development will be restricted to infilling and conversions only.

Policy Villages 3: rural exception sites: rural exception sites will only be considered where there is an identified and demonstrable need which has the support of the local community.
Appendix 2: Designated Heritage Assets

A2.1 The Horley Conservation Area is a Designated Heritage Asset.

A2.2 The following listed buildings are Designated Heritage Assets in Horley, see Figure 19. It should be noted that listed building legislation takes precedence over any conservation area designation. The list descriptions are current as of March 2018 and are for identification purposes only, and associated curtilage listed structures are not identified.

**Church of St Etheldreda, Church Lane (Little Lane)**
Grade I, Listed 8.12.55

**Headstone to Ursula Goodwin (1640)**
4m SE of Chancel
Church of St Etheldreda, Church Lane, (Little Lane)
Grade II, Listed 26.02.88

**18th century Chest Tomb 7m S of S Porch**
Church of St Etheldreda, Church Lane, (Little Lane)
Grade II, Listed 26.02.88

**Headstone to Thomas Sayle (1671) 19m S of chancel**
Church of St Etheldreda, Church Lane, (Little Lane)
Grade II, Listed 26.02.88

**Chest Tomb (1801) 17m SW of Porch**
Church of St Etheldreda, Church Lane, (Little Lane)
Grade II, Listed 26.02.88

**Group of 2 Chest Tombs, One to Michael Harding 4.5 and 5m S of S Aisle**
Church of St Etheldreda, Church Lane, (Little Lane)
Grade II, Listed 26.02.88

**Group of 17th Century Chest Tomb and Headstone**
1m E of Chancel
Church of St Etheldreda, Church Lane, (Little Lane)
Grade II, Listed 26.02.88

**Chest tomb 1812 20m s of chancel**
Church of St Etheldreda, Church Lane, (Little Lane)
Grade II, Listed 26.02.88

**Methodist Chapel, Wroxton lane**
Grade II, Listed 18.12.86

**Chapel House, Wroxton lane**
Grade II, Listed 8.12.55/amended 26.02.88

**Manor House, Church Lane, (Little Lane)**
Grade II*, Listed 8.12.55
Gate Piers and Gate Approximately 10m E of Manor House, Church Lane, (Little Lane)
Grade II, Listed 26.02.88

Bramshill Manor, Church Lane, (Little Lane)
Grade II, Listed 08.12.55/amended 23.09.98

Park House (Park House Farm), Hornton Lane
Grade II

Horley House, Hornton lane
Grade II

Manor Farm House, Banbury Lane
Grade II

Holly Tree Farmhouse, Hornton Lane
Grade II

Hill Side Farm, Wroxton lane
Grade II

Lion Cottage, Wroxton Lane
Grade II

The Old School House, Church Lane
Grade II
Figure 20. Existing 1996 Horley Conservation Area Boundary (solid red line) and proposed 2018 Conservation Area Boundary amendments (dashed in red), with designated heritage assets (statutory listed buildings)
Appendix 3: Local Heritage Assets

Definition

A3.1 Heritage Asset: ‘A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).’ (NPPF, Historic Environment, 27 March 2012 - Glossary)

A3.2 Local Heritage Assets are unlisted buildings and features that make a positive contribution – The NPPF refer to them as ‘non-designated heritage assets’.

A3.3 A number of ‘non-designated heritage assets’ (unlisted buildings) within the village make a significant positive contribution to the character and appearance of the conservation area. There are also a number of buildings outside the conservation area which nevertheless are associated with Horley and similarly make a positive contribution and these are protected by statutory listing in their own right. There are prominent walls in the settlement which are generally protected through planning, or curtilage listing and have therefore been omitted from the following list.

A3.4 Significance can be harmed or lost through alteration of a 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.

A3.5 The following buildings and structures are considered regionally or locally significant either for their architectural detail or for their part of the social history of Horley and therefore have been put forward for consideration for inclusion to the district-wide register of non-designated heritage assets, see Figure 20.

Hornton Lane - East Side

Horley Lodge, Hornton Lane

Horley Cottage and Barn, Hornton Lane

Melling House, Hornton Lane

Essex House, Hornton Lane
Hornton Lane - West Side

Clump House, Hornton Lane. has been extended twice to make it symmetrical once more

Wood Cottage, The Old Smithy and Church Cottage, Hornton Lane

The Red Lion, Hornton Lane

Church Lane

Rowarth House (Old Vicarage), Church Lane

St Mary’s House/Martins, Church Lane

Banbury Lane - North Side

Mulberry House, Banbury Lane
Wroxton Lane - East Side

The Jasmines, Wroxton Lane

Wroxton Lane - West Side

The Old Forge, Wroxton Lane

The Cottage (old post office) and Endell’s Cottage, Wroxton Lane

Midhill and Ivy Cottage, Wroxton Lane

Wishing Well, Wroxton Lane

Boxtree House, Wroxton Lane

Phlox Cottage, Wroxton Lane

Hilary Cottage, Wroxton Lane
Sign post, The Square, Wroxton lane

Ridge and furrow with lynchets
Figure 21. Existing 1996 Horley Conservation Area Boundary (solid red line) and proposed 2018 Conservation Area Boundary amendments (dashed in red), with proposed Local Heritage Assets in Horley Map
Appendix 4: Article 4 Directions

What is an Article 4 Direction?

