

10.8 Features of special interest

- The Old School House on the corner of Well Lane is very striking and is a significant positive element to the character area, a minor exception being the recently added low blue-brick wall at the front, which would have been more sympathetic if constructed in ironstone to match the remainder of the wall.
- The recently repaired War Memorial is an important feature within the village. Unfortunately, due to its location, it is invisible to those entering the village from the east.
- The red post box in the wall by Gardners Cottage and the Grade II Listed pump are pleasing rural features.



The Old School is a pleasing entrance to the village



The road to Shenington with its ironstone wall



Overhead wires can intrude into the rural ambience

10.9 Carriageway, pavements, footpaths

The main thoroughfare is tarmacadam however kerbs are infrequent and where they exist, the use of granite retains the rural character, particularly at the eastern entrance to the village where the route is incised as it dips off the plateau edge.

Well Lane is a narrow single carriageway without footways which creates a strong rural image. Localised use of gravel, as at Barn House, reinforces this.

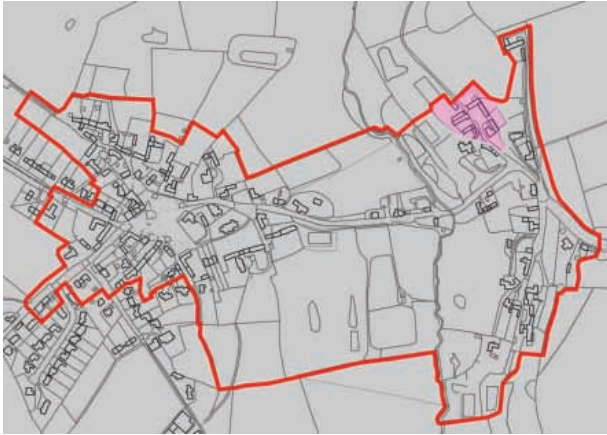
10.10 Threats

- Overhead wires in Alkerton spoil the long-distance view of Shenington church across the valley.
- The use of modern window materials and styles, including uPVC and aluminium, has slowly crept in, and should be discouraged to retain the rural character of the village.
- Indications of damp can be seen on houses in the area., for example on the wall and boundary wall of Barn House
- The trees along the main road by the brook are sometimes damaged by large lorries. Several branches have been ripped from the trees which overhang the road significantly, and would benefit from selective pruning.



Damp created by a build-up of vegetation and soil behind this wall can eat away at the soft ironstone

11 The Barns Character Area



This area contains the Grade II listed Manor Farmhouse and its former outbuildings.

11.1 Land use

Set in its own enclave, Manor Farm and its outbuildings are now entirely residential with parking and some residual storage.

11.2 Street pattern

A narrow un-adopted tarmac lane leads off the main road into The Barns area. The buildings form an enclosed yard, which was once the farmyard, surrounded by agricultural buildings, and this is currently used for parking. The yard is unenclosed in the north west and opens up views to the landscape beyond, which, in the foreground, has been partially degraded through the loss of hedgerows and re-contouring.



Former outbuildings used as garaging



Manor Farmhouse overlooking the former farmyard

11.3 Building age, type and style

The buildings are mostly 17th/18th century with a small 20th century brick addition between Penny's Cottage and Manor Farm Barn. The two conversions were formerly barns for the manor, and Manor Farm Barn (converted in 2005) retains this character by emphasising the large open carriage doorways. Penny's Cottage appears to be an earlier conversion, and the work was less sympathetically undertaken. The two buildings have hints of modern work, however their long rectangular forms stay true to their heritage as barns. Manor Farmhouse has been extended, but the main house still retains its gently arched windows and high gables. The style is vernacular Georgian. The west side of the lane is enclosed by the wall and outbuildings of Tanner's Pool, which are unfortunately falling into disrepair. This wall has interesting gabled doorways leading into the buildings beyond.

11.4 Scale and Massing

All the buildings are two storey, and the two conversions in particular have flat frontages. The location and space between the buildings limits the dominance by any of the buildings and is further enclosed by the great height of the trees behind which run down to the Old Rectory. The buildings form a coherent group, with the two barns and the small outbuildings still clearly subservient to the main manor house by virtue of their materials, style and size.



Manor Farm Barn overlooks the open fields

12.5 Construction and Materials

The dominant coursed ironstone walling is accompanied by partial timber cladding on Manor Farm Barn, red and black bricks for chimneys, and a section of red brick between Penny's Cottage and Manor Farm Barn which clearly shows the 20th century addition. Manor Farmhouse has an excellent stone slate roof on the main building, the extension being covered in Welsh slate, which also exists on some of the former outbuildings. Conversions have been roofed using concrete tiles which are fortunately weathering well.



Manor Farmhouse window with internal shutters

Windows are predominantly timber, and Manor Farmhouse retains its wooden internal shutters.

