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1. Introduction

This appraisal has been undertaken in response to requests received during the public consultation on the designation of Ardley Conservation Area in 2005. The document is an appraisal of the character and appearance of Fewcott and justifies the designation of Fewcott Conservation Area covering the historic core of the village.

Fewcott lies to the north of Ardley. The parish and villages are referred to together as Ardley with Fewcott, but their historic centres are quite distinct. The settlement at Fewcott has historically been small, however there is evidence that a village stood on this site from the Anglo-Saxon period.

Fewcott was once a self sufficient settlement growing up as a linear village along the Ardley-Fritwell road but modern buildings have almost entirely infilled between the two historic cores. Despite this Fewcott clearly retains its medieval pattern of buildings and burgage plots.
2. Planning Policy context

2.1 Conservation area designation

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

2.1.2 Conservation areas were introduced by the Civic Amenities Act of 1967. However, it is the 1990 Act (Section 69) which places a duty upon local planning authorities to identify areas of special architectural or historic interest through an appraisal process and to designate them as conservation areas. Since 1967 some 8,000 conservation areas have been designated in England, including 55 in Cherwell District.

2.1.3 This document is based on a standard recording format derived from advice contained in documents published by English Heritage (2005a). Fewcott has been designated a Conservation Area and this appraisal outlines the special character and appearance of the village can be identified and protected by ensuring that any future development preserves or enhances that identified special character.

2.1.4 This appraisal has been the subject of public consultation. This revealed that in general the intention to designate a Conservation Area was supported by the resident's of Fewcott. Results of the consultation were reported to the Council’s Executive and changes were made to the Appraisal in the light of comments received.

Fewcott Conservation Area was designated on 6 October 2008. The Conservation Area Appraisal has been adopted and will be used as a material consideration in the determination of planning applications within the conservation area and its setting.
Figure 2: Area Designations

[Map showing area designations]
3. Location and Topography

The village of Fewcott lies approximately 6 miles northwest of Bicester in a traditionally tranquil location transformed by the construction of the M40. The settlement is located immediately west of the junction of the M40 and A43/B430 north of Ardley village. Fewcott is a linear village and lies at 110m above sea level. The fields that remain dividing the two settlements are likely to have been burgage plots farmed by the villagers and are important in retaining the individuality of the two settlements as mid 20th century residential development has started to infill the gap.

The topography of Fewcott is very flat with the village being situated in between the Oxfordshire estate farmlands and Upper Heyford Plateau Landscape character areas by Cobham Resource Consultants (1995). The village lies just to the north of a small watercourse that flows eastwards to the River Ray.

Figure 3: Location of Conservation Area and aerial view
4. History of Fewcott

4.1 Origins

The Anglo-Saxon place name is still relevant to the village today, translating as few Cots—or few houses.

4.2 Archaeology

4.2.1 There is no evidence of Roman settlement in Fewcott but pottery and coins have been found at Ballard’s Copse in the parish (which indicates Roman activity in the area).

4.2.2 Remains of a castle are to be found in Ardley Wood outside the proposed Conservation Area boundary just west of the village, comprising of an almost circular moat with a diameter of approximately 100 metres. This is now a scheduled ancient monument (SM 28166). It is probable that the triangular field, called the Park, on the northwest side of Ardley’s St Mary’s church was within the boundary of the 12th century castle. However, it is important to note that there has been no Archaeological study or evidence which supports this interpretation as to the extent of the “castle” grounds.

4.2.3 Other evidence of early settlement in the Ardley and Fewcott area includes the site of fishponds on the land west of Ardley Road, which although slightly altered, are thought to date from the Medieval period. There is also evidence of house platforms in the fields north of Ardley church. The house platforms represent the extent of the medieval village which is believed to have covered the fields in this location.

4.3 History

4.3.1 A fragment of ancient woodland possibly of pre-Saxon origin still exists to the south west of the village. This is probably a remnant of much more extensive woodland.

