Wardington Conservation Area Appraisal
September 2010

Planning, Housing and Economy

Cherwell
DISTRICT COUNCIL
NORTH OXFORDSHIRE
## Contents

<table>
<thead>
<tr>
<th>Chapter</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Introduction and Planning Policy Context</td>
<td>3</td>
</tr>
<tr>
<td>2. Location</td>
<td>4</td>
</tr>
<tr>
<td>3. Topography and Geology</td>
<td>6</td>
</tr>
<tr>
<td>4. Archaeology</td>
<td>7</td>
</tr>
<tr>
<td>5. History of Wardington</td>
<td>8</td>
</tr>
<tr>
<td>6. Historic Maps and Photographs</td>
<td>12</td>
</tr>
<tr>
<td>7. Architectural History</td>
<td>18</td>
</tr>
<tr>
<td>8. Character of Wardington</td>
<td>20</td>
</tr>
<tr>
<td>9. Additions to the Character</td>
<td>30</td>
</tr>
<tr>
<td>10. Figure Ground Plan</td>
<td>35</td>
</tr>
<tr>
<td>11. Materials and Details</td>
<td>36</td>
</tr>
<tr>
<td>12. Management Plan</td>
<td>37</td>
</tr>
<tr>
<td>13. Conservation Area Boundary</td>
<td>42</td>
</tr>
<tr>
<td>14. Effects of Designation</td>
<td>43</td>
</tr>
<tr>
<td>15. Appendix I: Policies</td>
<td>44</td>
</tr>
<tr>
<td>16. Appendix II: Listed Buildings</td>
<td>46</td>
</tr>
<tr>
<td>17. Appendix III: Locally Listed Buildings</td>
<td>52</td>
</tr>
<tr>
<td>18. Appendix IV: Consultation Responses</td>
<td>61</td>
</tr>
<tr>
<td>19. Bibliography</td>
<td>63</td>
</tr>
</tbody>
</table>

## List of Figures

<table>
<thead>
<tr>
<th>Figure</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Location of Wardington</td>
<td>3</td>
</tr>
<tr>
<td>2. Wardington Aerial Photograph 2009</td>
<td>4</td>
</tr>
<tr>
<td>3. Area Designations</td>
<td>5</td>
</tr>
<tr>
<td>4. Topographical Land Contour Map</td>
<td>6</td>
</tr>
<tr>
<td>5. Landscape Types</td>
<td>6</td>
</tr>
<tr>
<td>6. Archaeological Sites</td>
<td>7</td>
</tr>
<tr>
<td>7. Map of North Oxfordshire 1605</td>
<td>8</td>
</tr>
<tr>
<td>8. Public Houses and Farms: past &amp; present</td>
<td>10</td>
</tr>
<tr>
<td>9. 1875 OS map</td>
<td>12</td>
</tr>
<tr>
<td>10. 1921 OS map</td>
<td>13</td>
</tr>
<tr>
<td>11. 1977 OS map</td>
<td>14</td>
</tr>
<tr>
<td>12. Wardington Character Areas</td>
<td>30</td>
</tr>
<tr>
<td>13. Upper Wardington Visual Analysis</td>
<td>33</td>
</tr>
<tr>
<td>14. Lower Wardington Visual Analysis</td>
<td>34</td>
</tr>
<tr>
<td>15. Figure Ground Plan</td>
<td>35</td>
</tr>
<tr>
<td>16. Listed Buildings</td>
<td>47</td>
</tr>
<tr>
<td>17. Locally Listed Buildings</td>
<td>52</td>
</tr>
</tbody>
</table>
1. Introduction and Planning Policy Context

Wardington is a bi-nucleated manorial village that has evolved from two distinct settlements, which joined to form one village in the 20th century.

In acknowledgement of its special qualities which need to be preserved and enhanced, this document is the first full appraisal of the village following its designation in 1988.

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

Conservation Areas were introduced by the Civic Amenities Act of 1967. However, it is the 1990 Act (Section 69) which places a duty upon local planning authorities to identify areas of special architectural or historic interest through an appraisal process and to designate them as Conservation Areas.

Since 1967 some 8,000 conservation areas have been designated in England, including 58 in Cherwell District.

Local planning authorities have a duty under the Act to consider boundary revisions to their Conservation Areas ‘from time to time’.

This document is based on a standard recording format derived from advice contained in documents published by English Heritage (2005). The appraisal process enables the special character and appearance of Wardington can continue to be identified; thereby ensuring that any future development preserves or enhances that identified special character.

This appraisal has been the subject of public consultation and is a material consideration in the determination of planning applications within the conservation area and its setting.
2.1 The village of Wardington lies approximately 8km (5miles) north of central Banbury. The northern part of the village (Lower Wardington) sits astride the Banbury-Daventry road (now the A361). The village consists of two distinct settlements - Upper and Lower Wardington. Agricultural land surrounds the village and the county border with Northamptonshire lies approximately half a kilometre east of the village.

Fig. 2 2009 Aerial photograph including conservation area boundary
3. Topography and Geology

3.1 The Cherwell District Landscape Assessment (1995, Cobham Resource Consultants) defines Wardington as lying within the Upper Cherwell Basin.

3.2 The basin is an area of high land with open, gently sloping valleys, close to the Oxfordshire-Northamptonshire border. The River Cherwell tributaries meet and flow southwards, forming ‘a shallow, windswept basin’ (Cobham). Open expanses of pasture are dotted with isolated villages, giving the area a remote and rural atmosphere which is at contrast with its close proximity to Banbury.

3.3 Wardington lies on the Lower and Middle Lias, comprised of bedded layers of siltstones, mudstones and clays of the Lower Jurassic period. Heavy, poorly drained soils overlie the mudstones of the valley sides.

3.4 The lower-lying land is still predominantly under permanent pasture; the 1990s saw a steady decline in the maintenance of hedgerows and several traditional field boundaries have been replaced by post and wire fences. The landform rises to a height of 150m where grazing continues to be the dominant use.

3.5 The predominant landscape type is flat low-lying open wet pasture where agricultural activity is restricted to pastoral farming. The historic parliamentary enclosures are still evident with medium or large regular-shaped fields. Tree cover is limited to scattered willows along the river and small stands of oak, poplar and alder around the villages.

3.6 The landscape of the 17th century Civil Wars is still evident, the main change being the construction of the Oxford Canal in the late 18th century.

Fig. 4. Topographical map 105-160m

Fig. 5. Landscape Types
4.1 The oldest site of archaeological interest within the vicinity of the village is the Jurassic Way, a prehistoric roadway linking Yorkshire and Somerset. It was partly utilised by the Romans and now forms the 88-mile designated footpath linking Banbury to Stamford in Lincolnshire.

4.2 The origins of the name Wardington are not clear. The name of the village could be of Anglo Saxon origin (despite first appearing in text form in 1180 AD) and translates as ‘Wearda’s Farm’.

However, local interpretation suggests that the name possibly arose from ‘Wardenton’, a Roman term which can be translated as ‘military field’: ‘Warden meaning military occupation and ‘ton’, an Old English word meaning field. There is evidence for a Roman encampment within the parish, and therefore this second interpretation of the name cannot be discounted.

4.3 The village lies less than half a kilometre east of a registered battlefield relating to the Battle of Cropredy Bridge, a Civil War battlefield dating from 1644, which King Charles I was present. Although the width of the river has been reduced through modern drainage systems, the landscape is relatively unchanged, the greatest difference being the introduction of the field systems of the 1761 Inclosure Act.

4.4 It is alleged that King Charles I stayed in or near Wardington, and sheltered from the rain beneath a large ash tree in the village. The original tree has long since perished, although in 1841 another ash tree was planted on the same site to continue the legend.

4.5 Two Bristol Bulldog trainer planes collided during an exercise in May 1931, and wreckage fell on the fields to the east of the village.
5. History of Wardington

5.1 Population

5.1.1 Wardington is a significant village within the far north of the Cherwell district, as the population figures show. In 1377 175 people were assessed for the poll tax, a figure more than twice that of nearby Cropredy.

5.1.2 In 1841 the total population (including the nearby hamlets of Williamscot and Coton) rose to a peak of 865; although this steadily declined and by 1981 had dropped to 623. Despite this decline, several families remain within the village who can trace their lineage for several generations.

5.1.3 Wardington is fortunate to have parish registers dating from 1633, which record three residents having been touched in 1689 by King James II for ‘the King’s evil’ (distemper), and the Battle of Cropredy Bridge in 1644, during which a cornet player, Mr Burrell, was slain and buried in Wardington churchyard.

5.2 Development

5.2.1 The village of Wardington developed as two distinct settlements, based primarily around the church and medieval manor house respectively. The two settlements were joined in the early 20th century by the building of the village hall, Mount Pleasant and the estate of Greensward.

5.2.2 Lower Wardington is likely to have been the principal settlement, as it contains the church and a former tithe barn, paying endowments to Lincoln Cathedral. The village was formerly known as Ash Tree End or Ashen End, probably in reference to the legend of King Charles I and the ash tree beneath which he dined on the night before the battle of Cropredy (the exact location of the tree is unknown). The more substantial houses are here and farms are limited.

