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1. Introduction and Planning Policy Context

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

Key Characteristics
1.2 Tadmarton is a small rural village located on the road between Banbury and Shipston-on-Stour. The settlement comprises two hamlets – Upper Tadmarton and Lower Tadmarton.
1.3 Upper Tadmarton is predominantly focused around the road which runs through the settlement, with just one rural through road and one lane running to the north. The built form of the settlement is largely influenced by its geographical location along a ridge of high ground. The land to the north of the village banks steeply down to the river running through the valley before rising again on the other side.
1.4 Lower Tadmarton to the south of Upper Tadmarton is located to the north of the principal road; this gives the settlement an enclosed and intimate feel. The settlement is based around a single lane, which curves round to meet the principal road in two locations – creating a U-shaped plan.
1.5 The settlements lay within a royal estate in the 10th century and were granted to Abingdon Abbey until the reformation. The settlements were largely based around agriculture and remain so today with a number of farms scattered throughout the settlements, there are two working farms remaining in Upper Tadmarton. There is a manor house and church in Upper Tadmarton, but the lords of the manor and sometimes the rectors, tended not to reside in the area.

Summary of issues and opportunities
1.6 The future preservation and enhancement of the special character of the conservation area will owe much to the positive management of the area by homeowners, landowners, highways, and service providers. In addition to existing national statutory legislation and local planning control, the following opportunities for enhancement have been identified:
• add to the register of Local Heritage Assets and establish policies for their protection
• consider whether the existing boundary is still appropriate
• encourage the protection of historic detail and the reinstatement of missing architectural details
• consider how an Article 4 direction to remove selected permitted development rights could protect the character and appearance of the conservation area
• ensure that any new development is of a high quality, sustainable and sympathetic to the conservation area
• consider how to effectively manage the conservation area whilst also providing for the highway requirements necessitated by the location of Tadmarton along the B4035
• consider how to effectively manage the distinctive characteristics of the settlements including the informal, rural lanes and the working agricultural landholdings.

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

1.8 The purpose of this Conservation Area Appraisal and management plan is:
- to provide a clear definition of an area's special architectural and historical interests
- to identify ways in which its unique characteristics can be preserved and enhanced
- to strengthen justification for designation of the conservation area
- to create a clear context for future development in accordance with conservation area policies in the Local Plan; and
- to consult with the public and raise awareness of conservation area issues.

1.9 This assessment and management plan aims to promote and support developments that help to preserve and/or enhance the character of the Tadmarton Conservation Area. It is not an attempt to stifle change. Our responsibility towards the conservation of our built heritage must be balanced with the demands of progress and growth. This document examines the reasons for designation, defining the qualities that make up its special interest, character and appearance. The omission of any reference to a particular building, feature or space should not be taken to imply that it is of no interest.

1.10 The identified significant heritage assets for Upper Tadmarton are shown in figure 1. These include designated heritage assets, the conservation boundary and tree preservation orders.

1.11 The council is obliged by the National Planning Policy Framework (NPPF) to identify ‘heritage assets’ that are locally significant.

That is; a structure, object or place that may have historical importance or contribute to the built heritage, character or appearance of the area. Buildings and structures, which make a positive contribution to the conservation area, are identified in Appendix 3 and will be considered for inclusion on the district-wide Register of Local Heritage Assets.

1.12 This document should be read in conjunction with The Cherwell Local Plan 2011-2031 Part 1, Adopted 20 July 2015, the National Planning Policy Framework.

1.13 This draft appraisal will be the subject of public consultation, which will run until 3 February 2017 with the document available to download from the council’s website and to view in local libraries during this time.
Figure 1. Conservation area boundary with conservation area and listed buildings.
2. Location

Location

2.1 Upper and Lower Tadmarton are located approximately 5 miles to the south-west of Banbury in close proximity to the western boundary of Oxfordshire and Warwickshire. They are situated between the towns of Banbury and Shipston-on-Stour. Upper Tadmarton is located directly on the B4035 (a former Turnpike Road). Lower Tadmarton is located approximately ½ mile to the south and is set back from the main road to the eastern side. The two settlements are physically separate, but linked by the B4035, rural lanes and a footpath. There are also a number of footpaths and bridleways lead to other villages and settlements in the area.

2.2 The layout and configuration of both settlements is defined by their geographical location. There are changes of levels within the settlement, although Upper Tadmarton is largely located along the B4035 which traverses along a ridge of high land.

2.3 There are a number of water courses in the area including tributaries of the Rivers Swale and Cherwell. The river running to the north-east side of Upper Tadmarton and the south of Lower Tadmarton has a defining impact on the settlements and their immediate surroundings.

Figure 2. Location of settlement shown on OS base
Figure 3. Existing and proposed conservation area boundary (highlighted in red).

Upper Tadmarton

Lower Tadmarton
3. Geology and Topography

Geology and Topography

3.1 The underlying geology in the parish of Tadmarton is a mixture of Northampton Sand Formation, Whitby Mudstone Formation and Horsehay Sand Formation. Upper Tadmarton is built on a mixture of Northampton Sand Formation and Whitby Mudstone Formation; Lower Tadmarton is built entirely on Whitby Mudstone. It forms part of the Middle Lias and Lower Oolite strata.

3.2 The landscape is of gently rolling hills and is well watered by streams. The higher parts of the parish are at 500 feet, but the land drops to 400 feet along the stream beds.

3.3 Upper Tadmarton is located on a ridge of high land and Lower Tadmarton is on lower lying land.

Figure 4a. Geology of Upper Tadmarton
**Figure 4b). Geology of Lower Tadmarton**

![Geology of Lower Tadmarton](image1.png)

**Figure 5a). Topography of Upper Tadmarton**

![Topography of Upper Tadmarton](image2.png)
Figure 5b. Topography of Lower Tadmarton

Key:
- 100 - 110m
- 110 - 120m
- 120 - 130m
- 130 - 140m
4. Archaeology

4.1 Tadmarton is situated in an archaeologically rich area with evidence of human settlement from the Bronze Age onwards. This was partially due to its historic strategic location along historic route ways including Roman Roads, the Ridgeway and the Saltway.

4.2 There has been a programme of archaeological analysis of historic aerial photographs for the area which has revealed a number of potential archaeological monuments, which have not been excavated. There is potential evidence of additional medieval / post medieval settlement, holloways and quarrying. Archaeological finds in the area include a bronze age blade, roman coins and pottery, a Roman and an Anglo Saxon burial. There are two scheduled monuments in the parish – Tadmarton Camp and an undated earthwork bank located directly to the north of Lower Tadmarton.

4.3 There are substantial Iron Age remains in the form of Tadmarton Camp, located at Tadmarton Heath, a bivallate hillfort with double rampart and ditch. A Bronze Age Barrow is located to the north west of this and a medieval Holy Well located east of the centre of the fort indicating that the area was in use for a significant period of time. Madmarston Hill Camp, another Iron Age Hill fort is located 2 and a half miles to the west in Swalcliffe parish.

4.4 The Roman Road between Ettington and Finmere runs at a short distance to the north of Tadmarton. A number of Roman finds have been recovered in the area including coins, pottery and a Roman burial. The Great Cotswold Ridgeway, an ancient drovers road, also cuts through the parish.

4.5 Upper and Lower Tadmarton are both designated as archaeological constraint areas due to their potential for medieval and post medieval settlement remains. The Historic Environment Record records the potential for additional settlement remains in the form of a shrunken medieval village with possible house platforms located to the north west of the church.

