Swalcliffe Conservation Area Appraisal
December 2016

Development Management
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1. Introduction and Planning Policy Context

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.

1.2 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. 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.

1.3 Swalcliffe is a small rural village located on the road between Banbury and Shipston-on-Stour. The settlement is of some considerable historic importance. There has been settlement in the area for over 2000 years with an iron age hill fort, roman settlement and Saxon and medieval remains in the immediately surrounding locality. The village was at the centre of the ancient parish of Swalcliffe (which contained the villages of Epwell, Shutford, Sibford Ferris and Sibford Gower). Surviving historic buildings include a medieval manor and 15th century tythe barn formerly owned by New College, Oxford, the Church of St Peter and St Paul and Swalcliffe Park – an 18th and 19th century house built on the site of an earlier building. The built form of the Swalcliffe is strongly influenced by its geographical location with the settlement being concentrated along a narrow ridge of high ground before the land falls away into a valley to the north.

1.4 This assessment and management plan aims to promote and support developments that help to preserve and/or enhance the character of the Swalcliffe 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.

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

1.5 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;
• promote the sympathetic management of public spaces, including working with the highway authorities to encourage more traditional materials for kerbing and footpaths.

1.6 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.


This draft appraisal will be the subject of public consultation, which will run until April 2016 with the document available to download from the council’s website and to view in local libraries during this time.

1.7 Survey work was undertaken in the Winter of 2015 into early 2016.
2. Location

2.1 Swalcliffe is located to the south-west of Banbury in close proximity to the western boundary of Oxfordshire and Warwickshire. It is situated between the towns of Banbury and Shipston-on-Stour, along the B4035 (a former Turnpike Road). Historically Swalcliffe was interconnected with other villages in the area, but was relatively isolated from major routes.

2.2 The settlement is defined by its geographical location. It lies on a ridge of high land, along which a number of hills are located. The settlement is confined to the flat area along the ridge and the gently sloping land to the south. There are extensive views to the north of the settlement.

2.3 There are a number of water courses in the area including tributaries of the Rivers Swale and Cherwell. The ridge between Swalcliffe and Shutford is a watershed between the Thames and the Avon.

**Figure 2.** Location of settlement shown on OS base
Figure 3. Outline of Conservation Area boundary on aerial photograph background.
3. Geology and Topography

3.1 The underlying geology in the parish of Swalcliffe is a mixture of Marlestone Rock Formation, Whitby Mudstone Formation and Dyrham Formation. It lies within the Inferior Oolite series. The settlement is located almost centrally along the Jurassic Ridge. The stone is very distinctive and is different to both the Cotswolds and the Northamptonshire uplands.

3.2 The area is in the high ground of north Oxfordshire and the village is set on a ridge surrounded by a number of hills. It lies 540 feet above sea level. The form of the village is based on the geographical constraints of the area.

3.3 The high ridge between Swalcliffe and Sibford is the watershed between the Thames and the Avon. The area is surrounded by water courses, some of which are visible in the village, along with systems for managing the flow of water and historically for providing drinking water to the village.

Figure 4. Geology of the Swalcliffe area
**Figure 5.** Topographical map

Rolling topography of village
4. Archaeology

4.1 Swalcliffe is situated in an archaeologically rich area with evidence of human settlement from the Neolithic period onwards. This was partially due to its historic strategic location along historic route ways including Roman Roads, the Ridgeway and the Saltway. There were no known archaeological investigations of the area until the Oxford University excavations of 1957-1958.

4.2 A number of key archaeological monuments and find spots have been recorded in the area. A number of individual Neolithic and Bronze Age finds including a leaf shaped arrowhead, polished stone axe and flint blade have been found in the area surrounding Swalcliffe.

4.3 There are substantial Iron Age remains in the form of Madmarston Hill Camp, an Iron Age Hill Fort, which lies ¾ mile north east of Swalcliffe Church and was in occupation between 1st century BC and 1st century AD. It is described as a multivallate hillfort meaning that it had 2 or more concentric lines of earthworks. It was not used for permanent occupation, but was used for ceremonial occasions and emergency situations. It was situated at the northern edge of the territory of the Celtic tribe known as Dobunni in close proximity to the tribes of the Cranabbii in Warwickshire and Catuvellauni in the East. The area is a Scheduled Ancient Monument, but there has been substantial ploughing in the area during the mid 20th century which has caused significant damage.

Figure 6. Archaeological constraints plan
4.4 There was a Roman settlement nearby which lay to the north-east of the existing village and to the south-east of Madmarston Hill. The settlement was in occupation throughout the Roman period and was situated along a minor Roman road. It is believed that the settlement relied on passing traffic and declined rapidly once the Romans withdrew from Britain. All known buildings were on a north-east / south-west alignment. The area where the first evidence of the settlement appeared was later known as The Blacklands due to the amount of stone and debris found in the location, although the extent of the settlement was more than the specific field by this name. It is likely that stone was taken from the area for later building in the medieval period. There is the possibility that a Roman coin hoard was found in the field later known as ‘Money Acre’ in the 17th century, but this is unsubstantiated. There was also evidence of a barrow known as ‘Row Barrow’, thought possibly to have been Roman, but this has now been substantially ploughed out.