5.2.3 Upper Wardington developed around the Manor House and estates of the tenants of the Bishop of Lincoln. The village was formerly known as Barn End or Old Barn End after an old barn in the south-west of the settlement. There are many remnants of the former agricultural use of the village; disused barns and farms have become private houses, and the clustered form of the settlement is less regular than the linear form of the more northern Lower Wardington.

5.2.4 At the time of the Norman conquest, the village was known only as part of the Bishop of Lincoln’s Cropredy parish, the then Bishop being Regimius de Fécamp. The main tenants were likely to have been the Chacombe family from the town of the same name in nearby Northamptonshire. The bishop returned to the village as lord in 1316. The Manor was surrendered to the Crown in 1547, and was later given by Elizabeth I to Sir John Spencer, a former mayor of London 1598-9.

5.2.5 The principal roads connecting the two settlements and the nearby towns of Banbury, Thorpe Mandeville and Chipping Warden were in existence prior to Inclosure in 1762. Two additional roads connecting the villages to Williamscot and Coton were created by the Inclosure award.
5.2.5 The two settlements effectively became one village in the early 20th century, after the Memorial Village Hall was built in 1926 to replace an earlier hall which had been built to commemorate those villagers who perished while fighting in the Great War. In the 19th century, a row of cottages known as Mount Pleasant had been built near the manor, on the road between the two settlements, and in the 1950s, the former cricket and football ground, the Greensward, was built upon, connecting the two settlements. Earlier development at the south of Upper Wardington by the rural district council in 1918 created Chelmscot Row, and as farms fell into disuse, their redundant buildings were converted to dwellings.

5.3 Wardington Manor

The Manor has had various owners since the 16th century, and has rarely been acquired through family inheritance. The Manor had a quick succession of owners between 1872-1917: Thomas Harris’ family, George Loveday, William Ingham Shaw, Falconer Lewis Wallace.

The Manor, 16 acres at the time, was sold to JWB Pease in 1917, later Lord Wardington who son Christopher inherited it in 1950. Lord and Lady Wardington opened the house gardens to the general public each year, excepting the year of the fire, a practise which ended on the death of Lord Wardington shortly after the fire in 2004. The house has since been sold to private owners.

The architectural history of the house was revealed by the 2004 fire. A Medieval hall house at its core, the building has undergone a number of ‘restorations’. The last before the fire was in the early 20th century, giving the house a modern-day polished appearance.

5.4 Trade & Industrial History

5.3.1 The parish was mainly worked and peopled by tenants of the Bishop of Lincoln. This association with the church meant that Wardington was a relatively prosperous and wealthy parish, paying a higher tax yield than Cropredy in 1327. The prosperity led to several local families acquiring relative wealth within the 14th and 15th centuries.

5.3.2 The 1891 census lists the trades of the village residents, and there are over 16 professions listed, including two tailors, three publicans, two blacksmiths and ten farmers. In addition to this were gentlemen of the village and principle landowners, including Mr Cartwright of Edgecote House, Rev. Thomas Chamberlain, and John Loveday, and the vicar of the Church of St Mary Magdalene, Rev. Dale John Welburn.

5.3.3 Today Wardington is primarily a residential village. There is no village shop or school, and there are no immediately visible businesses, excepting the public houses, the nursing home at Wardington House, a landrover repair centre and the few remaining working farms on the village outskirts (Barn Farm nursery and Bennets Farm). Further businesses such as Omlet, the nursery, Bread & Co and a cookery school are based in the Tuthill Industrial Park in Lower Wardington, just outside the conservation area, not visible from the main road.
5.3.4 Three inns were recorded between 1753 and 1786: the ‘Green Man’, the ‘Hare and Hounds’ and the ‘Wheatsheaf’. The ‘Green Man’ appears to have gone out of business in 1786 but the other public houses continued to function. In 1966, the ‘Plough’ and ‘Red Lion’ were recorded in Upper Wardington, and the ‘Wheatsheaf’ and the ‘Hare and Hounds’ were open in Lower Wardington. Today, only the ‘Hare and Hounds’ and the ‘Plough’ are still businesses, the remainder having been converted to residential use in the late 20th century.

5.3.5 Wardington was close enough to Cropredy to benefit from the opening of the canal, and communications with Banbury and beyond were further improved by the opening of the Banbury-Rugby railway line, approximately 2.5km (1.5 miles) west of Wardington.
5.4 Education

5.4.1 From 1574 until 1833, the eight schoolchildren were sent from Wardington each year to the parish school in Williamscot. Despite the school growing to 42 scholars in 1843, it was closed in 1857, with the children moving to Cropredy National School.

5.4.2 A Sunday School was recorded in 1808, although it was thought to be 'not well conducted'; the numbers reached 60-70 scholars. By 1818, this also included girls, although there was still thought to be a lack of provision for poor children, which were said to number 78.

5.4.3 By 1833, a day school was set up for 36 girls and 34 boys, as well as a Sunday school for 75 children, supported by the vicar and curate. Wardington National School was built in 1845 with funds given by the attendants' families and a contribution of £200 from the Vicar of Cropredy. The school was well attended during the remainder of the 19th century, the average attendance in 1870 was 102, and there was even a winter evening school for adults (aged 15-21). From 1947, the school was attended by children up to the age of 11, with the older children travelling to Banbury.

5.4.4 By 1991, attendance had dropped to single figures, and it was converted to a private residence, retaining a memorial plaque dated 1845-1991.

5.5 Religion

5.5.1 North Oxfordshire has a long and strong tradition of non-conformist worship. In 1690 one of the earliest meeting-houses is recorded in Wardington. It is unlikely that this was a Quaker meeting-house, as only one Quaker family was recorded in the parish in 1739. In 1815, one Wardington house was registered as a 'place of dissenting worship', a Methodist meeting-house. In 1827 a Wesleyan chapel was registered and built upon land bought from the Wardle estate, and was well-attended during the 19th century. Attendance was greater than that of the Anglican Church of St Mary Magdalene, but is likely to have included villagers from outside Wardington.

5.5.2 The Church of St Mary Magdalene is a key feature of the village and retains its prominent position in Lower Wardington. A church has stood on the site since the 12th century, and a more detailed description of the church can be found in Appendix II.

5.5.3 A new Methodist Chapel was built in 1895 adjacent the Manor House. The chapel had no resident minister, being served from Banbury. The chapel was converted into three cottages after 1977 and retains its distinctive shape and rose window.
6. Historic Maps and Photographs

Fig. 9 1875 OS Map

This first Ordnance Survey map of the village indicates that the main elements of the village were established, namely:

- Wardington Manor
- Church of St Mary Magdalene
- The houses immediately fronting the main roads
- Nucleated development east of the Manor
- The nucleated clusters of housing in Upper Wardington
- The linear development of Lower Wardington

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In nearly 50 years little changed and new building was restricted to:

- The Memorial Hall
In the following 50 years, council housing filled the gap between the settlements and extends Upper Wardington to the south. Additions include:

- The Greensward
- Thorpe Road
- The Post Office and adjoining cottage
The Wheatsheaf, formerly a public house, has lost its thatch and ivy but still commands a prominent position in the streetscene. The gable to the road is a characteristic of Wardington as buildings step away to accommodate the topography.

While the buildings survive almost unchanged, it can clearly be seen what an impact vegetation can have from this picture of the school and old school house.

Pettifers in Lower Wardington now sits opposite the entrance to Church Close instead of open land, and the main road is often subject to on-street parking and relatively heavy traffic. The house is still a prominent feature within the village, despite being set back from the road, unlike the more vernacular properties. The railings have now been replaced by a stone wall with gate piers, while the most striking difference is the rear extension to Old Stone House in the background has been considerably extended. A change in character is more apparent here than a change to buildings.
The former Methodist chapel has survived its conversion to three cottages almost intact.

The road is wider and the vegetation more prolific but the Bishops House and its neighbours are still very much as they were in the early 20th century. The loss of the pitched dormers on Manor Cottage is the most significant difference.

Having closed as a school in 1991, the Old School lost its porch and in particular the bell; two key elements which once made up the intrinsic character of the building.
The Old Forge in Upper Wardington is currently unoccupied and the right half provides garaging for the adjacent cottages. It is a further example of the decline in business within the village.

The Red Lion Public House (left) and Corner Cottage still have prominent positions within Upper Wardington. Although hidden by the recently planted tree, the thatched roofs in the centre of the historic photograph have now been replaced with slate and concrete tiles.
7. Architectural History

7.1 The appearance and character of the settlement is consolidated by the singular use of local building stone and a uniformity of architectural style.

7.2 There are 24 listed structures within the village, excluding two curtilage listed properties and 8 headstones/tombs within the churchyard. The majority of these properties are of 17th or 18th Century origin, although both Wardington Manor and the church are much earlier. In addition to these listed properties, the village also contains many fine un-listed buildings which contribute positively to the conservation area.

7.3 The oldest remaining building in the village is the Church of St Mary Magdalene (Grade I Listed). The church has a central location in Lower Wardington. Remnants of 12th century architecture can still be seen in the chancel, although the majority of the building is 13th-15th century. The unusual 13th century bellcote survives above the chancel arch. Victorian ‘repairs’ were undertaken in the late 19th century by Ewan Christian, which included the re-melting of the roof lead within the village.