Figure 6). Archaeological plan of area to the north of Tadmarton
5. History and Development

5.1 The Tadmarton Conservation Area Appraisal provides a brief overview of the history and development of both Upper and Lower Tadmarton. The two are separate settlements, but their history and development is intertwined and there are strong social as well as physical links (in the form of roads, lanes, footpaths).

5.2 The appraisal is not intended to be the definitive history of the area. Further information about the history of the settlement can be gained from Oxfordshire Local History Centre.

5.3 The settlement has had a number of different spellings and variants including Tademaer tun, Tademertun, Thademertona and Tamertone. It is suggested that it could mean ‘tun by a frog pool’, but the ‘maer’ of the earlier forms suggests a boundary and not just a pool. An appraisal of the village in the 1990s indicated that there was a problem in the area with toads being killed crossing the main road as they made their way back to the place they were born.

5.4 Upper and Lower Tadmarton lay within the royal estate of the Saxon King Edwy. The area was largely transferred to the landholdings of Abington Abbey in the 10th century and 15 hides of this remained in this ownership until the dissolution of the monasteries in 1538. A portion of the land (5 hides) was, however, in the ownership of an unnamed knight at the time of the Domesday survey, which also recorded that the settlements had two mills. Tadmarton was the subject of a number of land disputes and land swaps during its time in the ownership of the abbey and there appears to have been long periods of time when there were no clear tenants of the abbey. Following the Dissolution of the Monasteries the parish was obtained by Sir Thomas Pope, who gained a considerable amount of formerly monastic property in North Oxfordshire. It remained in the Pope family until the 1660s and then transferred to a number of families – Brideoake, Carter and MacDermot – not all of whom were resident in the parish. Many of the rectors of Tadmarton were also not resident in the village and the churchwardens and overseers therefore had greater levels of responsibility in managing the village; their duties included maintaining the church fabric, overseeing the paupers of the village, oiling and maintaining the village fire engine, choosing a constable and appointing and paying the surveyors.

5.5 In 1801 Tadmarton was recorded as 2,072 acres and the boundary hasn’t changed since that time. The landmarks of the estate, which was granted to Abington Abbey in the 12th century can still be seen today. Haselford is the ford opposite Hazelford Mill, Haselburh is the earthwork east of the Shutford Road, Who Burne is the Sor Brook and Eald Ford is believed to be Lower Tadmarton Mill where the abandoned abbey had a fulling mill.

The mill (now converted to domestic accommodation) on site of Domesday mill

5.6 Tadmarton has always been a small rural settlement. In 1801 the combined settlements of Upper and Lower Tadmarton had a population of 387 this rose to 450 in
1851 and then gradually declined to 301 by the early 20th century – due to a process of depopulation of the countryside. The population gradually increased from the second world war onwards and 2011 census stood at 541 following the construction of some new houses in the village.

**Agriculture and industry**

5.7 Tadmarton has always been a predominantly agricultural village. At the time of the Domesday Survey the parish was divided into 2 estates – 15 hides belonged to Abingdon Abbey which had 9 hides worked by 2 serfs, 15 villani and 7 boarders with a total of 10 ploughs. The smaller estate had 4 ploughs, 1 serf, 8 villani and 5 bordars. In 1776, following enclosure, there were 16 farmers in the parish – 2 with large farms, 12 medium sized farms and a couple of smaller ones and 12 tenant farmers. This had reduced to 11 farms by the mid 19th century, with 5 of these being classed as large farms. Trade directories of 1899-1935 indicate there were consistently 9 farmers registered between the two settlements. In 1995 at the time of the previous Conservation Area Appraisal there were 6 working farms remaining in Tadmarton (it is assumed that these were all in Upper Tadmarton). Today Home Farm and Brick Farm in Upper Tadmarton and Lower Tadmarton Farm (which is outside the proposed conservation area boundary) still remain in agricultural use.

5.8 The village economy relied heavily on agriculture – trade directories of the late 19th and early 20th centuries indicate that there were only a minority of supporting trades (including a wheelwright, butcher and boot repairer at different times) and that the majority of employment would have been in agriculture. In 1831 there was a ‘riotous assembly’ in Tadmarton where a group of agricultural labourers threatened to destroy a threshing machine and draining plough following a period of significant unemployment for farm labourers.

5.9 The open field system was established early in Tadmarton with 10th century documents making reference to plough lands and headlands. Agriculture was well managed in the settlement with a court which supervised the open fields – village officials and ‘field-men’ were elected from both the ‘over town’ and the ‘nether town’ (presumably Upper and Lower Tadmarton). It was the responsibility of the officials to ensure the regulations of the court were observed. 17th century sources indicate that there were only 2 open fields operating in the parish at that time, but this later changed to a 4 field rotation which was more usual in Oxfordshire. The parish was largely unenclosed until the Enclosure Act of 1776, where 14 individuals were allocated land.

5.10 Sheep were an important aspect of farming in the village for many centuries; a total of 1,698 sheep commons were listed in the enclosure act. There were two mills recorded in the area in the Doomsday Book and in the 13th century Abingdon Abbey were recorded as having a fulling mill in the parish. There is also an additional fulling mill recorded further to the north of the parish.

5.11 There was also a limestone kiln and quarry shown on historic maps to the northern end of Upper Tadmarton. Evidence of a number of potential medieval or post-medieval quarrying sites to the north of Lower Tadmarton have also been noted from historic aerial photographs.
5.12 Tadmarton is now predominantly a commuter settlement with people working locally, nationally and internationally, but it does still have a rural industry today – with two working farms, a number of paddocks and small holdings and a small business providing cart horses and traps. In 2012 a total of 13 people living in the village classified themselves as having a rural occupation.

### Education

5.13 The situation in relation to the education of the poor in Tadmarton was complex, with a number of small scale schools falling in and out of use. There were a number of different attempts to provide both a day school and a Sunday school in the village – in 1808 there were 3 schools (including an endowed school with 70 pupils and two other schools with 24 pupils each), but by 1811 there was just one school. By 1833 there were three schools again with education being paid for by the parents. Similarly, there was a Sunday school in 1808 with 130 pupils, but a new Sunday school had been established by 1813 with just 25 boys and 20 girls. This too was closed by 1818. This pattern was representative of many rural schools at this time. There is no recorded evidence of any of the early school buildings remaining.

5.14 In 1834 a new Church of England School was built (at a cost of £700) which initially catered for 30 children, but by 1871 the school was significantly overcrowded with a total of 53 pupils. The School board opened a new school in 1876 with a new building provided by George Cookes of London, although there had been a school building of some description on this site since 1808. It had accommodation for up to 84 children at the day school. It was also used as a Sunday School and a night school during the winter months. The school was united with the national society and received money from grants, fees, voluntary financial support and from MacDermot’s charity. In 1962 it was a controlled school with 36 pupils enrolled. The school closed in 1971. The building is now used as a village hall, following an extensive campaign by village residents to purchase the building for this purpose.

