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1. Introduction and Planning Policy Context

1.1 This document is an appraisal of the character and appearance of the Wroxton Conservation Area, first designated in September 1977 (Figure 1). This is the second review of the conservation area and therefore the second appraisal to have been produced, the first review and appraisal being in November 1996.

1.2 Conservation Areas were introduced by the Civic Amenities Act of 1967. However, it is the Planning (Listed Buildings and Conservation Areas) Act 1990 (Section 69) which places a duty upon local planning authorities to identify areas of special architectural or historic interest ‘the character or appearance of which it is desirable to preserve or enhance’, through an appraisal process. Local planning authorities have a duty under the Act to consider boundary revisions to their Conservation Areas ‘from time to time’. Since 1967 some 9,600 Conservation Areas have been designated in England, including 60 in Cherwell District.

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

• to provide a clear definition of Wroxton’s special architectural or historic interest;

• 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 provide a vehicle for engagement and awareness raising.

1.4 This assessment and management plan aims to identify the significant attributes of Wroxton Conservation Area and to ensure that any development that comes forward is in keeping with, or enhances, the character of the conservation area. It is not an attempt to stifle change. The aim is to strike a balance so that the interests of conservation are given their full weight against the needs for change and development. This document is concerned with the reasons for designation, defining the qualities that make up its special interest, character and appearance. The omission of any reference to a particular building, feature or space should not be taken to imply that it is of no interest.

1.5 Protection for the built heritage is conferred under primary legislation. This document should be read in conjunction with the National Planning Policy Framework (NPPF), retained policies from the Adopted Cherwell Local Plan 1996 and Cherwell Local Plan 2011-2031 (Approved Document 20 July 2015).

1.6 Identification of locally significant non-designated heritage assets (Local Heritage Assets) is advocated by the NPPF emphasising the contribution they make to the character of the historic environment. Buildings and structures which make a positive contribution to the conservation area are identified in Appendix 3 and will be considered in line with the council’s criteria for inclusion on the district-wide ‘Register of Local Heritage Assets’.

1.7 Survey work was undertaken in the Autumn and Winter of 2015 into early 2016.
Figure 1. 2009 Aerial photograph including conservation area boundary (highlighted in red).
2. Location

2.1 The village of Wroxton lies 5km (3 miles) to the west of Banbury towards the north of the District. The busy A422, the main road from Stratford-Upon-Avon to Banbury, passes through the village to the north on a west-east axis. The settlement nestles against the Grade II* Registered Historic Park and Garden of Wroxton Abbey which is primarily situated to the south and east of the village. (Figure 2)

2.2 The parish of Wroxton was once traversed by ancient trackways and by the Saltway, a route from the Worcestershire salt works to London.

2.3 The main Stratford-on-Avon road has always been a busy thoroughfare. In 1391 the Prior

Figure 2. Current OS map showing location of Wroxton
of Wroxton complained of impoverishment due to the obligation to give hospitality to so many travellers. The road figures prominently as London Way on maps of Wroxton of 1684 and 1768. There are also regular entries in the Wroxton estate accounts from 1685 about Banbury market which suggest that there was considerable local traffic on this road.

2.4 The magnificent stone guide-post, which stands on the Banbury road just outside the village, was set up in 1686 by Francis White, whose name is inscribed on it.

2.5 In the mid-18th century there was a proposal to turnpike the road. The proposed alignment of the road caused disputes. The then earl was himself concerned least travellers avoid the tollgate by passing through Wroxton Park. Ultimately a Bill was brought in in 1753 and work began early in 1754.

2.6 The conservation area boundary includes the Historic Park and Garden of Wroxton Abbey. All properties within the village are within the conservation area boundary. Due to the inclusion of the Historic Park and Garden within the conservation area boundary, the conservation area for Wroxton physically abuts the conservation area for the adjacent village of Drayton. The boundary between the two conservation areas is the Sor Brook which runs in a north-south axis and also forms the eastern boundary of the Historic Park and Garden.

Figure 3. Area designations for Wroxton
3. Geology and Topography

3.1 The village of Wroxton is located within an area of High Landscape Value as defined in the Cherwell District Landscape Assessment (Cobham Resource Consultants, 1995) which covers all of the Northern half of the District. It is built into a gently rolling slope of a hill, with the highest part of the village being the Stratford Road to the north (c.155m) and the lowest part being the area around the Abbey and its parkland to the south and east (c.115m). (Figure 4).

3.2 Wroxton also lies within the Incised Ironstone Plateau Character Area which is characterised by a 'unified area of upland which is sharply divided by the Sor Brook and its tributaries.' The area is characterised by open arable farming, with large areas of rough upland pasture. (ibid.)

3.3 The geology of the area is made up of mudstone, siltstone, limestone and primarily ironstone (Figure 5). This comes from the underlying strata of Lower, Middle and Upper Lias formed during the Jurassic period (150 million years ago) (Cobham Resource Consultants, 1995). There is a quarry approximately 1 mile to the south-west of Wroxton village which has been quarrying the local Ironstone since 1919 (www.wroxton.org.uk, 2016) and is still operating today. This local ironstone is evident as a primary building material in the local area, in particular in Wroxton.

3.4 The village has a central pond on Main Street in the historic core of the village which comes from a local spring and which was the village’s water supply for hundreds of years (www.wroxton.org.uk, 2016).

Figure 4. Geology of the Wroxton area
Figure 5. Topographical map

Duck pond created by a local spring in the village
4. Archaeology

4.1 Early spellings of Wroxtton suggests it comes from ‘Wroces Stan’ or the ‘Buzzard’s Stone’ (Victoria County History, 1969). It was once traversed by ancient trackways and by the Salt Way which was the route from the Worcestershire saltworks to London (ibid.)

4.2 There is no trace of a Roman road but there is some limited evidence of a Roman settlement in the Parish (Cherwell District Council, 1996). In 1979, the conversion of Barn Lodge on the Stratford Road into living accommodation revealed part of a Romano-British inhumation cemetery when the bones of at least five individuals were excavated, some of whom had copper alloy bracelets and bangles on them (www.wroxtton.org.uk, 2016). Some shards of Romano-British pottery were also found in the topsoil which were thought to date from the second half of the 1st Century AD (ibid.).

4.3 In addition to Roman evidence, there has been some Iron Age artefacts found 250m to the north of The Chantry in 1966 consisting of pottery shards, glass beads and a spindle whorl found in a possible pit (John Moor, 2008).

Figure 6. Archaeological constraints area
5. History and Development

Until 1666 most of the houses in Wroxton would have been of a timber frame and wattle and daub construction. A fire in 1666 destroyed these original cottages and the village was rebuilt in stone which helps to give it its picturesque and homogeneous appearance.

History

5.1 This section provides a brief history of the development of Wroxton. A more detailed account is given in The Victoria County History: A History of Oxfordshire, Vol IX, pp 171-189 (University of London, 1969). Other key sources can be found in the Bibliography.

Early and Manorial History

5.2 Wroxton was referred to as ‘Werochestan’ in the Domesday Book. The land was held by Guy de Rainbeaucourt, lord of Chipping Warden. The entry states that there were 17 hides (hide: area of land considered sufficient to support a family. Approximately 30 modern acres (12 hectares) depending on the quality of the land) and land for 14 ploughs. That there were 24 tenants (12 villans, 10 borders and 2 serfs). There is also the mention of a water mill and 60 acres of meadowland.

5.3 Wroxton Manor was part of the overlordship of the barony of Chipping Warden, also known as the honor of Rockingham, which passed thorough the line of descent from the early 12th Century to at least the 14th Century. It is said that the connection between the overlords and Wroxton probably became increasingly tenuous although payment for castle-guard at Rockingham was still being made in 1536. From the early 12th Century the Belet family were under-tenants at Wroxton. Michael Belet founded Wroxton Priory c.1217 in honour of Saint Mary and endowed it, among other properties with his Wroxton manor-house and demesne (land ‘in Lordship’ whose produce is devoted to the Lord rather than his tenants) (Wroxton College, 1978). Wroxton Priory extended its holding in the Parish between the 12th and 16th centuries and by 1536 when the priory was dissolved, it held nearly all the land in the parish and had twenty tenants.

5.4 In 1537 Thomas Pope, the Treasurer of the Court, acquired full possession of the manors of Balscott and Wroxton from William Raynesford (who has been granted a 21 year lease by the Crown). In the 1550s Thomas Pope founded Trinity College Oxford and conveyed the manors to the new foundation. Thomas Pope’s nephew, William erected the present house on the site of the former monastic ruins in the early 17th Century (Wroxton College, 1978). Excavations to the north and east of the house in 1956 and 1964 uncovered stone walls and foundations believed to be part of the monastic outbuildings (ibid.) (Figure 6).

Figure 7. Former priory remains dating from the 13th Century.