4.5 There is no known evidence of Saxon occupation in the area, but part of the fabric of the church is of Saxon origin and the Saxon route of the Ridgeway runs through the area.

4.6 The significant medieval monuments of church, Rectorial manor house and Tithe Barn are still in existence and upstanding and form a functioning part of the current settlement. There were also a number of other medieval and post medieval monuments. There is evidence of a shrunken medieval settlement in Swalcliffe Lea: the antiquarian Richard Rawlings recorded seeing ruined houses in the area in 1718, and a substantial medieval building of two construction phases was found during excavations in 1958. There was also a watermill at Swalcliffe Lea. Holwell Grange, associated with the Cistercian Abbey of Bruern, was located to the southwest of the present village.

4.7 In addition to the major archaeological monuments recorded in the area there are a number of undated enclosures identified from aerial photographs and lime kilns, brick kiln and quarry pits recorded on the Historic Environment Record for the parish. There is also a Cold War Royal Observer Corps Monitoring Post complete with ventilation shaft and escape hatch located to the west of the settlement.
5. History and Development

History

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

5.2 The settlement of Swalcliffe has had a number of different spellings and variants including Swalcliue, Swakeley and Swalweclyue. It is derived from ‘Swallow Cliff’.

5.3 The ancient parish of Swalcliffe incorporated 6,946 acres and included the settlements of Epwell, Shutford, Sibford Ferris, Sibford Gower and Burdrop. The village of Swalcliffe was the core settlement and included the Mother Church. The current parish boundary of Swalcliffe incorporates 1,678 acres.

5.4 The parish was one of four, large ancient parishes in the Banbury Hundred. They were held by the Bishop of Dorchester in the Anglo-Saxon period and later transferred to the Bishop of Lincoln. In the 12th century the Swalcliffe estate was held by Robert of Stoke, who may also have been known as

Figure 7: Map of Ancient Parish of Swalcliffe
Robert of Wykeham. The Wykeham family certainly had a long standing association with Swalcliffe, although the land passed between the Wykeham and Arden families a number of times in the 14th century. There were close associations between the Wykeham family in Swalcliffe and the Fiennes family of Broughton Castle, approximately 5 miles to the east.

5.5 The Wykeham family were politically and economically influential. William of Wykeham was Lord of the Privy Seal, Bishop of Winchester and Chancellor of the Exchequer to both Edward III (in 1367-71) and Richard II (in 1389-91). He was also responsible for the rebuilding of Windsor Castle and surveyor of other castles and the third richest man in England of his day (after John of Gaunt and Richard II). William Wykeham and his descendants had a significant impact on the development of Swalcliffe from the medieval period onwards. William Wykeham may have been responsible for at least part of the mid-late 14th century remodelling of the Norman north aisle, the east end of which served for a time as the family chapel. Other members of the family bequeathed the church pulpit and one of the bells. The Wykeham family originally held both manors in the village and the seat at Swalcliffe Park remained in the family ownership until 1963 when it was sold for use as a school; although it had been leased out to another family from the mid 19th century and used as a military convalescent hospital during both world wars.

5.6 William Wykeham was also responsible for the close ties with New College, Oxford. He founded the college in 1379 and endowed it with estates in nine different counties. The Rectorial Manor of Swalcliffe was purchased by William Wykeham in 1382 and he bequeathed it to New College in 1388.

5.7 New College, Oxford had considerable influence in the parish of Swalcliffe. They spent significant sums of money on the estate, maintained the chancel of the church and a number of the Vicars in Swalcliffe were New College graduates. One of the finest tithe barns in the country was constructed in the village between 1401 and 1407 and this is well documented in the College records. New College retained their Swalcliffe estate (including land holdings in Swalcliffe, Tadmarton and Epwell) until 1959 when it was sold off in 8 lots comprising of between 75 and 425 acres.

South frontage of Swalcliffe Park
Swalcliffe and the surrounding area featured in a study by the Agricultural Economic Research Institute, Oxford undertaken in 1943 and entitled '24 Square Miles' (based on a 24 square mile section of the Ordnance Survey map of the time). The study provided an overview of rural life at that time including information on the population, communications, trade and industry, agriculture, public administration, schools and health services of the area. A film of the study, produced in 1946, provides an evocative glimpse of life at the time which appears to have been virtually untouched by the industrial revolution.

**Population**

The medieval population of the area was based on the villages of Swalcliffe and Swalcliffe Lea. In Swalcliffe 25 people were assessed for tax in 1325 and 76 in 1377; the corresponding numbers for Swalcliffe Lea were 14 and 38 indicating a smaller settlement. By 1718 the houses in Swalcliffe Lea were in ruins and 47 houses were noted in Swalcliffe in 1774.

In the post medieval and industrial periods the population was based on the ancient parish of Swalcliffe, which incorporated Epwell, Shutford, Sibford Ferris, Sibford Gower and Burdrop. In 1623 the estimated population of this area was 1,000. In 1801 the population was 1,465 which increased to a peak figure of 2,012 in 1851. In 1961 the population of the equivalent area was 1,361.

