# Contents

<table>
<thead>
<tr>
<th>Section</th>
<th>Page No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Introduction</td>
<td>3</td>
</tr>
<tr>
<td>2. Planning Policy Context</td>
<td>4</td>
</tr>
<tr>
<td>3. Location</td>
<td>6</td>
</tr>
<tr>
<td>4. Village Layout</td>
<td>7</td>
</tr>
<tr>
<td>5. Geology and Typography</td>
<td>8</td>
</tr>
<tr>
<td>6. Archaeology</td>
<td>10</td>
</tr>
<tr>
<td>7. History</td>
<td>12</td>
</tr>
<tr>
<td>8. Architectural History</td>
<td>17</td>
</tr>
<tr>
<td>9. Character and Appearance</td>
<td>19</td>
</tr>
<tr>
<td>10. Character Areas</td>
<td>22</td>
</tr>
<tr>
<td>11. Management Plan</td>
<td>23</td>
</tr>
<tr>
<td>12. Conservation Area Boundary</td>
<td>25</td>
</tr>
<tr>
<td>13. Effects of Conservation Area Designation</td>
<td>27</td>
</tr>
<tr>
<td>14. Design and Repair Guidance</td>
<td>29</td>
</tr>
<tr>
<td>15. Bibliography</td>
<td>32</td>
</tr>
<tr>
<td>16. Acknowledgements</td>
<td>33</td>
</tr>
<tr>
<td>Appendix 1. Policies</td>
<td>34</td>
</tr>
<tr>
<td>Appendix 2. List of Designated Heritage Assets</td>
<td>36</td>
</tr>
<tr>
<td>Appendix 3. Local Heritage Assets</td>
<td>37</td>
</tr>
<tr>
<td>Appendix 4. Article 4 Directions</td>
<td>40</td>
</tr>
<tr>
<td>Appendix 5. Public consultation</td>
<td>42</td>
</tr>
</tbody>
</table>

Figure 1. Area Designations                                              | 4        |
Figure 2. Aerial photography from 1988                                   | 5        |
Figure 3. OS location map                                                | 6        |
Figure 4. Aerial Photography                                             | 7        |
Figure 5. Geology                                                        | 8        |
Figure 6. Topography                                                     | 9        |
Figure 7. Archaeological Constraint Area                                 | 11       |
Figure 8. Domesday                                                       | 12       |
Figure 9. Courts of Chancery Records                                     | 13       |
Figure 10. Conjectural map of historic layout of settlement              | 15       |
Figure 11. Historic map of 1875                                          | 16       |
Figure 12. Historic map of 1967                                         | 16       |
Figure 13. Davis map of 1797 showing historic layout of village         | 16       |
Figure 14. Survey map of windows                                         | 20       |
Figure 15. Survey map of doors                                           | 20       |
Figure 16. Visual analysis                                               | 21       |
Figure 17. Character Areas                                               | 22       |
Figure 18. Conservation area boundary                                    | 25       |
Figure 19. Map showing existing tree preservation orders                 | 27       |
Figure 20. Locations for side extension                                  | 29       |
1. Introduction

1.1 What is a conservation area?
Conservation area status is awarded to places that are deemed to be of ‘special architectural or historical interest’. The intention is not to prevent change or development in conservation areas, but to try and manage change in order to protect or enhance the special character and appearance of the area.

1.2 Key characteristics
The village of Mixbury is a small rural village, which lies close to the north-eastern edge of Oxfordshire between the historic towns of Brackley and Buckingham. The settlement was originally of some significance and had a Norman Castle known as Beaumont and historically benefited from the entitlement of free warren, a special privilege given by the monarch in medieval times for shooting and hunting rights over a particular area. The settlement has had mixed fortunes with a series of absent landlords and declined significantly during the medieval and post-medieval periods. In 1874 the village was entirely re-built and now has the appearance of a ‘model’ or ‘estate’ village. The village now comprises a single street of Arts and Crafts style houses with a schoolhouse now converted to residential use. The church, rectory, historic school house and substantial earthwork remains of the castle are the only upstanding remnants of the original historic settlement.

1.3 Summary of issues and opportunities
The future preservation and enhancement of the special character of the conservation area will owe much to the positive management of the area by homeowners, landowners, highways, and service providers. 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;
- consider whether the existing boundary is still appropriate;
- 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 the character and appearance of the conservation area;
- ensure that any new development is of a high quality, sustainable and sympathetic to the conservation area;
- promote the sympathetic management of public spaces, including working with the highway authorities to encourage more traditional materials for kerbing and footpaths.
2. Planning Policy Context

2.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 Section 69 requires local planning authorities to identify areas of ‘special architectural or historic interest the character and appearance of which it is desirable to preserve or enhance’ through an appraisal process and to designate them as Conservation Areas. Since 1967 some 9600 Conservation Areas have been designated in England, including 60 in Cherwell District.