5.5 Trinity College thereafter leased Wroxton Manor to Thomas Pope’s descendants on 21-year leases. There was a failure of the male
line in 1668 and the property and Wroxton leases were passed between the three daughters of Sir Thomas, 3rd Earl of Downe. The second daughter Frances married Sir Francis North (lawyer and later Lord Guildford) who in 1681 bought the remaining shares of the estate. After this time, Wroxton Manor stayed in the North family and their descendants until the death of William North in 1932. The family found itself in financial difficulties at this time and so surrendered the lease to Trinity which ended the long connection of the Popes and the Norths with Wroxton Manor.

5.6 Thereafter the Abbey stood empty for many years. It was used as a clothing warehouse during World War II and was opened to the public as a historical monument with a tea room in 1948. In 1963 Trinity College sold the Abbey and fifty-six acres of grounds to the Fairleigh Dickinson University, New Jersey in whose possession it remains to this day, and where it runs English courses for American students.

5.7 Wroxton Abbey has been associated with many distinguished persons. Visitors include royalty (James I, Charles I, George IV and William IV), writers (Horace Walpole, Celia Fiennes and Henry James), politicians (among them the former British Prime Minister Harold Wilson) and statesmen (including the former American president, Theodore Roosevelt) (Wroxton College, 1978).

5.8 Possibly Wroxton Abbey’s most notorious resident was Frederick North, 2nd Earl of Guildford (1732-1792) who was Prime Minister of Great Britain from 1770-1782. His notoriety and the fact that he is regarded as a failure by history are due to his association with Britain’s catastrophic defeat in the American War of Independence (1775-1783) (https://en.wikipedia.org/wiki/Frederick_North,_Lord_North, 2016).

Population and Development

5.9 As is often the case historic records for Wroxton are sparse. In 1377 148 men and woman contributed to the poll tax but many of these died soon after due to the plague and a suit roll of 1569 lists 70 names. The Parish Register of 1563-71 shows a continued if less marked increase. The Protestation Return of 1676 suggested a population of c. 330. The population began to rise again around 1740 but was highest in the early decades of the 19th century rising from 613 in 1801 to 652 in 1811, 792 in 1821 and reaching a peak of 819 in 1841. The population fell to 562 in 1901 and in 1961 it was 562. The most recent census returns indicate that in 2011 the population was 546.

5.10 The extent of the village before the 18th century is unknown but is thought never to have been large. An Inclosure Plan dated 1768 (Figure 7) shows some properties around Main Street and Church Street and is likely to represent the plan of the medieval village. The properties here appear to have originally had crofts extending back to the Banbury-Stratford Road (Cherwell District Council, 1996). This drawing also shows that the main Stratford to Banbury Road was in existence at that time but on a different alignment that went through the heart of the village via the Church. Due to considerable local traffic on this road, in 1753 a Bill was passed to turnpike and realign the road to the north of the village following an existing drift way so as not to lose good land. A turnpike milestone still survives.

Plaque above ‘The Kings Room’
5.11 A further estate drawing of Wroxton Abbey dating from the mid-18th century (Figure X) shows the Abbey and St Mary’s Church, together with a number of houses around what is now known as Silver Street (Stratford Road), Church Street, Mills Lane and Main Street. The turnpiked road now appears to be shown on this drawing. There are no records of any other maps or drawings showing the rest of the current village (west of Main Street) and therefore perhaps it can be assumed this was the extent of the village at this time. This appears to tally with the information reported in the Victoria County History (1969) that states that ‘in 1738 the vicar returned 50 houses’ as approximately this number is shown on the drawing. In 1797 the village was described as ‘tolerably large’ and in 1841 there were 129 houses (ibid.).

5.12 From the Tax rolls of 1303-1523 it appears that Wroxton together with its hamlet Balscott was of average wealth as compared to other parishes within the Hundred, although interestingly the tax lists suggest that Wroxton was not as wealthy as its hamlet.

Inclosure awards

5.13 Some early inclosures occurred during the Middle Ages. The earliest inclosures by the abbey would seem to date from the early 14th century. These lands were to the east of the priory buildings and were enclosed for pasture; this ties in with the records of wool levies paid by the Priory to the Crown.

5.14 The final Inclosure Award occurred in 1805 when 1,603 acres was redistributed to Trinity College; 326.5 acres to Christ Church for rectorial tithes, 194 acres to 11 freeholders, 101 acres to Brasenose College, 17 acres to the poor and 10 acres to the churchwardens.

5.15 Records of the 16th and 17th centuries hint at the economic history of Wroxton. The subsidy roll of 1523 saw 52 contributors taxed; 24 assessed at the lowest amount
of 4d. and even the 3 richest farmers were assessed only at 3s. 6d. and 4s. on goods worth £7 and £8. Terriers of 1571 and 1604 show little marked gradation of wealth in the village thereby confirming the notion that the open-field system had a tendency to prevent capital accumulation.

5.16 However by 1851 there were only 2 large farms of 270 acres and 310 acres, with 14 other smaller farms and the remainder were small holdings.

5.17 Freeholders were never prominent or numerous at Wroxton. A 1768 Survey (Figure 8) shows that the bulk of the land was held by the lord of the manor.

5.18 One of the effects of the 19th century inclosure was to give impetus to the breakup of the old social pattern. In 1804 there were 65 copyholders of Trinity College land, but by 1880 a life interest in just under half of Trinity’s 74 copyholds was held by 2 men.

5.22 Each holder of a yardland by the custom of the manor had the right of common for 3 horses or other beasts, and 20 sheep in winter and 30 in summer, while the poor had the right to cut furze on the common. Thus the tenants of Wroxton had the right to keep about 1,300 sheep.

5.23 A series of orders issued by the manorial court in 1580 indicate that tenants fully exercised this privilege in the late 16th and early 17th centuries. Indeed from the court orders it is evident that the pressure of sheep population in the village was threatening the smooth working of the open field system.

5.24 Probate inventories drawn up in the later 17th century show that tenant farmers usually kept sheep. Flocks were usually very small but some of the wealthier farmers had flocks of between 100 and 140.

5.25 In parallel with agricultural reforms, the 18th century also saw a renewed interest in forestry under Lord Guildford. In 1551 John Pope covenanted to plant 2,000 oaks and 1,000 elms and ash trees, copyholders were made to plant too. However, Wroxton’s woods suffered during the Civil War as the 1768 map (Figure 8) shows majority of the trees had vanished except for the old woods within the park.

Agriculture and Forestry

5.19 Wroxton adhered to a 2-field system to a comparatively late date: in 1537 there is mention of Town Field and in 1571 of South Field or South Side of Wroxton Field.

5.20 Experiments in crop rotation were being practiced and leys farming (the practice of alternately planting the land then leaving fallow) had been introduced. At some time between 1604 and 1654 the 2-field system was altered into a 4-field system in which crops were grown 3 years out of 4, the quarters being known in the 17th century as Padgeon, Courseway, Rudon Hill, and Rowlow.

5.21 Along with the open fields was the usual accompaniment of meadow lands, in small lots in the Great and Little Meadow. It is evident that originally these parcels had been allotted annually, but by the 16th century the lots were firmly attached to each copyhold. In addition there were common leys, and common or waste ground, amounting in 1768 to 120 and 216 acres respectively.

Trades

5.26 Despite its close proximity to Banbury and the presence of weaving and other industries, Wroxton seems to have been chiefly an agricultural village before the 19th century.

5.27 In 1571 5 tenants out of 25 were listed as possessing kiln-houses, possibly used for smelting. 17th and early 18th centuries records make mention of individuals involved with weaving, including the weaving of silk.

5.28 In the early 19th century the majority of the inhabitants of Wroxton, even if they did not farm land themselves, had occupations dependent on farming. The parish registers (1813–57) indicate that about half the population were labourers, and that there
were the usual rural craftsmen such as blacksmiths and carpenters. In the 1851 census there was also mention of two masons, a lacemaker, a glover, a cork-seller, two plush-weavers and a linen weaver.

5.29 Small scale quarrying had been carried out throughout the 18th century and probably before, for local building stone but without access to the river and canal network the growth of quarrying on any scale was prevented due to high transport costs (Cherwell District Council, 1996). However at the end of the 19th century large scale ironstone quarrying began to increase. Iron working enabled a labourer to earn more than working on the land but the work was precarious. From 1917 the Oxfordshire Ironstone Co. Ltd. leased land from Christ Church and Trinity College for the quarrying of ironstone for processing to metallic iron. Output during the Second World War was 30,000 tons per week for conversion into steel. In 1967 the works closed (http://www.wroxton.org.uk/WROXTON%20IRONSTONE%20WORKS.pdf, 2016).