### Religion

5.15 St Nicholas’s Church is the principal religious building in the village, which has early Norman origins. The church building consisted of a nave, chancel, north aisles and western tower. The majority of the church dated to the 12th and 13th centuries and was little altered until its complete restoration in 1893 (by architects Milne and Hall and builders JS Kimberley). The church was closely linked to firstly Abington Abbey, who took some of the parish tithes and later to the Pope family who bequeathed the tithes to Durham College and later Trinity College, Oxford. There were a number of Rectors who were not resident in the parish and this led to a decline in religious influence in Tadmarton. Resident vicars – Robert Harrison in the 18th century and John Keen in the early 19th century – had a greater influence on the life of the church and village. The dilapidated rectory was rebuilt in 1842 and from this date there was a greater tradition of rectors residing in the parish. Since 1946 Tadmarton parish has been incorporated into Broughton rectory.

5.16 There was a strong tradition of dissenting in Tadmarton; 20 dissenting families were recorded in 1676 who were likely to have all been Quakers. William Potter, one of
the Quakers, was evicted from his house in Broughton by the Lord Seye and Sele and was imprisoned for attending meetings in Banbury and Broughton. William Potter and Benjamin Ward were regular speakers at the meetings which took place every other Friday in Lower Tadmarton. There was a gradual decline in the number of Quakers in the area and by 1781 there was only one Quaker registered in the village. In the 19th century there was a rise in the number of Wesleyans or Methodists with 60 registered in 1820; although the vicar of the time claimed that they attended church as well as their own meetings. In 1861 they built their own chapel of brick and corrugated iron, which was located to the southern end of Upper Tadmarton. This remained in use by the Wesleyans until 1927, but was later sold to the Baptists. It remained in use as a chapel until 1947 and was sold in 1950. The majority of the building has been demolished, but parts of the structure now form an extension to the garden of Lantern Cottage, a 20th century bungalow.

Transport.

5.17 Tadmarton is in a strategic location based on transport and communications. It is believed that the settlement of Lower Tadmarton was built around the ford crossing the River Sor in this location, with Upper Tadmarton developing later. The upkeep of the bridges – Town Bridge and Tadmarton Bridge was a major concern for the parish. The Victoria County History recorded the former as having been re-built by the Rural District Council and the latter as being pulled down and re-built in 1866. Town Bridge is no longer functional, but its stone remains survive and it is a local heritage asset.

5.18 Tadmarton was located along one of the ancient drovers routes which remained in use until the 19th century. The line of the road is still in place today. The settlement was also strategically located in close proximity to the crossing point of two Roman roads from Ettington to Finmere (NW to SE); which actually traverses directly through the neighbouring settlement of Swalcliffe and Over Norton to Warmington (SW to NE).

5.19 The main road (B4035) now running between Shipston-on-Stour and Banbury was a major route during the later medieval period and was turnpiked in 1781. The Upper Tadmarton is centred around this road and it is a dominating force within the village. Lower Tadmarton is located to the east of the main road, but is a crossing point to the surrounding local villages of Bloxham, Shutford and Wigginton, historically there were also a number of bridle roads leading to Broughton, Bloxham and Milcombe.

5.20 The upkeep of the roads was a major expense for the parish, with an average expenditure of £9 per year, but there were some years
where the cost was substantial. In 1768 22 labourers were recorded as being engaged in mending the roads in the parish. The upkeep was the responsibility of the two surveyors employed by the parish.

5.21 In the 19th century there were rumours that a railway was to be constructed along the Sor Valley and one of the key landowners in the settlement Captain Lampet speculatively built a railway hotel (now the Lampet Arms Public House) in anticipation. The railway was never built in this location and was routed to the other side of Bloxham instead.

Village life

5.22 There are three core areas of settlement in Tadmarton parish – Upper Tadmarton, Lower Tadmarton and Tadmarton Heath created in the late 20th century on an area of Tadmarton Park. Lower Tadmarton and Tadmarton Heath have no public buildings or infrastructure and therefore tend to look towards Upper Tadmarton for inclusion in social activities. There are strong social links between Upper and Lower Tadmarton in particular.

5.23 Upper Tadmarton is a village that is dominated by the road that passes through it, this has the advantage of bringing passing trade to the pub and creating a link with surrounding settlements, but has disadvantages in terms of traffic and creating a sense of social cohesion. The Lampet Arms Public House and Village Hall, which are located at the northern end of the village provide the social focus for all the settlements within Tadmarton parish. The former has recently been renovated and provides for a range of traditional activities including pub quizzes, dominoes and Aunt Sally. The latter has range of activities which are advertised on the notice board outside. A number of events are run annually including the village fete, ‘A bit of a do’, and has recently begun a new tradition of a Scarecrow festival. There are also shared events with the neighbouring village of Swalcliffe including inter village competitions for tennis, shooting and golf and a joint Horticultural Society Show.
The parish of Tadmarton undertakes a regular Village Appraisal, which comprises a survey of village residents detailing demographic information and gaining views on various aspects of village life including village services and facilities, traffic and transport, communication and countryside and conservation. The latest appraisal was undertaken in 2012 and published in 2013.
6. Historic Maps and Photographs

Historic maps of Upper Tadmarton

Figure 7: Upper Tadmarton O.S. map 1875

Figure 8: Upper Tadmarton O.S. map 1899
Historic maps of Upper Tadmarton

Figure 9: Upper Tadmarton O.S. map 1913

Figure 10: Upper Tadmarton O.S. map 1971
Historic maps of Lower Tadmarton

Figure 11: Lower Tadmarton O.S. map 1875

Figure 12: Lower Tadmarton O.S. map 1899
Historic maps of Lower Tadmarton

Figure 13: Lower Tadmarton O.S. map 1913

Figure 14: Lower Tadmarton O.S. map 1971
Historic and modern day photographs of Tadmarton

Fortnum Cottages from the north

Old Red Lion and adjacent property

Row of thatched cottages south west of road through Tadmarton
Historic and modern day photographs of Tadmarton

Tadmarton Church House

Tadmarton school now village hall

Tadmarton school, church and pub
7. Architectural History

7.1 The architectural history of Upper and Lower Tadmarton is strongly influenced by its location, particularly in relation to building materials and the village is reminiscent of many similar settlements in North Oxfordshire and the Cotswolds. It is likely that building stone in the area was sourced from the local area; there are a number of historic small quarries in the immediately surrounding area.

7.2 The predominant form of development in the two settlements were farm complexes and vernacular cottages, built of the local ironstone. In Upper Tadmarton there are a number of more specialist buildings including the church, school (village hall), Lampet Arms Public House, Manor House and The Rectory (now Grange). In Lower Tadmarton the mill complex is located to the south and west of the main settlement.

Farm complexes

7.3 Tadmarton was a predominantly agricultural settlement and this is reflected in the number of farm complexes that were located in both areas. There are two working farms remaining in Upper Tadmarton (Home Farm and Brick Farm) and Lower Tadmarton Farm (located outside the main settlement) is still in agricultural use. The buildings of the majority of the former farm complexes remain extant, with the majority having been converted to residential use, along with some of their outbuildings.

7.4 There are two listed former farmhouses – Preedy’s Farm House and Austin’s Farmhouse in Upper Tadmarton. Both buildings were of 17th century construction and retain their historic plan forms. The outbuildings at Preedy’s including barn, shelter shed and hovel are listed in their own right. Bank Farm House and associated barn in Lower Tadmarton are of similar date, and the barn is grade II listed.

7.5 College Farm, Home Farm and Brick Farm are not listed, but are all historic farm buildings. The farmhouse for College Farm appears to remain intact and its associated farm buildings have been converted for
residential use in the late 20th century. Home Farm and Brick Farm are still in agricultural use and have a range of stone built agricultural buildings associated with them. These simple structures make a very significant contribution to the character and appearance of Tadmarton.