4.3.2 At the time of the Domesday survey Ardley and Fewcott were owned by Hugh d’Avranches, Earl of Chester. A powerful Norman Magnate Hugh d’Avranches came from south Normandy and contributed over 60 ships for the invasion of England. When he arrived he constructed a castle on the site of Ardley’s Saxon fortress. This castle was probably important at the time of Matilda and Stephen’s civil war in the 12th century.

4.3.3 Fewcott never formed a separate manor, but appears to have had its own field system. It is probable that land around Fewcott in the west of the Stoke Lyne parish was being cleared during the late 11th or early 12th century. Early 13th century field names such as ‘Levirchesbreche’, ‘Pesebreche’, and ‘Alfledesbreche’ are suggestive of the work of colonization and reclamation of uncultivated land. A grant of 40 1/2 acres at this date by a Fewcott tenant throws some light on the layout of these fields. 18 acres lay in East Field, which abutted the modern road to Brackley to the east of the hamlet, and 22 1/2 acres in North Field. There are references to furlong boundaries within North Field as Croughton Way, Souldern Way and Brackley Way, which suggests that the field stretched all the way to the parish’s northern boundary. There are also records of separate meadow land and a mill.
4.3.4 The open character of Fewcott’s surrounding countryside led to its use for tournaments in the Middle Ages. Baynard’s Green (i.e. horse’s green) is traditionally supposed to have been the site of the tournaments associated with Brackley in the 13th century. The green seems to have been well known in the 17th century and to have covered a large area. In 1644 the king’s engines and horses camped on the green before the Battle of Naseby. There are some 18th century accounts referring to Bayard’s Green lying on the northern boundary of Cottisford and Mixbury. It therefore seems as if it once lay on both sides of the Brackley road.

4.3.5 Fewcott remained primarily an open field township until the parliamentary inclosure of 1794. The Fewcott field system, in the absence of maps, is not evident, but field names indicate that the medieval fields had been subdivided and replaced by Home Field, Bonners Field, Hill Field, Middle Quarter, and Fewcott Clay Field.

4.3.6 The village of Fewcott has fluctuated in size and population but has never been very large or wealthy. In 1821 there were 148 inhabitants, increasing to 220 by 1841. Today the population stands at about 150.

4.3.7 Before the 19th century there is little record of village crafts, with all families being involved in agriculture. In 1851 a blacksmith, two lace makers and a maltster were recorded in Fewcott.

4.3.8 Although now almost integrated into Ardley by 20th century infill, Fewcott was once a self sufficient settlement with a church and school. But both had fallen into disuse by the beginning of the 20th century; the school building is now a private house. All Saints church was demolished in the mid 20th century but the graveyard remains and plays a role both as an important open space and as a piece of the social history of the village.

4.3.9 Miss Anne Hind is recorded as having founded a school in Fewcott in the 1870s, but it was not until 1886 that a national school with accommodation for 50 children was opened. The average attendance was 33 in 1889, but the school appears to have closed by 1903 and is now a private house.

4.3.10 Fewcott became part of Ardley parish in 1948.
Figure 5: Historic maps of Fewcott
5. Architectural History

5.1 Although there are only two buildings in Fewcott that are on the statutory list there are a number of unlisted buildings which make a positive contribution to the character and appearance of the village.

5.2 Fewcott Farmhouse, grade 11 listed, is probably late 17th century, altered in 1800. It is constructed of Limestone rubble with wooden lintels. The roof is Welsh slate with rubble and brick stacks. The farmhouse is constructed on an L shaped plan with two storeys. The front elevation contains 3 sash windows each of 12 panes, except at ground floor where in the outer bays there are tripartite sashes. The farmhouse is no longer directly associated with Fewcott Farm, the modern Fewcott farmhouse being a modern dwelling on the opposite side of the main road.

5.3 The grade II listed Manor Farmhouse is early/mid 18th century, incorporating earlier elements, it is built of limestone rubble with coursed squared limestone with ashlar dressings; concrete pantile and welsh slate roofs with stone and brick stacks. The farmhouse is constructed in 3 units with service wings and is 2 and a half storeys high. The central doorway lies below a blocked window. Small cellar windows flank the entrance steps. The house has a large open fireplace with curved back and much mid 18th century joinery. There are a range of barns to the north west of the house. The barn nearest the farmhouse was damaged in the mid 20th century and its roof was repaired with material usually used for Nissen huts. Most of the outbuildings have been recently converted into dwellings. The number of outbuildings associated with this farm gives an impression of the wealth of the area in the 18th century.