2.2 The purpose of this Conservation Area Appraisal and management plan is:
• to provide a clear definition of an area’s special architectural and historical interests;
• to identify ways in which its unique characteristics can be preserved and enhanced;
• to strengthen justification for designation 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

2.3 This assessment and management plan aims to promote and support developments that help to preserve and/or enhance the character of the Mixbury Conservation Area. It is not an attempt to stifle change. Our responsibility towards the conservation of our built heritage must be balanced with the demands of progress and growth. This document examines the reasons for

Figure 1. Plan showing existing and proposed conservation area boundary, listed buildings and scheduled monument.

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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.

2.4 The identified significant heritage assets for Mixbury are shown in Figure 1. These include listed buildings, scheduled monument and the conservation boundary.

2.5 The council is obliged by the National Planning Policy Framework (NPPF) to identify locally significant historic buildings, structures, objects or places that have historical importance or contribute to the built heritage, character or appearance of the area. Buildings and structures, which make a positive contribution to the conservation area, are identified in Appendix 3 and will be considered for inclusion on the district-wide Register of Local Heritage Assets.


Figure 2. Aerial photography from 1988
3. Location

3.1 Mixbury lies to the north-eastern extremity of Oxfordshire at the edge of the administrative boundary of Cherwell District. The village lies between the towns of Brackley (approximately 3 miles to the north) and Buckingham (6 miles to the east). It is located in a rural location between two roads, the A422.
and A421, which both connect the two historic towns. The River Ouse lies to the north of the parish boundary and it is in close proximity to the source of the River Cherwell. The village is in close proximity to good communication routes to Oxford, Northampton and Buckingham and was until the 1960s on the route of two railway lines – the London North Western and the Great Central line (which ran between Sheffield and London via Nottingham and Leicester).

Figure 4. Aerial photography
4. Geology and Topography

4.1 The village of Mixbury lies on a bed of oolitic limestone. This is close to the surface in some parts of the parish. To the north east the limestone is overlain by stony clay and to the south-east are extensive gravel beds, which lie in close proximity to the settlement around the area of the former castle.

4.2 The village is approximately 120 metres above sea level and is situated on a relatively level plateau.
Figure 6. Topography

Key

- 106-108m
- 108-110m
- 110-112m
- 112-114m
- 114-116m
- 116-118m
- 118-120m
- 120-122m
- 122-124m
- 124-126m
5. Archaeology

5.1 Mixbury is situated in an archaeologically rich area. There are a number of prehistoric features identified from earthworks and crop marks in the surrounding area including a banjo enclosure and a Bronze Age Barrow in close proximity to the settlement. There are also monuments not directly related to Mixbury village including the deserted medieval settlements of Fulwell and Willaston and the monastic grange associated with Osney Abbey. These are located at some distance from the current settlement of Mixbury, but lie within the parish boundary.

5.2 Beaumont Motte and Bailey Castle with the remains of its substantial earthworks is located to the north of the settlement in close proximity to the church. The castle is believed to be Norman in origin, although there may have been earlier defended structures on the site and immediately to the north. The castle is designated as a Scheduled Ancient Monument, but later research has indicated that the entire extent of the castle site was not included within the scheduled boundary (Brunton, 2012).

5.3 The shrunken remains of the medieval village of Mixbury are also of particular interest to the settlement. The house platforms, yards and former holloway are located immediately to the west of the southern section of the existing settlement, between the existing cottages and the stream. The remains of the medieval village were swept away during a clearance programme at the end of the 19th century, when the new houses in the village were constructed.

5.4 The earthwork remains of medieval and later post medieval fishponds also exist to the north of the existing settlement. The medieval fishpond is likely to have been contemporary with the castle site.

5.5 In addition to monuments identified above there was a medieval warren in the parish of Mixbury, which was an area granted with particular hunting rights. This was originally marked by an earthen wall enclosure and was later demarked by a stone boundary following the enclosure of the parish, but there is nothing recording on the Historic Environment Record about the location of this feature.
Figure 7. Archaeological Constraint Area

- Medieval fishpond
- Post medieval fishpond
- Beaumont Castle
- Shrunken medieval village
- Bronze age barrow

Key:
- Conservation Area Boundary
- Scheduled ancient monuments
- Archaeological Constraint Priority Areas

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6. History

6.1 The Mixbury Conservation Area Appraisal provides a brief overview of the history and development of the settlement. It is not intended to be the definitive history of the area. Further information about the history of the settlement can be gained from Oxfordshire Local History Centre.

6.2 The current name of the settlement is Mixbury, this has taken a number of different forms over time including Mixeberia, Mixeburia, Misbyr and Mycebury. The name means ‘dung heap at the fortification’ and implies that it was a ‘filthy place’.

6.3 The Domesday Book records Mixbury as being in the ownership of Roger d’Ivery who held 17 hides of land. The settlement had land for 15 ploughs with one plough in demesne with 1 slave and 18 villans with 11 bordars have 6 ploughs. There were 2 mills and 50 acres of pasture. The land was worth £15.