7.6 There are a range of vernacular cottages in both Upper and Lower Tadmarton many retaining the 16th and 17th century regional character of the area. The majority of cottages are of ironstone rubble construction. There are a substantial number of buildings which retain their thatched roofs, although some have been replaced in tile, slate or stonesfield slate. One cottage in Upper Tadmarton and one in Lower Tadmarton have projecting bread ovens. The majority of cottages are of simple rectilinear form with gabled roofs and with ridgelines facing the roadside.
7.7 The Church of Saint Nicholas is a grade I listed building. The church is of early Norman origin with the chancel, nave and north aisle being constructed in the 12th century. It was enlarged and extended in the 13th century when an additional bay was added and the bell tower was constructed. There are six bells with four having been cast in the 17th century. There are also three chest tombs in the graveyard that are separately listed (grade II).

Rectory

7.8 The Rectory (now known as The Grange) is the largest domestic building in the settlement. The original construction is of 17th century date, but in the early 19th century it was considered to be ‘ruinous’ and was partially re-built and extended in 1842. The historic core remains and it is now based around a U-shaped plan. Originally the Rectory for the settlement the building was sold into private ownership in 1946. The building is listed grade II.

Manor House

7.9 The current manor house is predominantly of 18th century origin, although it does incorporate some elements of earlier structures. The building is constructed of ironstone rubble with a stone slate roof and is on an H-plan. The building is listed grade II.

7.10 In the grounds of the manor are two additional historic structures. The Dovecot has a date stone of 1752 and is constructed of ironstone with a stone slate roof. The building is listed grade II. The barn is of 15th century construction and therefore pre-dates the existing Manor House. It is believed to have been built by Abingdon Abbey and is noted as having similar features to the Tithe Barn at Swalcliffe (but of a more modest character and workmanship). It is constructed of ironstone with a thatched roof and has an elaborate roof construction with a raised cruck and arched, braced tie beams, purlins and wind braces. The building is grade II* listed.

School

Vernacular Cottage

St Nicholas Church

Village school
7.11 The school building is constructed of ironstone and currently has a concrete tile roof. It is of single storey construction with a 20th century extension to the south. It is instantly recognisable as a school with a distinctive cupula on the roof and large mullioned windows.

Lampet Arms

Lampet Arms and Lampet House

7.12 The Lampet Arms and associated Lampet House were constructed in the late 19th century in anticipation of a railway line being constructed in close proximity to Tadmarton. The buildings are of red brick construction with a slate roof. They were clearly built in a corporate railway style and do not pay respect to the local vernacular. They are distinctive buildings within the context of Tadmarton. The Lampet Arms is of three bay construction with bay windows to the ground floor. It has now been painted white with the brick lintels above the windows painted in black. It retains its sash windows. The adjacent Lampet House is of two bays and is unadorned; the windows have been replaced.
8. The Character and Appearance of Tadmarton

Settlement pattern

Upper Tadmarton

8.1 The settlement pattern of Upper Tadmarton is a simple linear settlement running on a north south axis with buildings located around the central spine road that runs through the settlement and connects the town of Banbury with Shipston on Stour.

8.2 The buildings line both sides of the road and create a firm sense of enclosure. The principal buildings including church, village hall (formerly school), public house, Grange and Rectory are located to the northern end of the settlement. The southern end of the historic core is a range of farms and vernacular cottages.

8.3 There are two simple lanes which extend northwards of the main road – Bakers Lane and the lane leading to Lower Tadmarton and Swalcliffe Lea. These have a far more informal character and are sparsely populated with a few simple historic buildings.
**Lower Tadmarton**

8.4 The settlement of Lower Tadmarton is a small hamlet; its predominant form is based around a simple narrow lane which connects in a U-shape to the principal road between Banbury and Shipston on Stour. There are a few buildings including The Mill, Camp Hill House and Fourways, (a domestic cottage) which lie just outside the lane, but form part of the settlement.

**Land use**

8.5 The majority of buildings in Upper Tadmarton and all the buildings in Lower Tadmarton are now private, domestic dwellings.

8.6 In Upper Tadmarton the non-domestic buildings of Church, School (now village hall) and public house are clustered together towards the north end of the settlement. In Lower Tadmarton both the former mill and Bank Farm have now been converted to purely domestic accommodation.

8.7 Upper and Lower Tadmarton were historically characterised by their farms and associated farmyards. The majority of these have been converted to domestic accommodation, but largely in a way that retains their essential agricultural form. A range of farm buildings shown on historic OS maps for Lower Tadmarton have since been lost. There are two remaining working farms in Upper Tadmarton (Brick Farm and Home Farm) and these make a significant contribution to...
the character of the settlement; providing a link between the rural settlement and its surrounding landscape. Lower Tadmarton Farm also remains in use, but is located outside the conservation area on the west side of the B4035.

8.8 Both settlements are surrounded by open countryside, the majority of which is used as pasture for grazing animals.

**Building age, type and style**

8.9 A large proportion of buildings in both Upper and Lower Tadmarton are simple vernacular cottages constructed from the 17th century onwards. There are a number of more substantial farm houses in both settlements and other specialist agricultural buildings (including barns, dovecote, shelter shed and hovel) in Upper Tadmarton, although some of these have been converted to pure domestic use.

8.10 Upper Tadmarton has a number of other buildings including the Church of Saint Nicholas, the school building (now village hall), public house (built as a railway hotel) as well as the larger domestic properties including the Grange and the Rectory.

**Scale and massing**

8.11 The majority of buildings in both Upper and Lower Tadmarton are of two storey construction and moderate scale.

8.12 The Church of St Nicholas and the large properties of the Grange and the Rectory in Upper Tadmarton are set back from the roadside and do not have a dominating impact on the appearance of the village.

**Construction and materials**

8.13 The buildings throughout the settlement are constructed of the local ironstone. There are a number of brick buildings in the settlement including the Lampet Arms and associated Lampet House, Brick Farm and one or two brick cottages. Brick is also used for a number of chimney stacks in the area.

8.14 There are a significant number of thatched buildings located throughout the settlement, but these are interspersed with other roofing materials including tile, stonesfields slate and welsh slate.
Means of enclosure

8.15 Upper Tadmarton has a number of significant stone boundary walls, but in places particularly along the principal street running through the settlement the buildings themselves are constructed up to the edge of the road/pavement and form their own enclosure to the street.

8.16 Lower Tadmarton is characterised by stone boundary walls, which are constructed of the local ironstone and are largely of drystone construction with no mortar. To the north side of the street running through the hamlet the later infill houses are set back behind boundary walls. To the south side a number of the terraced properties are constructed straight on to the street edge and form the means of enclosure to the street.

Trees and green spaces

8.17 Upper Tadmarton and Lower Tadmarton are both surrounded by open countryside. The northern approach to Upper Tadmarton and both entrances to Lower Tadmarton are characterised by green, tree-lined approaches providing a sense of enclosure to the settlements. The river tributary which runs to the north of Upper Tadmarton and the south of Lower Tadmarton is a defining feature, which is also used as the conservation area boundary for both settlements.

8.18 There is very little formal green space within either of the settlements other than the churchyard surrounding Church of Saint Nicholas in Upper Tadmarton. This area has a very mature, tranquil feel and looks out on to the meadow land to the south of the settlement.

