



# Deddington

## Neighbourhood Plan

Parish Character Study

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**DEDDINGTON PARISH NEIGHBOURHOOD PLAN**  
**PARISH CHARACTER STUDY**

**NOVEMBER 2020**

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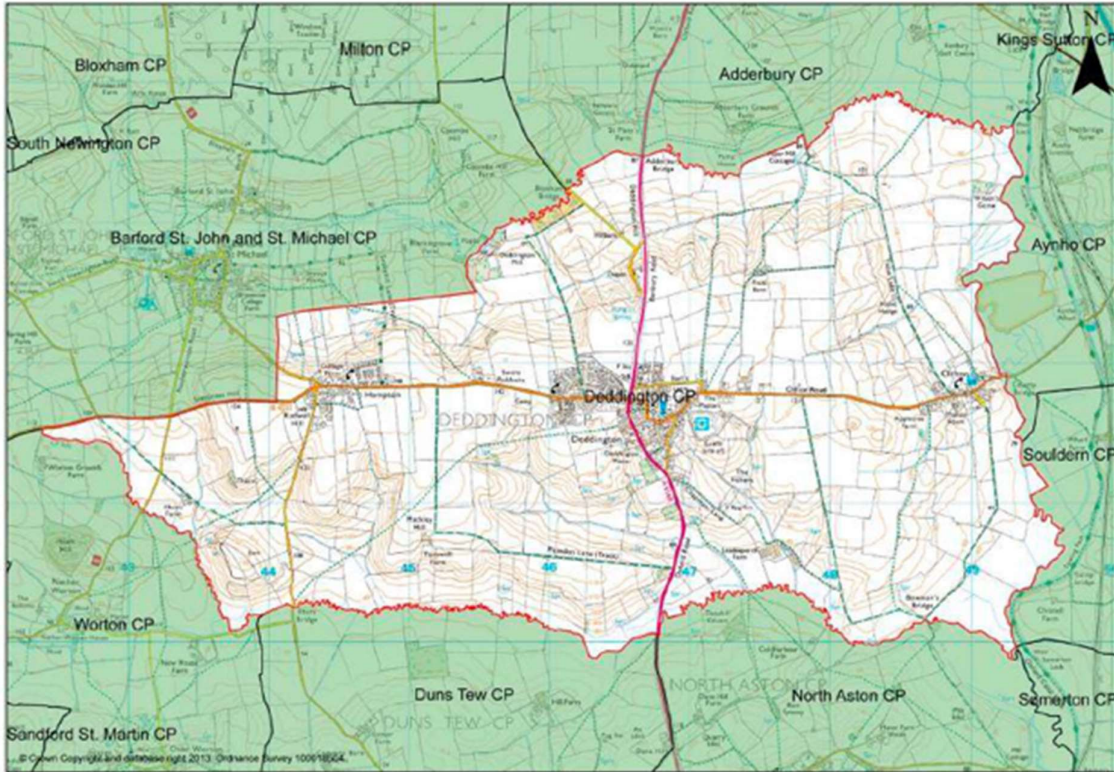
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## 1. INTRODUCTION

- 1.1 The purpose of the report is to appraise the character of the villages of Deddington, Clifton and Hempton in the Parish of Deddington in Cherwell District, Oxfordshire. The report concludes with recommendations for policies in the Deddington Parish Neighbourhood Plan.



Plan A: Map of Deddington Parish

- 1.2 The appraisal is primarily visual in its analysis, although on occasions the history of the Parish makes a contribution to that analysis. It follows a desktop review of the available evidence, notably the Oxfordshire Historic Environment Record and the Deddington Conservation Area Appraisal, which covers the majority of the village.
- 1.3 Some members of the Neighbourhood Plan Steering Group's 'Environment Task Team' also undertook a walk around the three settlements in summer 2020. Observations were made and noted, and photographs taken, of points of interest in the villagescape and landscapes – extracts from the notes are included in this report, which has been drafted by that team.
- 1.4 The report comprises a short history and description of the Parish. It then appraises each village. In planning policy terms, the adopted Cherwell Local Plan of 2015 defines Deddington as a 'Category A' village in its settlement hierarchy and Clifton and Hempton as lower order 'Category B' villages.
- 1.5 The Parish Council is keen to use the Neighbourhood Plan to bring clarity to the definition of the character of the villages to help raise the standards of design for the purpose of managing future infill development proposals. It is also considering making suitable housing site allocations in one or more of the villages and this study will help inform the site assessment process.

## 2. A SHORT HISTORY OF THE PARISH

Deddington may have been settled in the 6<sup>th</sup> or 7<sup>th</sup> century, and the name comes from Anglo-Saxon “place of the people of Daeda”. By 1087 it had a castle which was held by Odo (half-brother of William the Conqueror). The Norman manor was divided into three in 1190. In 1831, the population of the Parish was 2078, but from the 1880s it steadily declined to about 1000 until the 1960s, when it started to attract commuters. The population has grown steadily since then to over 2000.

Enclosure took place in 1808 and the Parish has remained an agricultural area with little industry. A reason for its lack of growth is that first the canal, then the railway and more recently the motorway have all bypassed the village, leaving it with poor transport links. The layout of the medieval town is hardly changed, and is preserved as a conservation area, containing 101 listed buildings. It is centred on the Market Place, where the names Bull Ring and Horse Fair are evidence of the cattle market that started in the 14<sup>th</sup> century. The market ceased in the early 19<sup>th</sup> century, but there is now a thriving Farmers’ Market on the fourth Saturday of every month.

The Oxford canal reached Aynho Wharf in 1787, facilitating coal delivery to the area. The railway came next to Aynho Wharf in 1850, but the station was closed in 1964. The M40 motorway reached Banbury in 1990, removing much of the through traffic from the Banbury to Oxford Road (A4260), but increasing the east-west traffic through the village.