The village of Swalcliffe was documented separately in the census returns from 1881 when there was a population of 358, this declined over the late 19th and early 20th century with 287 in 1891, 255 in 1901 and 234 in 1911. The population throughout the mid 20th century was relatively constant in the mid 2000s. At the latest census return in 2011 the population of Swalcliffe was 210.

**Industry and Employment**

The village of Swalcliffe was a traditional rural settlement with the majority of the population being employed in agriculture and other associated trades. The only major industry in the locality was quarrying. In 1841 there were 7 farmers and 8 stone masons recorded in the village along with 3 shoe makers, 4 blacksmiths and 18 servants. There was also the usual mix of self-supporting trades including baker, shop keeper, miller and maltster.

The Swalcliffe Society have more recently undertaken two detailed surveys of the population of Swalcliffe - one comparing the population in 1938 and 1988 and the other in the year of the millennium. The results were very interesting, and clearly reflect changes in wider society, with marked changes including the number of owner occupiers (30% in 1938 and 90% in 1988 /2000) and the move from a large portion of the population employed in agriculture and rural trades to substantial managerial / professional base with only a small proportion 7% employed in rural trades.

**Agriculture**

The village of Swalcliffe was enclosed in 1772 and a total of 972 acres were divided between William Humphrey Wykeham the lord of the manor, the Warden and Scholars of New College, the Reverend John Caswell Clerk the Vicar of Swalcliffe and tenants Ann Welford and Edmund Loggin.

A study has been undertaken of the field names in the parish by the Swalcliffe Society which has identified 135 fields with a range of names including pre-enclosure names – butts, leys, close, redland; names relating to former ownership (Gulliver) and names reflect the nature of the land The Stripe (furlong), Blacklands (dark area of former Roman occupation) and the use of the land (Ram’s Close).

**Education**

The situation in relation to education was complex with schools being spread between the various settlements in the ancient parish. In the early 19th century a number of schools were established for the education of the poor in Swalcliffe in 1806, 1822 and 1833, but these were all short lived and the vicar
recorded that there were no existing schools in 1837. There were attempts to open a National School, but problems in obtaining land. A National School opened in 1852 with capacity for 70 children over the ages of 8, initial numbers were 43. The school was officially supported by the government from 1892 onwards. It eventually closed in 1948 and the children were transferred to Tadmarton and Hook Norton Schools. The school building has been converted to domestic accommodation.

A Quaker School was established in neighbouring Sibford Ferris in 1842 and is still running today and a specialist Swalcliffe Park School was established in the Swalcliffe Park house in 1963.

**Figure 8** Field Names Map
Religion

5.18 There was a strong non-conformist population within the ancient parish of Swalcliffe incorporating the villages of the Sibfords, Burdrop, Epwell and Shutford with particular emphasis on the strong Quaker congregation in Sibford Ferris. The numbers in the village of Swalcliffe itself were either small or usually non-existent. This is likely to have been as a result of the strength of the Church of England with the presence of St Peter and St Paul as the Mother Church for the area and the social structure of the settlement with the influence of New College and the Wykeham family.

5.19 The Rectory was relatively prosperous and had a number of high profile vicars including members of the Wykeham and Arden families and graduates of New College, Oxford. The majority of vicars were resident in the parish. Edward Payne Vicar between 1837 and 1886 had a particular influence on the settlement – rebuilding the vicarage, improving the church buildings, providing education for the poor and a reading room for working men.

Transport

5.20 The Swalcliffe area was originally strategically located at the crossing point of two Roman roads from Ettington to Finmere (NW to SE) and Over Norton to Warmington (SW to NE). The former is believed to have continued in use through the Anglo-Saxon period. 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; it was substantially improved in 1844 by the lowering of a hill leading in to the village. The village remained isolated even following this intervention with only a twice weekly carriers cart providing a link to Banbury.

South frontage of Swalcliffe Park
Figure 9: Historic routeways through Swalcliffe
6. Historic Maps and Photographs

Figure 10: O.S. map 1881 - 1882

Figure 11: O.S. map 1900
Figure 12: O.S. map 1922

Figure 13: O.S. map 1972
Historic Photographs

- View of the village from the southeast
- Bakers Lane
- Former village shop
View from the Green

View from of the Green and well

View of pub down the lane
7. Architectural History

7.1 The architectural history of Swalcliffe 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.

7.2 There are a large number of vernacular cottages built of the local ironstone rubble with either thatched or tile roofs, although there are some examples of slate. The buildings predominantly date to the 17th and 18th centuries and are generally of 2-unit plan, rectilinear in form with gabled roofs. The majority of buildings along Main Road and lanes are constructed with the ridge lines aligning with the road, but there a minority of buildings with their gable ends to the road.

7.3 There are some examples of slightly higher status yeoman or gentlemen farmers’ houses, including Lime Tree House and Jesters House, which are of three storey construction and slightly larger dimensions but are constructed in the same local vernacular form and materials. Sparrow Hall along The Square is of a different form and has a pair of buttresses on its eastern side; it is probable that this building (formerly called Street Farm) has been substantially altered and may have been converted, in part, from a former barn.