5.30 The film '24 Square Miles' filmed in 1944 and the associated research report 'Country Planning – a Study of Rural Problems' by the Agricultural Economics Research Institute, Oxford, illustrates graphically the state of economic decline in the countryside during the 20th century (Mander, K. (1944)). The research highlighted in the film showed that the employment pattern of the mid - 20th century mirrored that of the previous century in as much as agriculture remained the chief form of employment with quarrying coming a close second but other supporting rural trades had all but disappeared. Instead many had turned to factory work in the nearby town of Banbury – which also provided employment for women.

5.31 There have been three public houses in the village over the centuries. The White Horse on the Stratford Road dates from 1782 (Cherwell District Council, 1996) and still operates today. According to the Parish website, the property now known as Woodcote at the end of Mills Lane was briefly a public house knowns as The Black Horse (www.wroxton.org.uk, 2016). The North Arms was another popular public house on Mills Lane until it closed in recent years. This pub dated from the 17th Century.

Mills

5.32 There were mills in Balscott and Wroxton (shown on the survey map of 1768) dating from the early Middle Ages. Wroxton mill was repaired and reconstructed over the centuries until in the 19th century when both mills were said to have little value. Balscott mill was turned into a private residence in the 1920s and Wroxton mill was demolished in 1931.

National Politics

5.33 Wroxton gained some notoriety through its association with the North family. Frederick North, First Lord of the Treasury and subsequently Prime Minister was elected MP for Banbury in 1754 - his family’s pocket borough – by thirteen voters, at the age of 22. A position he held, representing the same borough, for the rest of his life.

5.34 A ‘pocket borough’ - more formally known as a ‘nomination borough’ - was a parliamentary borough or constituency in existence prior to the Reform Act 1832 which had a very small electorate and could be used by a patron to gain unrepresentative influence within the Unreformed House of Commons. At that point in time debates in the House were still, officially, secret affairs.

Religion

All Saints Church

5.35 After the reformation, the parish church of All Saints was considered by the North family as a private chapel. The connection between the North family and the incumbent was especially close during the time of Francis Wise who was the incumbent from 1726 until 1748, when during this time he also
resided with the North family at Wroxton Abbey where he also acted as steward for the estate in the absence of the family. Francis Wise preached every Sunday and parish registers show that he converted about 10 Anabaptists. However, in 1834 the number of communicants had dropped from 30 to 20.

5.36 The Oxford Movement (often considered to be the Catholic revival in the Church of England, www.purseyhouse.org.uk, 2016) during the 19th Century seems to have helped to create a steep increase in the number of communicants which rose to 393 in 1865 and 570 in 1872 with numbers peaking in 1941 at 1,048.

Roman Catholicism

5.37 There were no Roman Catholics recorded before the late 19th Century except for a Flemish servant in 1706 and a woman in 1817. Colonel North and his son Lord North were Roman Catholics (spanning the period 1804-1932) and services were held in the chapel at Wroxton Abbey. In 1883 a mission was established, the priest and chapel being first located in The North Arms public house and later in an adjoining building before in 1887 the chapel of St Thomas of Canterbury was built in the village by the Norths.

Protestant nonconformity

5.38 There is recorded evidence of both Quakers and Anabaptists in the parish (including Balscott) in the 17th century, but both were a dying community. The last Quaker burial was recorded in 1735. One Anabaptist was recorded in the early 19th century and in 1834 the vicar said there were Baptists in the village but there is no record of any chapel. In 1759 there was mention of 2-3 Presbyterian families but only one mentioned by 1778.

5.39 In 1778 the first mention of Methodism appears when a Methodist preacher sometimes preached in a farmhouse in Balscott. A local farmer in Wroxton William Gardener offered his house to be fitted up as a chapel to hold 150 which was registered in 1823 as a meeting house. It was later enlarged to hold 200. A church was formed in 1824 originally consisting of 8 Members increasing to 28 by the end of the year. In 1825 a flourishing Sunday School was formed. By the Census of 1851, a Methodist congregation of 60-70 was recorded. Wroxton Methodist Chapel was rebuilt in 1864.

Education

5.40 Whilst there was a record of a school in 1709 at Wroxton for most of the 18th Century there was no school in the parish. In 1808 there were 2 unendowed schools recorded with 20 children in each school. To this another ‘common school’ was added by 1815, part of the National Society’s plan to promote Religious Education and provide schools for poor children (www.churchofengland.org.uk, 2016) but this was unable to be put into practice due to heavy taxation.

5.41 In 1817 Earl Guilford leased 3 cottages and later 4 for the use of a school and in 1818 it was reported that the two schools with 44 children were affiliated to the National Society. A schoolmaster was appointed in 1821 and by 1823 the schools had been amalgamated to form a National day and
Sunday school attended by 60 between the ages of 6-12. In 1855 new buildings were erected for the National school which had 70 pupils by 1866 and 85 in the Sunday school. Graded fees were paid by pupils and it was managed by the vicar and a school committee. The school was rebuilt in 1868 with accommodation for 112 children with the average attendance up to 1906 of between 50-60. The school building and site was handed over to trustees in 1871 with income coming from annual fees and grants and some voluntary contributions. By 1962 the school’s status was that of a Controlled School and took about 50 pupils.

5.42 The school buildings were formerly located on what is now the village green on Main Street. The Victorian school buildings and playground was demolished and removed from the site when the present school was opened in 1962 (www.wroxton.org.uk, 2016).

School buildings on the Green, Main Street, now demolished
6. Historic Maps and Photographs

Figure 10: O.S. map 1875

Figure 11: O.S. map 1913
Figure 12: O.S. map 1957

Figure 13: O.S. map today
Main Street and now demolished School on Green

Silver Street

Statford Road, The White Horse
7. Character Areas

7.1 Main Street and Mill Lane form the main spine to the village. Church Street and Silver Lane form a loop to the east of the settlement, while Dark Lane and Lamparts Green form a loop to the south. The main thoroughfare for passing traffic follows the former Turnpike to the north.

7.2 The village can be divided into four distinctive parts that contribute to a single village character: 1) Wroxton Abbey and its Historic Parkland; 2) Silver Street and Church Street; 3) The Historic Core; 4) Stratford Road (see Figure 8). These are described below.

Character Area 1: Wroxton Abbey and its Historic Parkland

7.4 The Abbey and its vast grounds provide a sense that this is an important village. Many of the buildings on Church Street and Mills Lane have a historical connection with the Abbey and are contemporary with it. Apart from the entrance at the bottom of Church Street and Dark Lane, the Abbey and grounds are physically separated from the rest of the village, surrounded by high stone walls. Views of the Abbey from the village are restricted due to the abundance of mature trees within the formal estate. While visually the area feels quite separate from the village, the history of the village and its form is closely related to the development of the Abbey.

Figure 14: Wroxton Character Areas
The character of Abbey estate is largely derived from the landscape form and structure, which is organised according to the English Landscape Style. Structured planting guides the eye and opens out views. A formal drive lead you from the gatehouse at the edge of the village along the valley to the Abbey. The landscape design has been structured to give structured views from the house to the Obelisk and Eye catcher at the edge of the estate. Like other areas of Wroxton, the topography of the area is a key influence in the areas character and design.

Character Area 2: Silver Street and Church Street

Silver Street feels physically separate from the village’s historic core. This area of the village historically had a more formal relationship with the estate. The Dower House, Church and Rectory are located here and many other properties were once ‘tied cottages’ lived in by estate employees.

Silver Street forms a spine that runs directly up the hill to the north. The development reflects this constraint with a loosely jointed form, with short terraces organised at right angles to the street. To the west of Silver Street pedestrian routes lead to an area of historic back-land and paddocks that interface with the village core. While these spaces can often be overlooked, the gap in development help define the character of the village.

At the bottom of Silver Street the Church sits high above the street to the south, making it visually prominent on its approach from Church Lane. To the east of Silver Street, behind the Church, larger buildings provide an informal edge to the open countryside. Church Street continues directly south from Silver Street. Here, the topography changes and gradually descends into the historic core of the village.

The character changes to the north, where Silver Street meets Stratford Road. The Wroxton House Hotel gives a crisp edge to the open countryside. Stone boundary walls form a tight enclosure to Silver Street on its eastern side, broken only by an unusual thatched Catholic Church of St Thomas of Canterbury.

Character Area 3: The Historic Core

This is the largest character area in the village that typifies the character of the settlement. Four lanes structure the area: Church Street, Dark Lane, Lampitts Green and the Main Street, which form a loop through the village Area. The built form has a close relationship with the topography, creating a dramatic sequence of spaces which unfold as you move through the village. Buildings cling to the valley sides, enclosing the lanes with a largely continuous building line. Many buildings are raised above the street, increasing the sense of enclosure.

Main Street follows the contours of the valley and is typified by terraced cottages on the north side and gappy frontage to the south (this could reflect access to darker aspect to the south of the route). The changes in level exaggerate the slight deflections in the street providing dramatic views as you move through.