There was little industry in Deddington, but two notable exceptions were John Fardon, a Quaker clockmaker in the 18<sup>th</sup> century, and The Axle Tree Factory (1820 – 1895) which supplied axles for royal coaches. Whereas gas lighting became available in 1855, it was not until 1930 that mains water and drainage were installed, followed by mains electricity in 1932. The Church of England Primary School was built in 1854, and the Windmill Secondary Modern School opened in 1951, but closed twenty years later, with the Windmill Community Centre (opened 1985) taking its place. The 1874 magistrates’ court was closed in 1955, and now houses the library.

The 13<sup>th</sup> century Church is Grade II\*. The tower was re-built in 1685, after the spire had collapsed in 1634. The church is now used for numerous other activities, including concerts (there is a Steinway piano) and stalls at the monthly farmers’ market.

The Wesleyan Reform church (1851) and the Congregational Chapel (1881) have both closed. The Deddington Charity Feoffees own the Town Hall (re-built 1806), and the four almshouses in Church Street (1822). There was a workhouse in New Street from 1736 until 1834.

A volunteer fire brigade was formed in 1883, with a fire station at Goose Green, and then under the Town Hall, until 1952 when the present fire station was built, staffed by retained firefighters.

The Health Centre was built in Earls Lane in 1971.

Notable houses are The Leadenporch House (Grade I), New Street, and Castle House (Grade II\*), Bullring, where Charles 1<sup>st</sup> stayed in 1644, The Hermitage (Grade II\*), Market Place, and Castle End/Applewood (Grade II\*), Castle Street.

### 3. CHARACTER ANALYSIS

3.1 The character of the villages is analysed from a number of different perspectives in terms of their visual appearance, land use mix and functions.

#### **Deddington Character**

Deddington is the largest of the three villages and its analysis is divided into five parts: the Conservation Area at its core and the four approaches to the Conservation Area from Adderbury in the north, Clifton in the east, Oxford in the south and Hempton in the west. The approaches enable, to one extent or another, the significance of the setting of the historic village to be understood.

#### **The Conservation Area**

Deddington Conservation Area was designated in 1988 and reviewed in 1997 and 2012. The District Council adopted an appraisal of the Area in April 2012, which provides a comprehensive and detailed assessment of its special architectural and historic character. The Task Team has reviewed the appraisal to draw out those features that are most important to capture in a design policy in the Neighbourhood Plan. They have also sought to identify any matters that need to be brought up to date given changes in the village since 2012.

The majority of Deddington lies in an area of local archaeological interest including the historic village core, a scheduled ancient monument and medieval earthworks, a moat and fishponds.



*Castle Site*

The castle site has been occupied by a Saxon lord and a Norman Castle was constructed prior to 1100, probably by Odo of Bayeaux, and consisted of a motte, western and eastern baileys, and a 12<sup>th</sup> century enclosure castle.

The surviving motte and its western bailey are an impressive group of earthworks with the enclosure castle built in the northeast corner. These are noted as good examples of their class.

Adjacent to the Castle Grounds are Castle End/Applewood, a Grade II\* listed 16<sup>th</sup> century building and the Castle Barns which are in the curtilage of Castle End.

Three significant parts of the conservation area comprise open space: land to the south of Earls Lane, the Castle Grounds, and the Manor Grounds. Land to the south of Earls Lane contributes to the setting of the church and village and is believed to contain remains of a medieval settlement and footings for the original town defences.

Deddington has a large conservation area and contains 101 listed buildings including one Grade I and 6 Grade II\*.

In addition to the listed buildings, there are Non-designated Heritage Assets – 5 in Deddington, 14 in Clifton and 12 in Hempton, listed in the Appendix.



*Conservation Area*



*High Street*

The main road running through the village is New Street leading into High Street and is a magnificent sweeping road which contrasts with the much narrower, quieter parts of the Conservation Area. High Street in the north comprises of a collection of brick and stone buildings, some being used for commercial premises.



*The Library*

On the east, by the traffic lights, is the former magistrates' court, now a library, designed by William Wilkinson in 1874. It ceased to be used as a court in 1955.



*New Street*

New Street in the south is predominantly residential with wide grass verges and mature trees. A prominent feature is several carriageway entrances relating to former coaching inns. Many of the buildings vary between 17<sup>th</sup> and 18<sup>th</sup> century being a mix of vernacular cottages, former inns, farmhouses, workhouse and other more substantial properties like Deddington Manor and The Leadenporch House (Grade I circa 14<sup>th</sup> century).

Most buildings are constructed of ironstone which creates a beautiful entrance to the village when arriving from the south.

Leading from New Street is St Thomas Street with a strong building and wall line at the southern end although there are glimpses of the countryside to the south.



*Cottages at the end of St Thomas Street*

There are several listed cottages and The Mount's walls and hedging sweeps around the curve of the road leading to Philcote Street and Hopcraft Lane.

Hudson Street commemorates William Hudson, a prosperous grocer, to whom the village owes the clock in the church tower. The Street leads into the Market Place and has a continuous building line and high walls with early Victorian buildings. Many buildings are built of the local ironstone although Priory Dene and number 3 (both listed) are brick with Tudor arched doors and gothic leaded casement windows.



*Hudson Street*

On the north side of the street there is a small building erected as a private museum in the 1840s by Charles Faulkner. (Confusingly it bears a crest with the initials of his son, CD Faulkner). It is now a pharmacy.



*The Bullring with The Hermitage in the background*

Many of the buildings within the Bullring are three storeys and the area is dominated by Mike Fran and Wychway Houses which were former warehouses but are now offices and accommodation.

This area is a large complex square, containing significant commercial activity. There are three public houses, the Red Lion, The Unicorn Inn and the Deddington Arms, the latter two are listed former coaching inns. Buildings range in date from between the 18<sup>th</sup> and 19<sup>th</sup> century and contain many building styles, some constructed of ironstone or brick and some rendered. Many of the buildings are listed, including the Town Hall in the centre which provides a focal point and shelter for visitors in its undercroft. The Hermitage is a beautiful Grade II\* listed building built faced with limestone with large sash windows and is an impressive building which brings grandeur to the area.

The Market Place contains two greens and a wide tarmacked area which is used for parking. There is a high concentration of vehicles throughout the square.



*Eastern side of the Market Place*

The Church is very dominant in some viewpoints in the Market Place.