7.4 The settlement of Swalcliffe was of some significance in the medieval period and therefore there are number of medieval buildings of some note, in addition to a small number of architecturally distinct buildings of later date.
Church

7.5 The church of St Peter and St Paul is a fine, unusually large village church which was the Mother Church for the ancient parish of Swalcliffe. The original Saxon chancel has been incorporated into the fabric of the current building as the nave. The north aisle of the church was added in the early-mid 12th century and substantially remodelled in the mid-later 13th century, possibly partly commissioned by William of Wykeham. The lower part of the tower and the south aisle date to the early-mid 13th century, while the chancel is late 13th century. The tower was more than doubled in size in the 15th century by New College, Oxford who were also responsible for the financial upkeep of the Chancel. The church was subject to restoration work during the 1850s and 1860s and the porch was rebuilt in 1876. The stained glass was all replaced between 1854 and 1875. The interior includes a 14th century font, 14th century wall paintings and later texts, 15th century chancel screen, pulpit and south door of 1639 and some 17th century pews.
The Tithe Barn was constructed by New College, Oxford following their endowment of the land by William of Wykeham, the college founder and Bishop of Winchester. The construction of the barn is well documented in New College records. The process began in 1401 with selecting the timber to build the roof from Beoley Wood in Worcestershire. The main period of construction was between 1404 and 1407.

The building is 130-foot-long with 10 bays which are defined externally by buttresses. It is constructed of regular coursed ironstone rubble of very high quality with a stone slate roof. The roof structure is a half-cruck construction adapted for use with stone walled structures and is a regional characteristic. The only alteration to its original construction was the insertion of a 19th century cart door. The barn has been described as the finest in Oxfordshire and amongst the top 10 in England. It has been recorded in detail on a number of occasions (by Sir Henry Dryden, Wood-Jones and English Heritage) and was subject to extensive conservation work in 1992 by English Heritage (now Historic England). The building is listed grade I and is a scheduled ancient monument.

In close proximity to the Tithe Barn are some buildings formerly associated with Swalcliffe Manor Farm (once the rectorial manor). The sales particulars for the dispersal of the New College estate in 1959 describe the farm as comprising implement shed, tithe barn, range of stable and open boxes, Dutch barn, cattle shed, 2 timber and slated boxes and cattle shed. The site (with the exception of the Tithe Barn) has now been converted to domestic accommodation. The barn to the north of the site was of early 15th century date and was understood to be approximately contemporary with the tithe barn. It was in a very poor condition and has been largely rebuilt; both this building and the shelter shed are grade II listed.
Rectorial Manor House

7.9 The Rectorial Manor House, later known as Swalcliffe Manor and for a short period of time ‘Gullivers’, is of 13th century origin. It was purchased by William of Wykeham in 1382 as a benefaction to New College, Oxford and extensive works were undertaken in the early 14th century by the master mason Richard de Winchcombe for the Scholars of New College. The house was of typical medieval construction with a hall, screens passage and solar and separate service wing. The house was brought up to modern standards in the 17th century with the sub-division of the hall to provide an upper floor, a staircase added in the screens passage and a fireplace inserted into the hall.

7.10 The sales particulars for the sale of the Manor House in 1959 included a detailed description of the accommodation which included many original features such as stone flagged floors, stone arched doorways, wood panelled walls, stone fireplaces and stone vaulted ceilings. There are also a number of stone mullioned windows with hood moulds.

Swalcliffe Park

7.11 Swalcliffe Park is the site of the original Wykeham family manor house. The original house on the site was built in the 13th century for Sir Ralph Wykeham. The current building dates to the 18th and 19th centuries, although it probably incorporates some earlier fabric. The building was probably rebuilt between 1765 and 1767 for William Humphrey Wykeham. It is likely that the original house was reversed with the frontage to the north elevation.

7.12 The parkland associated with the house was probably created in 1772 when 972 acres in Swalcliffe were enclosed and 579 acres were allocated to William Wykeham the Lord of the Manor. In 1801 the parkland was described as including 20-40 acres of grassland, orchard and fishpond to the front of the house.
7.13 The stable block at Swalcliffe Park pre-dates the existing house and is of 17th century origin with an 18th / 19th century extension. The building includes some stone mullioned windows with hood moulds suggesting that the building may originally have had a different function.

7.14 The other specialist buildings in Swalcliffe are the vicarage and school, both of 19th century date.

7.15 The vicarage was built in 1838 for Canon Payne following the demolition of the former dilapidated vicarage which was housed in a series of vernacular cottages to the west of the church. The building is a substantial stone built, double pile construction house on the northern edge of the village. A small lodge house with multiple gables and oriel windows at first floor level was also built at the entrance to the vicarage.