6.4 Roger d’Ivery owned 19 estates in Oxfordshire, but Mixbury was listed first and known as ‘the honour of Ivery’. The estate was originally given to Robert de Oily after the Norman Conquest (who formed a link between Mixbury and the Abbey of Osney, which was to last until the Dissolution of the monasteries). By 1086 it was in the hands of the Ivery family who owned the site until the 13th century when it was gifted to the Abbey of Osney who owned it until the Dissolution. Following this period it was owned by the Wellesbourne and then Bathurst families. The estate was merged with Shelswell in the late 18th century.

6.5 In the medieval period the settlement was of some importance with a substantial Norman castle known as Beaumont (the same name as the castle in Oxford) established by Roger de Ivery, it might have been based upon an earlier 9th century fortification (Bloomfield, Brunton). The castle is no longer upstanding, but substantial earthwork remain, which lie to the north of the village in close proximity to the church and rectory. The site is now a Scheduled Ancient Monument. Large tournaments were held in the area in 1194 and 1249, suggesting that the settlement was of some importance at this time. The area was also known for its game (rabbits, hares, waterfowl etc), which were considered in the medieval period to be royal property. A special franchise known as ‘free warren’ was required to hunt the animals. This was a much sought after right and was a considerable source of profit for the landowner. The parish of Mixbury was established as a rabbit or ‘coney’ warren, with an area marked off from the surrounding land by an enclosure set up for the propose. The warren was still operational at enclosure and special provision was made with a stone wall ‘sufficient to keep and confine the rabbits within the said warren’ and to be at least 4 foot in height. It is unclear whether there are any remnants of this today.
6.6 Mixbury was historically a closed parish with just one landowner, which should have led to a strong community. In the case of Mixbury there were a succession of absentee landlords, as many of the owners did not reside in the parish. Therefore the settlement suffered from periods of relative decline. The population of the settlement was relatively poor with a significant proportion relying on poor relief. In the mid 19th century the village was in a very poor condition and the rector at the time WJ Palmer complained that the squire did nothing about it, despite owning the whole village and half the parish. By 1874 the squire to the village had died and the heir was still a child. The village was in such a poor condition that it was taken over by the Court of Chancery and entirely rebuilt. The village prior to its reconstruction was described by JC Bloomfield at the end of the 19th century ‘Up to a few years ago the village retained the appearance it had borne for several centuries: a little street with houses on either side, leading to the church and rectory house at its north end. These houses were nothing better than low thatched huts built of stone, with here and there an upper room reached by a ladder from within. They had now fallen into such a state of ruin and discomfort that they compared most unfavourably with the cottages of any of the neighbouring villages’.

6.7 The village was rebuilt gradually and the population was re-housed in the new Arts and Crafts style properties as they were constructed. The Courts of Chancery Records detail the expenditure on the re-building of the settlement in minute detail and a detailed analysis of these records would allow a complete, in-depth understanding of the redevelopment of the settlement. JC Bloomfield writing at the end of the 19th century clearly had mixed feelings about this transformation stating ‘...the house accommodation has been greatly improved and the value of the estate increased, but the appearance and condition of the village has entirely changed. All vestiges of the past are gone except the well, the castle site, the church and the rectory-house, and there is seen in their place what looks like a modern street in the suburbs of a new town, uniform and useful, but devoid of all beauty, a thing of yesterday, a new Mixbury. The village was returned to the Lords of the Manor, the Batson family, in 1885 and was retained in this ownership until the 1920s when it was sold to the Metropolitan Railway Company. The houses are now all in private ownership.

Figure 9. Courts of Chancery Records

6.8 Throughout the period the population showed a gradual increase with 34 households in 1662, 43 in the mid 18th century and 64 in 1951. The census details show 304 inhabitants in 1801, a peak of 402 in 1851, 338 in 1871 (prior to the rebuilding of the settlement), but a decline to 186 in 1931 and 184 in 1951. In 2011 the population of the settlement was 370.

Industry and Employment

6.9 In the medieval period there would have been trades associated with the castle and warren and the 2 mills listed in the Doomsday Book. In more recent years Mixbury has been a predominantly agricultural settlement. The settlement originally operated a 2-field system, but this was converted to a three-field system (Middle Field, Sandfield and West Field) in the late 17th century. Mixbury was the first settlement in Oxfordshire to be enclosed in 1730. At this date there were
just two people with rights of common – the Rector and the Lord of the Manor, so the land was easily divided. At the date of enclosure there were 20 tenant farmers, but this rapidly declined and in the late 19th and early 20th century there were between 5 and 7 operational farms listed in the parish. The only other substantial industry was the craft of lace making and it is recorded that many children left school as young as 8 or 9 to help out in the fields or the making of lace. In the mid 19th century a handful of trades operated in the village including a blacksmith, baker and shop keepers. Purpose built shops were integrated into some of the houses in the post 1874 settlement. Limekilns were situated in Church Lane and there was a smithy at the south end of Main Street (which is likely to be the property named as The Old Forge). The village is now a dormitory settlement with the population commuting to work elsewhere.