5.4 The church of All Saints at Fewcott was built in 1870 at a cost of about £900 and consecrated in 1871; the architect was H. Woodyer. The building was simple with a nave and apsidal chancel with an open west turret containing a single bell. Although the graveyard remains the church itself was sadly demolished in the mid 20th century, probably as a result of lack of use.

5.5 The ‘White Lion’ PH, was not used as an inn until about 1891. The building is constructed of limestone rubble with welsh slate roof and is prominent in the streetscape.

5.6 The village, although small, contains some good quality vernacular architecture dating from the 17th, 18th and 19th centuries and these are shown overleaf.
1. The Old School
An attractive vernacular building with social history value.

2. Fewcott Lodge
Key high quality building in the streetscape.

3. Holly Tree and Clematis Cottages
Interesting 17th century building exhibiting an external staircase typical of this area of Oxfordshire.

4. The White Lion
The building plays an important role in the streetscene and is typical of the local vernacular style.

5. Field Cottage
One of the oldest properties in the village the cottage is probably of two builds and displays a 1692 Datestone.

6. Fewcott House
A unique building which displays a number of different architectural phases.

7. Meadow Barn
Converted barn at an important location at the village entrance.
6. Character of Fewcott

6.1 Land Use

The village is residential with the exception of the village pub (The White Lion), the still active Fewcott Farm and Fewcott House, now a private nursing home. Historically Manor Farm would also have been a working farmstead and Fewcott would have had both a church and a school. The village retains remnants of a medieval field pattern visible in plan to the north and south of the main street. This land is now mostly used for grazing. To the south of the main street Fewcott House makes use of the watercourse that runs parallel with the village in a small landscaped garden.

6.2 Street pattern

The village is linear with a single main street. A small number of properties are set back behind the building line with access via gravel driveways but the majority front straight onto the Fritwell Road. A scattering of outbuildings lie behind the building line and contributes to the character and historic agricultural nature of the village. The two old farmsteads, Manor Farm to the west and Fewcott Farm to the east announce the entrance and exit of the village. Despite having a dominant façade and ornate gate piers on the main road Fewcott House has its main entrance from Ardley to the south and oddly from the old maps available, this appears historically to have been the case. The road narrows between Fewcott House and The Cottage, an effect heightened by the proximity of the buildings to the road and the lack of front gardens. Despite their proximity and the routes between the two settlements, Fewcott and Ardley have retained historically distinct street patterns.

6.3 Building age, type and style

The centre of the village is predominantly composed of buildings dating from the 17th and 18th century of local vernacular style. Fewcott House is a notable exception, displaying a pastiche Tudor style. The Old School was built in 1886 and has a simple Gothic style doorway.

Towards the outer edges, 20th century dwellings have appeared and in plan appear to have a more regular arrangement. Many of the older buildings have modern extensions or show signs of recent renovation. There are a number of converted agricultural buildings in the village such as Meadow Barn to the east and The Barn at Manor Farm to the west.

6.4 Scale and massing

The buildings are predominantly two storey with some single (for example, the Old School) and two and a half storey dwellings such as Manor Farm. The older buildings are irregular in plan and dominate the village centre where the road is at its narrowest point.
6.5 Construction and Materials

The majority of buildings are constructed of the coursed limestone rubble common to the area although the 20th century properties are mostly built in reconstituted stone.

Some of the older buildings retain their lime mortar pointing and limestone chimneys although most have replaced the stone with red brick on the upper shafts. In places the loss of thatch is illustrated by the stone base of the chimney being visible above the roof line (see below).