7.16 The school building was constructed in 1852, it was a National School built before the Education Act of 1870. The school is L-shaped in plan with a central hall / class room and additional accommodation. The building is constructed in the local ironstone rubble with a tile roof. The building is simple in form, but has some architectural pretensions in the form of pronounced gables, a decorative ridgeline, and hood moulds above the windows. There is a simple canopy porch and a gable-ended dormer.
Aerial view of Swalcliffe Park

The school building

View of the Vicarage
8. Character and Appearance

8.1 Swalcliffe is set on a ridge surrounded by hills. The form of the village is based on its geographical constraints. Physically the settlement is divided between the area along the principle road, which is dominated by the highways requirements and the lanes (particularly to the south) where a more informal character is retained.

Swalcliffe is now a small village, but there are a number of surviving buildings (including church and tythe barn) which are a physical reminder of its more powerful past when it was the central settlement within the ancient parish of Swalcliffe.

Settlement Pattern

8.2 The settlement pattern of Swalcliffe is largely influenced by its geographical location. Buildings are located along the central spine road that runs through the settlement and connects the town of Banbury with Shipston on Stour. The centre of the village is punctuated by a green, which is fronted by the church and village pub.

8.3 Buildings line both north and south sides of the road and sweep round to reflect the gentle curve of the road. The principle buildings of the church, manor, tythe barn and later Victorian Vicarage are located on the high ground to the north of the central road and further development in this area is constrained by the change in levels. To the south of the road are a series of lanes, where settlement is arranged according to the undulating nature of the terrain. Both the lanes themselves and the buildings along them are laid out to reflect the natural contours of the land, giving the settlement a relaxed informal character. While there are short rows of workers’ terrace cottages which are hard to the street, in the majority of other areas buildings are typically more spaced out dispersed across the settlement.

Land use

8.4 The majority of buildings in the settlement are now private, domestic buildings including the Rectorial Manor, Vicarage and former school. The medieval buildings of the church and tythe barn are physically dominant within the settlement; the former is in use for its original purpose and the tythe barn is now in use as a museum and heritage centre. The Stag’s Head is still in use as a public house and Swalcliffe Park has been in use as a special school since the 1960s. The settlement is surrounded by open countryside, the majority of which is farmed or used as pasture for grazing animals.

Building age, type and style

8.5 There are a number of high quality, high status medieval buildings in the settlement including St Peter and St Paul Church, the former Rectorial Manor House and the Tythe barn. These are of individual design and discussed in detail in the architectural history section of the document. The remaining buildings in the settlement are domestic buildings of stone construction built in a vernacular tradition and dating from the 17th century onwards.

Scale and massing

8.6 St Peter and St Paul is a large parish church of a significant scale. It is located on high ground at the centre of the village and is physically dominant in the locality. The remaining buildings in the settlement, with the exception of the tythe barn and Swalcliffe Park, are all of a domestic scale; predominantly of two storey, occasionally three storey construction.

Construction and materials

8.7 The buildings throughout the settlement are constructed of the local ironstone with a mixture of thatched, tiled and slated roofs. There is very limited brickwork in the village and this is generally limited to chimneys and occasional outbuildings.
Figure 14: Visual analysis

Key:
- Conservation Area Boundary - Revised December 2016

Legend:
- Significant trees
- Positive view
- Positive vista
- Positive landmark
- Strong boundary wall
- Significant green space/verge
- Visual stop

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Means of enclosure

8.8 The majority of buildings along the Main Road and lanes are constructed against the highway and therefore the buildings themselves form the means of enclosure. There are, however, a numbers of examples of stone boundary walls, which are constructed of the local ironstone and make a positive contribution to the conservation area. The boundary walls around Swalcliffe Park and St Peter and St Paul church are of particular significance.

Trees and green space

8.9 Swalcliffe is surrounded by open countryside and the green and wooded approaches to the village are one of the key characteristics of the settlement. The principle green spaces which lie within the settlement of Swalcliffe are the churchyard, Green and land surrounding Swalcliffe Park.

View of churchyard

8.10 The churchyard is on an elevated area of land and contains a number of mature trees. The southern aspect of the churchyard has visual prominence within the conservation area whilst the area to the north is more secluded.
8.11 The Green is a small triangle of land immediately opposite the churchyard and there is a grass verge to the west which helps to create a mark in character away from the formal highway toward the more informal character of the lane. It is surrounded on two sides by a low stone wall which helps to protect it. The third side has been eroded away for use as car parking in the village which does detract from this central space.

8.12 The parkland character of Swalcliffe Park to both the north and south of the building are retained, despite the proliferation of new buildings associated with the school. This makes a significant contribution to the approach to the village from the west.

Carrigeways, pavements, footpaths

8.13 The nature of the carrigeways, pavements and footpaths of Swalcliffe are reflective of their specific locations. The principle road B4035 running through the settlement between Banbury and Shipston on Stour is formal in construction and adheres to highway standards. A footpath runs along the northern edge of the road throughout the entire length of the village and is demarked from the roadside by a formal kerb arrangement. There are also short sections of footpath leading from the Green and around the historic entrance to Swalcliffe School on the southern side of the road.

8.14 The road around The Green is less formal in nature, but has a clearly marked footpath delineated by stone setts and a small wall marking the boundary between The Green and the road.