7.4 Wardington Manor is a Grade II* listed building with 16th century origins, and there is likely to have been a building on the site much earlier. The above engraving shows the site as more open, which allowed the local workers to be able to see the Manor House and understand the dominant power of the owners. As a private residence, the railings have been reinforced with tall hedging to allow privacy for the owners.

Several elements of the 17th century house remain, including the stone chimney stacks, some windows and the gate piers at the drive entrance.

The house was badly damaged by fire in 2004, particularly the west wing. Extensive and meticulous restoration has been undertaken.
7.5 Wardington House, a former inn, was remodeled as a private house before assuming its current role as a residential nursing home, established in 1965.

7.6 Smaller, more humble vernacular dwellings such as Goviers and Dyndors are prominent on the main road through both settlements. These ‘workers’ cottages or former hovels are likely to have been built on the site of former 12-16th century houses.

7.7 Farm houses were key to the village, as agriculture played such an important part in the prosperity of its people. Converted farm buildings are common in Upper Wardington, and several high quality conversions add to the rural character of the village. Care has been taken to retain the agricultural character of the buildings while making them suitable for modern living.

7.8 Unlisted buildings such as Pettifers and Chapel Cottages have an important position within the conservation area. From historical maps and the construction and architectural detail of the buildings, it is clear that many buildings within the village date from the 18th and 19th centuries. These un-listed buildings contribute to the character and appearance of the village in the same way as listed buildings; however the significance of some of these buildings has been eroded by well-meaning but inappropriate additions or alterations.

7.9 Recent development has included the conversions of barns at Simcoes Farm and Stud Farm Close. Earlier 20th century development at Church Close has deviated from the traditional settlement pattern, although the boundaries of the traditional villages have not been over-stretched as yet.
8.1 Wardington retains its two distinct characters: the two settlements which formed around the church and the Manor House during the 17th and 18th centuries. The core of the village has seen little growth over the past two centuries, and the most development has occurred in the late twentieth century, being semi-detached former council housing on the outskirts of the village, outside the conservation area. Some infilling has arisen, although the predominant form of housing is 17th and 18th century cottages with 19th and 20th century additions and alterations.

8.2 LAND USE
8.2.1 Wardington was predominantly a pastoral settlement surrounded by fields and farms, (Trent Farm, Bennetts Farm, Baizeleys Farm, Lynes Farm, Simcoes Farm, Stud Farm); however of the original farms, only Baizeleys Farm survives as a working farm, in conjunction with Fferm Cariad (formerly Bennetts Farm), which is a working stud; both of these are in Upper Wardington.

8.2.2 Today, Wardington is essentially a residential village with the Church of St Mary Magdalene, the Plough and the Hare and Hounds public houses, and the remaining farms. The former uses are indicated by the names of the houses, including The Old School, The Old Forge, Red Lion House and The Old Butcher’s, which have been converted to residential use whilst retaining much of their former character. Other businesses survive but are carefully hidden from the main roads, such as the Egloo Company and the nursing home in Lower Wardington.

8.3 STREET PATTERN
8.3.1 Lower Wardington straddles the busy A361, albeit that most properties are set back from the highway within their own grounds, and the village street leads off this linking both the core of Lower Wardington, focussing on the Church of St Mary Magdalene, past the Manor House, then winds through the cluster of buildings focussing on the village green at Upper Wardington before leaving the village in the south where it serves more recent development.

8.3.2 There is a dense network of public rights of way around the village, indicative of its agrarian origins, and these remain today as field paths between the villages and out into the surrounding countryside.

8.3.3 Secondary lanes project from the main roads, existing and former rights of way (e.g. The Jetty. These narrow lanes give rise to ‘snatched views’ – narrow entrances are an important part of the village’s historic...
character. The ribbons of development running through the village often incorporate rear attached buildings or extensions which 'step down' according to the local topography; the differences in roof heights also show a measure of subservience to buildings closer to the main road. The roadway is emphasized by dwellings abutting the carriageway, as at Peartree Cottage and Church Cottage, and with gable ends facing the road, such as The Bishops House and Forge Cottage. This peculiarity is a significant feature in Wardington and enhances the narrow lanes.

8.3.3 The informal gravel tracks which criss-cross the green in Upper Wardington enhance the open space in the middle of the tightly clustered dwellings there, with smaller lanes leading up to High Wardington Cottages, Roots Cottage and Keechbrook to the east of the settlement.

8.3.4 Development from the mid to late 20th century is served by small access roads and driveways which conform to more stringent highway standards – the accesses are more open and the frontages of the buildings do not relate to the historic streetscene, being set back in their own plots, as at The Limes and Brambley House in Upper Wardington.

8.4 BUILDING AGE, TYPE AND STYLE
8.4.1 The overall appearance of Wardington is one of simple and understated rural Georgian elegance reflecting the prosperity of rural communities of that time. The majority of properties date from the late 17th and 18th centuries, earlier buildings having been swept away, although it may be correct to assume that the present properties stand on earlier foundations. The ground plan of the village remained relatively unchanged from the mid 18th century until the late 20th century, when the former council housing at the Greensward and Thorpe Road were built. The grander houses are often set back within their grounds, such as Wardington Lodge and Aubrey Hall, or located at the village extremes, such as High Wardington House.

8.4.2. The village's farming ancestry is evident in the number of former workers' cottages and converted agricultural buildings. The grander farm houses are often accompanied by simple vernacular workers' cottages and barns, the majority of which are now dwellings. Exceptions include the barns at Baizeley's Farm and Fferm Cariad.

8.4.3. Later properties are few, although the major developments of former council houses at the Greensward had a key role in bringing together the two settlements. The houses facing Wardington Manor are good examples of housing in the late 19th century and would originally have had their stonework exposed, as the 1920s photograph shows below, as opposed to the render of today. Within the two main settlements, later development has infilled gaps, such as Stone Cottage and Laurasia in Upper Wardington and Church Close in Lower Wardington, which utilised an earlier barn on the edge of the churchyard.
8.5 SCALE AND MASSING

8.5.1 Building scale is relatively uniform throughout the villages. Most historic properties are two storeys and range from vernacular cottages with low internal ceilings (e.g. Grace Dieu and Goviers), to more polite buildings where the internal floors have raised ceiling heights and steeper pitch roofs (e.g. Pettifers and Sundial House). Even the most prominent houses in the streetscene, such as High Wardington House and The Bishops House are also modest in height, and the converted barns of Stud Farm Close and Simcoes Farm retain their simple proportions. Bank House in Lower Wardington is of particular note, as this property is arranged over four floors with large windows on the gable facing the road.

8.5.2 The majority of properties face the road, with their ridge line following the road alignment. This wide front elevation is coupled with a narrow depth, and extensions project at 90 degrees to the road, as at Church Cottage in Lower Wardington. The exceptions include The Bishops House, and Manor Cottages, which project blank gables to the road. These properties give the illusion of greater height due to this orientation, and create long, thin buildings projecting at 90 degrees to the road.

8.5.3 Twentieth century development has been relatively rare in the villages; however where infill properties have been erected, these are not prominent due to their scale or massing. Modern ceiling heights have led to two storey dwellings without additional accommodation within the roofspace, although the properties are slightly taller than their vernacular neighbours. The exceptions are the few bungalows within the village. Two (Chapel View and Joanne) were constructed in the mid 20th century by Lord and Lady Wardington for younger members of the village, and The Mulberries is of a comparable age. Due to the topography, Chapel View and Joanne are hidden from the main road, and The Mulberries marks the entrance to another small lane, leading to Keechbrook.

8.5.4 The topography means that properties on the east side of Lower Wardington step down away from the road, reducing their overall mass and making them appear smaller than similar properties within other parts of the village. The natural valley between the settlements gives prominence to the Manor House and the former Chapel when viewed from Upper Wardington. The Manor’s 2 ½ storey height is not at odds with the surrounding properties, and it is the position of the house, combined with its architectural grandeur, which gives it prominence in this viewpoint.

Although converted to a dwelling, Simcoes Barn retains its agricultural appearance through careful detailing

Study Cottage—a long thin building whose gable faces the road
8.6 CONSTRUCTION AND MATERIALS

8.6.1 There is a pronounced architectural harmony throughout the village which is due in particular to the almost universal use of the locally hewn ironstone. This can be seen as vernacular coursed rubble, as at Manor Cottages and The Old Forge, or as more polite ashlar detailing at The Aubreys and The Church of St Mary Magdalene. Later properties also utilise ironstone in their construction; this is usually cut into blocks, as at The Limes in Upper Wardington, where the tendency is for deeper, more regular courses with larger mortar joints. Some properties have been pointed with hard cement mortar, which can cause erosion; this is the exception rather than the rule.

8.6.2 Ironstone is also used for boundary walls, most notably the two different styles of old and new coursing at the Manor House and the tile capping of the high wall Manor Cottage in Lower Wardington, both of which make a striking and positive contribution to the conservation area. Walls are usually of good quality coursed rubble, and are for the main, well maintained. Several are now reinforced with vegetation, as at Pettifers.