The properties on Dark Lane and Lampitts Green have a more dispersed form, with occasional small clusters of buildings, often the remnants of farmsteads. The dwellings are set back from the road and bounded by stone boundary walls. At the transition to Dark Lane there are glimpsed views to the Abbey grounds.

Mill Lane descends into the village from the Stratford Road. It has a very tight enclosure on either side creating a very narrow lane. The properties are formed in small groups that are either parallel to the lane or have their gable ends fronting the lane. The lane has a sharp corner at the former North Arms Public House where views of the Green and Main Street come into sight.

Open spaces and the village pond are an important component of this area. The green
and village pond along Main Street provides a central focus to the village. This area has an open feel, heightened by the enclosure of the routes which lead to it. This area would have been very different historically. Up until the mid 20th century the school was located on the Green, making the area very much more enclosed (see chapter 5). In other areas, open spaces, such as to the west of Main Street and numerous verges support a transition in gradient between the lanes.

**Character Area 4: Stratford Road**

7.15 Stratford Road is the historic turnpike and defines the northern limits of the village. The street sits high above the village and offers glimpsed views over the settlement. Paddocks / small scale agricultural areas make up much of the interface between the village and Straford Road. These areas are important in the structure of the village and add value to its character. While there are some notable exceptions, the area is characterised by 20th Century development and there is little uniformity in architectural design and layout. Alpha Cottage at the western edge of the village, The Chantry (the former Vicarage), The Old Police House and some traditional farm buildings adjacent to the main road form part of the historical development. Many properties are set back from the road and benefit from large front gardens and private drives. New materials including render, brick and tiles are introduced which are not characteristic of the other character areas.

7.15 The Firs has a very distinct character of its own and dates from the first half of the 20th Century and was former council housing. The properties are unusual in style with hipped roofs that incorporate cat slide and mansard elements. They are constructed in stone to the ground floor with render to the upper floor and with small plain tiles. The properties are set within good sized plots with large front and rear gardens. Backland development is evident in a few areas comprising Leys Close and a few dwellings off Stratford Road which date from the 1950s and 1960s. The Leys consists of bungalows arranged in a cul de sac. This character area includes the Village Hall, the 20th century dwellings on Horley Path Road and extends north to include the sports pavilion and sports pitch.
8. The Character and Appearance of Wroxton

Settlement pattern

8.1 Wroxton is an attractive village of a reasonable size. There is a clear road structure in place with the main thoroughfare to passing traffic traversing the village to the north, following the former Turnpike which enables the village core to be kept free of passing traffic. Church Street and Mills Lane connects through to Main Street within the heart of the village.

8.2 The Abbey and its vast grounds provides a sense that this is an important village historically. The arrangement of Church Street and Mills Lane in a tight form and building line demonstrates a historical connection with the Abbey and indeed many of the properties in these streets were contemporary with the Abbey and are noted on the Estate Plan of 1768 (Chapter 6).

8.3 The area around The Green on Main Street includes the duck pond within the Historic Core Character Area (Chapter 7) which, whilst benefitting from a more open feel and green space, is also enclosed by properties on all sides enabling an intimate setting to be maintained. The northern side is more formal with evidence of the former crofts associated with the houses here still being evident up to the main A422.

Land use

8.4 Wroxton today is made up of primarily residential properties. The village was traditionally focused around agriculture and
The estate, today Laurels Farm on Lampitts Green is the only working farm that remains. Whilst there are no shops, there are a range of other land uses potted throughout the village.

8.5 Wroxton Abbey, now occupied by the Fairleigh Dickinson University, where American students are taught English studies and is a large institution operating in the village. Wroxton Primary School is also located on Lampitts Green to the west of the village. There are two Churches, All Saints Church on Church Street and the Catholic Church of St Thomas of Canterbury on Silver Street, both still in use.

8.6 The village was once well served by three Public Houses, but today only The White Horse on the Stratford Road is still operating. The North Arms, a popular pub in the heart of the village closed in recent years and has recently been bought by Wroxton College. The property now known as Woodcote (at the end of Mills Lane) was once a pub called The Black Horse and allegedly closed before the First World War (Seccull, 1993). The Wroxton House Hotel is another popular destination for short breaks, weddings and conferences and is located on Fitzgerald Corner (Silver Street/Stratford Road).

Building age, type and style

8.7 The older properties in Wroxton are homogenous in their architectural style. The buildings are primarily of a simple local vernacular, constructed in coursed rubble ironstone with steep roof pitches overlaid with thatch, or in a smaller number with slate or tiles. The buildings are to a simple rectilinear plan form and lined adjacent to the road, in most cases with ridges parallel to the road, but in others perpendicular with the gable fronting the road creating a gabled land structure similar to burgage plots. Most of these houses date from the 17th and 18th Centuries. Many of these properties form terraced cottages but there are also many examples of older detached dwellings too. Much of the historic core has been relatively untouched by new in-fill development, although some of the properties themselves have seen alterations to their external appearance such as the insertion of modern windows and extensions, new porches and re-roofing.

8.8 There are a handful of other vernacular properties in the village that demonstrate a greater degree of wealth which is evident in the mullioned windows and the coursed square ironstone and narrow mortar joints such as Sundial Farmhouse, Primrose Cottage, The Old Post Office and The Mullions to name a few.

8.9 The former Dower House to Wroxton Abbey is an example of a grander Georgian property constructed with large squared ironstone laid in courses with fine mortar joints set over three storeys. It has symmetry to it with a central projecting porch and steps, with parapets, large chimneys and large window openings to house sash windows all features typical of the Georgian era. The Chantry is another grander property in the village of the Victorian era. Constructed on the Stratford Road it is constructed in red brick, with brick mullions, elaborate bargeboard detailing to three dormer windows with decorative brick detailing to the eaves.

8.10 The Church as it is seen today dates from the 14th Century. The present day Wroxton Abbey was started in the early 17th Century in the Jacobean style but it was not completed until the 19th Century. Sanderson Miller, who was a founder of the Gothic Revival style in the mid-18th Century remodelled the chapel in the rear elevation of Wroxton Abbey and was also responsible for constructing the tower of All Saints Church.

Scale and massing

8.11 The majority of the houses in the village are two-storey in height, with some rooms in the eaves provided either by dormer windows or windows in the gable creating a third-storey. Some properties also have cellars. There are only a couple of examples of full
three-storey height dwellings, Horley View on Stratford Road and The Dower House on Church Street. Many properties have steep roof pitches to provide for the thatched roof, but there are many examples of single storey additions to the side and rear providing variation and additional massing to each unit and plan form. There are several bungalows, along Stratford Road, particular in Leys Close.

**Figure 16 - Visual Analysis**

Key:
- Important hedges and vegetation
- Positive view
- Visual stop
- Positive vista
- Positive landmark
- Strong boundary line
- Characteristic boundary wall
- Significant green space/verge

Use of slate on roofs
Construction and materials

8.12 Wroxton makes full use of the local building material – ironstone which has been used for centuries in the village and most of the properties are constructed in stone. There are very few areas where brick has been used, these areas being confined to the rebuilding of chimney stacks or for small ancillary extensions, with the exception of The Chantry which is wholly constructed in red brick. Some new 20th Century development on Main Street and Stratford Road has seen the introduction of render (white and brown) and brown brick being used. There still remains a good many thatched roofs to the older properties, although some have since been replaced with slate or occasional clay tile.

8.13 In keeping with the local vernacular, most of the windows are simple timber casements, some with leaded inserts and most with timber lintels above but some with flat stone arches (especially in the case of the grander vernacular dwellings). Some dwellings retain their sash windows such as No. 5 Church Street, Badgers and The Priest’s House. The Dower House would also have had sash windows originally but these have been replaced with modern alternatives. There are a few examples in the village of properties with stone mullioned windows such as Ivy Cottage, The Mullions and Primrose Cottage. The Methodist Chapel, constructed in the 20th Century has also been constructed with stone mullioned windows. As is often the case, there are also examples of inappropriate modern replacement windows using UPVC and window openings that have been enlarged.

8.14 Doors in the village are mainly simple timber plank doors, often with some integral ironwork. Some doors have been replaced with modern timber plank doors, sometimes with a light panel in the top third, one or two have been replaced with four-panel doors, but many other original doors remain adding to the character and appearance of the village. Most porches are modern additions with pitched roofs, lean-to canopies or flat roof canopies.

Means of enclosure

8.15 Within Church Street and Mills Lane there are many prominent stone boundary walls which, along with buildings fronting directly onto the road create a strong sense of enclosure to certain parts of the village. The walls to Wroxton Abbey along Church Street are particularly significant providing the division between the formal grounds and the village. The walls here are fine, dry stone walling with triangular stone capping in places. Within the village other walls are constructed of ironstone rubble with simple mortar capping or dogtooth capping for example in Lampitts Green and Church Street.
**Trees, hedges, verges, open spaces**

8.16 The open part of the village lies in the Historic Core around The Green and the duck pond which provides an important meeting point in the village and sense of community and identity. Not many villages within the District can boast a duck pond and this is a significant feature that has benefitted the village for centuries and remains largely unaltered.