8.15 The lanes including Park Lane, The Square, Bakers Lane and Green Lane have a more informal, rural character with the roadway merging directly into green verges to the side and no formal demarcation of a footpath or pavement. The low level of traffic in these areas means that it is safe and appropriate for pedestrians to walk along the road.

Key Views

8.16 There are a number of key views within the conservation area.

8.17 The views to the north and south of the Swalcliffe demonstrate how the settlement is defined by the geographical constraints of the area. The views out to the south from the settlement itself show the land form as it climbs steeply away from the core of the settlement. The view looking back to the settlement from the south demonstrate the buildings clinging to the ridge of land on which the settlement is sat – this is particularly noticeable from the road leading to Hill Farm where the view is dominated by the gabled roofs of the buildings set at varying angles as the contours of the land dictate the settlement form.
8.18 In contrast the views out to the surrounding countryside to the north of the settlement show the wide expanse of the valley and demonstrate the link between Swalcliffe and its surrounding land and earlier phases of settlement. The church is the dominating feature in views into the village from both the north and the south.

8.19 There are also views of the settlement from the eastern and western approaches along the main road. These views show the contrast between the settlement and open countryside surrounding.
9. Character Areas

Settlement pattern

9.1 Swalcliffe is divided into four broad character areas – Central Street, Rural Lanes, Swalcliffe Park and Village Environs.

Central Street

9.2 The central road running through the settlement (now the B4035) is a historic route established in the medieval period and turnpiked in the late 18th century. The area includes the historic core around the tithe barn, Rectorial Manor House and church to the western end and later development of vernacular houses and the village school to the east.

Rural Lanes

9.3 The rural lanes have an informal character which is distinct from the more formal environment of the central street. The lanes have been developed in an adhoc manner and in the cases of Park Lane (formerly Crow Lane) and Green Lane houses are located on one site of the lane only. Bakers Lane and The Square have houses tightly located to the road edge on both sides of the lane, development is constrained by the topographical layout of the area.

Swalcliffe Park

8.4 This character area encompasses the building of Swalcliffe Park and its surrounding parkland. The area is based on the current extent of the parkland surrounding the specialist school. The setting of the 18th century has been compromised by institutional buildings for the use by the school to the north, but the parkland character has been respected and well-maintained to the south of the building.

Village environs

8.5 This area encompasses the landscape immediately surrounding the built extent of the village and includes gardens, paddocks, woodland and other features that are distinct from the agricultural land surrounding.

Figure 15 – Character areas of Swalcliffe
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 Historic England guidance (formerly English Heritage), 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.

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

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

<table>
<thead>
<tr>
<th>General Proposals for Preservation and Enhancement</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Boundary Treatments</strong></td>
</tr>
<tr>
<td>The traditional stone boundary walls surrounding properties make a valuable contribution to the character of the settlement and the demolition of these features will be resisted. Hedges and mature trees, which sometimes line the boundary of properties also make a positive contribution.</td>
</tr>
<tr>
<td><strong>Important Views</strong></td>
</tr>
<tr>
<td>Views into and out of the Conservation Area are fundamental to understanding the development of Swalcliffe. The views to the north and south of the settlement are very different in character due to the natural topography of the area. The views into the settlement from the eastern and western approaches are also of significance and should be given careful consideration.</td>
</tr>
</tbody>
</table>
### General Proposals for Preservation and Enhancement

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Retention of Historic Features and Building Maintenance</strong></td>
<td>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 Swalcliffe. An Article 4 Direction could ensure that existing original and traditional details are protected and where necessary sensitively replaced in the future.</td>
</tr>
<tr>
<td><strong>Archaeology</strong></td>
<td>Swalcliffe is an archaeologically rich area with evidence of Iron Age, Roman and medieval occupation of the area. The current village of Swalcliffe lies in an archaeological constraint area and there are other constraint areas to the north and south of the settlement in addition to the two Scheduled Monuments of Madmarston Hill and the Tythe Barn. 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.</td>
</tr>
<tr>
<td><strong>New Development</strong></td>
<td>As a Category C village (Cherwell Local Plan 2006-2031: July 2015), 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.</td>
</tr>
<tr>
<td><strong>Character of roads and lanes</strong></td>
<td>The road running through the settlement is the B4035 and has to comply to highway standards. The rural lanes leading to the north and south of the central road have much more informal character and this should be retained in any new development. Care should also be taken with parking provision in the village, particularly around The Green, where the character of the area has already been compromised.</td>
</tr>
<tr>
<td><strong>Car parking</strong></td>
<td>Car parking is an issue in the village with extensive numbers of cars being parked along the verge side even during the day. This is partly as a result of the form of the housing with mid terraces having no off-road parking area.</td>
</tr>
</tbody>
</table>
12. Conservation Area Boundary Justification

12.1 Swalcliffe Conservation Area was designated in March 1988. 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 and private land where express permission was given. The boundary was drawn on the basis of current heritage policy and guidance considered the importance of spaces and settings as well as buildings. The boundary was subject to consultation and a number of alterations were made following this.

12.2 The boundary is based on the outer extent of the historic village and its immediate environs, this includes gardens, paddocks and woodland that are associated with the village. The boundary has been drawn where these features meet the surrounding agricultural land. 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.