8.6.3 The use of brick and artificial stone is rare. Unusually, brick has been used for patching and facing, rather than as the main construction material. Tite Cottage in Upper Wardington is a prominent building due to its front elevation being faced in red brick, as is the Old Smithy in Lower Wardington. Red brick has also been used in cases where the height of the first floor has been raised after the removal of thatch. This can clearly be seen on the rear elevation of Corner Cottage in Upper Wardington. Render is rare, only seen on Mount Pleasant, opposite the Manor, and at the Hare and Hounds Public House and April Cottage, where it appears to have been used to disguise the raising of the eave height.

8.6.4 The traditional roofing material of the area was long straw thatch with flush ridges, a surviving example being Long Straw on Banbury Road. Most other cottages have raised their roof heights and replaced the thatch with slate or concrete tiles. The contrast can be seen in this postcard from 1900 (below). Not only has the thatch been removed from the Hare and Hounds and the surrounding cottages, the ceiling heights have been raised and the pub has been rendered. Several properties in the village have steep pitches and stone gable parapets, suggesting that they were previously thatched. Welsh slate and concrete tiles are the predominant roofing material. The Church has a rare example of stone slates, and it is likely that the red tile roof of the Manor began as stone slates.

Differences in stonework can reveal phases of development, as at Old Stone Cottage

Local thatch has been replaced by slate and concrete tile, and the roof height has been raised: postcard 1900
8.6.5 Gables are usually plain with stone parapets on grander buildings. The exceptions are Bank House and Vicarage Cottage which have windows in their gables. Modern developments have echoed this tradition in the main, although the gables are sometimes stepped towards the road, as at The Limes. Chimney stacks are a variety of blue brick, red brick and stone, and are found on the ridge on the gable end. Some of these, as at Wardington House and the Bishops House, are substantial structures with clay pots, and others at The Old Forge have extra detailing in stone and brick. In Upper Wardington in particular, these chimneys are an important part of the skyline when viewed north or south across the green. More modern chimneys are smaller in scale, particularly where the roof has been altered during replacement, as at the Old School.

8.6.7 Dormers are a feature on a small number of historic properties. Manor Cottage in Lower Wardington has lost its dormer pitches, which would have been a traditional feature. Large dormers on old buildings are thankfully rare, and the relatively few smaller dormers on the older properties do not cause an imbalance on the roof span. Modern properties have larger dormers, which do not match up with the more traditional historic properties.

8.7 WINDOWS AND DOORS
8.7.1 Two and three-light casements with timber lintels are the main form of window within the village, metal casements being the most prevalent, followed by replacement timber double glazing. Windows are generally of small proportions on vernacular buildings; the first floor windows hug the eaves and are usually smaller than those below, following classical proportions. There are few sash windows remaining – the ones which were once in Mount Pleasant have been replaced with modern fixed timber frames.

8.7.2 The former Methodist chapel has large stone mullions with leaded metal casements on its front and rear elevations, with a spectacular rose window in the east elevation. The Old School also has large painted metal windows, which have been enlarged from the original stone mullions of the Victorian school. It is likely that Sundial House had stone mullions on the ground floor to match those of the basement below – these have since been replaced with timber frames of similar proportions.
8.7.3 There are several cases of re-fenestration of older properties with more modern materials. In the majority of these cases, the window openings have been retained. White u-PVC double glazing is not common, and in cases of double glazing, timber has usually been used. White or cream is the predominant colour for windows, following the traditional approach for maximising light, with dark stains used for the barn conversion at Trent Farm Church Close. The double height openings of the converted barns have been retained here and at Simcoes Barn, preserving their character of former agricultural buildings.

8.7.4 There are several examples of plank doors, for example at Manor Cottages and Sundial House which has a timber lintol above, and timber is the predominant material for doors and door frames. New plank doors with small windows have replaced older models.

8.7.5 Timber open porches are a common feature on both historic and modern properties, although they are more prevalent in Upper Wardington. The substantial stone porch at Wardington House is engraved, and the timber Tuscan porch at Top Farm is a striking feature.
8.6 TREES, HEDGES, MEANS OF ENCLOSURE AND OPEN SPACES

8.6.1 Vegetation plays a key role within Wardington. Banbury Road has an atmospheric ‘tunnel’ feel due to the tall deciduous trees on the western side of the road in the grounds of Sutherlands, and there are significant hedges which provide privacy for properties in both settlements.

8.6.2 Several trees north of Old Bonhams are protected by individual Preservation Orders, as well as those in the grounds of Cobweb Cottage on Edgecote Lane. There are several other trees which are worthy of protection, including:
- The copper beeches at Study Cottage
- The oak trees at the north of the churchyard
- The large deciduous trees on the green in Upper Wardington

Trees are also used as screening devices, particularly noticeable at the junction from Upper to Lower Wardington near the Manor, and along the access drive to Wardington House.

8.6.3 The principal areas of open space in the village are the church yard, the Manor grounds, the paddock between Chapel Cottages and Chapel View, and the two small informal greens: north and south of The Cottage of the Green in Upper Wardington, and east of the Old School in Lower Wardington. These are not formal greens, and are recognisable as such due to the surrounding buildings facing in towards the centre. Upper Wardington lacks the focus of Lower Wardington, as The Cottage on the Green actually turns its back on the open space, creating a more linear open space. This open area slopes into a small valley between Laurasia and Simcoes Barn. The gently sloping green in Lower Wardington gives prominence to The Bishops House, Wisteria Cottage and Manor Cottage, and allows views of the raised churchyard to the northwest. Another open space which gives excellent views across the countryside is north of Grove Cottage in Lower Wardington.

8.6.4 Walls and hedges are a key feature of both settlements. The sense of enclosure along Banbury Road is strong, and contrasts sharply with the open area of the small village greens. Tall trees at the southern entrance to Lower Wardington by Judges and opposite the Old Smithy reinforce this tunnel-effect. The
majority of buildings are immediately adjacent the main road and therefore front gardens have been replaced by main elevations or simple walled/fenced boundaries. Pettifers and The Bishop’s House are notable exceptions, as these have a small amount of front garden.

8.6.5 Stone walls form many of the major boundaries, such as the wall to the manor grounds opposite Mount Pleasant and the tall and impressive wall at Manor Cottage. This 2.5 metre ironstone wall, the rear wall of an outbuilding is capped with red tiles and runs the length of the property boundary, dotted with arrow slit windows (now blocked with stone) and former doorways. The more modern addition of hedges to replace earlier railings behind some walls (e.g. Pettifers) creates additional privacy.

8.8 CARRIAGEWAYS AND FOOTWAYS
The adopted main roads through both settlements are surfaced in tarmacadam with sporadic modern pavements, footpaths and kerbs. Outside the village there is no kerb and the verge sweeps up above the roadway. The lack of long-distance views through each village, combined with the lack of formal footways, can help to slow vehicle speeds.

8.8.2 The informal gravel tracks in the northern area of Upper Wardington have no kerbs, and the soft edges are prone to erosion from vehicles. Small wooden bollards have been erected to prevent parking on the grass areas.

8.8.3 A small section of raised footway in Upper Wardington is paved with canal brick, which has since been repaired using modern replicas. This brick is also seen in the outbuildings of Wardington House, and shows the connection of the village to the canal in Cropredy.
8.8.4 The large, sweeping junctions of Church Close and the Greensward illustrate the difference between the narrow lanes of the rural village and the way in which the character can be destroyed by adherence to over-engineered highway design standards. The frontage of the main road through the settlement is blown open, creating a large gap in the streetscene and vegetation. The entrance to Stud Farm Close is less obvious and uses sympathetic materials such as gravel and granite kerbing to better integrate with the existing roadway.

8.9 FEATURES OF SPECIAL INTEREST
- Historic links to the Oxford Canal and nearby Cropredy Wharf through blue bricks and criss-crossed bricks
- The sundial at The Old Butchers and the exterior gate at Grove Cottage (brown gate with metal hangings).

8.10 Threats
- In Upper Wardington the lack of off-street parking has led to the edges of the green being eroded. A solution is difficult to find, as even granite kerbing can have an urban appearance in a rural village.
- The deterioration of the stonework on walls at The Croft, Banbury Road is due to the exhaust fumes from the vehicles passing through the village. The vibrations caused by the high proportion of larger vehicles using the A361 may in the long term be affecting the buildings stability and the stonework in particular.
• The village suffers from minor incremental changes which can be clearly seen in the differences in the appearance of windows throughout the village. Renfrestation with u-PVC double glazing or any overly chunky style, even in timber, can erode the character and appearance of the unlisted historic properties, for example at Church Cottage and Bank House, where the traditional side-hung metal casements have been replaced with top-hung u-PVC.

• The replacement of traditional materials such as thatch and slate with concrete tile is regrettable.

• There is an accumulation of different styles of signage within the village. This is particularly evident on the traffic island outside The Old Butchers in Lower Wardington.

8.11 Key Views
Due to the topography, the winding road and tall trees, views are mainly restricted to the immediate vicinity. However, gaps in the skyline and streetscene create small viewpoints:

• Opposite Sabins looking northwest toward the Manor and Lower Wardington, the Manor and the Church appear on the skyline with the sweeping paddock the former Methodist Chapel in the foreground.