8.17 Main Street benefits from wide grass verges that are well tended, in some cases creating steep banks between the carriageway and the footpaths. There are many mature trees within the village, but these primarily feature in private garden areas set back from the roads. There is a large area of green space and trees between Church Street and Mills Lane which was formally part of the Abbey grounds and provides a clear separation from Character Area 2 (Silver Street and Church Street) and Character Area 3 (The Historic Core).

**Carriageway, pavements, footpaths**

8.18 The main thoroughfares within the village are tarmacadam. It is only where the road has been down-graded to bridleway that the surface softens. Footpaths out of the village mark now lost routes to neighbouring settlements.

8.19 In Dark Lane and Church Street there are examples of raised pavements in different materials. In Dark Lane, Yorkstone paving is used with is raised from the road by grass verges. In Church Street, pavements are tarmac edged with granite or retained by an ironstone wall. To the Church there are ironstone steps and cobblestones providing an inclined pathway to the Church entrance.

**Key Views**

8.20 There are a number of key views throughout the village which contributes to the character and appearance and setting of the conservation area. Some of these views are on the approach to the village and others are within the village itself.

8.21 The approach from Drayton is a key first view of the village from the east where there is a wide open vista across former farmland of the Abbey and stone boundary walls to the vernacular dwellings on Silver Street beginning with a direct view of Omega Cottage.

8.22 Two key views which give an indication of the character and appearance of the village are those from Church Street and Mills Lane, which due to their falling topography and tight frontages enables glimpse of the local vernacular.

8.23 Within the heart of the village there is a beautiful view from Mills Lane looking towards the openness of The Green and Main Street, with the duck pond providing a unique setting. This view is key to telling the visitor that they have reached the heart of the village.

View from Mills Lane into the heart of the village
8.24 Finally, another key view in the village is from Lampitts Green by the school where a good view looking down onto Main Street and towards the Green from the west is possible, showing the homogeneity of the materials and the varying roof forms and arrangements of the dwellings.

8.25 Due to the great number of listed buildings in the village and the historic Article 4 Direction which prevents unsympathetic alterations to affected dwellings, many of the older properties have been little altered by modern additions.

8.26 Those properties that are not listed but nonetheless contribute to the character and appearance of the village due to their age, style and use of materials have gradually been altered by the insertion of modern window materials and styles, including UPVC, although this is still to a minimum than may be in other villages due largely to the historic Article 4. The replacement of traditional window styles and proportions should continue to be discouraged to retain the rural character of the village.

8.27 The creeping inclusion of architectural features and materials that are alien to the traditional vernacular palette of the village, such as the over-use of dormer windows and the shallow pitches of house roofs in the design of new build housing and the introduction of brick and render should be avoided in the conservation area.

8.28 With the exception of TV aerials on roofs and chimneys, Wroxton is thus far relatively unscathed by modern alterations and additions such as roof lights, solar panels and satellite dishes, especially in the heart of the village. However, the threat of these works still persists, particularly with increasing permitted development rights.

8.29 The stone walls in the village are significant to the character and appearance of the conservation area and reduction/loss of their traditional height and capping details is an erosion of their contribution to the village character.
9. Architectural History

9.1 The character of Wroxton and the form of the settlement is heavily influenced by its geographical location along a ridge of high land, by its siting on a busy and historic transport route and by its association with Wroxton Abbey. Located within the Ironstone Wolds, like its neighbouring ‘stone villages’, Wroxton is noticeable for the homogeneity of the palette of construction materials. The use of the local ironstone for the construction of traditional buildings and boundary walls is almost ubiquitous throughout the village. The golden orange of the stone imparts a particular warmth and this with the prevalence of thatch earns Wroxton the accolade of being considered ‘chocolate box’ picturesque.

Church of All Saints

9.2 Early records include reference to the existence of a church at Wroxton in 1217, however the present All Saints Church is said to date almost entirely from the 14th Century (Pevsner, 1974).

9.3 The church consists of nave, chancel, north and south aisles, south porch and western tower (Victoria County History, 1969). The only parts not considered to be 14th Century is the clerestory and the remains of wooden roofs erected over the nave aisles thought to be 15th Century and the 18th Century West Tower (ibid.). The south porch is also considered to date from the 15th Century (Pevsner, 1974). The west tower was rebuilt in 1748 by Sanderson Miller at the expense of Francis, Lord North of Wroxton Abbey (Pevsner, 1974). It is thought that it originally was crowned with an ‘octagon on stone’ which blew down almost immediately, the squinches of which still remain beneath the present roof (Victoria County History, 1969).

9.4 The Church sits in an elevated position on Church Street and is constructed in the local ironstone. The windows consist of plain intersecting tracery typical of c.1300, except the windows in the south aisle where the tracery bars are cusped and in the north aisle where the windows are square headed, but still 14th Century (ibid.).

Wroxton Abbey

The 13th Century remains of the former priory in the basement of Wroxton Abbey
9.5 Wroxton Abbey was the site of a 13th Century Augustinian Priory. Evidence of the former priory was only uncovered in the 1960s when excavations revealed a blocked 13th Century arch and a 14th Century doorway (Pevsner).

9.6 Wroxton Abbey as it is seen today was first constructed in the early 17th century by William Pope, later Earl of Downe. It is constructed in the Jacobean style with projecting gables and finials. Whilst it was probably planned to be symmetrical, the building was incomplete until the two right hand bays were built in 1858 from designs by John Gibson (Pevsner, 1974).

9.7 The two-storey bay window on the large projecting wing to the left of the front entrance is also Victorian and so are most of the mullioned windows which replace 18th Century sash windows (Pevsner, 1974). The doorway has an elaborate surround in the form of a triumphal arch with shell niches flanking the entrance and an entablature with strapwork and finials (Pevsner, 1974).

9.8 The back of the house is less regular and retains some original mullioned windows and near the centre is the chapel which was remodelled in the Gothic Style in 1747 by Sanderson Miller (Pevsner, 1974). Sanderson Miller was a pioneer of the Gothic Revival movement. Ogee arches and flimsy mouldings are typical of Miller’s work and both are evident on the remodelling of the Chapel and the tower to the Parish Church (ibid.).

9.9 In c.1830 by Sydney Smirke, the three projecting bays to the library were added in a “vaguely gothic” style (Pevsner, 1974) and in 1858 a similar bay of two storeys was built to balance the rear.

9.10 Internally, there is much carved woodwork as Colonel North who restored the house in 1858 had a passion for the woodwork from the 16th and 17th centuries. However, in the great hall, the screens passage with ornamental columns supported an arcaded gallery is original to the house (Pevsner, 1974).
The Abbey Estate and Gardens

9.11 According to Pevsner (1974), the park and gardens of Wroxton Abbey were laid out between 1722 and 1748 and from c. 1744 with the assistance of Sanderson Miller. The features in the garden included a dam which created an artificial lake, a cascade, a serpentine river, a pillared Gothic rotunda, a Chinese summerhouse, a Chinese Bridge, a small Chinese shelter, an Obelisk (erected to commemorate a visit from Frederick Prince of Wales in 1739) a hot house and extensive planting of trees, shrubs and flowers (Cherwell District Council, 1996). There is also a small temple with Doric columns in direct line with the Obelisk close to the house, a Dovecote and an Ice House.

9.12 Whilst many of the Georgian features including the shelter, rotunda and summerhouse have since disappeared, others very much remain including the Doric Temple, the Obelisk and the Dovecote. The Cascade has also been reinstated and the Ice House refurbished.

9.13 The stables were built in the late 17th Century to a symmetrical plan with a pediment central block of two storeys and projecting winds with hipped roofs (Pevsner, 1974).

The Village

9.14 The development and expansion of the village can be chronicled from the maps that exist. The estate map of the Abbey from the mid-18th Century records that there were properties in Church Street, Mills Lane and Silver Street.

9.15 The many historic properties found within the settlement are fine examples of North Oxfordshire domestic vernacular architecture; buildings date from the late 16th Century through to the 19th Century. The coherence
of this architectural tradition is fractured in the 20th Century however, by the complete moving away from ‘traditional’ building – a mindset that was national - in the direction of the ubiquitous housing types and materials. More recent construction now shows greater appreciation of the importance of ‘local distinctiveness’ and what make Wroxton and many other villages architecturally special.

16th – 18th Century

9.16 There is a strong vernacular architectural tradition within Wroxton. Clematis Cottage is believed to date from the late 16th Century, many other of the historic properties are thought to date from the 17th and 18th Centuries. This accords with the accepted view that many properties were rebuilt after a fire in the village in 1666, which might explain why many of the properties date from around the same time (Pevsner, 1974).