12.3 Northern boundary
The northern boundary runs around the edge of the woodland that leads into Swalcliffe Village. The boundary cuts across part of the agricultural field and then along the boundary features including hedges and fences which separate the land associated with gardens and paddocks of the village from the surrounding agricultural land. At the eastern end the boundary crosses the lane and continues along the hedge line of the paddock to the belt of trees at the north east corner.

12.4 Eastern boundary
The eastern boundary runs along the edge of the woodland to both the north and south of the B4035 and then turns at a right angle to include the belt of trees to the north east of the modern post and rail fence to the corner of the field.

12.5 Southern boundary
The southern boundary follows the hedge line to the south of Hill Farm and then turns at right angles to include the woodland small area of parkland, which is delineated by a hedge, associated with Swalcliffe Park. The boundary then incorporates the modern property boundaries of Abingdon House and The Old Dairy and then heads further south to include the lane, verge and hedge.

12.6 Western boundary
The western boundary includes the lane, verge and walls to the east of Grange Cottages and paddocks to the north. Barn Court and Barn Court Cottages and their domestic curtilages are included in the boundary; which then runs in a continuous line to the rear of property boundaries and includes all boundary features including walls, hedges and fences. To the north of The Cottage the boundary includes the hedge and tree line to the west of the lane until it reaches Brick Cottages where the boundary follows the hedge line to the rear of the properties and continues around the woodland and tree belt to the south of the road embankment.
Figure 16 – The conservation area boundary for Swalcliffe
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.

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

**Control over demolition of buildings**

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

**Control over trees**

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

**Protection of important open spaces and views**

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

**Control over the demolition of enclosures**

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

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

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

13.8 There are no permitted development rights for commercial properties.

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

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

13.9 Permitted developments rights within and outside conservation areas can be subject to change. Further up to date information can be found on the Planning Portal http://www.planningportal.gov.uk/ permission 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 The settlement pattern of Swalcliffe has historically been determined by its geographical constraints and any new development should reflect this and relate well to its immediate surroundings. The scale of any new development, including extensions and alterations to existing buildings, should reflect the predominant scale of the surrounding buildings. In Swalcliffe the majority of buildings are two storey vernacular dwellings (with a small number of three storey buildings). The larger buildings in the settlement (such as church, tythe barn and Swalcliffe Park) have a specific function and make a particular individual contribution to the conservation area.

Proportion

14.3 In most buildings within the Conservation Area the relationship between windows, doors, floor heights and the relationship of solid to void in the design of elevations is 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

14.4 The majority of roofs in Swalcliffe were originally thatched and there are still a large number of thatched roofs remaining in the village. Replacement roofing materials have included slate and clay tile with only a minority of concrete tiles used within the settlement. 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

14.5 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

14.6 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. Rainwater goods.

Windows

14.7 There are a range of windows in Swalcliffe. 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. 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.

14.8 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

14.9 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 Treatments

14.10 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.

Micro energy generation

14.11 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

14.12 It is recognised that the central part of the village 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 non-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. Specific care should be taken to retain the informal character of the lanes which are located to the north and south of the main road and not to allow these areas to be urbanised.
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16. Acknowledgments

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

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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>
</thead>
</table>

**National Planning Policy Framework**
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 2011-2031: Part 1
Adopted 20 July 2015
EDS1: Mitigating and adapting to climate change.
EDS5: Renewable energy.
EDS10: Protection and enhancement of biodiversity and the natural environment.
EDS13: Local landscape protection and enhancement.
EDS16: The character of the built and historic environment.

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

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

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

**Cherwell Local Plan 1996**
H5: Affordable housing to meet local needs will be negotiated within substantial new residential development schemes.
H12: New housing in the rural areas of the district will be permitted within existing settlements in accordance with policies H13, H14 and H15.
H13: Residential development will be restricted to infilling, minor developments within the built-up area, and conversion of non-residential buildings in accordance with policy H21.
H19: Proposed conversions will need to retain existing appearance and not cause harm to historic assets or wider countryside.
H21: Residential conversion favoured unless it would harm the character or interest of a building of historic interest.
C13: The ironstone downs, the Chenwell 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.
Appendix 2: Listed Buildings