A number of gabled buildings display a relatively shallow pitch indicating that they were built for, or altered to take, Welsh slates. There are very few old windows visible in Fewcott. The small and simple style of window openings on older properties indicates the agricultural nature the relative poverty of the area. The White Lion has blocked windows on the northern elevation, possibly as a result of the window tax. Window lintels are predominantly timber with stone cills.

6.6 Means of enclosure

The limestone walls in Fewcott are key to the character and appearance of the village. It is important to retain traditional cappings, lime pointing and dry stone walls. Where houses are set back from the road low limestone walls of approximately 1m enclose front gardens. These walls predominantly display cement haunches but upright stone capping and red brick is also used (this being the more traditional treatment). Although some walls have been pointed in with cement mortar, a few have been maintained as the original dry stone walls or pointed with lime mortar. A characteristic dry stone wall flanks the footpath leading from the White Lion to Ardley. There are also examples of walls of up to 2m at the west end of the village. A Limestone rubble wall flanks Fewcott House retains impressive limestone gate piers visible on the main street. Matching gate piers topped with stone pineapples are visible at the Ardley gate of the nursing home.

The paddocks to the south of the village are enclosed with simple post and rail fencing with some use of barbed wire and electrical tape appropriate to the use for grazing. Elsewhere in the village, particularly at the rear of properties to the north various styles of timber fencing such as palisade and timber panels are in use.

There are a large number of metal gates in evidence around the village, some fairly ornate such as those for Fewcott House and the church yard but most simple field and garden gates. Fewcott Farmhouse has black estate railings enclosing the front garden and Granary Cottage has a row of small wooden bollards with linking chains. These last two boundary treatments are not characteristic for the area.

Mature hedgerows also play a enclosure role in the village defining the boundaries of surrounding fields.
6.7 Trees, hedges, verges, open spaces

There were three Tree Preservation Order within the Conservation Area until permission was granted in 1997 for the removal of two Silver Birches on Water Lane, however one appears to remain. The paddocks to the south of the village are key to the character of Fewcott because as well as separating the two villages they are part of the original medieval field system. Their current use as grazing is important for their maintenance and allows the ancient field boundaries to be retained. This is also true of the fields to the north of the village, in particular the area to the north of Field Cottage. High hedgerows run along the northern edge of Water Lane visually dividing Ardley and Fewcott. Scrubby trees mark the course of the small stream which runs south of and parallel to the village main street. Manor Farm to the west has mature beech trees in its grounds while Fewcott House has a mature landscaped garden containing a large number and variety of trees and shrubs. There are some grass verges in the village mostly occurring at the ends of the settlement.

6.8 Features of Special interest

Fewcott has retained its legibility as a Medieval village with its two farmhouses, barns, granaries, churchyard and labourers cottages. Although it may have lost its original Manor house and more recently its church and school, because of its lack of growth the village retains this historical pattern in a way that is rare in the district. Fewcott House and its grounds take up a large part of the proposed conservation area, linking Fewcott to Ardley. On Fewcott’s main street the building appears to date from the early 18th century but if approached from the south the building looks completely different. The grand crenellated imitation Tudor façade appears to date from the late 19th or early 20th century and has had more recent additions. The gardens although not large for a building of this size have been landscaped with ornate bridges and ponds.

6.9 Carriageway, pavements, footpaths

The road is tarmacadum with private gravel drives coming off the carriageway. The footpaths connecting the village to Ardley to the south are unsurfaced, in character with their rural location. The footpath to the northeast is badly overgrown but generally routes around the village are well kept. There are few footways but where they occur the majority have concrete kerbs. The lack of footways helps to give the village its rural character and appears to helps to reduce the speed of passing traffic. Granite setts have been laid at the entrance to Fewcott Farmhouse and Manor Farmhouse. Granite is preferable to concrete and enhances the streetscape.

Grass verges at the west entrance to the village

Fritwell Road elevation of Fewcott House

The mock Tudor elevation of Fewcott House

Granite setts at the entrance to The End Barn
6.10 Threats

- The open land around the edge of the village is essential to its character as a self-contained historic settlement and needs to be preserved. These fields maintain the original pattern of burgage plots and make the medieval pattern of the village more legible. The open land also helps retain the agricultural character of the village. The land to the south in particular needs to be maintained to prevent Fewcott and Ardley merging completely.