9.17 Most of the properties that remain from this period are considered to be in the category of Small House or Large House (REF). The distinction between the properties in Wroxton is subtle. The ‘Small’ properties may be constructed in coursed ironstone rubble for example at Clematis Cottage or with simple timber casement windows and thatched roof e.g. Omega Cottage. Other properties are more formal, suggesting an historically representation of wealth and/or status. Examples of these types of properties include Sundial Farmhouse, Priests House, The Mullions and Primrose Cottage.

9.18 Much of the original character within Wroxton remains, with very little alteration or extension. The original chimneys would have been constructed in ironstone, but most have...
been rebuilt in a local handmade brick. Roofs would mostly have originally been covered in longstraw thatch with flush ridges and whilst many of the dwellings still retain their thatch, for many the materials and the style of the thatch has been changed. Concrete tiles, clay tiles and Welsh slate have also replaced the thatch on some properties.

9.19 Whilst many of the buildings dating from the 17th and 18th Centuries are listed, there are still a good number that are not but which contribute to the character and appearance of the conservation area.

9.20 The Old Rectory on Main Street is gable end onto the road and set back from the road slightly, but its height and slightly elevated site, coupled with its traditional use of materials consisting of stone and thatch, ensures it still contributes to the character and appearance of Main Street. It also has an interesting oriel window on the gable end with a thatched roof.

9.21 The dower house, by dint of its elevated location above Church Street, its impressive scale, use of materials and non-vernacular form, contributes significantly to the character and appearance of the streetscape and hence that of the conservation area. It is constructed of coursed squared ironstone ashlar with stone detailing to the window and door surrounded, typical of the Georgian style. It has a formal and symmetrical frontage with the addition of a hexagonal range to the right-hand side. Constructed over three storeys, this property references wealth, unsurprisingly as it was constructed as the Dower Hose to Wroxton Abbey.

9.22 The Old Forge on Main Street has been altered in recent years, however it still retains much of its historical charm and therefore adds value to the character and appearance of the conservation area.

9.23 Occupying a central location in the village is also The Old Farmhouse which is a linear building set right on the highway opposite the duck pond. It has few window openings to Main Street. Nevertheless, this expanse of coursed ironstone rubble walling and thatched roof contribute significantly to the character and appearance of the conservation area.

9.24 The stone guidepost on the Banbury Road, dated 1686 (paid for Francis White whose name features in the inscription), is an intriguing reference to the economic importance of transportation and demonstrates the strategic significance of Wroxton on an historically busy thoroughfare.
19th Century

9.25 The oldest OS Map dating back to 1875 shows how much of the village as it appears today was in existence at this time. A fine building constructed in the 19th Century was The Chantry on Stratford Road dated 1866 by John Gibson it is constructed in red brick, with bay windows and gables and carved bargeboards (Pevsner, 1974).

9.26 The Roman Catholic Church of St Thomas of Canterbury on Silver Street dates from 1894. It is constructed of roughcast walls with a gabled porch and flanked by gabled windows (Pevsner, 1974). It is set within a small hedged enclosure and within the grounds of the Wroxton estate. It was originally constructed with sides and a roof made of corrugated iron. This was during a time when there was a fashion for ‘Iron Churches’ or ‘tin tabernacles’ which were prefabricated buildings that could be shipped and assembled in parts making them cheap to building and simple to erect (St Joseph the Worker, 2015). The Church was founded by Christina, daughter of the last Lord William North, in memory of her late husband Thomas Yate Benyon. It appears that the building deteriorated due to a lack of maintenance and was refurbished in 1948, when the walls were rendered with Horton stone chippings, the roof replaced
with Norfolk Reed thatch, the front porch redesigned and a louvred wooden belfry and simple cross added to replace an earlier cross and bell support (ibid.). The Church is now the only thatched church in Oxfordshire and one of only around a hundred in the country (St Joseph the Worker, 2015).

9.28 By 1957, there had been considerable additional development to the west and north of the village along Main Street and Stratford Road with a scattering of in-fill development on Dark Lane and Mills Lane. There was also some new development on the eastern side of Stratford Road in the vicinity of the sports field on Horley Path Road and the Village Hall was constructed just off-set from the Wroxton House Hotel on Stratford Road.

9.29 One of the more significant buildings constructed during this period was the Methodist Chapel in 1935 on Main Street (Pevsner, 1974). It is linear in form with mullioned windows and domestic in style. The Methodist group moved here from Sundial Farmhouse.

20th Century

9.27 Outside the vernacular architectural tradition of the village but well within the urban housing tradition of the inter-war years of the 20th Century are the significant group of council houses located north of Stratford Road forming the north-west corner of Wroxton. Set apart from the main settlement, their architectural difference and their relaxed open setting, which in itself is an architectural statement, point to their importance as examples of the new direction that housing building was taking in the 20th Century. The exception of The Police House (now The Old Police House) as a detached house amongst semidetached neighbours is a civic statement about the importance of order. Modest in expression with Wroxton, it is a statement seen in the building of court houses, police and fire stations throughout the country in the middle years of the 20th Century.

9.30 After this time, the only new development in the village has consisted of a group of three new dwellings on the Stratford Road between Horley Path Road and the Wroxton House Hotel, a group of 4 new dwellings comprising Wroxton Court off Main Street, Ladymead on Dark lane and Jasmine Cottage accessed via Stratford Road. The former of these two developments were on the site of former buildings. In addition to this, the Rectory to the rear of All Saints Church was rebuilt which was the site of the former Sawmill for Abbey Wood.
10. Materials and Details
11. Management Plan

**Policy context**

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

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

11.3 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 above all enhance the character and appearance of the conservation area.

11.4 The principal policies covering alterations and development of the historic built environment are given in Appendix 1.
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12. Conservation Area Boundary Justification

12.1 The existing conservation area boundary is drawn to include the whole village, including the whole area covered by the Registered Historic Park and Garden of Wroxton Abbey. Wroxton for many years had an Article 4 Direction that related to the historic core and removed additional ‘permitted development rights’ over and above the extra restrictions of a conservation area designation. The Article 4 direction is no longer valid and is being reconsidered as part of the management plan for the Conservation Area.

12.2 Different planning controls apply in conservation areas and therefore it is important that only areas that are of special architectural or historic interest are included. The existing Conservation Area Boundary includes the Wroxton Abbey Estate and the majority of the village. We propose that the boundary is extended slightly to follow the field boundary to the north of Stratford Road.

12.3 Northern Boundary
Starting at the north east of the village, the Conservation Area Boundary begins at the north east of the bridge on the Stratford Road as it crosses the Sor Brook. It then follows the northern boundary of the Stratford Road until it meets the junction of Silver Street. The curtilage of Crossways is included and the boundary runs northwest along the unnamed road that encloses the Wroxton Sports Social Club. The boundary crosses Horley Path Road, following the field boundary until the Chantry (this is the only proposed boundary extension). The boundary includes the northern boundaries of the Chantry, 12 and 13 Stratford Road, the Old Police House and the Firs Estate before running along the edge of the Road to include the curtilage of Cuckoo Piece Barn.

12.4 Western Boundary
The western boundary follows the western edge of the road to North Newington and continues to the southern edge of the estate boundary / formal gardens. Structured views through the estate can be gained through the field gate at the southern edge.

12.5 Southern Boundary
The southern boundary follows the southern edge of the Wroxton Abbey Estate. The boundary moves to the south at a right angle to include a small copse of trees before continuing east until the Sor Brook.

12.6 Eastern Boundary
The eastern boundary follows the eastern edge of the Sor Brook, meeting the Drayton Conservation Area and joining the northern edge of the boundary where the Sor Brook meets the Stratford Road.
Figure 17 – The conservation area boundary for Wroxton
13. Effects of Conservation Area Designation

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

**Development should preserve or enhance the area**

13.2 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.

**Control over demolition of buildings**

13.3 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**

13.4 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**

13.5 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**

13.6 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**

13.7 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**

13.8 There are no permitted development rights for commercial properties.

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

• A two storey rear extension of any 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.

Enhancements should preserve and enhance the area

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

Any enquiries concerning permitted development within conservation areas should be addressed to the Development Management Team,

planning@cherwell-dc.gov.uk or telephone 01295 221006.
14. Design and Repair Guidance

14.1 The following design guidance seeks to ensure that the character of the Conservation Area is enhanced, through imaginative and high quality design. The following aspects are particularly important:

**Scale**

14.2 Restoration and re-development must respect traditional plot widths and avoid repetitive and unrelieved facades which typify so many modern designs. Wroxton has variations of plot size, but there is a consistency in the scale and mass of traditional buildings and this should be respected in any prospective development associated with the village.