*Farmers' Market held in the Market Place*

The Town Hall provides a central feature and focal point to the space. Two storey cottages line the southern and eastern sides with a variety of two and three storey buildings on the western side.

There is a strong sense of enclosure in the area even though the space is so wide. A popular farmers' market is held every month.



*Castle House*

To the east of the Market Square is the Old Vicarage, Almshouses, and a former non-conformist chapel. Most of the buildings in this area are listed, dating between the 13<sup>th</sup> and 19<sup>th</sup> centuries. The Church of St Peter and St Paul and Castle House are listed Grade II\*. The tower of the Church is very prominent and can be seen from quite a distance. Two other grand houses in this area, both listed Grade II, are Wirrel House and The Manse.

High ironstone walls are common in the area giving a sense of enclosure. Footpaths are largely blue stable block paving found along the Church, Church Street and Victoria Terrace.

There are several tall trees, predominantly evergreens such as yew in the Churchyard and scots pine which dominate Victoria Terrace.





*The Church of Peter and St Paul*

The Church dates in part from the 13<sup>th</sup> century. Originally there was a tall steeple which collapsed in 1634. Some of the bells were requisitioned on the orders of King Charles I Civil War. The re-built tower (1685) flanked by massive buttresses and topped with eight splendid gold weather vanes. On the west side of the tower are two statues representing St Peter and St Paul.

Deddington's feoffees came into being in 1612. They were local men of substance. Land was bought in Church Street and the familiar almshouses were built on the site of two existing cottages. The work was finished in 1822 and provided lodgings for 8 people. These buildings are still rented out today.



*The Almshouses*



*The Tchure*

The Tchure is next to the former axle factory and is a small passage connecting the High Street and Market Place. The Tchure bears a name commonly used in the Midlands for a narrow lane. The area used to house Wallins bakery and Hayward's grocery shop.

Chapel Square provides the transition between the commercial core of the Market Place to more secondary streets. The buildings to the north are mainly two storeys, ironstone cottages with casement windows, although there is also the Wesleyan Reformed Chapel which is a flat roof rendered building.



*Featherton House*

On the right is Featherton House, currently a care home. This is a substantial house, Grade II listed, built mid-17<sup>th</sup> century in coursed squared marlstone with ashlar dressings, and a slate roof. It has been considerably extended to the rear in recent years.



*Philcote Street*

Philcote Street is mainly two storey cottages from coursed squared ironstone with a strong continuous building line to the north. The frontages abut the footways, visually narrowing the width of the street giving the sense of enclosure.



*Goose Green*

Philcote Street falls significantly to Goose Green, an island of green tightly defined by dwelling frontages steeply banked behind it.

Hopcraft Lane follows a similar topography, falling significantly to the south. Two storey ironstone cottages line the road and abut the pavement. At northern end, behind high walls is a builder's yard.

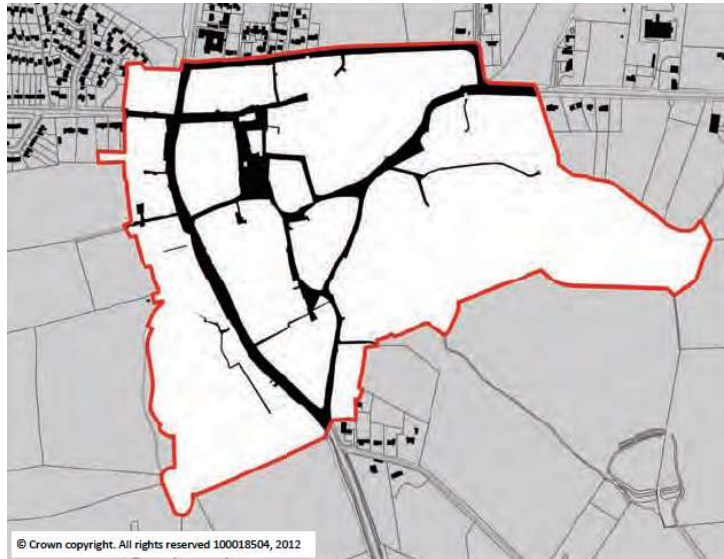


*Former School House*

On the eastern side there is an almost continuous wall line cut into by modern infill. On the west is the former schoolhouse, Grade II listed, formerly owned by Christ Church College, Oxford. This is now used as offices.

## **Key Spaces**

The Conservation Area Appraisal notes the prevalence of strong, tight building lines throughout the historic core and how they create a sense of enclosure. It uses a 'reverse figure-ground' plan (shown below) to illustrate this point. However, its analysis underplays the role that the sequence of spaces created in the townscape plays in defining the essence of the village character.



*Reverse Figure Ground Plan*

Each space is different in its shape and containment, but all are connected through glimpsed views from one to the other along narrow streets. The spaces are:

Castle Street/Castle End – triangular in shape most obviously defined by the grandeur of Castle End but also contained by the almost continuous line of lower buildings, stone walls and tall hedges opposite from Castle Dene to Loke Cottage and by the tall trees in the road verges and front gardens.

Castle Street/Hopcraft Lane – another triangular space visible from the Castle End space along Castle Street and defined by the continuous line of buildings on Hopcraft Lane and Castle Street (notably the listed Nos. 7 and 8) and by the tall stone wall around the builder’s yard; from spring to autumn the two mature trees on the central green give the space a distinct character.

Chapel Square – the most intimate of the spaces, defined by a combination of continuous buildings at the back of pavement that front onto the space, especially the larger, listed Featherton House and the chapel building, with glimpsed views through its pinch points to Castle Street/Hopcraft Lane, to Market Place and to Goose Green.

Goose Green – a distinct space due to its topography and wider triangular shape, defined by the continuous line of buildings from the listed The Cottage to Plum Cottage on its western side and from the listed Calder Cottage to No.1 and around to Stable End and the stone wall on Hopcraft Lane on its eastern side; Nos 1 and 2 The Stile, The Mount (a former inn) and Baerlein House (originally a coal house, then a mortuary) frame the southern edge; there are glimpsed views along Philcote Street back to Chapel Square and along Hopcraft Lane towards Castle Street.