8.19 There are a number of triangular greens at road junctions leading in to both settlements and these make a significant contribution to the entrance approaches.

8.20 A number of properties in both settlements are set within large plots of land which contribute to the sense of greenery and provide a contrast to areas of enclosure within the same settlements where the buildings are located hard against the road edge.
Carriageways, pavements, footpaths

8.21 The nature of the carriageways, pavements and footpaths of Upper and Lower Tadmarton are reflective of their specific locations.

8.22 The principle road B4035 running through Upper Tadmarton between Banbury and Shipston on Stour is formal in construction and adheres to highway standards. A footpath runs along the road throughout the village, predominantly on the northern side. To the north of the church the footpath is located on the south side of the road and forms a characteristic tree-lined cutting which rises away from the road and makes a contribution to the rural aspect of the settlement despite the presence of the major road.

8.23 There are two principal lanes running north from the Main Road in Upper Tadmarton; Bakers Lane and the lane leading to Swalcliffe Lea. The lanes have an informal, rural character with the roadway merging directly into green verges to the side and no formal demarcation for a footpath or pavement. There is also an access track which leads to the rear of the Grange, which is constructed of compacted stones with strong grass verges and grass in the centre of the trackway; this makes a particularly strong contribution to the rural character of this area.

8.24 The main road running through Lower Tadmarton is very different in character – the road surface is of tarmac, but other than that is of a very informal character with the roadway merging directly with green verges and building edges. There are also a couple of access tracks, constructed of compacted stones, running to specific buildings in Lower Tadmarton which add significantly to the rural character of the settlement.

Key Views

8.25 Upper and Lower Tadmarton are both surrounded by countryside, but there are only limited views in and out of the settlements at key points.

8.26 Upper Tadmarton is set on slightly rising ground from south to north. There are limited views of the historic settlement.
from either entrance. The historic core is located just beneath the apex of the ridge to the north of the settlement and there is a sense of enclosure, rather than openness on the approach in to the village. To the south the historic core is approached through later ribbon development along the roadside and therefore there are no views from this aspect either.

8.27 There are views of the historic settlement within the context of the surrounding landscape from both the footpath leading from the north and some views from particular locations along the southern footpath, although the majority of the settlement is screened from view by boundaries to the rear of gardens. The views demonstrate the intimate relationship between the built up settlement and its immediate environs.

8.28 Lower Tadmarton is characterised by its sense of enclosure and both entrances to the village are tree lined and therefore inhibit views in to and out of the area. There is a view down in to the village from the bridleway to the north, but this is predominantly of the modern houses of the settlement.

Upper Tadmarton with countryside beyond
9. Character Areas

Settlement pattern
9.1 Upper Tadmarton has a very simple linear settlement pattern dictated by the main road which runs through it. The settlement is predominantly focused around this road with just two simple lanes leading to the north.

9.2 Lower Tadmarton is located away from the principle road and is a small hamlet with houses lined either side of a simple road in a u-shaped configuration.

Upper Tadmarton

Central street
9.3 The central road running through the settlement (now the B4035) is a historic route established in the medieval period and turnpike in the late 18th century. The majority of the settlement, comprising large properties, the church, school (now village hall) and public house to the north and a range of vernacular buildings and farm houses to the south are located along this road.

Rural lanes and village environs
9.4 The two lanes and surrounding village environs are rural and informal in feel. The buildings in these areas are predominantly farms and associated agricultural buildings and small vernacular cottages. This rural area makes a significant contribution to the settlement of Upper Tadmarton and provides a contrast to the formal layout along the principle road.

Figure 17 – Character areas map – Upper Tadmarton
Lower Tadmarton

Core settlement

9.5 The hamlet of Lower Tadmarton is based around a single road configured in a u-shape. The properties comprise a mixture of vernacular cottages and later infill, with Bank House Farm located in the north-east corner. The settlement has a distinct rural feel, to which the narrow lane and the sense of enclosure from stone boundary walls and buildings facing directly on to the roadside, make a major contribution.

9.6 The mill and associated buildings and Fourways are located slightly outside the core settlement, but nevertheless form part of the dispersed hamlet. Fourways forms a gateway to the settlement.

Figure 18 – Character areas map – Lower Tadmarton
10. Materials and Details
11. Management Plan

Policy context

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

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

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

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

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## General Proposals for Preservation and Enhancement

| Retention of historic features and building maintenance | Traditional architectural details and local materials are important and should be retained, repaired or reinstated where lost. It is important that traditional techniques and materials (including the use of lime mortar and the like for like repair of buildings) are used to retain the special historic character and appearance of the area. The unsympathetic alteration of minor features could have a significant impact on the character and appearance of Tadmarton. An Article 4 Direction could ensure that existing original and traditional details are protected and where necessary sensitively replaced in the future. There are a number of thatch buildings across both settlements and it is important that these are retained and re-thatched in an appropriate material. |
| Archaeology | Tadmarton is an archaeologically rich area with evidence of Iron Age, Roman and medieval occupation of the area. Early consultation with Oxfordshire County Council’s Archaeology Department in relation to any proposed new works involving foundation excavation or ground levelling is encouraged at the outset to prevent delay at the application submission stage. |
| New Development | As a Category C village (Cherwell Local Plan 2006-2031: Part 1), the village is considered suitable for conversion of existing buildings only. This is no different from the adopted Local Plan 1996. Any proposed development or extensions must respect the scale, design, proportions and materials of the surrounding architecture to strengthen the cohesion of the street scene. It is crucial that the scale and diversity of the surrounding architecture is respected and that an imaginative and high quality design is employed. The character of Lower Tadmarton is largely based on its location away from the principal road running through. It has a distinctive U-shaped form. It is of particular importance that further ribbon development along the B4035 is resisted as this would detract from the historic significance of the settlement. |
| Character of roads and lanes | The road running through Upper Tadmarton is one of the defining characteristics of the settlement. The road is a B road and therefore has to comply to highway standards. It is nevertheless important to ensure that the character and appearance of Upper Tadmarton Conservation Area is retained and that roadside clutter is minimised. The lanes in both Upper and Lower Tadmarton have a rural, informal character which make a significant contribution to the settlement. It is important that this character is retained in any developments in the settlement. |
| Overhead electricity lines | Overhead electricity lines can have a significant negative impact on historic buildings and areas and any opportunity to remove, underground or place these in a more sensitive setting should be taken. |
12. Conservation Area Boundary

12.1 Tadmarton Conservation Area was designated in 1992 and was reviewed in 1995 when a conservation area appraisal was produced and some minor amendments to the boundary made. There has been no review of the conservation area or boundary since 1995. The original conservation area was for Upper Tadmarton only and incorporated the main village street and incorporated meadowland between the built up area of the village and the brook.

12.2 A review of the boundary has now taken place; this was based on an analysis of current and historical maps supplemented by investigation on the ground from public rights of way. The proposed boundary has been drawn based on current heritage policy and guidance and considers the importance of spaces and settings as well as buildings.

Upper Tadmarton

12.3 Tadmarton Conservation Area was designated in October 1992 and was reviewed in November 1995 and incorporated Upper Tadmarton only. A recent review of the boundary has now taken place; this was

Figure 21 – Existing and proposed extent of conservation area boundary
based on an analysis of current and historical maps supplemented by investigation on the ground from public rights of way and private land where express permission was given. The boundary was drawn on the basis of current heritage policy and guidance and considered the importance of spaces and settings as well as buildings. The boundary was subject to consultation, but no alterations were made following this.