**Education**

6.10 The school was built in the village in 1838 to serve the children of the village. It became a junior school in 1928, an infant school in 1948 and was awarded grant aid status in 1954 but closed in 1955. The building remains in use and is grade II listed. It has been converted to domestic accommodation. A schoolhouse for the school mistress was built in the 1870s as part of the re-building of the village.

**Religion**

6.11 The Church of All Saints is of twelfth century origin (chancel and nave) with 13th century additions of a north aisle and west tower. The structure was partially re-built in the 1840s and is grade II * listed.

6.12 There is no historical evidence of any non-conformity in the village, perhaps because it was a closed settlement with a small agricultural population.

**Transport.**

6.13 The village of Mixbury is connected by minor roads to the Buckingham to Brackley Road, which was turnpiked in 1744. This road is believed to have been a former drove road allowing for the movement of livestock across the country from the medieval period onwards.

6.14 The historic configuration of the road network is believed to have been slightly different with a road lying immediately to the south of the settlement, which is now a public right of way and another coming in towards the north and then following an alignment around the south of All Saints Church. This is shown in figure 9.

6.15 There were originally two railway lines in close proximity to the village the London and North Western opened in 1855 and the Great Central line opened in 1899, immediately to the east of Beaumont Castle. The nearest station was located approximately a mile away at Fulwell and Westbury.

6.16 The communication networks had limited impact on the development of Mixbury, which remained an isolated agricultural village.

**Development**

There are very few historic maps of Mixbury and the only examples illustrated on p16 at a 1:2500 scale are 1875-1887 and 1967-1980.

The village changed very little over this period of time; the only substantial change was the modern development to the north of the current and proposed Conservation Area.
Figure 10. Conjectural map of historic layout of settlement

Map credit: Adrienne Brunton (2012)
Figure 11. Mixbury 1875-1887 map

Figure 12. Mixbury 1967-1980 map
7. Architectural History

7.1 The 12th century Church of All Saints is the only upstanding building relating to the former medieval settlement of Mixbury. The nave and the chancel of the church are of 12th century origin, with a 13th century north aisle and west tower. The church was substantially re-built in the 1840s re-using much of the original fabric and features.

![Church of All Saints](image)

7.2 The school and Rectory are the only other buildings that pre-date the 1874 remodelling of the village. The school was built in 1838 in a Gothic Revival style and is constructed of squared, coursed limestone rubble. The building had a dual function as the ground floor includes 4 carriage arches, which were used for the storage of wagons from Glebe Farm. The Rectory is a 19th century building built by the Rev William Jocelyn Palmer on the site of the former historic rectory. The original part was constructed in 1806 with a further extension in 1855. The building is a double depth plan constructed of squared, coursed limestone with brick dressings to the original building.

![Rectory](image)

7.3 The remainder of the village was rebuilt in 1874 by order of the Court of Chancery, as a model village in an Arts and Crafts inspired style. The village is characterised by limestone rubble houses with red brick detailing for quoins, stringcourse and window surrounds, red clay roofing tiles, simple wooden plank doors and timber windows and wrought iron gates and fences. The settlement is designed as a set piece architecturally, but there are a variety of building forms and types. The houses are constructed in small terraced rows with three of four properties in each row. One of the rows has a covered passageway leading to the rear of the properties. Historically all the properties in Mixbury had a shared access to the rear. The blocks of three were designed for a shop in the centre with accommodation above and standard houses to either side. The houses are not identical, but form part of a cohesive whole and have a range of subtle differences such as the location of doors and windows. A number of properties have added porches in recent years.

![Block of houses](image)

7.4 There are a number of outbuildings and barns constructed in the same limestone with brick detailing in the area to the west of the current housing. It is unclear whether these were specifically built for the ‘model village’ or were part of the original historic village and retained / adapted for agricultural use. Town Farm has lost its original barns and outbuildings and has been substantially altered, but retains its historic core.
Gable end of barn

7.5 The core village has altered little since the late 19th century with the exception of a small number of modern insertions, some attempting to replicate the Arts and Craft style cottages, with varying degrees of success. The frontages of the houses remain largely intact, although the majority of end houses have all been extended to the side, in a range of different styles and configurations. The only block to remain intact is 30-33 to the eastern side of the road. The plan forms have also been altered significantly to the rear of the properties. To the north of the historic village are some council houses and modern private housing; these are not included in the conservation area.