- The footpath leaving the village to the north east is overgrown and impassable while the route of the footpath crossing the fields to the south of End Barn appears unclear. These are ancient routes and it is important to prevent their loss.

- Although there are only 2 listed buildings within the village the variety of unlisted vernacular historic buildings makes a positive contribution to the character of the village (see Fig. 6). The slow erosion of character by unsympathetic changes, extensions or simply neglect can be a serious threat.

- The originally agricultural settlement has changed to one of predominantly residential character in recent years. The proximity of the M40 junction 10 makes this an attractive location to commuters and puts pressure on both socio-economic character and the physical appearance of the village.

- As a successful business in the centre of such a small village Fewcott House’s possible need for future extension could be seen as a threat. The extent of the grounds, which stretch from Fritwell Road to Water Lane as well as the importance of the main building in Fewcott’s street scene mean changes to the nursing home have potential to change the character of the settlement. Applications relating to this property should therefore be treated with particular care.

6.11 Key Views

The fields between Fewcott and Ardley are green space and provide valuable views of both villages framed by mature hedgerows. Along Water Lane the hedges create a visual barrier with occasional glimpses through to Fewcott while the footpath that runs between the villages has a picturesque quality with views across the smaller fields. Views along the main street of the village are framed by the narrowing road towards the centre. To the north and southwest the relatively flat topography becomes obvious with long views across the fields to a wide horizon. There are also views along the small stream that runs parallel with the village from the wooden footbridge where the Public Right of Way crosses. The views down the drive to Fewcott House from Ardley, although not visible directly from the road, are also impressive.
7. Justification for Conservation Area Boundary

7.1
A conservation area as defined in The planning (Listed Buildings and Conservation Areas) Act 1990 is “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”.

7.2
Ardley Conservation Area was designated in 2005 but excluded Fewcott. Fewcott may be a small village but it has a strong and continuous history spanning almost 2000 years and its limited growth enables the historic relationship with the surrounding landscape to still be appreciated.

7.3
The historic core of the village, together with undeveloped land that links the village to the surrounding agricultural land is worthy of designation as a conservation area. The boundary is as follows:

**Southern boundary:** Includes the paddocks and Fewcott House but no other properties on Water Lane. The boundary runs east to the junction of Water Lane and Fritwell Road.

**Eastern boundary:** Following the rear boundary of the 20th century bungalows while incorporating the fields and Backwater Cottage.

**Northern boundary:** Follows the rear gardens of properties lining the Fritwell Road, includes the old graveyard, Field Cottage and The Cottage before running east alongside the kerb to Backwater Cottage, excluding the 20th century buildings on the north side of the road.

**Western boundary:** Includes the converted barns of Manor Farm and entrance to the village and runs due south to Water Lane.

7.4
For the most part the boundary follows a strong visual and/or natural boundary for example hedges, walls or roads, to make it easily legible within the village.

7.5
The conservation area boundary has been drawn to include areas of Fewcott which are deemed to display special architectural or historic interest. Historically Fewcott has been a small agricultural settlement and the boundary line is intended to reflect this. The converted barns, farmhouses and historic vernacular buildings have all been included. It is important to acknowledge that part of the historic interest of the village is the field pattern to the north and south. These ancient strips of inclosed fields or burgage plots are all that remain of a medieval agricultural system where the villagers would have worked together to grow a rotation of crops making Fewcott self-sufficient. The fields to the south are particularly sensitive due to the proximity of Ardley and have been included within the boundary while those to the north are acknowledged to be important but have not been included because they have less impact on the overall character of the village.