• The paddocks and fields of Bennetts Farm can be seen to the south from the lane leading to Manor Cottages.

• Views from the churchyard west reveal the allotments and fields, while the return view from Thorpe Road shows the impact of the Greensward on the historic skyline.
9. Additions to the Character

While many of the properties and areas of Wardington fall into the character of the historic street scene, there are other areas which, while retaining the homogenous materials of the village, have a different atmosphere and character.

For identification and analysis purposes, these additional character areas can be described as:

- Isolated areas;
- Manor grounds and green space;
- Modern development
9.1 Isolated Areas

In addition to the Manor, there are a number of areas which comprise secluded properties in large grounds screened from the rest of the village by vegetation or walls. These are Aubrey Hall, Wardington House and its surrounding buildings and properties, Wardington Lodge, and the former farm buildings of High Wardington House.

Aubrey Hall is a large 17th/18th century house in the north of Lower Wardington. Its rear elevation is visible from Banbury Road, although the remainder of the building and its grounds are hidden from view at the end of a long driveway. Tall vegetation has created a visual barrier, hiding the property and its more modern neighbour, Sutherlands, from public view.

Wardington House is very separate from the main village, a result of location and visual separation due to the vegetation to the south and east. For a building which was formerly a public house, this is a departure from the predictable. The use as a nursing home brings a requirement to comply with modern regulations, a requirement that sometimes sits uneasily with the historic fabric and character of an old building.

Although many of these buildings are homogenous in character, the areas in which they are situated feel more cut-off or separate from the remainder of the village. In particular is the area around the Hare and Hounds public house in the north of the conservation area, which has the atmosphere of a separate village. The area was more connected with the village once, before the road became busy and the vegetation grew to its present dominate state, creating a visual barrier to the remainder of the settlement.

Wardington Lodge is set back from the road down a long driveway and is hidden from public view entirely. The stables have been converted to a high quality dwelling, and retain their courtyard.

High Wardington House has this same feeling of separation, despite being well within the village. It commands a prominent position on the northern edge of Upper Wardington; the topography enhances the effect by raising the house above the rest of the settlement.
9.2 Manor Grounds and Setting

This area contains Wardington Manor and its formal gardens, the associated land to the north and southwest (now in different ownerships) and the residential properties of Chapel Cottages and Manor Cottages which are associated with the Manor.

The Manor is distinctive due to its large grounds and historic development. The extent of the grounds, including the formal gardens, small woodland and areas of paddock, has kept Upper Wardington at ‘arms length’ of its northern neighbour. The architectural style of the building (see Appendix II) shows its development.

The buildings of Chapel Cottages and Manor Cottages still display an affinity to the manor, of which Manor Cottages is likely to have been a terrace of four estate worker’s cottages.

Although the land to the north and south of the Manor is not publicly accessible as it is in private ownership, it still contributes to the village’s history and open character and is visible from the public right of way which skirts its western boundary. Smaller areas of land, some of which are accessible, provide open views across the village. Of particular note is the view from road beside Chapel Cottages back towards Lower Wardington: the church and manor are clearly visible amongst the surrounding cottages and countryside.

The land, once fallow or pasture, is mainly used as residential gardens, although a small pocket of land is retained as paddock between Chapel Cottages and Chapel View, linking the area back to its historic origins. This significant open space defines the edge of the historic settlements.
Fig. 13. Upper Wardington Visual Analysis

- Conservation Area Boundary
- Positive Vista
- Positive View
- Negative Vista
- Positive Landmark
- Visual Stop
- Deflected View
- Long Distance View
- Skyline/Visual Horizon
- Pivot Point
- Pinch Point
- Significant Change in Slope
- Important Green Space
- Key Vegetation or Trees
- Valuable Hedgerows
- Strong Building Line
- Weak Building Line
- Strong Means of Enclosure
- Area Requiring Enhancement
- Significant Unlisted Buildings

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Fig. 14. Lower Wardington Visual Analysis
The diagram highlights a handful of key characteristics of the village. These are:
1. The bi-nucleated settlements separated by the Manor.
2. Linear development around the church.
3. Dispersed development along Banbury Road.
4. Clustered higher density development at Upper Wardington
11. Materials and Details
12. Management Plan

12.1
The aim of the Conservation Area Management Plan is to preserve or enhance the special architectural and historic character of Wardington Conservation Area. The designation of a Conservation Area is not intended to prevent new development, it is however to inform and manage planning decisions, and other actions that the Council and/or property owners within the designated area take. Its role is also to suggest actions that could contribute to the enhancement of the area both by the Council, owners and other stakeholders.

The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on local planning authorities to formulate and publish proposals for the preservation and enhancement of its Conservation Areas.

The English Heritage publication ‘Guidance on the Management of Conservation Areas (February 2006)’ provides advice on the writing and adoption of a Management Plans and has been used to compile a list of objectives specific for Wardington and the preservation and enhancement of its current character and appearance. Each objective has a proposed action for achievement.

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<th>Objective</th>
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| Provide information on the importance of the Conservation Area to the local community. | • Publish Conservation Area appraisal and management plan and make readily available.  
• Provide supporting information and guidance via the Council web site and staff. | CDC  
CDC |
| Improve the quality and amenity value of the public realm in Wardington Conservation Area. | • Encourage OCC’s highway maintenance programme to undertake repairs within the Conservation Area that respect the established character.  
• Consider whether levels and type of traffic travelling through the village justifies any deterrents.  
• Maintenance of traditional details and materials and reinstate where possible.  
• Review the level of highway signage, its location and necessity in an attempt to remove clutter.  
• Monitor and maintain the rights of way through the Conservation Area.  
• Encourage the sympathetic location of both amenity and private security lighting to limit light pollution. | CDC and OCC  
CDC and OCC  
OCC  
OCC  
OCC and Parish Council  
CDC |
| Preserve and enhance features that contribute to the character and appearance of Wardington Conservation Area. | • Promote the retention of grass verges within the village.  
• Discourage the use of urban features such as roadside kerbing and inappropriate bollards.  
• Discourage parking on grass areas to prevent the erosion of the verges.  
• Encourage the reinstatement of traditional features e.g. stiles.  
• Actively promote the harmonisation of appearance within properties which were constructed as a group, e.g. Mount Pleasant.  
• Encourage maintenance of features and details in determination of any related planning or listed building consent application.  
• Promote the use of traditional building and roofing materials.  
• Encourage appropriate repair and maintenance of all properties within the Conservation Area by providing advice to property owners.  
• Promote a policy of repair rather than replacement of traditional architectural details. Where repairs are not economically viable then the promotion of bespoke sympathetic replacement is encouraged. This is particularly the case for windows when sympathetic refenestration is important in preserving the appearance of the building in the design and materials. | OCC, Parish Council and Property Owners  
OCC, Parish Council and Property Owners  
OCC, Parish Council and Property Owners  
CDC and Property Owner  
CDC and Property Owner  
CDC and Property Owners  
CDC and Property Owners  
CDC and Property Owners  
CDC and Property Owner |
- Actively promote the use of traditional building and roofing materials in new building work, extensions and repair.

- Encourage owners of historic properties wherever possible to replace inappropriate modern with the appropriate traditional materials - e.g. Stonesfield slates, welsh slates or thatch as appropriate to replace inappropriate 20th century concrete tiles; timber windows in place of modern uPVC - as such modern materials out of place in a conservation area and their use is discouraged.

- Encourage a general level of good maintenance of properties and investigate whether appropriate planning permission or listed building consent has been obtained for an alteration. Unauthorised alterations to a listed building are a criminal offence and if necessary the Council will enforce against unauthorised works.

- Encourage the retention of front gardens, walls and boundary hedges.

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

- Promote traditional styles of pointing. The type of pointing is integral to the appearance of the wall or structure. Repointing work should be discrete to the point of being inseparable from the original. 'Ribbon' pointing and similar is considered an inappropriate style for this district. Lime mortar should be used as it is a traditional building material which will not harm historic buildings, in contrast to hard cement-based products, which can accelerate weathering.

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<td>Management Plan</td>
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<td>• Exercise a presumption in favour of new alterations and extensions that are sympathetic to the existing buildings in scale, materials and design, including the use of sympathetic materials for garage doors. Vertical timber boarded side hung doors are preferable to metal or fibreglass, which can have a negative impact on the street scene.</td>
<td>CDC and Property Owner</td>
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<td>• Encourage sympathetic fenestration where inappropriate windows have been inserted, and discourage disfiguring alterations such as unsympathetic extensions, altering the dimensions of window openings.</td>
<td>CDC, OCC and Utility Authorities</td>
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<td>• Encourage on unlisted buildings the location of solar panels on the rear roof slopes or on outbuildings within rear gardens.</td>
<td>CDC and Property Owner</td>
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<td>• Create a dialogue with other authorities and agencies to rationalise street furniture (e.g. at the junction of Banbury Road and Edgecote Lane) and ensure it is in keeping with the character of the area; create a dialogue with service providers to encourage under grounding of power cables to reduce the visual pollution caused by the overhead lines and their supporting poles within the village (e.g. at Simcoes Barn, Upper Wardington).</td>
<td>CDC and Property Owner</td>
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<tr>
<td>• Encourage the reuse and refurbishment of derelict properties.</td>
<td>CDC and Property Owner</td>
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| Preserve and enhance the green spaces that contribute to the character and appearance of Wardington Conservation Area. | • Promote the retention of significant open spaces within and around the village, including the fields to the east of the village behind the cottages in Lower Wardington and the two areas of open space in the middle of each settlement.  
  