12.4 The boundary is based on the outer extent of the historic village and its immediate environs and follows the natural features of the stream and follows the public right of way to the west. Wherever possible the conservation area coincides with physical features such as walls and hedges and other land boundaries for ease of identification and takes into account land ownership wherever possible.

**Boundary**

12.5 Eastern boundary
The boundary runs from the junction between the road leading to the north and the stream which runs to the east of Preedy's farm. It follows the line of the stream all the way to the footbridge and public bridleway to the south end of the settlement.

12.6 Southern boundary
The boundary follows the line of the public bridleway and then incorporates the parcel of land between Malcolms Cottage and 1 Brookfield Rise. It crosses the road and continues south to incorporate Lilac Cottage and associated outbuildings.

12.7 Western boundary
The boundary starts at the souther end of the land associated with Lilac cottage and proceeds to the west of this and then follows the line of the public footpath all the way along the rear property boundaries and the meadow land to the south west of the church. The boundary terminates to the rear of the property boundaries associated with 6-12 Old Glebe, Upper Tadmarton. The boundary then crosses the main road and includes the junction with the lane leading down towards College Farm and Preedys farm. It follows the western extent of the lane and then extends out to include the land surrounding Heathfield House.

12.8 Northern boundary
The boundary extends from the northern boundary of Heathfield House along the northern extent of the lane and continues to the stream to the north east of Preedy’s Farm.
Lower Tadmarton has been added as an additional character area following a review of Tadmarton Conservation Area. The boundary has been tightly drawn to include all key heritage assets as the area has not previously been designated as a conservation area.

The boundary was based on an analysis of current and historical maps supplemented by investigation on the ground from public rights of way. The boundary was subject to consultation; a couple of consultees asked for a larger area surrounding the hamlet, but the area proposed was too large to be practical. No alterations were made following the consultation.

Eastern boundary
The boundary extends from the north east corner of the land surrounding Bank House.
a and continues in a southern direction to include the land to the rear of Red Roof, Honey Stone. The boundary then continues south towards the stream and includes the bridge over the stream.

12.12 Southern boundary
The boundary follows the line of the stream to the rear of the properties from Brook Cottage through to Perkins. The boundary then moves northwards to exclude the modern properties of 1-4 Sor Brook Meadow but includes the outbuildings lined along Hollow Road. The boundary follows the line of Hollow Road including boundary walls and trees until it reaches the stream and then extends out to include Fourways and its associated land. The boundary then crosses the B4035 to include the road junction and then follows the line of the stream to the edge of the land associated with the mill.

12.13 Western boundary
The boundary follows the land divisions associated with The Mill and the Millrace to the southern side of the Shutford Road.

12.14 Northern boundary
The boundary extends from the northern extent of the land surrounding the Millrace and travels along the southern side of the road to include the Millrace, The Mill and The Mill Barn. The boundary then follows the northern extent of Hollow Road including boundary walls, trees and other boundary features. The boundary incorporates the land between Treetops and Bank House Farm and then land immediately associated with Bank House Farm, Bank Farm Barn and Bank Farm House.
13. Effects of Conservation Area Designation

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

**Development should preserve or enhance the area**

13.2 Development should preserve or enhance the character or appearance of the conservation area, ‘the special architectural or historic interest of which it is desirable to conserve or enhance’. This enables the achievement of higher standards of design in new developments and secures the conservation of existing important features and characteristics. Information supporting planning applications must demonstrate the proposal, and its impact on the conservation area, in sufficient detail to enable a thorough assessment.

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

**Control over demolition of buildings**

13.4 Planning permission is required from Cherwell District Council, as the Local Planning Authority, for the demolition or substantial demolition of unlisted buildings in the conservation area. Where a building is of demonstrable architectural or historic interest, consent for demolition will only be given as a last resort.

**Control over trees**

13.5 The council must be notified of any intention to carry out works to fell, lop or top any tree over 75mm (3 inches approx.) in diameter not already the subject of a tree preservation order. This provides the council with an opportunity to consider making a tree preservation order and the provision of an extra degree of control over the many trees that are important to the appearance of the conservation area.

**Protection of important open spaces and views**

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

**Control over the demolition of enclosures**

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

**Powers to seek repair of unlisted historic buildings**

13.8 The council has powers to seek the repair of unlisted (as well as listed) buildings in a poor state of repair where the building makes a valuable contribution to the street scene or is of local importance as a building type.
Reduced permitted development

13.9 There are no permitted development rights for commercial properties.

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

- A two storey rear extension of any dimension
- A single storey side extension of any dimension
- A building, enclosure, pool or container at the side of a dwelling
- Cladding in any material
- Any alteration or extension to the roof
- A satellite dish on any chimney, wall or roof slope that faces onto or is visible from a highway
- A flue, chimney, soil or vent pipe on a wall or roof slope that fronts a highway or can be seen from a highway and forms the principal or side elevation of the house.

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

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

Scale and settlement pattern

14.2 Upper and Lower Tadmarton both have very distinctive settlement patterns.

14.3 Upper Tadmarton is a linear village with the majority of properties directly addressing the central road. There are two historic lanes which lead off the road, the character of these lanes makes a distinctive contribution to the character of the settlement, but additional lanes would not be encouraged as this is not a dominant form within the village.

14.4 Lower Tadmarton is located off the main road and is based around a single U-shaped lane. This distinctive form of settlement should be respected and it is vital that there is no further ribbon development alongside the B4035. The infilling of this area would fundamentally alter the plan form of the settlement.

14.5 The majority of buildings across both settlements are two storey, with only a small number of three storey constructions including some of the farmhouses and the mill at Lower Tadmarton. The larger buildings in Upper Tadmarton including Church of St Nicholas, the Rectory and the Grange are all set back from the roadside and do not have a dominating impact on the conservation area.

14.6 There is an issue with ground levels due to the particular configuration of the landscape around the area. In Lower Tadmarton in particular there are a number of bungalows and one and a half storey houses, which have been designed to sit well within the landscape. Any proposals to heighten these properties to two-storey would need to be very carefully considered due to the impact they may have on surrounding properties and the character and appearance of the area.

Proportion

14.7 In most buildings within the Conservation Area the relationship between windows, doors, floor heights and the relationship of solid to void in the design of elevations is very important. Traditional proportions should be emulated in new development. It is of particular importance that traditional proportions are respected when designing an extension to an existing building. In most instances these will need to be subservient to the existing properties.

Roofs

14.8 The majority of roofs in Tadmarton were originally thatched and there are still a large number of thatched roofs remaining in the village. Retaining thatched roofs in traditional materials is of fundamental importance to the character and appearance of the settlements. Replacement roofing materials have included slate and clay tile with a few isolated examples of stonesfield slates. It is very important that the original pitch of roofs is maintained. Traditional eaves, verge and ridge details should be retained. Chimneys are important features of the roof-scape, often constructed in brick, and should be retained even if no longer required for fireplaces. Where historic roofing materials are to be replaced the new materials should preferably match the original in colour, size, texture and provenance. Where ventilation is required (where roofs have been insulated for example), this should be achieved by inconspicuous means (e.g. under-eaves ventilation) and visible roof vents will be discouraged.