The majority of buildings within the village are included, those excluded are late 20th century buildings in the east, which are not deemed to be of special architectural or historic interest. This is not to say that the 20th century housing within Fewcott does not contribute to the character of the streetscape but their inclusion can not be justified as worthy of inclusion on the grounds of their special character.
Figure 7: Fewcott visual analysis
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8.1 Details
8.2 Old Photographs
Comparing views from 1900-1910 and 2008

Looking west towards the White Lion showing a loss of thatch
Looking east down the main street showing the visual impact of power cables

Looking west past Fewcott Lodge showing that the White Lion used to be limewashed
Looking north west into the village showing the terrace of labourers cottages now demolished

All Saints Church before demolition
All Saints Church before demolition and the same view today
9. Management Plan

9.1 Policy context

The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on local planning authorities to formulate and publish proposals for the preservation and enhancement of its conservation areas. In line with English Heritage guidance (2005b) Conservation Area Management Proposals are to be published as part of the process of area designation or review. Their aim is to provide guidance through policy statements to assist in the preservation and enhancement of the Conservation Area. Following the designation of Ardley in 2005, Fewcott is designated a Conservation Area in its own right. There are two major threats to the character and appearance of the village. The first is the potential erosion of open space and rural character by infill housing which, unchecked, could ultimately join the two villages together, and the second is the cumulative impact of numerous alterations to the traditional but unlisted buildings within the area. Some of these alterations are quite small in themselves, for example the replacement of traditional window casements, usually with uPVC double-glazing, and additions such as satellite dishes on the front elevations of properties. Such alterations to unlisted residential properties are for the most part permitted development and therefore do not require planning permission. Unauthorised alterations and additions are also a cause for concern and are often detrimental to the appearance of a property.

Both unsympathetic permitted development and unauthorised development cumulatively result in the erosion of the historic character and rural appearance of the village. The aim of management proposals is not to prevent changes but to ensure that any such changes are both sympathetic to the individual property, sympathetic to the streetscape and overall enhance the character and appearance of Fewcott as a Conservation Area. The principal policies covering alterations and development of the historic built environment are given in Appendix 1.
Generic Guidance

The Council Will:

1. Encourage a general level of good maintenance of properties.

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

3. Actively promote the use of traditional building and roofing materials in new building work, extensions and repair.

4. Encourage owners of historic properties wherever possible to replace inappropriate modern with the appropriate traditional materials. Materials such as uPVC and concrete tiles look out of place in a conservation area and their use is discouraged.

5. Expect the scale, massing, proportions and height of new buildings to reflect those of the existing built environment of the immediate context or of the wider conservation area context. Layouts, boundary treatments and landscaping schemes will also be expected to make clear visual reference to those traditionally found within in the area.

6. Investigate whether appropriate planning permission or listed building consent has been obtained for an alteration. Unauthorised alterations to a listed building is a criminal offence and if necessary the council will enforce this.

7. Strive to ensure that the conversion of traditional buildings to alternative uses will be achieved with minimal intervention and without the destruction of original character. Features and equipment pertinent to the building’s original function where they exist should be retained as part of any conversion. This is relevant in the case of farm buildings that might be converted in the future.

8. Encourage the replacement of inappropriate 20th century concrete tiles with traditional Stonesfield/Welsh slate or thatch where possible.

9. Promote traditional styles of pointing. The type of pointing in stone or brickwork is integral to the appearance of the wall or structure. Repointing work should be discrete to the point of being inseparable from the original. ‘Ribbon’ pointing and similar is considered a totally inappropriate style of pointing for this district.

10. Promote the use of lime mortar in the construction. Lime mortar repointing of stone and brickwork is strongly advocated. This is a traditional building material and its use benefits traditional buildings. This is in contrast to hard cementaceous mortars often used in modern construction, which can accelerate the weathering of the local building stone.

11. Promote the use of sympathetic materials for garage doors. Vertical timber boarded side hung doors are preferable to metal or fibreglass versions which can have a negative impact on the street scene.

12. Encourage sympathetic fenestration where inappropriate windows have been inserted.
13. Exercise a presumption in favour of new alterations and extensions that are sympathetic to the existing buildings in scale, materials and design.

14. Discourage disfiguring alterations such as unsympathetic extensions, altering the dimensions of window openings.

15. Encourage on unlisted buildings the location of solar panels or micro-turbines on rear roof slopes or on outbuildings within rear gardens.