  • Preserve the character and appearance of open spaces within the Conservation Area. Urban features such as roadside kerbing should be avoided and parking on grass areas discouraged through the use of appropriate deterrents (modern plastic bollards would not be considered appropriate—low traditional features would be suitable, as in Upper Wardington).  
  
  • Promote appropriate management of vegetation. Trees and hedges make an important contribution to the character and appearance of the area. The trees within the Conservation Area play a key role in its character. Although notification is required for works to trees over a certain size within a conservation area, this does not prevent much-needed good maintenance.  
  
  • Protect and enhance the relationship of the plots facing open spaces.  
  
  • Promote the retention of grass verges within the village. These play a key role in retaining the rural feel.  
  
  • Protect views into and out of the Conservation Area.  
  
  • Preserve the setting of the Conservation Area. | CDC, Parish Council and Property Owners  
  
  CDC, Parish Council and Property Owners  
  
  CDC, Parish Council and Property Owners  
  
  CDC, Parish Council and Property Owners  
  
  CDC, Parish Council and Property Owners |
13. Conservation Area Boundary

13.1 Wardington Conservation Area was designated in 1988. The original boundary was drawn to include the area of architectural or historical interest the character and appearance of which it was considered desirable to preserve or enhance. It excludes the areas where 20th century development predominates.

13.2 It would be inappropriate for the whole village to be included within the designated area. Different planning controls apply in Conservation Areas and therefore it is vital that only areas which are demonstrably of special architectural or historic interest be included.

13.3 Other areas that were considered for inclusion were the Memorial Hall and the terrace of six cottages on Thorpe Road south of Trent Farm. Neither were considered to be worthy of inclusion at this time, due to their age and condition, but are areas that will be worthy of consideration when the conservation area is next re-appraised.

Northern Boundary
The boundary begins at the end of the driveway of Aubrey Hall and follows the A361 back towards the village. Here it wraps around the rear gardens of the Hare and Hounds pub, and runs to the end of Cobweb Cottage.

Eastern Boundary
The boundary follows the line of the rear gardens of properties on the eastern side of the A361 and the main road through Lower Wardington, including the large grounds of Wardington Lodge and the farmyard behind Church Cottage. The land north of Wardington Manor is incorporated, including the pond to the northeast, and the boundary runs around the south of the fields known locally as the Pits to include the rear garden of High Wardington House. From here, the boundary follows the back gardens of Higher Wardington Cottages, and follows the garden south towards Keechbrook.

Southern Boundary
From Keechbrook, the boundary follows the rear of April Cottage and Rose Cottage, crossing Thorpe Road and following the boundary of Trent Farm west towards Fferm Cariad, north of Bennetts Farm. The boundary skirts the walled garden opposite Wardington Manor and crosses Thorpe Road just east of Oak House Barn Farm.

Western Boundary
The boundary continues north between Mount Pleasant and the cricket ground, skirting around the Memorial Hall (not included) and progressing north to the east of The Greensward. Running between Willow Haven and The Old School House, the boundary follows the line of the churchyard and east of the allotments, before crossing the A361 between Judges and its southwestern outbuildings. The boundary turns sharply to the northwest, cutting the field behind Goviers and Dyndors in half, before following the drive to the rear of Wardington House and continuing around the rear of the nursing home. The boundary turns northwest again to include land to the west of Aubrey Hall, before turning back towards the A361.
14. Effects of Designation

14.1 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 the Department of Planning and Development Services at an early stage. The main effects of designation are as follows:

14.2 Development should preserve or enhance the area
Development should preserve or enhance the character or appearance of the conservation area. This will enable the achievement of higher standards of design in new developments and secure 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.

14.3 Control over demolition of buildings
Conservation Area Consent is required from the Council, as the Local Planning Authority, for the demolition or substantial demolition of unlisted buildings in the conservation area. Where a building is of demonstrable architectural or historic interest, consent for demolition will only be given as a last resort.

14.4 Control over trees
The Council must be notified of any intention to carry out works to fell, lop or top any tree over 15cm girth (approx. 6 inches) not already the subject of a tree preservation order. This provides the Council an opportunity to consider making a tree preservation order. This will provide an extra degree of control over the many trees that are important to the appearance of the conservation area.

14.5 Reduced permitted development
There are more restrictions on the size of extensions that may be carried out without specific planning permission. Planning permission is also required for:
- The cladding of the exterior of buildings;
- The construction of a (dormer) roof extension or raising of ridge line;
- The erection of satellite dishes fronting a highway.

14.6 Protection of important open spaces and views
There are a number of open spaces within the village that it is important to protect because they are integral to the character and appearance of the conservation area. The inclusion of these open spaces in the designation of the conservation area is specifically to ensure that these spaces are preserved.

14.7 Control over the demolition of enclosures
Consent is also required to demolish any means of enclosure over 1 metre in height abutting a ‘highway’ (including a public footpath or bridleway), waterway or open space; or above 2 metres in height in any other case. This will mean that walls not relating to listed buildings, that add so much to the character and appearance of the street scene, will be afforded protection.

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

14.9 Alterations should preserve and enhance the area
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.
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.

Cherwell Local Plan 1996

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

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

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

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

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

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

C27 Development proposals in villages will be expected to respect their historic settlement pattern.

C30 Design control will be exercised to ensure:
(i) that new housing development is compatible with the appearance, character, layout, scale and density of existing dwellings in the vicinity;
(ii) that any proposal to extend an existing dwelling (in cases where planning permission is required) is compatible with the scale of the existing dwelling, its curtilage and the character of the street scene;
(iii) that new housing development or any proposal for the extension (in cases where planning permission is required) or conversion of an existing dwelling provides standards of amenity and privacy acceptable to the local planning authority.
Non-statutory Cherwell local plan 2011

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

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

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

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

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

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

EN47 The Council will promote sustainability of the historic environment through conservation, protection and enhancement of the archaeological heritage and its interpretation and presentation to the public. In particular it will:
(i) seek to ensure that scheduled ancient monuments and other unscheduled sites of national and regional importance and their settings are permanently preserved;
(ii) ensure that development which could adversely affect sites, structures, landscapes or buildings of archaeological interest and their settings will require an assessment of the archaeological resource through a desk-top study, and where appropriate a field evaluation;
(iii) not permit development that would adversely affect archaeological remains and their settings unless the applicant can demonstrate that the archaeological resource will be physically preserved in-situ, or a suitable strategy has been put forward to mitigate the impact of development proposals.

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

EN51 In considering applications for advertisements in conservation areas the council will pay special attention to the desirability of preserving or enhancing the character or appearance of the area.
Appendix II: Listed Buildings
(Grade II Listed unless otherwise specified)

1. Church of St Mary Magdalene
2. Wardington Manor
3. The Old Butchers
4. Postbox Cottage
5. Hare Cottage
6. Aubrey Hall
7. Old Farm House
8. The Last Straw
9. Dyndors and Goviers Cottages
10. Old Bonhams
11. Judges
12. Judges’ outbuilding
13. 2 The Wheatsheaf
14-20. Chest tombs and headstones in St Mary Magdalene churchyard
21. The Bishops House
22. Wisteria Cottage
23. Manor Cottage
24. Stud Farm
25 & 26. Shire Barn & Ashen End, Stud Farm Close
27. Gatepiers to Wardington Manor
28. Wardington Manor stables
29. Fferm Cariad
30. Fferm Cariad barn
31. Forge Cottage
32. Bazeley’s Farmhouse
33. Cottage on the Green
34. Sundial House

Fig. 16. Listed Buildings in Wardington
1. Church of St Mary Magdalene:  
Grade I Listed.  
The church is 12th century in origins, evidence of which can still be seen in the chancel. The south wall there contains a deep round-headed window which was formerly the exterior of the church. The remainder is likely to be 13th-15th century, built on this earlier chapel, with later notable 19th century restorations undertaken by Ewan Christian.  
The church consists of a chancel, nave, north and south aisles, lady chapel, vestry and west tower, which contains the clock. The blue-faced clock was restored in 1978, after being started in its current position in July 1900.  
The east window in the chapel is dedicated to the memory of the first Lord Wardington and depicts the history of the Bible from the first preaching of Christ to the King James Bible of 1607.  
The church is dotted with memorabilia to past residents, including the Chamberlaynes, Dentons and Lovedays. A former resident, David Goodwin Loveday, Bishop of Dorchester, is buried in the churchyard. The interior is also of interest for its removable furnishings, many of which were made by local craftsmen and women.