Designated assets within Swalcliffe Conservation Area boundary

<table>
<thead>
<tr>
<th>No.</th>
<th>Description</th>
<th>Type</th>
<th>Address</th>
<th>Grade</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Church of St Peter and St Paul</td>
<td>Listing</td>
<td>Church of St Peter and St Paul, Swalcliffe Main Road</td>
<td>I</td>
</tr>
<tr>
<td>2</td>
<td>Manor House</td>
<td>Listing</td>
<td>Manor House (formerly listed as Swalcliffe Manor), Swalcliffe Main Road</td>
<td>I</td>
</tr>
<tr>
<td>3</td>
<td>Tithe Barn</td>
<td>Listing</td>
<td>Tithe Barn, Swalcliffe Main Road</td>
<td>I</td>
</tr>
<tr>
<td>4</td>
<td>Swalcliffe Park</td>
<td>Listing</td>
<td>Swalcliffe Park, Swalcliffe Main Road</td>
<td>I</td>
</tr>
<tr>
<td>5</td>
<td>Stable block at Swalcliffe Park</td>
<td>Listing</td>
<td>Stable block at Swalcliffe Park, Swalcliffe Main Road</td>
<td>II</td>
</tr>
<tr>
<td>6</td>
<td>Barn north east of Tithe Barn</td>
<td>Listing</td>
<td>Barn north east of Tithe Barn, Swalcliffe Main Road</td>
<td>II</td>
</tr>
<tr>
<td>7</td>
<td>Shelter Shed south east of Tithe Barn</td>
<td>Listing</td>
<td>Shelter Shed south east of Tithe Barn, Swalcliffe Main Road</td>
<td>II</td>
</tr>
<tr>
<td>8</td>
<td>Stag's Head Public House</td>
<td>Listing</td>
<td>Stag's Head Public House, Swalcliffe Baker's Lane</td>
<td>II</td>
</tr>
<tr>
<td>9</td>
<td>Sunrise</td>
<td>Listing</td>
<td>Sunrise, Swalcliffe Main Road</td>
<td>II</td>
</tr>
<tr>
<td>10</td>
<td>1 and 2 The Green</td>
<td>Listing</td>
<td>Nos 1 and 2, Swalcliffe The Green</td>
<td>II</td>
</tr>
<tr>
<td>11</td>
<td>5 The Green</td>
<td>Listing</td>
<td>No 5, Swalcliffe The Green</td>
<td>II</td>
</tr>
<tr>
<td>12</td>
<td>The Old Bake House</td>
<td>Listing</td>
<td>The Old Bake House, Swalcliffe Baker's Lane</td>
<td>II</td>
</tr>
<tr>
<td>13</td>
<td>Cottage to left of Lorien Cottage</td>
<td>Listing</td>
<td>Cottage to left of Lorien Cottage, Swalcliffe Park Lane</td>
<td>II</td>
</tr>
<tr>
<td>14</td>
<td>Lorien Cottage Old Thatch</td>
<td>Listing</td>
<td>Lorien Cottage Old Thatch, Swalcliffe Park Lane</td>
<td>II</td>
</tr>
<tr>
<td>15</td>
<td>Tithe Barn</td>
<td>Scheduled</td>
<td>Tithe Barn, Swalcliffe</td>
<td></td>
</tr>
</tbody>
</table>

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

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

Figure 18. Non-designated heritage assets
Main Road

Rocks Mount

Stonehill Cottage

The Forge

The Lodge

The Old School House

Well Head, Lion

Wisteria Cottage

Lodge Cottage
1-4 Brick Lane

Home Farm

The Cottage

1 and 2 The square

The Vicarage (Church House)
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 conservation areas within the district. By doing so this enables the council to consider these developments through the planning process so as to ensure that they accord with its policies to improve the local environment, protect businesses or any other issues.

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

What are the effects of Article 4 directions?
Once an Article 4 direction has been made planning permission becomes necessary for the specific changes as set out in the direction. This is only the case for the buildings covered by the direction.

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

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

How will an Article 4 direction affect Swalcliffe?
The Conservation Area Appraisal identifies a number of non-listed dwellings which make a special contribution to the character and appearance of Swalcliffe. Article 4 Directions are proposed for the following non-listed buildings because of their contribution to the conservation area and its environs:
- Scree, 2 Bakers Lane,
- Back Water, Bakers Lane
- Briar Cottage, Bakers Lane
- Holly Cottage, Bakers Lane
- Swallow Cottage, Bakers Lane
- Woodbine Cottage, Bakers Lane
- Sweetheart Cottage, Bakers Lane
- 5 Bakers Lane
- 1 Brick Row
- 2 Brick Row
- 3 Brick Row
- 4 Brick Row
- 5 Brick Row
- 6 Brick Row
- 7 Brick Row
- Forge Cottage, Main Road
- Old School House, Main Road
1 The Bank, Main Road
Lime Stree House, Main Road
Manor Cottage, Main Road
Stone Hill Cottage, 2 The Bank, Main Road
Wisteria Cottage, 3 The Bank, Main Road
Quadrant Cottage, 4 The Bank, Main Road
Stratford Lodge, Main Road
Jester, Main Road
Rock Cottage, Main Road
Rock Mount House, Main Road

Fairview Cottage, Main Road
Gullivers, Cottage Main Road
Home Farm, House Park Lane
The Cottage, Park Lane
Stable Cottage, 3 The Green
Horseshoe Cottage, 4 The Green
1 The Square
2 the Square
Lodge Cottage, The Square
Sparrow Hall, The Square

Figure 19. Buildings for consideration in an Article 4 Direction
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 Tuesday 5 July 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.

### Document title
Swalcliffe Conservation Area Appraisal

### Executive date
N/A

### Recommendation of the Executive
Delegate authority to Lead Member for Planning

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

### Amended document approved by
Lead Member for Planning

### Date approved
January 2017
How to contact us

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

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

Call 01295 227006 or visit www.cherwell.gov.uk

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