30-33 Mixbury

7.6 Mixbury Hall was constructed in 1900, at a short distance to the north of the settlement. The building pays respect to the model settlement of Mixbury through its Arts and Crafts style and there were social links with the village, as it was lived in by the Lord of the Manor. The building is not included within the conservation area boundary, but has been put forward as a Local Heritage Asset due to its links with Mixbury village.
8. Character and Appearance

8.1 The settlement of Mixbury was constructed as a planned model village and it has retained this essential character. There have been a number of minor alterations including windows, door and side extensions, but the village street remains remarkably homogenous with the essential form of the buildings retained and a strong degree of uniformity in the form of the details. The cottages are set back from the road behind small front gardens and wrought iron fences and gates and there is a strong emphasis on the linear form of the settlement. The spaces between the buildings are also of interest. The layout and uniformity of the spaces form part of the essential character of the village.

Settlement pattern

8.2 The current settlement pattern of Mixbury, laid out as a planned model settlement in 1874, is a simple linear plan of one street running from north to south, with the historic core of castle, church, rectory and school house lying to the east. The later development of the settlement in the 20th century has continued the linear form to the north of the settlement.

8.3 The historic core of the village lay to the west of the existing settlement leading down towards the stream, with the church in an isolated located adjacent to the castle.

Land use

8.4 The central core of the existing settlement is entirely residential, with the historic church located to the east. The castle site is in private ownership and remains as an earthwork monument. The historic (shrunken) village site to the west is open land used as paddocks for grazing by horses and sheep.

Building age, type and style

8.5 The majority of buildings in the village date to a very tight period between 1874 and approximately 1880, when the model village was laid out. These buildings are all two storey domestic cottages in an Arts and Crafts style.

Construction and materials

8.7 The Arts and Crafts houses are uniformly constructed of the local limestone rubble, with red brick detailing for quoins, string courses and window surrounds. The roofs are of red clay tiles with red brick chimneys. The characteristic steeply pitched gable ends and gabled dormers have painted bargeboards. These elements largely remain intact.

Architectural details – windows and doors

8.8 There are a wide range of window style and designs in the settlement, all of which are replacements. The current windows are a wide mix of styles and designs, predominantly in timber. The occasional upvc windows detract from the traditional appearance of the settlement.
8.9 There are a variety of doors within the conservation area, the majority of them replacements. Simple plank doors are the most appropriate for the area. There are only a very small minority of upvc doors.

Means of enclosure

8.10 The Arts and Crafts cottages are all set back from the street with small front gardens enclosed by wrought iron fences and gates the majority of which remain in-situ. The rear gardens are enclosed by hedges and low fences.

8.11 Stone boundary walls surround the grounds of the rectory and the churchyard. The former school building forms part of the boundary to the churchyard. There are also stone walls lining some of the routeways, which contribute to the character of the rural settlement.

Trees and green spaces

8.12 The settlement is in a rural location surrounded by open fields and the historic cottages all have generous gardens.

8.13 The principle areas of green space within the conservation area contain archaeological monuments directly linked to the history and development of the village – the castle and the shrunken medieval village. The churchyard is the only other area of public green space, which is a tranquil area containing many mature trees.

8.14 There are a number of trees which line the main street including a number of lime trees that were planted at the end of the 19th century by the squire; these remain as part of the streetscape.

Carriageways, pavements, footpaths

8.15 The road running through the village is of standard tarmac, although it has retained its rural appearance through the lack of road or street markings. There is a low pavement to either side of the road providing a set-back for the houses and in places this is edged with stone setts. To the eastern side of the road there is an intermittent grass verge.
**Key Views**

8.16 The current settlement of Mixbury is very enclosed with just a single street with houses facing each other on either side. The approach from the south is narrow and enclosed by high hedges. The first signs of the village from this perspective is the regularised pattern of the pitched gable roofs, which then funnel out into the village street. The approach from the east along Church Lane is again narrow and enclosed by hedges and trees with no real views; even the historic castle site is only glimpsed through gaps in the hedgeline. The approach from the north is through later infill housing of no particular merit.

8.17 The only real views within the conservation area are on the western side of the road between the late 19th century properties and the area containing the shrunken medieval settlement earthworks.
9. Character Areas

9.1 Mixbury is divided into two distinct character areas – the historic settlement and Model Village Street.

**Historic settlement**

9.2 The historic village was predominantly located to the west of the existing settlement. There are some remaining earthworks for house platforms, outbuildings and barns (which may have formed part of the upstanding remains of the historic village) and a number of other landscape features including holloways.

9.3 The historic core of the original village included All Saints Church, Rectory, School and Beaumont Castle.

9.4 The historic settlement character area also includes the extensions to the conservation area including the additional remains of the castle and the land to the west of the village, which historically had an additional route way into the village.

**Model village street**

9.5 The Model Village street was laid out as a set piece in 1874. It forms the predominant part of the existing village of Mixbury. The street has a very cohesive appearance that remains intact and is little altered from its original configuration and retains many historic details.