New Street (from The Grove to the Three Horsehoes) – one of two distinct spaces along the main thoroughfare of the village which is otherwise a wide, slightly curved space; this space is defined by the continuous built frontage from The Grove (and the listed Grove Lodge) to Rose Dene Cottage on its western side as the building line straightens to join the rear of the listed Cotswold House and by the continuous frontage opposite from Hudson Street to Russell House; a combination of Three Horsehoes and Cotswold House occupy a pivotal position on the streetscene that create this space in long views along High Street from the north; it is not perceived in views from the south but is revealed on entry.

High Street (from the listed Holcombe House to the road junction) – the other of the two spaces on High Street created by the slight set back of Holcombe House and other listed buildings (Osbourne House and Cottage and the Corner House) on that side of the road but also contained by the continuous built frontage at the back of the pavement opposite (from the library to the listed Tchure Cottage); the space is also importantly framed by the very tall, mature trees within the grounds of the Old Manor Farmhouse and the Holly Tree.

Horse Fair/Bull Ring – a very different space enclosed by a continuous frontage of tall buildings and by the church to the rear; the space has been harmed by the addition of the western wing of Wychway House and by its almost entire use as a car park but it allows intimate, glimpsed views along Victoria Terrace to the listed Earls Farmhouse and sets up the view into Market Place as the grandest in the sequence of spaces.

Market Place – the most important and largest public space in the village and its commercial and social heart and well-described in the Appraisal; also harmed to an extent by the space given over to highways infrastructure (roads, pavements, car parking, bus stops); aside from its special character it allows tantalising, narrow views out of the space along Church Street, Hudson Street, The Tchure and towards Chapel Square.

## The Approach from Clifton

The approach from the east on Clifton Road is especially important in creating a sense of anticipation and then arrival in the village from this direction.



*Clifton Road Approach*

It is a gradual transition from farmland on the approach from Clifton. From the 40mph sign, there is no sign of the buildings on either side of the road. The wide verges, trees, hedges and a ditch on both sides, create a strong wildlife corridor. There is a small derelict barn on the north side, and a steel barn, recently converted to a gym, behind steel gates on the south side. Opposite Home Farm Works there is a view across the valley towards North Aston, and the trees on the ramparts of Castle Grounds.

Planning permission has recently been given for up to 15 houses on this site. Traffic speeds along this road and there has been one fatal accident here in recent years.



*Home Farm Works Entrance*



*North Aston and Castle Grounds*

At the entrance to Home Farm Works large vehicles accessing the yard are unable to turn without encroaching onto the opposite verge, which has become an unofficial layby. As well as MG Scaffolding, TWB Motors and Containanstor, there are several companies with offices here.



*First houses, well screened from the road*

The four houses on the south side (one 1970s, three 1950s) are set back and well screened from the road. Opposite these houses is Castle Farm – a substantial 1800s brick building. The south end of the drive is private but leads to Field Barns where several companies have offices.

West of these four houses is a field – The Poplars, across which is perhaps the most striking view of the trees on the Castle Grounds ramparts and Castle Barns (curtilage listed Grade 2\*). Planning permission has been granted for 7 houses at the west end of this field.



*Castle Grounds ramparts, across  
The Poplars*

Opposite is a field – Towns End, with a group of Sycamore trees. Clifton Road becomes Castle Street and goes into a blind bend leading to the village centre.



*Green Hedges Lane – N from  
Earls Lane*

On the corner of Earls Lane is Rushall House – much enlarged from the small cottage, formerly Gas House, which was associated with the 1800s gas works behind. Green Hedges Lane (part of Deddington Circular Walk) leads off to the north, from an isolated cluster of five houses – two recently built and the others dating from the 1970s.

The rural character is maintained along Earls Lane, which is within the Conservation Area, and there is a particularly striking view of the Church and the Conservation Area across The Paddock. This is where a finger of the countryside reaches into the heart of the conservation area. (Conservation Area Appraisal 8.2.1). The lane is reduced to a single track for vehicles, during working hours on weekdays because cars are parked along its length, partly on the verge and partly on-road.

The farmyard for Earls Farm was converted to dwellings as Pound Court in 2001, but there is still one of Deddington's ridge and furrow fields (Pond Field) on the north side. There are two Atlantic Cedar trees on the north side, opposite the entrance to the Health Centre.



*Pond Field*

When The Beeches (12 houses) was built in 1995, it was a planning condition to provide a wood at the north end and a tree barrier on the east side, to create a soft edge to the village.

There are four houses in Earls Close (built in 2011), behind The Vicarage.

Holly Tree bungalows are owned by Deddington Housing Association – four built in 1970, with one recent addition. The C of E Primary School on the corner of Earls Lane and Banbury Road was opened in 1854. It has been extended since then, but the governors recently decided not to extend it further.



*Tays Gateway*

### **The Approach from Adderbury**

The approach from the north offers a more gradual revealing of the village than from the east.

Looking south from the Highways Depot is a line of trees, many planted by John Scott in the 1980-90s. They are mainly Oak and Ash but include Walnut and an Apple tree (could it be the Deddington Pippin or Deddington Golden?).



*South from opposite the Highways depot*

There are wide verges and hedges and ditches on both sides. The footpath on the east side comes all the way from Adderbury, but there is no dedicated cycle track.



*South to old road*

When the road was diverted to the east of the Highways Depot, it left a section of the old road, now used by OCC for storage, and a lay-by where there are recycling bins. The view to the west across Pest House Field is typical of Cotswold countryside. The Pest House (used to isolate smallpox victims) was demolished in 1994.

King Charles I's army passed this way in 1644, giving rise to the name King's Spring field, with the spring just over the hedge.

There is a dense wood containing Horse Chestnut, Ash, Lime, Elder and Hawthorn trees halfway along King's Spring Field.



*West across King's Spring field*

On the east side Second Close Field is ridge and furrow with a view across to the wood north of The Beeches. Approaching the Fire Station, there are large trees – Horse Chestnut and Oak, which screen the view of the Fire Station in the summer.