11.6 Means of Enclosure

From the centre of the area, the main form of enclosure appears to be the buildings themselves as they all face the central space. A modern five-bar gate set into a low stone wall provides access to the northern fields. At the rear of the properties, there is a modern wooden 5-barred fence at Manor Farm Barn, which leaves the private curtilage open, and a high retaining wall at Manor Farmhouse that leads around the entrance road towards the main village, pleasantly framing the character area.

11.7 Trees, hedges, verges, open spaces

Despite the large open former farm yard, the area appears very green due to the tall trees to the east and the growth of creepers and rear garden planting. Mature trees and other vegetation to the east of this area is important in that it helps enclose and visually define it,

whilst also adding to the isolation of the church itself and lending it a rather secretive atmosphere.

The open expanse of the fields is within sight and makes the area feel less enclosed. The garden of Manor Farmhouse spills out over the retaining wall and this has a softening effect on the boundary. The green verge also links the fields to the main area.



Manor Farmhouse: retaining wall and vegetation

11.8 Features of Special Interest

- Manor Farmhouse retains at the northern end of the boundary wall what appears to be a coal hole, which would have been stocked up by the coal merchants delivering to the rear of the property.
- There is an interesting square feature beside the wall under the copper beech. It is next to a rectangular hole in the wall and has a short built structure at its centre, and is not adjacent to any buildings. As yet, it is unknown what function this feature served, and any information from residents would be welcomed in solving this



Unidentified feature beside the wall of Tanners Pool

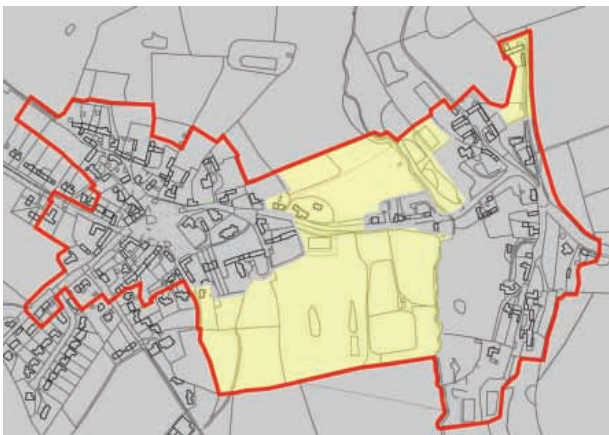
11.9 Carriageway, pavements, footpaths

The tarmac lane from the main road has no kerbs, and a narrow grass verge runs halfway along the lane. The dark gravel turning area is being encroached upon by grass and weeds at the edges, which enhances its rural credentials.

11.10 Threats

- The attractive vegetation, such as the purple buddleia on the boundary wall to Manor Farmhouse, will require careful management to prevent future damage to the walls.
- Modern technology such as security alarm devices, aerials and overhead wires on each building detracts from the rural character.
- The underused western area of the character area could be enhanced and used regularly as storage or garaging to protect it from any vegetation encroachment from the brook.

12. Valley Slopes Character Area



The open valley of the Sor Brook between the two villages contains a variety of vegetation and agriculture, and affords magnificent views in each direction. Some fields boundaries appear to remain from the medieval field system which surrounded Shenington.

12.1 Land Use

The main use of the fields is pastoral, with cows, horses, donkeys and sheep using the fields for grazing. Several fields to the north east lie fallow, and there are few buildings. Hill Barn is a barn conversion, and four properties around the eastern fringes of Shenington are also included for their contribution to the landscape and views.

Public rights of way cut through the area to the south and north, enabling the area to be enjoyed by walkers.

12.2 Street pattern

The main Shenington-Alkerton road cuts through the area. There are few access points to the slopes beyond, but an access track to Hill Barn, which is un-adopted and un-surfaced, running along the north eastern boundary of the conservation area.



Hill Barn conversion



The view from Hill Barn across the valley

12.3 Building age, type and style

The main dwelling within the area is Hill Barn, a good quality conversion of an 18th or early 19th century barn, located in the north east corner of the conservation area. The distinctive features of the barn have been retained, and the open character of the outbuildings gives a feeling of isolation which is counteracted by the beautiful views across the valley.

The other buildings in the area are a mixture of styles, located on the western fringe of Shenington. Their gardens and means of enclosure detach them from the villages, and mean that their main relationship is with the valley beyond. Honeysuckle Cottage is a small 17th century building with a sweeping garden opening out onto the valley. High Holme, Kelmscott and The Shire are later properties, which are hidden by vegetation from the main road, and have an aspect to the valley at the rear.

12.4 Features of Special interest

- The 3-tier stile at the end of the track by Honeysuckle Cottage.
- The field patterns have not substantially changed since the mid 18th century, and it may be possible to link historic field boundaries to existing properties in the villages.