Figure 17. Character areas
10. Management Plan

Policy context

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

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

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

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

<table>
<thead>
<tr>
<th>General Proposals for Preservation and Enhancement</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Boundary Treatments</strong></td>
</tr>
<tr>
<td><strong>Important Views</strong></td>
</tr>
<tr>
<td><strong>Building Maintenance</strong></td>
</tr>
<tr>
<td>Section</td>
</tr>
<tr>
<td>---------------------------------</td>
</tr>
<tr>
<td>Archaeology</td>
</tr>
<tr>
<td>New Development</td>
</tr>
<tr>
<td>Retention of historic features and reinstatement of lost features</td>
</tr>
<tr>
<td>Wiring, satellites and aerials</td>
</tr>
<tr>
<td>Car parking</td>
</tr>
</tbody>
</table>
11. Conservation Area Boundary

Mixbury Conservation Area Boundary

11.1 Mixbury Conservation Area was first designated in March 1988. The original boundary was drawn to tightly cover the historic core of the settlement and included buildings of architectural or historical interest. A review of the boundary has taken place; this was based on an analysis of current and historical maps supplemented by investigation on the ground from public rights of way and private land where express permission was given. The boundary was drawn on the basis of current heritage policy and guidance and considered the importance of spaces and settings as well as buildings. The boundary was subject to consultation and a change was made to the proposed boundary following consultation.

11.2 The boundary is based on the outer extent of the historic settlement, including the earthwork remains of the former shrunken medieval settlement. The earthworks are archaeological remains and it is not always appropriate to include areas of archaeological interest in a conservation area. In this instance, however, the relationship between the current settlement and the former settlement is so fundamental to the development of the village that it is justified. In addition to the earthwork remains, there are a number of outbuildings and barns in the area which are clearly utilised by the existing settlement and use the same design, detailing and materials as the model village. There is a strong visual and functional relationship between the two sites. To the eastern side of the

Figure 18. New conservation area boundary
the village the boundary has been extended to include the route of a historic pathway.

Northern boundary

11.3 The northern boundary follows the public footpath from the north west corner and includes the hedges, walls and boundary features on both sides. It then follows the rear boundary line of The Old School House, 1-3 Church View and 1-4 Mixbury including all boundary features. It cuts across Evenley Road and runs to the rear of 1-8 Evenley Road to include Beaumont Castle Scheduled Ancient Monument in its entirety including surrounding ditch.

Easter boundary

11.4 The eastern boundary continues along the line of Beaumont Castle and includes the boundary ditch. It then crosses Church Lane and runs along the property boundary to the East of Meadow House. The boundary cuts to the west and follows the hedgeline which encloses the land associated with Mixbury House.

Southern boundary

11.5 The southern boundary runs from the south east corner and includes the hedge line to the south of the paddock land associated with Mixbury House and the garden land associated with The Old Forge. The boundary then crosses the road and follows the line of the public footpath to the corner of the field.

Western boundary

11.6 The western boundary tracks the interior of the hedge line from the south-west corner to the north-west corner of the meadowland to the east of Mixbury.
12. Effects of Conservation Area Designation

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

**Development should preserve or enhance the area**

12.2 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.

12.3 Land use planning policies in the Cherwell Local Plan aim to ensure that special attention is given to the preservation or enhancement of designated conservation areas. Proposals for new development will only be acceptable if they assist in the achievement of that objective.

**Figure 19** – map showing existing tree preservation orders

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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.

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 around the settlement in the designation of the conservation area is specifically to ensure that the character of these spaces is preserved.

Control over the demolition of enclosures

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.

12.10 Within conservation areas there are restrictions on the size of extensions to domestic properties that may be carried out without specific planning permission including:

- A two storey rear extension of any dimension
- 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.

12.11 Permitted developments rights within and outside conservation areas can be subject to change. Further up to date information can be found on the Planning Portal [http://www.planningportal.gov.uk/permission](http://www.planningportal.gov.uk/permission) or by contacting the Development Management Team of Cherwell District Council planning@cherwell-dc.gov.uk or telephone 01295 221006.
13. Design and Repair Guidance

13.1 High quality design and informed decision making are essential if we are to preserve or enhance the character and appearance of the conservation area. The following considerations are particularly important:

**Scale and settlement pattern**

13.1 The scale of any new development - including extensions and alterations to existing buildings - must be consistent with, and relate to, its surroundings in the conservation area. The majority of buildings in Mixbury are one and half / two storey with consistent plot sizes with a small set back to the frontage and then a substantial garden to the rear of the settlement. Any development should reflect the existing building line and settlement pattern with properties facing directly on to the road frontage. No backland development should be permitted in the settlement.

**Proportion**

13.2 The buildings in Mixbury Conservation Area have strong and consistent proportions and this should be emulated in any new development. The traditional proportions including relationships between windows, doors, floor heights, roof junctions and the relationship of solid to void should be mirrored in extensions to the frontage of the existing buildings. Any extensions to the rear should carefully consider the relationship with the principal building and be designed to pay respect to the original building.