**Proportion**

14.3 In most buildings within the Conservation Area, the relationship between windows, doors, floor heights and the relationship of solid to void in the design of elevations is crucial. Traditional proportions should be emulated in new development. It is of particular importance that traditional proportions are respected in concern with any extensions to existing properties; in most instances they will need to be subservient to the existing properties.

**Building Line**

14.4 Frontage development must conform to the historic street pattern. In the majority of cases, especially around Main Street, Mills Lane and Church Street, the historic layout of the village is linear with the buildings facing onto the road with their rooflines parallel to it.

**Roofs**

14.5 The roof line is a dominant feature of a building and retention of the original height, shape, pitch, verge and eaves detail and ornamentation is essential. Flat roofs are alien to local tradition and should be resisted where possible. Chimneys are important features of the roofscape and should be retained even if no longer required. Where roofing materials are to be replaced the new materials should match those being replaced if those were traditional and historically appropriate. Thatch is a very significant feature in Wroxton and these roofs should maintain their thatch, including the patterned ridges where appropriate. The loss of thatch will not be considered favourably. If ventilation is required, this should be achieved by inconspicuous means (e.g. under-eaves ventilation); visible roof vents would be discouraged.

**External Walls**

14.6 Any alteration or repair to external walls must respect the existing building materials and match them in texture, quality and colour. Every effort should be made to retain or re-use facing stonework which 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; historically this would have consisted of lime and sand. Hard, modern cement mortars are inappropriate as they prevent the evaporation of moisture through the joints, which instead is drawn through the next softest material, the masonry itself, thereby damaging both the appearance and structure of the building. Original render should not be stripped off to expose rubble stone or brick walls, which were not intended to be exposed. Traditionally, render finishes were lime-based. More modern, hard cement renders prevent the evaporation of moisture, which can accumulate between the wall and the render causing damp internally. When appropriate, hard cement renders should be replaced with a lime alternative.
**Rainwater goods**

14.7 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 as it is not historically authentic and does not enhance a building’s character. Cast iron or aluminium should be used.

**Windows**

14.8 Windows should be correctly proportioned, well related to each other and neighbouring buildings, and should respect any existing openings. Retention and repair of original windows is the preferred option, but any replacement should match the original. This not only includes the structural elements of the window (e.g. frame, lintel) but also historic glass and window furniture.

Particularly important is the method of opening, the set back within the reveal and the sections of glazing bars. The thickness and moulding of glazing bars, the size and arrangement of panes are vital elements in determining appropriate replacement windows, which respect the age of a building. Replacement of timber or metal windows in a UPVC alternative, no matter what the pattern or design, is unacceptable. Dormers are not a traditional feature for this area, although there are some later examples within the district. Rooflights to the rear would be preferable where possible. Where inappropriate windows are proposed to be replaced, historically correct fenestration will be required.
15. Bibliography

Websites:
- Pursey House www.puseyhouse.org.uk/what-was-the-oxford-movement.html [Accessed on 20.02.16]
- Pursey House www.puseyhouse.org.uk/what-was-the-oxford-movement.html [Accessed on 20.02.16]
- Wroxton Village Website www.wroxton.org.uk/page5.html [Accessed on 25.11.15, 20.02.16 and 22.02.16]
- The National Heritage List https://historicengland.org.uk/listing/the-list/map-search [Accessed on 20.02.16]

Books:

Documents:
- Cherwell District Council (1996) Wroxton Conservation Area Appraisal
- Department for Communities and Local Government (2012) National Planning Policy Framework
- English Heritage (2011) Good Practice Guidance for Local Listing (consultation draft)
- English Heritage (2009) Heritage at Risk: Conservation Areas
- English Heritage (2005) Measuring Change in Conservation Areas
- English Heritage (2010) Understanding Place: Historic Area Assessments in a Planning and Development Context
- English Heritage (2011) Understanding Place: Conservation Area Designation, Appraisal and Management
- English Heritage (2011) Valuing Place: Good Practice in Conservation Areas

DVDs:
16. 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. VI and from the Oxfordshire Studies Library unless otherwise accredited.

Grateful thanks are due to a number of residents who have been most generous with their time and the provision of information; to Jessica Brown (Clerk to Wroxton Parish Council), Duncan Collins and Miranda Ker (Parish Councillor); and also to the staff at Wroxton College. Thanks are also due to the staff at the Oxfordshire History Centre for facilitating access to documents.

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Please submit any comments before:

27 January 2016

All comments will be reported to the Lead Member for Planning, and the Appraisal may be amended in accordance with comments received.

Written comments should be sent to:
Design & Conservation Team
Cherwell District Council
Bodicote House
Bodicote
Banbury
OX15 4AA

Email comments should be sent to:
design.conservation@cherwell-dc.gov.uk
Appendix 1: Policies

There are a number of policy documents which contain policies pertaining to the historic built environment. The main policies are summarised in this section. Other policies of a more general nature are also of some relevance. These are not listed here but can be found elsewhere in the specific documents mentioned below.

<table>
<thead>
<tr>
<th>Main Legislation</th>
<th>National Policy Guidance</th>
<th>Local Policies</th>
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<tbody>
<tr>
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<td>Cherwell Local Plan 2011-2031</td>
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</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.


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: Listed Buildings

Designated assets within Wroxton Conservation Area boundary

<table>
<thead>
<tr>
<th></th>
<th>Listing</th>
<th>Description</th>
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<tbody>
<tr>
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<td>1, Church Street</td>
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<td>2, Church Street</td>
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<td>2, Silver Street</td>
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<td>4</td>
<td>Church Street, Wroxton, Oxfordshire II</td>
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<td>3, Silver Street</td>
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<td>5, Church Street</td>
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<td>8</td>
<td>Church Street, Wroxton, Oxfordshire II</td>
<td>6, Church Street</td>
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<td>9</td>
<td>A422, Wroxton, Oxfordshire II</td>
<td>Alpha Cottage</td>
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<td>10</td>
<td>Lampitts Green, Wroxton, Oxfordshire II</td>
<td>Bank House Farmhouse</td>
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<td>Mills Lane, Wroxton, Oxfordshire II</td>
<td>Barn Approximately 3 Metres East of Raydon Hill Farmhouse</td>
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<td>12</td>
<td>Church Street, Wroxton, Oxfordshire II</td>
<td>Barn Approximately 50 Metres West of the Little Manor</td>
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<td>13</td>
<td>Wroxton</td>
<td>Berry Cottage</td>
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<td>14</td>
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<td>Main Street, Wroxton, Oxfordshire II</td>
<td>Crooksbury</td>
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<td>Crown Yard</td>
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<td>Church Street, Wroxton, Oxfordshire II</td>
<td>Detached Mounting Block Approximately 15 Metres South West of Wroxton College</td>
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<td>21</td>
<td>Wroxton, Oxfordshire II*</td>
<td>Dovecote Approximately 200 Metres South West of Wroxton College</td>
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<td>22</td>
<td>Dark Lane, Wroxton, Oxfordshire II*</td>
<td>Gateway, Gates, Wall and Attached Lodge to Wroxton College</td>
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<tr>
<td>23</td>
<td>Church Street, Wroxton, Oxfordshire II</td>
<td>Group of 2 Chest Tombs Dated 1709 and 1781 Respectively Approximately 3 Metres South East of Porch o</td>
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<tr>
<td>24</td>
<td>Church Street, Wroxton, Oxfordshire II</td>
<td>Group of 3 Chest Tombs Dated 1709, 1709 and 1781 Respectively Approximately 3 Metres South East of Porch o</td>
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<tr>
<td>25</td>
<td>Church Street, Wroxton, Oxfordshire II</td>
<td>Group of One Chest Tomb Dated 1793 and 2 Headstones Dated 1691 and 1643, Approximately 20 Metres South</td>
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<td>26</td>
<td>Church Street, Wroxton, Oxfordshire II</td>
<td>Headstone Dated 1701, Approximately 6 Metres North of Chancel of Church of All Saints</td>
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<td>27</td>
<td>Wroxton</td>
<td>Honeysuckle Cottage</td>
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<td>28</td>
<td>Icehouse Approximately 150 Metres North East of Wroxton College</td>
<td>3 A422, Wroxton, Oxfordshire</td>
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<td>29</td>
<td>Ivy Cottage and Cottage Abutting on Right</td>
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<td>Larkrise and Cottage to Right</td>
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<td>Lecture Hall, Dining Room, Bar and Kitchen Approximately 15 Metres South of Wroxton College</td>
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<td>32</td>
<td>Mullions</td>
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<td>33</td>
<td>Obelisk Approximately 400 Metres South East of Wroxton College</td>
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<td>34</td>
<td>Ochre Cottage and Attached Stable</td>
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<td>35</td>
<td>Omega Cottage</td>
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<td>Orchard Banks</td>
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<td>37</td>
<td>Outbuilding Approximately 5 Metres East of the North Arms Public House</td>
<td>Mills Lane, Wroxton, Oxfordshire</td>
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<td>38</td>
<td>Piers and Flight of Steps Approximately 100 Metres South East of Wroxton College (Left Set)</td>
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<td>Piers and Flights of Steps Approximately 110 Metres South East of Wroxton College (Central Set)</td>
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<td>40</td>
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<td>Pool Farmhouse</td>
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<td>Pool Farmhouse</td>
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<td>Raydon Hill House</td>
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<td>45</td>
<td>Set of Steps and Piers Leading to Temple Approximately 40 Metres South of Wroxton College</td>
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<td>Sundial Approximately 100 Metres South East of Wroxton College, on the Terrace Walk Leading South East</td>
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<td>The Andrews</td>
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<tr>
<td>70</td>
<td>Wroxton Hotel Including Suites 1, 2 and 3</td>
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</tbody>
</table>
8. Buildings and Features that make a Positive Contribution

A number of ‘non-designated heritage assets’ (unlisted buildings) within the village make a significant positive contribution to the character and appearance of the conservation area. There are also a number of buildings outside the conservation area which nevertheless are associated with Wroxton and similarly make a positive contribution to the character and appearance of the 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 Wroxton and therefore have been put forward for consideration for inclusion to the district-wide register of non-designated heritage assets.