Enhancement and management of the public realm
The Council Will:

1. Require the location of satellite dishes on rear elevations or within rear gardens to prevent visual pollution and damage to the character of the area.

2. Exercise a presumption against artificial cladding material, including render on the front elevations of buildings.

3. Create a dialogue with other authorities and agencies to rationalise any street furniture and ensure it is in keeping with the character of the area.

4. Encourage the sympathetic location of both amenity and private security lighting to limit light pollution. Lighting within the village can have an adverse effect on the semi-rural character of the conservation area. The material and design of the fittings and their position on the building should be carefully considered.

5. Create a dialogue with service providers to encourage underground power cables to reduce the visual pollution caused by the overhead lines and their supporting poles within the villages.

6. Promote the retention of boundary walls and gateways. The wall above has recently been sympathetically repaired.

7. Promote the enclosure of rear access to plots where the boundary walls have been demolished.

8. Preserve and calibrate the existence, character and appearance of open spaces around the village but particularly to the south. Urban features such as roadside kerbing and bollards should be avoided. Car parking on the grass verges at the west end of the village should be discouraged.

Management and protection of important green spaces
The Council Will:

1. Promote the retention of areas of open land around the village, particularly the field system between Fewcott and Ardley where any future development would adversely affect the character of the villages. It is essential that the historic and, in parts, semi-rural nature of the area is not overwhelmed.
2. Seek to preserve the separate identities of Fewcott and Ardley through the retention of the agricultural landscape between the two villages.

3. Promote the retention of Historic footpaths within the village and work with bodies such as the Parish Council to prevent these being lost. The informality of these paths should be preserved and attempts to add hard surfaces or signage should be resisted. The footpaths within this area are a key characteristic of the landscape, particularly between Fewcott and Ardley.

4. Encourage the reinstating of traditional features of the villages such as stiles.

5. Support new buildings on infill plots that are sympathetic to the intrinsic character of the area in terms of scale, design and materials. There are a few areas along the main street where an infill property would be acceptable but the village character is very dependent on its informal linear settlement pattern and any back land building would be highly detrimental.

6. Promote positive management of vegetation. Trees and hedges make an important contribution to the character and appearance of the conservation area. Planting of exotic imports or inappropriate varieties, such as Leylandii, are to be strongly discouraged, these trees grow fast and can alter or block important views as well being uncharacteristic of the area. The trees and hedges within the Conservation Area play a key role in its character. Trees over a certain size within the proposed boundary will be protected from unauthorised felling by virtue of their location within a Conservation Area, some also have specific Tree Preservation Orders attached to them.

7. Promote the sympathetic maintenance of open areas and significant field systems within the proposed Conservation Area.

8. Promote the repair or replacement of lost or inappropriate boundary treatments with traditional walling or fences in a style appropriate to the location.

9. Promote the use of a suitable style of boundary for the position within the village, for example the use of simple post fencing or dry stone walling for properties backing onto open ground.

10. Promote the sympathetic management and maintenance of the churchyard, without over cultivation.
10. Bibliography

Beesley, A. (1841) *The History of Banbury, Nichols and Son, Banbury.*


11. Appendix 1
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.

Oxfordshire structure plan 2016

EN4 The fabric and setting of listed buildings including Blenheim Palace and Park, a World Heritage Site, will be preserved and the character or appearance of conservation areas and their settings will be preserved or enhanced. Other elements of the historic environment, including historic parks and gardens, battlefields and historic landscapes will also be protected from harmful development.

EN6 There will be a presumption in favour of preserving in situ nationally and internationally important archaeological remains, whether scheduled or not, and their settings. Development affecting other archaeological remains should include measures to secure their preservation in situ or where this is not feasible, their recording or removal to another site.

Cherwell Local Plan 1996

H12 New housing in the rural areas of the district will be permitted within existing settlements in accordance with policies H13, H14 and H15. Schemes which meet a specific and identified local housing need will be permitted in accordance with policies H5 and H6.

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

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

H21 Within settlements the conversion of suitable buildings to dwellings will be favourably considered unless conversion to a residential use would be detrimental to the special character and interest of a building of architectural and historic significance. In all instances proposals will be subject to the other policies in this plan.