*Second Close Field*



*Approaching the Fire Station*

An estate of 85 houses has recently been completed – Deddington Grange, opposite The Leyes (an estate of 15 houses built in the 1980s).

New bus stops and a toucan traffic light controlled pedestrian crossing have been installed here.

There is congestion and associated pollution north and south bound at the Banbury Road/Hempton Road traffic lights. This is despite the mitigating effect of the belt of trees on the west side that continues from the Banbury Road past the Gaveston Gardens Estate. There have been two fatal accidents on this stretch of the A4260.



*Traffic queuing at traffic lights*



## The Approach from Hempton

The approach from the west is again different, as the modern edge of the village hides the historic core beyond.

Hempton Road is a busy long distance through route taking heavy traffic from Chipping Norton and the west to the M40 and Buckingham along the ridge between the two valleys, with The Swere to the north and South Brook to the south. There are cultivated fields on both sides, with wide verges, hedges and an avenue of Horse Chestnut trees. There are distant views of rolling countryside on both sides. There is a footpath and cycleway from Hempton to Deddington on the south side.



*East towards Highway Depot*

On leaving Hempton, there is a bridleway – Snakehill Lane, which leads down to the Swere Valley floodplain.



*South from Tomwell Lane*

On the north side is 'Old Quarry Yard' – currently used as a builder's storage area. A large diameter water main crosses under the road. It was recently built, from Sturdy's Castle to Milton Pumping Station.

To the south is the track to Tomwell Farm. This is part of the Deddington Circular Walk.

Approaching Deddington is The Cemetery on the south side, with a footpath running south between it and the Windmill Community Centre playing fields. The Community centre supports a wide variety of activities – football, cricket, tennis, netball, all-weather-court and play areas for different aged children. The building is used for numerous activities, including scouting, badminton, and theatre. It provides kitchen and changing rooms for the sports.



*The Cemetery*

At the entrance to The Windmill is a children's nursery on land owned by OCC, and a Chinese/fish and chip shop. Opposite The Windmill is Stone Pits – a site with planning permission for 21 houses (phase 1) and 14 houses (phase 2).

Wimborn Close was an exception site - a small estate of 1,2- and 3-bedroom houses, part owned or rented houses with a buffer strip on the west and a children's play area. Behind No.4 Mackley Close there was a WW2 observation post used by the Home Guard for aircraft spotting.

Mill Close and Murdock Close (2,3,4 and 5-bedroom houses) were built on the grounds of the prefab secondary school – a temporary school built in 1950 and closed in 1971. Part of the school was demolished and deposited in the Stone Pits opposite Mill Close, but the hall was in use for a little longer. Four classrooms were used as the start of the Community Centre from 1981 until the new building was opened in 1986. Opposite Mill Close is Windmill Street and Mackley Close estate – originally council houses/bungalows.



*Mill Close*

The Paddocks is significant; an estate of pebble dashed three-bedroom semi-detached houses was built in the late 1940s to provide housing for returning WW2 troops. Some front gardens retain the original box hedges.



*The Paddocks*

Opposite The Paddocks are eight three-bedroom semi-detached pebble dashed houses with long gardens. Originally, they had no indoor facilities, but later became council houses, and were updated by converting a bedroom into a bathroom and toilet. They are now mainly in private ownership.

A footpath leads behind these houses to The Daedings – a 1970s estate of 3- and 4-bedroom houses. Cosy Lane is a well-used bridleway that leads from The Daedings down to the Swere valley at Daeda's Wood. It is a significant wildlife corridor.

Next to The Daedings are two ex-police houses linked by what was then a Police Sub Station.



*Swere Valley from Cosy Lane*

East of The Daedings is Gaveston Gardens, a 1990s estate of 3,4- and 5-bedroom houses, with a footpath connection to the new estate, The Swere. There is a Green behind a stone wall fronting onto Hempton Road. Then come Manor Farm Barns and Manor Farm which are within the Conservation Area.

Opposite Manor Farm are two houses behind an ancient stone wall that continues to the traffic lights.



*The Sycamores*



*Corner of Hempton Road*

Further evidence of ancient walls, some still dry stone are present on both sides of the road.

### **The Approach from Oxford**

The approach from the south is perhaps the most dramatic of all with its combination of the change in topography and the bend in the road as it ascends the hill setting up a strong sense of anticipation and arrival.

The non-skid surface was applied after two fatal accidents on this bend. Quoting from the Deddington Conservation appraisal, “the land to the south of the village falls significantly, making the approach from the south a momentous one, where one enters the village via a steep incline and past a dense bank of towering trees on either side.



*Approach from the south*



*Approaching Chapmans Lane*

Once past the trees, the historic environment is suddenly unveiled”.

On the left-hand side is a copse at the bottom of the hill and another at the top of the hill. On the right is a dry-stone wall, and a footpath leading up to two problematic turnings for traffic travelling north.

First, Chapmans Lane is a private road of large detached dwellings, including four new houses. The lane ends at the sewage pumping station, continuing as a bridleway to Leadenporch Farm. The second problematic turning is St Thomas Street – the start of the Conservation Area. St Thomas Street is a rat run for traffic heading east or returning to Oxford. With parked cars along its length, it becomes single track width.

## Clifton Character

There are two main approaches to this east – west oriented village that offer two very different perspectives on its character. Although not designated a Conservation Area the village contains a number of listed buildings and has retained a distinct, rural character that warrants clear design guidance in the Neighbourhood Plan as an area of local character.

### Approach to Clifton from the East

The approach to the village from Aynho is dramatic as it is revealed immediately from behind the Mill having crossed the Cherwell flood plain and ascended the curve on the hill.

Aynho is the nearest settlement to the east and the approach is along the B4031 that starts down a significant hill, under the M40, under the Marylebone rail track, over the Oxford / Paddington track and then over the Oxford Canal. The view across the flood plain is spectacular, especially when flooded as it is for weeks in the winter months.