A4.1 Certain types of minor alterations, extensions to buildings and changes of use of buildings do not require full planning permission from the council. These forms of development are called ‘permitted development’. An Article 4 Direction is a special planning regulation adopted by a Local Planning Authority. It operates by removing permitted development rights from whatever is specified in the Article 4 Direction.

A4.2 The effect of these Article 4 Directions is that planning permission is required for developments that would otherwise not require an application.

A4.3 In September 2013 the executive of Cherwell District Council approved the rolling out of a district-wide programme of limited Article 4 Directions to ensure that accumulative minor changes do not undermine the visual amenity of heritage within the district. By doing so this enables the Council to consider these developments through the planning process so as to ensure that they accord with its policies to improve the local environment, protect businesses or any other issues.

A4.4 The Planning Portal (http://www.planningportal.gov.uk/permission/responsibilities/planningpermission/permitted) provides a useful summary of permitted development and provides links to the legislation which need to be referred to. It also sets out the Use Classes Order and permitted changes of use.

What are the effects of Article 4 Directions?

A4.5 Once an Article 4 Direction has been made planning permission becomes necessary for the specific changes as set out in the direction. This is only the case for the buildings covered by the direction.

A4.6 As of 17 January 2018, there is a fee for any planning application made necessary by the serving of an Article 4 Direction.

How will an Article 4 Direction affect Horley?

A4.7 The Conservation Area Appraisal identifies a number of non-listed dwellings which make a special contribution to the character and appearance of Horley. The buildings that have been identified either make a positive contribution to the streetscape of the Horley Conservation Area and/or contribute positively to the setting of a significant listed building, or are significant buildings in their own right.

A4.8 Article 4 Directions are proposed for the following non-listed buildings because of their contribution to the conservation area and its environs, see Figure 21:

The proposed Article 4 Directions cover changes to the front and/or principle elevations of these buildings which may include:

- The removal of traditional boundary walls, fences and gates
- The removal or rebuilding of chimney stacks
- The replacement of doors
- The replacement of windows
- Changes to roofing materials and the insertion of rooflights
- Erection of porches
- Erection of renewable technology including solar panels
- Replacement of rainwater goods + external drainage (some external drainage already needs planning permission)
- Erection of satellite dishes and other antennae/aerials
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<td>The Old Smithy, Hornton Lane</td>
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<td>Marine Cottage, Wroxton Lane</td>
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Figure 22. Existing 1996 Horley Conservation Area Boundary (solid red line) and proposed 2018 Conservation Area Boundary amendments (dashed in red), with proposed Article 4 Directions in Horley Map.
Appendix 5: Public Consultation

A5.1 Cherwell District Council considers public consultation an important part of conservation area designation and review.

A5.2 As part of the designation/review process the historic settlement of Horley and the environs are assessed and an appraisal document produced setting out what is significant about the place.

A5.3 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 Local Heritage Assets (Non-Designated Heritage Assets).

A5.4 An exhibition and public meeting are to be held on 6 September 2018 to enable local residents and those interested to inspect the draft document and talk to the Design and Conservation team and planning colleagues.

A5.5 Comments on the draft document are welcome, as are suggestions for inclusion or exclusion of areas and/or buildings within the designation.

A5.6 The draft document may be viewed on-line from Cherwell District Council’s website (http://www.cherwell.gov.uk/index.cfm?articleid=1672) or may be inspected in hard copy at the Banbury Library. Members of the public who do not have internet access may also request a paper copy of the document either at the public meeting or by writing to the address given in Section 16.

A5.7 Residents and members of the public are asked to complete the questionnaire, paper copies will be available at the exhibition with an on-line leaflet available to download from 6 September 2018; and comment on the draft conservation area boundary. Respondents are asked to annotate the map to indicate where the boundaries should be changed (if at all) and secondly to make a list of buildings and structures that they would like to see identified as special.

A5.8 Although inclusion into the Register of Local Heritage Assets is not subject to the same rigorous controls as statutory designation, once identified as a local (non-designated) heritage asset the Council has a duty of care.

A5.9 This document also serves as the initial consultation for the proposed Article 4 Directions.
How to contact us

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or visit www.cherwell.gov.uk

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