**Roofs**

13.3 The roofs in Mixbury are constructed of tile. It is understood that they were once banded, but this is no longer apparent. The

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**Figure 20** – Locations for side extension

![Figure 20 - Locations for side extension](image-url)
form of the roofs is very distinctive and it is important that the eaves, verge and ridge details are retained as well as the painted barge boards. Chimneys are a fundamental feature of the roof-scape and should be retained as a matter of course, even if the fireplaces are no longer required. Where roofing materials are to be replaced the new materials should match the original in colour, size, texture and provenance. The character of the roof-scape of the houses is so fundamental to the character of the properties and areas that changes to the frontage to incorporate visible roof vents or roof-lights, particularly to the frontage of the property, should be strongly resisted.

External walls
13.4 Any alteration or repair to external walls must respect the existing building materials and match them in texture, quality and colour. The local limestone should be used for the walling and red brick, detailing should be matched as closely as possible. The stonework of the cottages should not be rendered, pebble-dashed or painted. Repointing should be carried out with a mortar to match the existing in colour, type and texture and should be a lime mortar not a modern Portland cement.

Rainwater goods
13.5 Rainwater goods (guttering, downpipes, hoppers) should be repaired if original or reinstated in original materials. Plastic guttering is not appropriate for listed buildings or buildings in conservation areas.

Windows
13.6 The original windows in the village have all been lost and have been replaced with a wide range of windows of different styles, some more appropriate than others. There are examples of timber windows which are appropriately proportioned and detailed. Inappropriate replacement windows damage the character and appearance of a building and its surroundings and can undermine a property’s monetary value. It is often a false economy as it can take decades for any savings on energy costs derived from the change of windows to match the cost of their purchase and installation. The method of opening, set back within the reveal, thickness and moulding of glazing bars, size and arrangement of panes all have a major impact on the appearance of the windows and the character of the whole property. UPVC windows and storm proof casement windows are not considered appropriate, no matter what the pattern or design.

Doors
13.7 The original historic doors have all been lost and replaced with a wide range of different door types. Simple panel or plank doors are considered most appropriate for these properties and UPVC doors are considered entirely inappropriate.

Boundary treatment
13.8 The railings to the frontage of the properties have been largely retained and should not be removed. The railings are of a simple estate design and should not be altered or aggrandised. If any lost railings are to be re-instated they should replicate this simple design.
Micro energy generation

13.10 Whilst the use of micro energy systems is generally encouraged, special care will be necessary to find suitable sites for their use within the conservation area. Equipment fixed to main or visible elevations or roof planes will damage the character and appearance of the conservation area.

Highway works

13.11 Mixbury is in a very rural location and street furniture, signs and road markings are at a minimum in the settlement. Any new items such as bollards, sign-posts etc would have the potential to have a significant negative impact on the streetscape. Careful consideration would need to be given to introducing any of these elements into Mixbury. Car parking along the roadside can also detract from an appreciation of the historic character of the village, but the provision of driveways to the frontage of the houses should be strongly resisted.

Overhead lines

13.12 The presence of overhead power lines in close proximity to the cottages detracts from a full appreciation of the historic street scene. Any proposal to reduce or remove these would have a positive impact on the character and appearance of the area.
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15. Acknowledgments

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

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

Grateful thanks are due to Adrienne Brunton who have been most generous with her time and the provision of information and Pat Beverage who took time to allow access to her land; 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.

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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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</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Cherwell Local Plan 2011-2031</td>
</tr>
</tbody>
</table>

**National Planning Policy Framework**


in particular:

**Point 17** Core planning principles.

**Points 56 to 68** Section 7 – Requiring good design.

**Point 77** Local green space identification.

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

**Point 157** Identification of land within the Local Plan.

**Point 169** Using a proportionate data base.

**Cherwell Local Plan 1996**

**H5:** Affordable housing to meet local needs will be negotiated within substantial new residential development schemes.

**H12:** New housing in the rural areas of the district will be permitted within existing settlements in accordance with policies H13, H14 and H15.

**H13:** Residential development will be restricted to infilling, minor developments within the built-up area, and conversion of non-residential buildings in accordance with policy H21.

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

**H21:** Residential conversion favoured unless it would harm the character or interest of a building of historic interest.

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

**C18:** 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.

**C27:** Proposals should respect the historic settlement pattern.

**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.
Non-statutory Cherwell Local Plan 2011

EN34: Conserve and enhance the character and appearance of the landscape.

EN35: Retain features important to the character or appearance of the local landscape.

EN39: Preserve listed buildings and preserve and enhance the character and appearance of designated conservation areas.

EN40: Design control within a conservation area.

EN42: Consideration for change of use of a listed building.

EN43: Demolition of a listed building will need clear and convincing evidence.

EN44: The setting of a listed building will be respected.

EN45: Likely impact of proposals will need to be assessed before determining listed building consent applications.

EN45A: Local listing will be a material consideration.

EN47: Conserve, protect and enhance archaeological heritage, including its interpretation and presentation to the public.

EN48: Refuse development which would harm a designated landscape and/or battlefield.