The road from the Oxford Canal bridge is on an elevated causeway (perhaps 60 years old) that is too narrow for 2 passing class 3 HGVs, that could legally be servicing the two farmyards ahead. There is no footpath or pavement on this causeway although a public foot path goes south-east to Wharf Farm, where it joins the canal towpath

The County line is just east of County Bridge that crosses both the River Cherwell (pronounced Charwell locally) and the water mill race that you see on the right. The 7-tonne limit is in place to protect this 17<sup>th</sup> century crossing and canal bridge.

The mill is itself a dwelling of considerable size with a barn converted into an office onsite as well.



*The Mill looking in*



*The Mill from the East*

From the bridge, on the left, 4 houses can be seen up on top of the 'cliff – from the name Clifton) that were built in the 1990's when farmland was sold for development, but farmland remains on the steep bank up to the main part of Clifton.



*The first 4 houses of Clifton largely hidden by trees in the summer and very visible in winter*



*Four Winds*

The road now climbs a sharp ascent of some 80 feet before levelling out to a good degree as you pass Four Winds, an ex-agricultural management dwelling and then Sedge Hill on the left that are two buildings of some note, and newer houses on the right.



*Sedge Hill*

Sedge Hill and Four Winds are part of Clifton's agricultural heritage. Chapel Close comes up next on the left leading down to the Wesleyan Chapel and Drovers Lane the footpath leading to the Astons and a route South that is part of the Clifton Loop footpath up to Deddington.

Chapel Close boasts 4 cottages of character (although two have been knocked into one without altering the external appearance).



*Chase Villas in Chapel Row*

On the corner with Main Street is the house called 'The Old Store' that was until early in the 1960's the village sweet shop run by the Drinkwater family. Just around the corner into Walnut Close is a characterful large cottage next to the aforementioned farmland development accessed also off Pepper Alley. This is next to 9 houses built in the 1990s, 4 of which have already been 'seen'.



*Pepper alley large cottage*

The Wesleyan Chapel is a 19<sup>th</sup> Century building and is well regarded, as is Manor Barn, a house at the start of Drovers Lane.



*The Wesleyan Chapel*



*Manor Barn*

Opposite Chapel Close is the 16<sup>th</sup> century public house, The Duke, an old, thatched milliner's establishment. There is a successful campsite on the land behind the pub accessed through the pub's archway.

Next to that is a similar aged large, thatched cottage (St James Farm). This house is owned by the builder who bought the pub out of closure from the owner of some 15 years and renovated the premises significantly. It remains a vital hub for the village, hosting a number of clubs and a monthly community quiz night. Both are thatched with Norfolk reed that is not traditional in this part of the world but is often seen as the economic alternative.



*St James's Farm*

Carrying on up the increasing gradient you pass the 1852 St James Chapel converted into the thriving lighting design business, the Old Post Office, a characterful house, and Victoria Terrace showing the only terraced houses in Clifton again dating from the 1850s.



*The only terraced cottages in the village*

On the left St Anne's Residential Care Home that has specialised in looking after dementia sufferers for many years.

Further up on the left is the fine old farmhouse of Manor Farm with extensive gardens front and back and a lake, habitat to abundant wildlife.

Next on the South side is a small unassuming converted bungalow that used to be the village school that now proudly displays an Ofsted rating sticker commenting on the Covid19 home schooling.



*School House*

Opposite is Tythe Lane leading onto County View that is a 1970s/80s development, but two houses of stature and age are at the southernmost end of Tythe Lane before it leads onto a northern bound bridleway that leads towards Paper Mill cottage and branches to a footpath to the Aynho – Adderbury road.

Just North of the last houses on Tithe Lane is Welford's Piece that is a plot of land given to the village by the Welford family and used for leisure purposes. It is equipped with children's play equipment recently renewed by the Parish Council at a cost of £25,000. There are also two miniature goals erected on the playing field area and a recently planted community orchard.



*Denbigh House*

West of Tithe Lane on the main road is a significant bank with four houses built at the same time as County View, but opposite these are the old schoolhouse, Denbigh House (originally built as the White House), known locally as the 'Gingerbread House' for its fairytale-esque appearance. The age of this remarkable house is early 20<sup>th</sup> century but it was extensively extended in the 1950s.

### **The Approach to Clifton from the West**

This approach contrasts with that from the east in that the village is gradually revealed in the landscape from around the curve in the road as it descends into the village.

Further up the gradient is Home Farm, the route of another southern footpath which leads to Bowman's Bridge and joins Drovers Lane, where there is both arable and sheep farming. The farm shop is of growing importance to the village and was especially valuable during lockdown for many. The boundary of Clifton is just west of this farm where the unofficial footpath starts the slightly less steep climb to Deddington. This path, although in no way official is well used by some cyclists and many pedestrians but would benefit from being properly adopted and widened.

Further along Clifton Road is the turning to Leadenporch Farm (Jerusalem Lane) and another footpath. Leadenporch Farm is a chicken farm of some size and along with Home Farm is the destination for most of the class 2 & 3 HGV's along this road, although almost certainly not all. Most of the buildings in Clifton are built of ironstone or brickwork (much of it is rendered), with Hornton stone being used more recently.

## Hempton Character

Like Clifton, Hempton is also oriented east – west on its main road and also therefore is experienced differently from the four approaches: along the main road from Chipping Norton to the west and from Deddington to the east, as well as the single lane roads from Barford St. Michael to the north and Duns Tew to the south.

### Approach to Hempton from the West

Hempton is accessed from the West, off the Banbury/Chipping Norton road (B4031) that runs east, going down a significant drop called Iron Down Hill to a crossroad, with Barford St Michael and the historic airfield at Barford St John to the north and Nether Worton to the south, climbing to the highest point in the Parish before a sharp left turn which brings Hempton immediately into view.



*The view West North West from just outside the boundary*

There are significant views to the west, of the valley and open countryside.



*The view East Northeasterly*

Ahead are the cherished cottages on the west side of the descent towards Barford St Michael, where significant ridge and furrow fields can be seen on the right along with extensive views northwards.



*The cottages on the Barford Road*



*The view north from the Barford Road*



To the left is a terrace of smaller cottages and on the right are the traditional combed wheat thatched cottages of Turret Thatch (this has a turret and an internal well), Middle Corner cottage (two cottages knocked into one) and Top Thatch. These are of 16th century build.