A two-storied building of half H-shaped plan, partly renewed in ashlar, this present structure replaces an earlier one which had been on the site since the mid-16th century. This later (existing) house has a datestone marked 1665 and the initials GC for George Chamberlayne in the centre of a moulded parapet facing south-east. The Arms of the Chamberlayne & Saltonstall families (wife’s family) are also depicted. The great enormity of the house can be measured by its hearth tax: it was assessed on 15 hearths for the tax of 1665.  
George Loveday bought the property in 1874, at which time it had fallen into a bad state of repair, and was gradually restored. The next owner, Shaw, altered the dormers and added the northwest low wing. Wallace had further changes made by Clough Williams-Ellis including the dining room panelling and additional fireplaces. The stone chimney-piece in the hall was removed to its current site from a run-down cottage on estate (dated to the mid-16th century).  
Post-1917 alterations by were undertaken by the late Lord Wardington’s father, JWB Pease and his architect Randall Wells, including the southwest wing, southwest porch and the floor above, a new staircase and large oriel window in the library. The current house retains its 17th century stone chimney stack, stone-mullioned windows with square labels and moulded gate piers with ball finials.
**Banbury Road**

3. **The Old Butchers**: originally a house and shop, mid C18, coursed ironstone rubble, steep pitch slate roof. Sundial in gable.

4. **Postbox Cottage**: originally 2 houses in 2 builds. Late C18 with alterations, squared coursed ironstone, slate roofs lowered from original pitch. 3 iron tie-beams on front elevations. 3-light casements and 4-panelled door with wooden lintel. This property has been ‘turned round’ with its main access now at the rear of the property.

5. **Hare Cottage**: Late C17 with later alterations. Squared coursed ironstone, raised, steeply pitched pantile roof. 3-light casements with chamfered wood lintels. Forms group with Postbox Cottage and Old Butchers.

6. **Aubrey Hall**: Late C17 with C18 and C19 additions & alterations, ironstone ashlar, steep pitch red tile roof. The name came from Arbury Camp earthwork in Chipping Warden, former farm.

7. **Old Farm House**: previously the foreman’s house of Wardington House, C17, alter mid C18. The datestone marked E.R.L. 1742 possibly relates to the Eden family. Squared coursed ironstone, stone slate roof; the house boasts a particularly fine Tuscan porch.

8. **The Last Straw**: early C17 and C18 with later alterations, squared coursed ironstone with steeply pitched projecting thatched roof. Wide elm board floor, open fireplace with chamfered bressummer (large supporting beam over an opening).
9. **Dyndors & Goviers Cottages:** Early C18, squared coursed ironstone, C20 tile roof. 2 storeys, originally small open plan hovels. Bread oven and inglenook fireplace in Goviers.

10. **Old Bonhams:** Late C17, squared coursed ironstone, steep pitch C20 tile roof. Four 3-light metal casements in wood frames. Likely named after village carpenter who made much of church furniture.

11. **Judges:** originally farm house & attached barn with cellar. 2 build property between mid C17 & late C18 with later additions. Inglenook fireplace with bressumer. Queen post strut and rafter roof - family name

12. **Outbuilding in grounds of Judges:** C18/ C19 with later alterations. Possible cowhouse, half-hipped thatched roof. Low wooden feeding trough along rear wall.

13. **2 The Wheatsheaf:** a former public house, C17 with later additions. Inglenook fireplace, beams & original staircase. 2 storeys plus attic, squared coursed ironstone. The property commands a prominent position on the corner of the Jetty and the main road through Lower Wardington.

14. Chest tomb & headstone 10m south of porch

15. Chest tomb dated 1819, 1m south east of south aisle.


17. 2 chest tombs dated 1790 & 1800, 1m west of south aisle—one dedicated to Richard Houduri, ironstone.

18. 2 chest tombs, 20 & 25m N of chancel—1812 to Mary Whooly, early C19 to Ann Hawkin & John Chieveley.

19. 2 chest tombs 20m N of N aisle—1800 & 1796 for Sarah and Elizabeth Harris

21. The Bishops House: mid C18, squared coursed ironstone, red-tile roof. Wrought-iron casement fasteners & springs. Ironstone quoins. Fire plaque & wood lintel on 1st floor. Little is known of the property’s history, although it was home to David Goodwin Loveday, former Bishop of Dorchester (c.1777). Due to the large expanse of sweeping red tiles, the house commands a prominent position within the village, opposite the church.


23. Manor Cottage: late C17 with C18 dormers. Possible tall parlour block. Stone-coped gables with moulded kneelers. 5-light stone mullioned window, which is an important and historic feature, as these windows are now rare within the village.

24. Stud Farm: C17 with later alterations, steeply pitched slate roof. L plan with M shaped roof. Ironstone coins. 2 storeys plus attic. West wing likely to be oldest part.


27. Gatepiers and wrought iron gates at main entrance to Wardington Manor: 2 ashlar ironstone piers with panelled sides c.1700, moulded chamfered cornices & ball finials. Gates of same date with elaborate cresting.


29. Fferm Cariad: C18 with C20 alterations, formerly Bennett's farmhouse, 2 storeys, blocked entrance on left. The steps have been retained which shows where the door would have originally been.

30. Fferm Cariad barn: mid C19, coursed limestone rubble, principal rafter with collars & tie beams, former barn for Bennett's farmhouse, now barn with additional cottage.


32. Bazeley's farmhouse, former barn with attached cottage at right angles to street: late C17, brick fireplace & housing for copper. C18 barn has purlin roof with tie beams & renewed common rafters, thatched, stone flag floor. Used to have datestone of 1699 on north gable facing street.

33. The Cottage on the Green: Mid/late C18 with C20 alterations. Squared coursed ironstone, steep pitch thatched roof.

34. Sundial House: C17 with later additions. L-plan, cellar has 2-light stone mullioned window with hood mould & label stops; possibly medieval origins due to the cellar windows. Formerly Wilkes Farm. Sundial is on the southern gable.
Appendix III - Locally Listed Buildings which make a positive contribution to the conservation area

There are many properties which contribute positively to the character of the conservation area which are not statutorily listed. These properties add to the rich and varied character and their loss or inappropriate development would be detrimental to the conservation area.

The decision has been taken to add these properties (identified below) to the list of Local Buildings of significance:

1. Hare & Hounds Public House
2. Wardington House
3. Wardington Lodge
4. The Old Vicarage
5. Taylor’s Cottage
6. The Smithy
7. Manor Flat
8. Bank House
9. Old Stone Cottage, Pettifers, Church Cottage
10. Old School and Old School House
11. The Mount
12. Manor Cottages
13. Chapel Cottages
14. Sabins
15. The Plough Public House
16. The Old Forge
17. High Wardington House
18. Tile Cottage
19. Corner Cottage
20. Trent Farm
21. April Cottage

Fig. 17. Locally Listed Buildings in Wardington
Hare & Hounds public house: the pub is located at the northern end of Lower Wardington and is a simple stone-built structure with a Welsh slate roof. Formerly, the pub was thatched, with just the taller western end being two storey with a slate roof. Sometime after 1901 (see postcard on page 23) and before the 1930s (photograph below), the roof was removed and raised on the eastern end of the pub, creating the white rendered elevation and slate roof.

Wardington House: built in 1785 on the northwestern edge of the village, this property was a public house. Above the impressive porch is the inscription:

This House was built upon the place only as a mark of grace, and for an inn to entertain its lord awhile but not remain

The property was remodelled as a private residence in the early 20th century and was enlarged by HFB Lynch. He built the detached library and pedimented archway at the driveway entrance.

In 1965 the house became a private nursing home, and several additional buildings have been erected and alterations made to facilitate this use.

The house is two and a half storey ashlar with a concrete tile roof, now much altered. The modern windows and box dormers detract from the property’s grandeur, although the rear still retains its garden and ha-ha.

Hare and Hounds pub (left) after the raising of the roof and before the demolition of the adjacent house

The Hare and Hounds pub today

The modern-day front of Wardington House

Rear of Wardington House 1920-30
The Old Vicarage: a simple but elegant 18th century cottage with later additions, the Old Vicarage has a prominent position on Banbury Road opposite the entrance to Wardington House. The house has fine stone mullion windows with later dormers; the dormers on the northern end of the building are more traditional in size and design, and this section of the property retains the most original features, including the arched doorways and windows which reveal its ecclesiastical past.

Wardington Lodge: Modelled as a 19th century hunting lodge, this property was built as the dower house by the Cartwright family of Edgcote and Aynho. This prosperous family also owned Aubrey Hall. The lodge and its associated stables (now a separate dwelling) has changed little in exterior appearance over the years, and echoes Wardington House in style. In particular the front porch is very similar, as are the lead-roofed bay windows (now missing from Wardington House—these can be seen in photographs held by the house manager at Wardington House).

The Lodge is tucked away down a gravelled drive and is hidden from the main road. While this denies the passer-by a glimpse of this impressive house, it affords the residents privacy and a reduction in noise from the road.
Taylor’s Cottage: a simple building in a prominent position, the cottage is highly visible when driving through the village from the north. The rendered patch on the northeastern gable is indicative of the roof height being raised, although the roof is now concrete tiles with a brick chimney. The plastic guttering is not complementary to the vernacular building, although the chamfered corner to this elevation is indicative of the activities which were once undertaken in Old Bonhams to the north.