EN51: Adverts in conservation area will need to pay special attention to preserving and enhancing the character and appearance of the area.

Cherwell Local Plan 2011-2031: Part 1
Adopted 20 July 2015

EDS1: Mitigating and adapting to climate change.

ESD5: Renewable energy.

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

ESD13: Local landscape protection and enhancement.

ESD16: The character of the built and historic environment.

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

Policy Villages 2: distributing growth: 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:
List of Designated Heritage Assets

Figure 24 – designated heritage assets

Designated assets within Mixbury Conservation Area boundary

<table>
<thead>
<tr>
<th>Asset Name</th>
<th>Type</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Church of All Saints</td>
<td>Listing</td>
<td>Church of All Saints, Church Lane (South side), Mixbury</td>
</tr>
<tr>
<td>The Old Rectory</td>
<td>Listing</td>
<td>The Old Rectory, Evenly Road (east side), Mixbury</td>
</tr>
<tr>
<td>Old School House</td>
<td>Listing</td>
<td>Old School House, Church Lane (south side), Mixbury</td>
</tr>
<tr>
<td>Graveboard, Church of All Saints</td>
<td>Listing</td>
<td>Graveboard, approximately 22 metres west of tower of Church of All Saints, Mixbury</td>
</tr>
<tr>
<td>Chest tomb, Church of All Saints</td>
<td>Listing</td>
<td>Chest tomb approximately 3 metres west of tower, Church of All Saints, Mixbury</td>
</tr>
<tr>
<td>Mixbury War Memorial</td>
<td>Listing</td>
<td>War memorial, Churchyard of All Saints Church, Mixbury</td>
</tr>
<tr>
<td>Beaumont Castle</td>
<td>Scheduling</td>
<td>Beaumont Castle, Mixbury</td>
</tr>
</tbody>
</table>

Designated assets within Mixbury Conservation Area boundary

<table>
<thead>
<tr>
<th>Asset Name</th>
<th>Type</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stable, Monks Farmhouse</td>
<td>Listing</td>
<td>Stable approximately 1 metre west of Monks Farmhouse</td>
</tr>
<tr>
<td>Middle Farmhouse</td>
<td>Listing</td>
<td>Middle Farmhouse, Cottisford Road, Mixbury</td>
</tr>
<tr>
<td>Mixbury Lodge Farmhouse</td>
<td>Listing</td>
<td>Mixbury Lodge Farmhouse, Fulwell Road, Mixbury</td>
</tr>
<tr>
<td>Monks House</td>
<td>Listing</td>
<td>Monks House, B4031, Mixbury</td>
</tr>
</tbody>
</table>
Appendix 3: Local Heritage Assets

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

The following buildings are considered regionally or locally significant either for their architectural detail or for their part of the social history of Mixbury and therefore have been put forward for consideration for inclusion to the district-wide register of non-designated heritage assets.
Pump to the frontage of 25 Mixbury
30-33 Mixbury

The Old School House, Mixbury

Town Farm, Mixbury

Village stocks in churchyard

34-37 Mixbury

The Old Forge, Mixbury

The Old Forge, Mixbury

Barn to rear of Turgoran, Mixbury

Hanwells Barn
What is an Article 4 direction?
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.

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

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 conservation areas 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.

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?
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.

There is no fee for any application made necessary by the serving of an Article 4 direction.

How will an Article 4 direction affect Mixbury?
The Conservation Area Appraisal identifies a number of non-listed dwellings which make a special contribution to the character and appearance of Mixbury. Within the conservation area limited Article 4 directions are proposed for the following non-listed buildings because of their contribution:

1-4 Mixbury
5-7 Mixbury
8-10 Mixbury
11-13 Mixbury
14-17 Mixbury
18-21 Mixbury
22-25 Mixbury
26-29 Mixbury
30-33 Mixbury
34-37 Mixbury
The Old School House, Mixbury
The Old Forge, Mixbury

The directions cover changes to the front elevations of these buildings which may include:

- The removal of traditional wrought iron fences and gates
- The removal or rebuilding of chimney stacks
- The replacement of doors
- 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
- Erection of satellite dishes and other antennae/aerials
- Replacement of windows
Cherwell District Council considers public consultation an important part of conservation area designation and review. As part of the designation / review process the historic settlement and environs were assessed and a draft appraisal document produced setting out what is significant about Mixbury.

An exhibition and public meeting on the draft document took place on Wednesday 10 February within the settlement of Mixbury and this was followed by a six week consultation process. Comments were received and assessed and a report produced which was discussed with the Team Leader for Design and Conservation and the Lead Member for Planning of Cherwell District Council. The final document was produced following this process.
<table>
<thead>
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<th>Executive date</th>
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<tr>
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<tr>
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<tr>
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<th>Date approved</th>
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<tbody>
<tr>
<td>Lead Member for Planning</td>
<td>1 August 2017</td>
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</table>
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