*Turret Thatch, Middle Corner Cottage & Top Thatch*



*The original 4 social houses of the village*

Opposite this road is the road to Duns Tew where, along with much newer developments, are Hempton's ex social housing, now under private ownership.

Keeping along the B4031 (this road has no street name) is a newly built but sympathetically styled house on the left before the still consecrated and used Church of St John the Evangelist, with the Old School Room behind. It is the only community facility in the village and is often used for social and Parish Council purposes. It is also a voting station at elections. The church has a distinctive bell cote.



*The Church and its bell cote*

Opposite the church is a steep grass bank that was the site of Hempton's village pub, the Plough that has been demolished for many a decade. Behind this bank and some high hedges are a number of sympathetically styled 4-bedroom houses.

A little further east along the bank is the first right turn into The Lane. There is a second turning again called The Lane some yards further east, where there are some more sympathetically styled newer homes. The Lane continues east as a Cul de Sac.



*Jeffcoates and Folly Cottage*

There are two cherished homes, Folly Cottage and Jeffcoates of significant age and a line of 5 bungalows before the delightful terraced 5 small cottages of Batchelors Row.

To the east is the Old Chapel and Coombe Cottage on the Southern boundary.



*Old Chapel and Coombe Cottage behind*



*Stonewalls*

On the north side is Stonewalls, a fine stone-built house of some age, and several newer houses, including a development called College Court before the beloved Old Store with the famous Watneys Red Barrel shop sign that has hung there for 50 years. It was the village's only shop before it closed 30 years ago.

Further east is the pinch point where traffic going east has preference, as it is too narrow for two vehicles to pass.



*The Old Store*

### **Approach to Hempton from the East**

At the pinch point is the substantial Stone Lea, then the newer Barford House before St John's Way, which is an estate of 69, 3/4 bedroomed houses built in the 1970s. It is opposite the bus stop which is now only used for the school bus.



*Barford House with Stone Lea to the left*

Further east there is a collection of newer homes known as the Snake Hill houses and from there it is open countryside, except for a builder's yard, along the road towards Deddington. There is a very serviceable and adopted cycleway / pavement that goes all the way to Deddington.

In longer views from the east, Mount Pleasant plays an important role in forming the entrance to the older part of the village. Its N-S orientation, together with that of Fairview opposite (which is only seen in closer proximity behind the rear gardens of properties in St. John's Way), creates an effective gateway at this entrance. This effect is enhanced by the pinch point created by Stonelea just beyond it. The open field opposite allows some long views towards Deddington.

#### **4. POLICY RECOMMENDATIONS**

The Study provides evidence to support a series of design policies in the Neighbourhood Plan.

Firstly, it supplements the excellent Deddington Conservation Area Appraisal by identifying the role played by a sequence of linked spaces in defining the special character of the village core. A policy will therefore require development proposals to demonstrate that the contents of the Appraisal have been properly acknowledged, understood and responded to in their design. It will also draw attention to the spaces identified in this report.

Secondly, this report considers the character of those parts of Deddington that lie outside the Conservation Area, some of which form its setting. The aforementioned Deddington design policy will also extend to cover the essential features of these parts of the village, especially where they affect the Conservation Area setting.

Thirdly, the report describes the character of Clifton and Hempton, neither of which are designated Conservation Areas, but both of which have a distinct (and often shared) character that reflects their rural function. A policy on each village will set out their essential design features, again so that applicants know what is expected of them in designing their proposals.

Finally, the Appraisal and this report identify buildings defined as non-designated heritage assets by Cherwell DC in relation to its Local Plan Policy ESD15.

#### **APPENDIX NON-DESIGNATED HERITAGE ASSETS**

This list of Non-designated Heritage Assets is intended to support the identification of buildings and structures in the Neighbourhood Plan. It provides a summary description of the type of local heritage value for each building but is not intended as a definitive analysis of significance. No detailed internal inspections have been undertaken and limited desk-based research. Rather, it is the responsibility of an applicant to acknowledge, understand and respond to that significance, prompted by this summary information.

In compiling the list particular reference has been made to the guidance contained in the publication by Historic England: Local Heritage Listing Advice Note 7 of March 2017. It notes *“Creating a local heritage list is a way for local councils and communities to identify and celebrate historic buildings, archaeological sites and designed landscapes which enrich and enliven their area.”* It goes on to state that in its §24, *“Selection criteria are essential in defining the scope of the local heritage list and should take account of the range of assets in an area. This includes recognition that local distinctiveness may lie as much in the commonplace or everyday as it does in the rare and spectacular”*.

This approach was used by the District Council in its Deddington Conservation Area Appraisal of 2012. The Appraisal and this Study have used the criteria below to identify which buildings and structures are worthy of inclusion in the list of Non-Designated Heritage Assets set out below:

Criterion	Description
Age	The age of an asset may be an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions
Rarity	Appropriate for all assets, as judged against local characteristics
Aesthetic Interest	The intrinsic design value of an asset relating to local styles, materials or any other distinctive local characteristics.
Group Value	Groupings of assets with a clear visual design or historic relationship.
Archaeological Interest	The local heritage asset may provide evidence about past human activity in the locality, which may be archaeological – that is in the form of buried remains – but may also be revealed in the structure of buildings or in a manmade landscape. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
Archival Interest	The significance of a local heritage asset of any kind may be enhanced by a significant contemporary or historic written record
Historical Association	The significance of a local heritage asset of any kind may be enhanced by a significant historical association of local or national note, including links to important local figures. Blue Plaque and other similar schemes may be relevant.
Designed Landscape Interest	The interest attached to locally important historic designed landscapes, parks and gardens which may relate to their design or social history. This may complement a local green space designation, which provides special protection against development for green areas of particular importance to local communities for their current use.
Landmark Status Social and Communal Value	An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.