C18 In determining an application for listed building consent the council will have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest. The council will normally only approve internal and external alterations or extensions to a listed building which are minor and sympathetic to the architectural and historic character of the building.

C19 Before the determination of an application for the alteration, demolition or extension of a listed building applicants will be required to provide sufficient information to enable an assessment to be made of the likely impact of their proposals on the special interest of the structure, its setting, or special features.

C20 Special care will be taken to ensure that development which is situated within the setting of a listed building respects the architectural and historic character of the building and its setting.

C23 There will be a presumption in favour of retaining buildings, walls, trees or other features which make a positive contribution to the character or appearance of a conservation area.

C27 Development proposals in villages will be expected to respect their historic settlement pattern.
C30 Design control will be exercised to ensure:
(i) that new housing development is compatible with the appearance, character, layout, scale and density of existing dwellings in the vicinity;
(ii) that any proposal to extend an existing dwelling (in cases where planning permission is required) is compatible with the scale of the existing dwelling, its curtilage and the character of the street scene;
(iii) that new housing development or any proposal for the extension (in cases where planning permission is required) or conversion of an existing dwelling provides standards of amenity and privacy acceptable to the local planning authority.

NON-STATUTORY CHERWELL LOCAL PLAN 2011

EN34 The council will seek to conserve and enhance the character and appearance of the landscape through the control of development. Proposals will not be permitted if they would: (i) cause undue visual intrusion into the open countryside; (ii) cause undue harm to important natural landscape features and topography; (iii) be inconsistent with local character; (iv) harm the setting of settlements, buildings, structures or other landmark features; (v) harm the historic value of the landscape.

EN35 The Council will seek to retain woodlands, trees, hedges, ponds, walls and any other features which are important to the character or appearance of the local landscape as a result of their ecological, historic or amenity value. Proposals which would result in the loss of such features will not be permitted unless their loss can be justified by appropriate mitigation and/or compensatory measures to the satisfaction of the council.

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

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

EN43 Proposals that would result in the total or substantial demolition of a listed building, or any significant part of it, will not be permitted in the absence of clear and convincing evidence that the market testing set out in ppg15 paragraphs 3.16 to 3.19 has been thoroughly followed with no success.

EN45 Before determination of an application for planning permission requiring the alteration, extension or partial demolition of a listed building, applicants will required to provide sufficient information to enable an assessment of the likely impact of the proposals on the special architectural or historic interest of the structure, its setting or special features.

EN47 The Council will promote sustainability of the historic environment through conservation, protection and enhancement of the archaeological heritage and its interpretation and presentation to the public. In particular it will:
i) seek to ensure that scheduled ancient monuments and other unscheduled sites of national and regional importance and their settings are permanently preserved;
ii) ensure that development which could adversely affect sites, structures, landscapes or buildings of archaeological interest and their settings will require an assessment of the archaeological resource through a desk-top study, and where appropriate a field evaluation;
iii) not permit development that would adversely affect archaeological remains and their settings unless the applicant can demonstrate that the archaeological resource will be physically preserved in-situ, or a suitable strategy has been put forward to mitigate the impact of development proposals.
iv) ensure that where physical preservation in-situ is neither practical nor desirable and sites are not scheduled or of national importance, the developer will be responsible for making appropriate provision for a programme of archaeological investigation, recording, analysis and publication that will ensure the site is preserved by record prior to destruction. Such measures will be secured either by a planning agreement or by a suitable planning condition.

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

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

Images used are sourced from the Victoria County History Vol VI. And from the Oxfordshire Studies Library.

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<td>Fewcott Conservation Area Appraisal</td>
<td>6 October 2008</td>
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Recommendation of the Executive

Delegate authority to portfolio holder

Further recommended changes to the document

Proposed change—minor amendments in response to local member comments

Proposed change—Inclusion of front curtilage of Backwater Cottage within the conservation area boundary

Amended document approved by

Portfolio holder: Planning, Housing & Economy

Date approved

8 November 2008