External Walls

14.9 Any alteration or repair to external walls must respect the existing building materials and match them in texture, quality and colour. Every effort should be made to retain or re-use facing stonework which should not ordinarily be rendered, pebble-dashed or painted. Repointing should be carried out with a lime mortar to match the existing in colour, type and texture. Hard, modern Portland cement mortars are
inappropriate as they prevent the evaporation of moisture through the joints.

**Rainwater goods**

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

**Windows**

14.11 There are a range of windows in Upper and Lower Tadmarton. Windows should be appropriate to the host building (casement or sash windows depending on building type), correctly proportioned, well related to each other and neighbouring buildings, and should respect any existing openings. The retention of historic lintels is also an important issue as replacing these with modern stone or concrete blocks can have a detrimental impact on the building and streetscene. Retention and repair of original windows is preferable to replacement. Where replacement is necessary it should match the original. The thickness and moulding of glazing bars, the size and arrangement of panes are vital elements in determining appropriate replacement windows, which respect the age and history of a building.

14.12 Inappropriate replacement windows can be extremely damaging to the character and appearance of a building and conservation area alike and can undermine a property’s monetary value. Replacement of timber or metal windows with uPVC alternative, no matter what the pattern or design, is inappropriate. Where it is proposed to remove inappropriate windows; replacements should be sympathetic to the history and architecture of the building and its surroundings.

**Doors**

14.13 Old timber doors should be repaired rather than replaced wherever possible. The thermal performance of existing doors can be improved by the use of draught-stripping and curtains. uPVC doors are not appropriate for the conservation area. Where the replacement of an existing door is necessary, appropriate traditional designs of sheeted or panelled timber doors should be used.

**Boundary Treatment**

14.14 Stone boundary walls make a significant contribution to the conservation area and should be retained in-situ where possible. Repairs should be carried out on a like-for-like basis using identical materials and techniques. Pointing existing walls with sand-and-cement mortar, for example, would be entirely inappropriate. There are a number of dry stone walls (without mortar) in Lower Tadmarton in particular and the character of these wall should be retained and not altered to a mortared wall.

**Micro Energy Generation**

14.15 Whilst the use of micro energy systems are generally encouraged and satellite information systems generally tolerated, special care will be necessary to find suitable sites for their use within the conservation area. Preference will be given to equipment located away from principal frontages. Equipment fixed to main or visible elevations or roof planes will damage the character and appearance of the conservation area.

**Highway Works**

14.16 It is recognised that the central part of Upper Tadmarton lies along the B4035, the principal road between Banbury and Shipston on Stour and that there are certain requirements in relation to this. The conservation area status of the area should none-the-less be recognised and care should be taken when introducing any new items such as bollards, signs etc and these should be carefully sited and integrated with the surrounding area. Redundant or unnecessary street furniture such as signs or poles should be removed to reduce clutter.

14.17 The rural lanes in the two settlements make a particular contribution to the character and appearance of the conservation area and special care should be taken to retain their informal character.
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English Heritage, Understanding Place: Historic Area Assessments: Principles and Practice, 2010
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Wood-Jones, R. Traditional Domestic Architecture in the Banbury region. 1986
16. Acknowledgments

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

Images used produced by Cherwell District Council or sourced from Oxfordshire Local History Centre unless otherwise accredited.

Grateful thanks are due to Richard Pinchin and Christine Coles who have facilitated the appraisal and provided background knowledge about the settlement; the staff at the Oxfordshire History Centre for providing access to documents and Susan Lisk of the Historic Environment Record for providing information on the archaeology and historic environment of the area.

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Appendix 1: Policies

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

<table>
<thead>
<tr>
<th>Main Legislation</th>
<th>National Policy Guidance</th>
<th>Local Policies</th>
</tr>
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<tbody>
<tr>
<td></td>
<td></td>
<td>Cherwell Local Plan 2006-2031: Submission Document (January 2014)</td>
</tr>
</tbody>
</table>

**National Planning Policy Framework**


in particular:

**Point 17** Core planning principles.

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

**Point 77** Local green space identification.

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

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

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

**Cherwell Local Plan 2016-2031:**

**Part 1** Adopted 20 July 2015

**EDS1:** Mitigating and adapting to climate change.

**ESD5:** Renewable energy.

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

**ESD13:** Local landscape protection and enhancement.

**ESD15:** The character of the built and historic environment.

**Policy Villages 1: village categorisation:**

the village will be Category C and therefore development will be restricted to conversions only.

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

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

**Cherwell Local Plan 1996**

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

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

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

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

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

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

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

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

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

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

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

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

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

**C38:** Satellite dishes within a conservation area or on a listed building will not normally be permitted when they would be visible from a public highway.
### Designated assets in Upper Tadmarton

<table>
<thead>
<tr>
<th>No.</th>
<th>Designation</th>
<th>Listing</th>
<th>Location</th>
<th>Grade</th>
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<tbody>
<tr>
<td>1</td>
<td>Church of St Nicholas</td>
<td>Listing</td>
<td>Church of St Nicholas, Main Street</td>
<td>I</td>
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<tr>
<td>2</td>
<td>Barn at Manor House</td>
<td>Listing</td>
<td>Barn at Manor House, Main Street</td>
<td>II*</td>
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<tr>
<td>3</td>
<td>Ivy Cottage</td>
<td>Listing</td>
<td>Ivy Cottage, Baker’s Lane, Tadmarton</td>
<td>II</td>
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<tr>
<td>4</td>
<td>Dovecote at Manor House</td>
<td>Listing</td>
<td>Dovecot at Manor House, Main Street, Tadmarton</td>
<td>II</td>
</tr>
<tr>
<td>5</td>
<td>Cotswold Cottage</td>
<td>Listing</td>
<td>Cotswold Cottage, Main Street, Tadmarton</td>
<td>II</td>
</tr>
<tr>
<td>6</td>
<td>Chest tomb to Robert Austin</td>
<td>Listing</td>
<td>Chest tomb to Robert Austin approximately 2 metres east of chancel of Church of Saint Nicholas</td>
<td>II</td>
</tr>
<tr>
<td>7</td>
<td>Yeomans</td>
<td>Listing</td>
<td>Yeomans, Main Street, Tadmarton</td>
<td>II</td>
</tr>
<tr>
<td>8</td>
<td>Kitnocks</td>
<td>Listing</td>
<td>Kitnocks, Main Street, Tadmarton</td>
<td>II</td>
</tr>
<tr>
<td>9</td>
<td>Small barn, dovecote and stable</td>
<td>Listing</td>
<td>Small barn, dovecote and stable approximately 50 metres north west of Predy’s Farmhouse, Tadmarton</td>
<td>II</td>
</tr>
<tr>
<td></td>
<td>and stable approximately 50 metres</td>
<td></td>
<td></td>
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</tr>
<tr>
<td></td>
<td>north west of Predy’s Farmhouse</td>
<td></td>
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</tr>
<tr>
<td>10</td>
<td>Cottage approximately 110 metres</td>
<td>Listing</td>
<td>Cottage approximately 110 metres north east of Church of Saint Nicholas</td>
<td>II</td>
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<tr>
<td></td>
<td>north east of Church of St Nicholas</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>The Old Smithy</td>
<td>Listing</td>
<td>The Old Smithy, Main Street Tadmarton</td>
<td>II</td>
</tr>
<tr>
<td>12</td>
<td>Chest Tomb to John</td>
<td>Listing</td>
<td>Chest Tomb to John approximately 3 metres east of chancel of Church of Saint Nicholas, Main Street, Tadmarton</td>
<td>II</td>
</tr>
<tr>
<td></td>
<td>approximately 3 metres east of chancel of Church of Saint Nicholas</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>13</td>
<td>Preedy’s Farmhouse</td>
<td>Listing</td>
<td>Preedy’s Farmhouse, Tadmarton</td>
<td>II</td>
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<tr>
<td>14</td>
<td>Chest tomb to William Potar</td>
<td>Listing</td>
<td>Chest tomb to William Potar approximately 2 meters east of porch of Church of Saint Nicholas, Main Street, Tadmarton</td>
<td>II</td>
</tr>
<tr>
<td></td>
<td>approximately 2 meters east of porch of Church of Saint Nicholas</td>
<td></td>
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<td>15</td>
<td>The Grange</td>
<td>Listing</td>
<td>The Grange, Main Street, Tadmarton</td>
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<td>16</td>
<td>Manor House</td>
<td>Listing</td>
<td>Manor House, Main Street, Tadmarton</td>
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<tr>
<td>17</td>
<td>Barn approximately 150 metres west</td>
<td>Listing</td>
<td>Barn approximately 150 metres west of Preedy’s Farmhouse, Tadmarton</td>
<td>II</td>
</tr>
<tr>
<td></td>
<td>of Preedy's Farmhouse</td>
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<tr>
<td>18</td>
<td>Shelter shed and hovel</td>
<td>Listing</td>
<td>Shelter shed and hovel approximately 50 metres north of Preedy’s Farmhouse, Tadmarton</td>
<td>II</td>
</tr>
<tr>
<td></td>
<td>approximately 50 metres north of</td>
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<td></td>
<td>Preedy’s Farmhouse</td>
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<td>19</td>
<td>Wise’s Cottages</td>
<td>Listing</td>
<td>Wise’s Cottages, Main Street, Tadmarton</td>
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<tr>
<td>20</td>
<td>Austin’s Farmhouse</td>
<td>Listing</td>
<td>Austin’s Farmhouse, Main Street, Tadmarton</td>
<td>II</td>
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Designated assets in Lower Tadmarton