In addition to a short description based on the selection criteria above, buildings included on the Local Heritage List have been assigned a letter summarising their value of significance based on the four areas of value defined by Historic England in their document Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment (English Heritage April 2008). These are as follows:

- **Evidential Value (E)** - derived from the potential of a place to yield evidence about past human activity.
- **Historical Value (H)** - derived from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative
- **Aesthetic Value (A)** - derived from the ways in which people draw sensory and intellectual stimulation from a place. Aesthetic values can be the result of the conscious design of a place, including artistic endeavour. Equally, they can be the seemingly fortuitous outcome of the way in which a place has evolved and been used over time. Many places combine these two aspects – for example, where the qualities of an already attractive landscape have been reinforced by artifice – while others may inspire awe or fear. Aesthetic values tend to be specific to a time and cultural context, but appreciation of them is not culturally exclusive.

- **Social Value (S)** - compared with other heritage values, social values tend to be less dependent on the survival of historic fabric. They may survive the replacement of the original physical structure, so long as its key social and cultural characteristics are maintained; and can be the popular driving force for the re-creation of lost (and often deliberately destroyed or desecrated) places with high symbolic value, although this is rare in England.

ADDRESS	DESCRIPTION OF SIGNIFICANCE	VALUE TYPE
<b>DEDDINGTON</b>		
Deddington Church of England Primary School, Earls Lane	Caters for Children from the parish and from Barford. There has been a National School in Deddington from 1815. It is a key resource in the village for children and parents alike.	A, H, S
Deddington Health Centre, Earls Lane	Provides health care to Deddington and the local area. As the village and surrounding areas increase in population there will be ever increasing pressure on a finite resource with extremely limited expansion capability.	S
Windmill Centre, Hempton Road	Community hall and sports facilities are the primary community resource for the village, providing a variety of sports facilities: - including badminton, football, cricket, netball, tennis and multi sports court. It also provides rooms of various sizes to cater for meetings, events and groups.	S
Hempton Road Cottages	Some still retain their original numbers on the front of the buildings. They represent the development of Deddington following the second world war. Originally designed without bathrooms, then taken over by the council they have been upgraded.	H, S
Baerlein House, (the Old Mortuary) Goose Green	Formerly a store for coal distributed by a coal charity, then a mortuary, a fire station and now used as an office.	H, E
Faulkner Museum of Curiosities, Hudson Street	Gothic stone-built private museum built by local antiquarian Charles Faulkner c.1850 to an unusual design (now two shops). There were two wings with a fernery between. The surviving parts include the east wing.	H, A
<b>CLIFTON</b>		
Chase Villas, Chapel Close	A pair of semi-detached homes with charming decorative brickwork and embellishments are very characterful and so much more so than most of the homes in the village. Thought to be Victorian.	A
Old Wesleyan Chapel, Chapel Close	A symbol of the village's spiritual history is a very well converted living space with a prominent position in the village when approached from the south. Built 1869.	S, H
Fourwinds, Sedgheill and Old Stores, Main Street	Four Winds and Sedgheill are key buildings in the agricultural history of the village having been built for senior farming management. Fourwinds features in a much revered 'aerial view' drawing of the village made many decades before the age of flight.	A, H, S
Former St. James Chapel, Clifton Road	Another reminder of the spiritual history of Clifton in a classic village church building. Consecrated in 1853. It has a nave, south porch and a western turret with 2 bells.	A, S, H
St. Anne's Care Home, Main Street	16 <sup>th</sup> century cottage, now a care home.	A, S
Denbigh Place, Main Street	Often referred to as the Gingerbread house because of its Brothers Grim qualities it is certainly an architectural star of the village.	A
Manor Farm, Main Street	A significant house in fine grounds with a large lake at the rear. Used as a backdrop for many a local car manufacturer because of its character. It is thought to be Georgian.	A, H

St James Farmhouse, Main Street	The only thatched home in the village complements the thatch of the pub and indeed is owned by the pub's owner. This is of particular value to the rural character of the village. Thought to be 17 <sup>th</sup> century.	A,H
Home Farmhouse, Main Street	A fine, if plain stone built house with clear working farm references in a prominent elevated location on the south side of Main Street at the western end of the village.	A,S
Victoria Terrace, Sunnyvale and The Post Office, Main Street	These are the only terraced houses in the village and incorporate great starter homes as well as larger properties and the old Post Office that is very connected to the history of the village.	A
Hartwell Cottage, Pepper Alley	A delightful, low-ceilinged cottage tucked 'out of the way' down Pepper Alley also accessed recently via the new Walnut Close. Thought to be at least 18 <sup>th</sup> century.	A
The Duke of Cumberland's Head public house	The only community facility in the village. It was a milliner's workshop. It's a fine thatched building of surprising size with low eaves at the rear. Thought to be 17 <sup>th</sup> century.	A, S
The Mill. Main Street	This is the original 15 <sup>th</sup> century building, bridging the river Cherwell. It's somewhat plain from the road but the courtyard is very attractive with sympathetic out buildings.	A,H
<b>HEMPTON</b>		
The Old Stores and Stonelea, B4031	18 <sup>th</sup> Century Local Style	A, S
Fairview, B4031		A
Mount Pleasant, B4031	Dating from the late 17 <sup>th</sup> Century and was almost certainly occupied continuously by the Hollier family for several hundred years.	A
Batchelors Row, The Lane.		
Shepherd's House, The Lane	18 <sup>th</sup> Century Local Style 5 cottages, 2 brick	A
Jeffcoates, The Lane	16 <sup>th</sup> Century Old Farm House Local Style	AH
Folly Cottage, The Lane	16 <sup>th</sup> Century Old Farm House Local Style	AH
4 cottages on the Barford Road, including Rosehill & Crossways Cottage	17 <sup>th</sup> Century Local Style	AH
Turret End thatch, Middle Corner & Top Thatch cottages	Corner cottage 16 <sup>th</sup> Century Others 17 <sup>th</sup> Century	AH
The Old Chapel and Coombe Cottage (1 <sup>st</sup> left heading west).	Grade II listed. 16 <sup>th</sup> Century Local Style	AH
Barford House	18 <sup>th</sup> Century local style Historical old Chapel	AH
	18 <sup>th</sup> Century local style	A