**Local Heritage Assets**
- Wroxton Chapel House, Main Street, Wroxton Banbury OX15 6QL
- Barn Lodge, Mills Lane Wroxton, Oxfordshire OX15 6PY
- Lampitts Green Cottage, 2 Lampitts Green Wroxton, Banbury OX15 6QH
- Westgate Cottage, Lampitts Green, Wroxton, Banbury Oxon OX15 6QH

**Figure 18.** Non-designated buildings that make a positive contribution to the character of the conservation area.
• Laurel Farm Barns, Lampitts Green, Wroxton, Banbury Oxon OX15 6QH
• Laurels Farm, Dark Lane, Wroxton, Oxfordshire OX15 6QQ
• 1-2 Drift Lane
• 1-10 The Firs
• The Old Police House, Stratford Road, Wroxton, Banbury Oxfordshire OX15 6QS
• The Chantry, Stratford Road, Wroxton, Banbury, Oxfordshire OX15 6QS
• Catholic Church of St Thomas of Canterbury, Silver Street, Wroxton
• Abbey Farm House, Church Street, Wroxton, Banbury OX15 6QE
• Wroxton House, Church Street, Wroxton, Banbury Oxon
Figure 19. Proposed Non Designated Heritage Assets with Existing and Proposed Conservation Area Boundaries
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 heritage within the district. By doing so this enables the council to consider these developments through the planning process so as to ensure that they accord with its policies to improve the local environment, protect businesses or any other issues.

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 Wroxton?
Until recently a blanket Article 4 direction covered Wroxton conservation area, restricting the permitted development rights for the majority of properties in the village. The Conservation Area Appraisal identifies a number of non-listed dwellings which make a special contribution to the character and appearance of Wroxton.

The Directions cover changes to the front elevations of these buildings which may include:
- The removal of traditional boundary walls
- 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

Article 4 Directions are proposed for the following non-listed buildings because of their contribution to the conservation area and its environs:

**Article 4 Direction**
- Wroxton Chapel House, Main Street, Wroxton Banbury OX15 6QL
- Pilgrim Cottage, Main Street, Wroxton, Banbury Oxfordshire OX15 6QL
- The Cottage, Main Street, Wroxton, Banbury Oxfordshire OX15 6QL
- Badgers, Main Street, Wroxton, Banbury Oxon OX15 6PT
- The Old Forge, Main Street, Wroxton, Banbury Oxon OX15 6PT
- Jasmine Cottage, Main Street, Wroxton, Banbury Oxfordshire OX15 6PT
Figure 20. Proposed Article 4 Directions with Existing and Proposed Conservation Area Boundaries

- Sundial House, Main Street, Wroxton, Banbury OX15 6PT
- Lavender Cottage, Mills Lane, Wroxton, Oxfordshire OX15 6PY
- Poplars Cottage Mills Lane, Wroxton, Banbury Oxon OX15 6PY
- Barn Lodge Mills Lane, Wroxton, Oxfordshire OX15 6PY
- Lampitts Green Cottage, 2 Lampitts Green Wroxton Banbury OX15 6QH
- Westgate Cottage, Lampitts Green, Wroxton Banbury Oxon OX15 6QH
- Laurels Farm, Dark Lane, Wroxton Oxfordshire OX15 6QQ
- South View Cottage, Dark Lane, Wroxton Oxfordshire OX15 6QQ
- South View Dark Lane Wroxton, Banbury, Oxon OX15 6QQ
- 1-2 Drift Lane
- 1-10 The Firs
- The Chantry, Stratford Road, Wroxton, Banbury Oxfordshire OX15 6QS

- Catholic Church of St Thomas of Canterbury, Silver Street Wroxton
- Horley View Stratford Road Wroxton Banbury Oxon OX15 6PZ
- Wroxton Grange, Church Street, Wroxton Banbury Oxon OX15 6QE
- Priory Cottage Church Street Wroxton, Banbury, Oxon OX15 6QE
- Cedar Cottage, Church Street, Wroxton Oxfordshire OX15 6QE
- Abbey Farm House, Church Street, Wroxton, Banbury OX15 6QE
- Wroxton House, Church Street, Wroxton, Banbury Oxon
- The Coach House, Church Street, Wroxton, Banbury Oxon
- Church Corns Cottage, Church Street, Wroxton, Banbury Oxon OX15 6QF
- The Old Laundry, Church Street, Wroxton, Banbury, Oxon OX15 6QF
A ‘listed building’ is a building, object or structure that has been judged to be of national importance in terms of architectural or historic interest and included on a special register, called the List of Buildings of Special Architectural or Historic Interest.

In some, but not all, cases listed buildings may have associated structures – some quite grand in their own right – which come within the ‘curtilage’ of the main listed building.

An explanation of listed buildings and curtilage is set out in an Historic England Advice Note, which can be found at:

https://content.historicengland.org.uk/content/docs/advice/listed-buildings-and-curtilage.pdf

Buildings that are deemed to be ‘curtilage listed’ structures are then treated within the planning system as if these buildings themselves were listed. The reason for extending this consideration is to ensure that works or changes to these buildings or structures will not in themselves harm the setting of the principal listed building.

The extent of curtilage can sometimes be a confusing matter and in the past the implications of curtilage listed status have not always been appropriately considered.

Many of the buildings within Wroxton are themselves listed and to make the matter of curtilage listing straightforward extensive research has been undertaken to establish which other associated historic buildings and structure are covered by this designation.

The buildings and structures considered curtilage listed with Wroxton conservation area are given below:

**Curtilage Listed**

- The Barn House, Main Street, Wroxton, Banbury Oxon OX15 6PT
- The Old Post Office (Barn / outbuilding) 23 Main Street, Wroxton, Banbury OX15 6PT
- Orchard Banks (Barn) Main Street, Wroxton, Banbury OX15 6PT
- The Old Farmhouse (Barn) Main Street, Wroxton, Banbury Oxon OX15 6PT
- North Arms Inn (outbuildings) Mills Lane, Wroxton Banbury Oxon OX15 6PY
- (Barns at) Pool Farm, Lampitts Green, Wroxton Banbury Oxfordshire OX15 6QH
- Thorpe House (outbuildings), Lampitts Green, Wroxton Banbury Oxfordshire OX15 6QH
- Sundial Barn, Stratford Road, Wroxtol Banbury Oxon
- Sundial Farm (Barns), Stratford Road, Wroxton, Banbury Oxon
- White Horse Public House (attached buildings) Stratford Road, Wroxton OX15 6PZ
- Abbey Wood Cottage, Church Street, Wroxton, Banbury OX15 6QE
- The Old Workshop (outbuilding), Church Street Wroxton, Banbury Oxon OX15 6QF
- Little Manor (outbuilding)
- Boundary wall to west and south of Little Manor, Church Street Wroxton, Banbury Oxon, OX15 6QE
- Boundary wall to south of Old Post Office, Church Street Wroxton, Banbury, Oxon OX15 6QE
Figure 21. Curtilage Listed Structures with Existing and Proposed Conservation Area Boundaries Nov16
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 Wroxton.

An exhibition and public meeting on the draft document took place on Monday 5th December 2016 at Wroxton Village Hall 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>
<tr>
<th>Document title</th>
<th>Executive date</th>
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<tr>
<td>Wroxton Conservation Area Appraisal</td>
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**Recommendation of the Executive**
Delegate authority to Lead Member for Planning

**Further recommended changes to the document**
No changes undertaken

**Amended document approved by**
Lead Member for Planning

**Date approved**
1 August 2017
How to contact us

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

Tel: 01295 227006
e-mail: design.conservation@cherwell-dc.gov.uk
www.cherwell.gov.uk