<table>
<thead>
<tr>
<th>No.</th>
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</thead>
<tbody>
<tr>
<td>21</td>
<td>Brook Cottage</td>
<td>Listing</td>
<td>Brook Cottage, Hollow Road, Lower Tadmarton</td>
<td>II</td>
</tr>
<tr>
<td>22</td>
<td>Mayfield Cottage</td>
<td>Listing</td>
<td>Mayfield Cottage, Hollow Road, Lower Tadmarton</td>
<td>II</td>
</tr>
<tr>
<td>23</td>
<td>Perkins</td>
<td>Listing</td>
<td>Perkins, Hollow Road, Lower Tadmarton</td>
<td>II</td>
</tr>
<tr>
<td>24</td>
<td>The Barn at Bankhouse Farm</td>
<td>Listing</td>
<td>The Barn, Bankhouse Farm, Lower Tadmarton</td>
<td>II</td>
</tr>
</tbody>
</table>

Designated assets in Tadmarton parish

<table>
<thead>
<tr>
<th>No.</th>
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<th>Listing</th>
<th>Address</th>
<th>Grade</th>
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<tbody>
<tr>
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<td>Tadmarton House</td>
<td>Listing</td>
<td>Tadmarton House, Tadmarton</td>
<td>II</td>
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<td>26</td>
<td>Tadmarton House Lodge</td>
<td>Listing</td>
<td>Tadmarton House Lodge, Tadmarton</td>
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<tr>
<td>27</td>
<td>Tadmarton Camp</td>
<td>Scheduling</td>
<td>Tadmarton Camp, Tadmarton</td>
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<td>28</td>
<td>Earthwork NE of Tadmarton Village</td>
<td>Scheduling</td>
<td>Earthwork NE of Tadmarton Village</td>
<td></td>
</tr>
</tbody>
</table>

Figure 26 – Listed buildings
Local Heritage Assets

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

The following buildings and monuments are considered regionally or locally significant either for their architectural detail or for their part in the social history of Tadmarton and therefore have been put forward for consideration for including in the district wide register of local heritage assets.

Figure 27 – Local heritage assets Upper Tadmarton
Figure 28 – Local heritage assets Lower Tadmarton

2 and 3 Bakers Lane, Upper Tadmarton (2)  Barn associated with Lampet Arms, Upper Tadmarton
Beam Ends, Bakers Lane, Upper Tadmarton

Brick Farm - barn, Upper Tadmarton

Church Cottage, Upper Tadmarton

Clacker Bridge, Upper Tadmarton

College Farm, Doorcase, Upper Tadmarton

College Farm, Upper Tadmarton (2)
Fortnum Cottages, date stone, Upper Tadmarton

Fortnum Cottages, Upper Tadmarton

Home Farm - barn on opposite side of road, Upper Tadmarton

Home Farm - farmhouse, Upper Tadmarton

Home Farm - farmyard, Upper Tadmarton

Lampet Arms and Lampet House, Upper Tadmarton
Lower Tadmarton mill barn

Lower Tadmarton Mill House

Stone Cottage and The Old Thatch, Lower Tadmarton

Treford Cottage, Lower Tadmarton
Appendix 4: Article 4 Directions

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

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

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

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

What are the effects of Article 4 Directions?
Once an Article 4 Direction has been made planning permission becomes necessary for the specific

Figure 29 – Existing and Proposed CA Extension with Article 4 Directions
changes as set out in the Direction. This is only the case for the buildings covered by the Direction. There is no fee for any application made necessary by the serving of an Article 4 Direction.

How will an Article 4 Direction affect Tadmarton?

The Conservation Area Appraisal identifies a number of non-listed dwellings which make a special contribution to the character and appearance of Souldern. Article 4 Directions are proposed for the following non-listed buildings because of their contribution to the conservation area and its environs:

The Directions cover changes to the front elevations of these buildings which may include:
- The removal of traditional boundary walls
- The removal or rebuilding of chimney stacks
- The replacement of doors
- Changes to roofing materials and the insertion of rooflights
- Erection of porches
- Erection of renewable technology including solar panels
- Replacement of rainwater goods + external drainage
- Erection of satellite dishes and other antennae/aerials
- Replacement of windows

Figure 30 – Article 4 Direction Lower Tadmarton
Appendix 5: Public Consultation

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

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

A similar process is undertaken for individual buildings, either for putting a structure forward for statutory designation as a heritage asset (formerly known as ‘listing’), or for those buildings, structures or archaeological features that are locally significant for inclusion in the district-wide Register of Local Heritage Assets.

An exhibition and public meeting were held on Thursday 15th December 2016 to enable local residents to inspect the draft document and talk to the Design and Conservation team and planning colleagues.

The draft document was available to be viewed on-line from Cherwell District Council’s website (www.cherwell.gov.uk/conservation) and hard copies were available at Banbury library and the mobile library.

Comments on the draft document and suggestions for inclusion or exclusion of areas and/or buildings within the conservation area were considered by the Design and Conservation Team. Where appropriate amendments were made and incorporated into the final document. The document was assessed and signed off by the Lead Member for Planning.

<table>
<thead>
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<th>Executive date</th>
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<td>Delegate authority to Lead Member for Planning</td>
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<th>Date approved</th>
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<tbody>
<tr>
<td>Lead Member for Planning</td>
<td>1 August 2017</td>
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</tbody>
</table>
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