The Smithy: a small building on the junction of the A361 and the village street through Lower Wardington, this former agricultural building, associated with Home Farm, has not been in regular use for some decades. The structure is due to be refurbished, retaining many interesting features, such as the kiln at the rear and the rounded corners. The building is older than it first appears, as the original stone structure has been refaced in brick.

Manor Flat: An strikingly simple and elegant building, Manor Flat is situated at the entrance to the village on the A361. The house appears to have its original roof height, with the addition of the stone parapets which are common in the village. The stone lintels are key features of this property, although it is likely that the house would once have had sash windows.

Bank House: An unusual property due to its four storey height and gable to the road, this property has a prominent site at the entrance to Church Close. The uPVC top hung false ‘sash’ windows detract from the character of the property and the cement mortar will cause harm to the stone if not corrected.
Old Stone Cottage: An interesting property which has undergone several alterations since its construction in the late 17th century, the building was the former grocer’s shop and would have been a prominent shop in the early 20th century. The house retains its small vernacular windows with timber lintels, although the dormers are a later, less traditional addition. A large perpendicular extension has been added to the rear, and the driveway and gates are a eye-catching feature. The eave height has been raised, which can be seen on the southeastern elevation and the flush stone parapet.

Pettifers: a linear 18th century cottage, set back from the road with a small wall and gate piers. This property commands an impressive location on the village street through Lower Wardington. The property is constructed from ironstone rubble with a Welsh slate roof, and blue brick chimney stacks, showing the connection to the Cropredy canal.

The front boundary wall is a 20th century addition, replacing earlier railings, and the mature planting behind this wall gives a degree of separation from the main road. The northern end of this wall is constructed of large red bricks which contrast with the ironstone at the front of the property. The wall is suffering slightly at its base from traffic pollution. The 3-light casement windows are typical of a grander property of its time, and the stone parapets at each gable echo the former thatched roof of the property.

Church Cottage: this property was once a pair of cottages which were constructed as farmworkers cottages for the Edgecote Estate. Until recent years, the cottage was connected to the farm at its rear. The property is opposite the church and would have been a prominent site in the early 20th century. Changes such as the loss of the original windows, the loss of the thatch and the raising of the eave height have diminished this property’s architectural integrity somewhat.
The Old School and Old School House: these properties are inextricably linked through their history in Wardington. The school was closed in 1991, and had been the subject of several alterations before that. Some original windows have been retained together with the stone mouldings and simple L-plan form.

Manor Cottages: Likely to be 18th-19th century, these properties were built as part of the Manorial estate and continue this association with Wardington Manor. There is a common sense of style although the cottages have been altered over time; windows and doors have been changed and blocked so that there are now two cottages and two flats, where there is likely to have been three cottages previously.

Chapel Cottages: constructed in the late 19th/early 20th century, the former Methodist Chapel was converted into three cottages in the late 20th century. The building retains its spectacular rose window in the east gable and the recent repairs to the windows have retained the stone mullions and metal casements. The simple railings create gardens and the religious motifs are shown in arched fenestration and doorways. This is an excellent late 20th century conversion which retains the building’s character while continuing its use, now as dwellings.

Mount Pleasant: two cottages built by Lord and Lady Wardington in the latter half of the 20th century for local residents. The northern cottage was used in part as the village post office, and has since been returned to residential use. Although relatively recent additions to the village, the buildings’ style and sympathetic materials enables them to blend in with their surroundings without being immediately obvious as new properties.
**Sabins:** Likely to be former estate workers cottages, Sabins commands a prominent position overlooking the pasture to the east of the Manor House. 20th century alterations such as the modern timber windows and the television aerials detract from the character of the property, although the dark stain makes the windows less noticeable. The alterations to these properties have been undertaken in a variety of materials including brick, and make the development of the front elevation interesting to study.

**The Old Forge:** As with the Smithy in Lower Wardington, not all buildings worthy of preservation are grand houses or vernacular dwellings. This property has suffered from neglect over the years, and yet it was once part of a thriving metalworking industry in Wardington. The Davis and Lymath families worked the smithy and forge throughout the 19th century, and the photograph on page 16 shows the involvement of the smith in wheelwrighting too. The left hand doors were originally a bay window, although little else has changed about the building. The neglect is beginning to show however, and the restoration of this building would be a definite visual improvement to the village.

**The Plough Public House:** one of the two remaining public houses in the village, The Plough sits at a pinch point at the top of the hill into Upper Wardington. The marks on the eastern gable show that an outbuilding has been removed, and the additional stonework on the elevations again show the raising of the eave height to accommodate a second storey. The pub has later additions and alterations, and yet retains its historic and welcoming character.
High Wardington House: Likely to be of 17th century origin, this former farmhouse is part of a large complex of former farm buildings, now a dwelling with associated offices and outbuildings. The property is relatively simple in form and commands a prominent location overlooking Upper Wardington, with views across the countryside to the rear. The property has an unusual glass roofed ‘garden room’ on the front elevation, recently constructed to replace an earlier glass link corridor.

Tite Cottage: An earlier property refaced in red brick, this property is unusual for the drain which flows under it. The house has been extended to the rear and yet retains a plan similar to that of the late 19th century. The windows differ in style to the majority of Wardington, being more akin to those used in a mill or brewery of the 19th century, which is the time when it was likely to have been refaced.

Corner Cottage: Adjacent to the former Red Lion public house, the property is set on a sharp corner in Upper Wardington. From the front, it appears to be a normal two and a half storey cottage; a glimpse around the corner shows a deceptively sharp angle on its northeastern gable end. The house retains its timber windows, although the original thatched roof has been raised and tiled - the brick inserts at the rear and front of the property reveal its history. The rear dormer is a later insertion and is incongruous with the style of property.
**Trent Farm**: This property appears on the earliest OS maps with its associated barns and outbuildings. Unfortunately the building is now in a poor state of repair. It is a very pleasing building at the entrance to the historic village and it would be detrimental to the conservation area to allow it to deteriorate further.

**April Cottage**: one of a row of small vernacular cottages, the historical raising of the eave height is very clear to read in the elevation of this property. A render has been applied to the stonework (likely to be brick) under the first floor wall, and it reveals just how small the cottages would have been when they were thatched. These are traditional workers’ cottages with small rooms inside and the attic rooms above would have been hidden under the thatch. Later alterations have detracted from these qualities, although the retention of the original window and door openings is pleasing to see.
Public consultation

The emerging draft document was sent (via the Parish Clerk) to the local member and members of the Parish Council at the beginning of the period of public consultation.

Public consultation commenced on 26 February 2010 for a period of 4 weeks.

The draft document was made available on the Council’s web site, in Banbury Library, the North Area mobile library, and the Council’s offices at Bodicote House. Several copies were distributed at the public exhibition and public meeting. Additional copies were sent by post on request.

Publicity included:
- an article in the Parish newsletter, which is distributed to every household;
- the time and date of the meeting and exhibition was printed in the Banbury Guardian;
- posters were put up by the Parish Council advertising the public exhibition and public meeting.

A public exhibition was held in the Village Hall in the early evening of 2nd March, which was attended by approximately 30 people, Council officers, the local member and the planning portfolio holder.

This was followed by a public meeting, which was chaired by the chairman of the Parish Council and attended by the Portfolio Holder, several officers and about a dozen residents. In an informal discussion officers explained the justification for the original designation as a Conservation Area, highlighting several key features of the village, the implications of designation and the consultation process. This was followed by an informal question and answer session.

Topics covered included:
- Highways issues including:
  - the erosion of grass around the two informal greens;
  - more sensitive approaches to works of repair;
  - Parking;
  - weight restrictions;
  - speed limits
- Planning restrictions in conservation areas

Questionnaires were available at the exhibition and meeting with pre-paid envelopes asking for comments on the boundary, the appraisal and any other information.

Consultation responses

Five written consultation responses were received:

- Corrections for house names changed over the years. Positive response to the document.
- Major points raised included parking around the green in Upper Wardington; lack of awareness of the conservation area being reappraised; desire for a copy of the adopted appraisal to be issued to the entire village.
- Historical corrections on the history of the Memorial Hall; attention drawn to the reference to ‘greens’ although Wardington has no officially recognised village green; desire for a 20mph speed limit to be imposed.
- Correction regarding Church Cottage (picture incorrectly labelled in draft appraisal) - new picture supplied.
- Desire to extend the boundary to include the proposed new burial ground west of the church, and the land east of Lower Wardington to the brook.

The decision was taken not to include the additional proposed areas:
- The proposed new burial ground would have protection greater than that of conservation area designation following its consecration and therefore the benefits from inclusion would not be material.
- The land to the east of Lower Wardington was not found to be of special architectural or historic interest in its own right and is in any case protected as part of the setting of the conservation area.
Cherwell District Council's Head of Planning and Economic Development considered the amended appraisal on **28th September 2010**. The recommendation to adopt the appraisal as a material planning consideration was approved with immediate effect.

A letter reminding residents of the implications of designation was sent to all householders within the designated area.


The Character of Conservation Areas – RTPI 1993


Acknowledgments

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

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

Additional information sourced from Wardington: Past and Present, by F.R. Morgan (1997)

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Cherwell
DISTRICT COUNCIL
North Oxfordshire

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