The stile near to Honeysuckle Cottage

12.5 Trees, hedges, verges, open spaces

The ironstone plateau has been cut into the fields by a series of brooks and streams to create the valley, which, due to its steep sides, is used for pasture rather than arable farming. The nucleated and linear settlements of Shenington and Alkerton respectively emphasise the open space and it becomes a key element to the appreciation of both villages

The natural landscape is one of rolling green hills, predominantly used for grazing. There appears to be little human intervention in the area. Retention of existing hedgerows should be encouraged, and the apparent lack of regular vehicle use on the slopes is encouraging.

The hedgerows contain a variety of native species such as ash and hawthorn, and with the trees provide a visual link between the villages. Ash, hawthorn and willow grow

beside the brook, enabling its location to be identified from high up in either village.

12.6 Carriageway, pavements, footpaths

The main road cuts through the character area following an incised route across the valley. This well-established road shows on maps from the 18th century, connecting the two villages which were once in different counties.

There are several public rights of way which criss-cross the valley slopes, including the North Oxfordshire Circular and the D'Arcy Dalton Way footpaths, which are well-used by walkers. This allows the beauty of the valley to be appreciated by more than just the residents of the village, and use of these paths should be encouraged in the same way as the current Historic Trail, which has done much to promote the village landmarks locally.

The different styles of horticulture can be



The access track to Hill Barn

seen vividly in the landscape from these footpaths, particularly from the northern paths, where the two villages can be viewed together as a panorama.

12.7 Threats

- The tunnel-effect main road between the villages has been retained for years by a stone wall. This wall is now failing, and needs to be properly repaired to protect its character.
- The non-native horticulture of the eastern side of the Sor Brook has not yet spread to the western side. This should be resisted to retain the natural flowing landscape of the Sor valley.
- Horse grazing can have an adverse impact on the landscape character and this land immediately north of the conservation area has not been designated for this reason.



The failing retaining wall on the main road

13. Key Views

13.1 Type of views

Views are a key component in the character of the conservation area.

The topography enables wide ranging views to be enjoyed across the valley between the two settlements, up and down the valley to the landscape beyond the conservation area and from the fringes of most parts of the settlement to the agricultural land surrounding the villages.

There are also views from the network of public rights of way in the wider area towards the conservation area, which enables the landscape as the backdrop of the small rural villages to be appreciated.

Within the settlements, views, with the exception of the expansive vistas across Shenington Village Green, are of necessity, linear, more constricted, but often of intimate and intricate nature.



View across Shenington green towards the church

13.2 Shenington internal views

The Green: there are wide vistas across the Green from all directions of approach and all display the simple, unadorned, open grassed public space, with relatively little vegetation and crossed by a number of informally edged adopted roads. There is a balance of buildings and vegetation enclosing the Green, including prominent stone walls. This expanse is one of the finest greens in North Oxfordshire and contrasts with the small scale of some of the

Views along Kenhill Road and other village lanes are constricted by building frontages and walls enclosing the linear route with a twisting, tight geometry. This lends an atmosphere of intrigue and invitation to explore, which is rewarded at the termination of the lanes with magnificent views both north and south over the Sor Valley.

By contrast, the views along the roads out of the village are straight and relatively wide reflecting the plateau top character, contained by hedgerows and verges and offering wider views only where the route drops down into a valley, such as at the west end of Rattlecombe Road.



Plateau-top routes provide straight wide vistas into the village



View from Hill Barn towards Shenington, which is shrouded by trees on the horizon



The twisting alignment of the lanes contrasts with the longer vistas of the plateau-top streets

The church: Due to the inclusive and inward-looking nature of this character area, views are restricted. The long-distance views are enclosed mainly by vegetation, however expansive and impressive views south along the Sor Valley are enjoyed from Mill Farm.

Standing in the churchyard beside the eastern end of the church, the view north east towards the northern end of Alkerton is one of few long-distance views out of the character area.



The view south from the church yard over the Sor Valley

13.3 Views out of Shenington

There are expansive vistas from the end of Kenhill Road over the Lynchetts and east towards the Sor Valley.

From just beyond the end of Pig Alley, where the public right of way splits, there are also magnificent views south east over the valley. Here the change from farm land to the more manicured planting in the Alkerton gardens is evident.

Similar southerly wide views are enjoyed from the properties to the south of the church, but these buildings effectively enclose views from the churchyard itself.

From the top of the church tower a complete panorama over the village and wider landscape can be enjoyed by those brave enough to undertake the climb. This view reveals the importance of vegetation within the villages, in that few buildings can be seen entirely unobscured by foliage.



13.4 Alkerton internal views

There are linear views along all roads and lanes in the village contained either by hedgerows, such as the approach from the west, high banks and trees, such as the approach from the east and the lane from Hill Barn, or by buildings and wall, such as Well Lane and the lane to Manor Farm. The buildings and boundary walls along Well Lane effectively contain views creating an intimate street scene but occasional glimpsed views may be had west to Shenington.



The gardens of Alkerton introduce non-native species into the Sor Valley

13.5 Views out of Alkerton

The most impressive views are to be had from the northern and southern extremities of the village, from the gardens of Brook Cottage west and south down the Sor Valley, and from Hill Barn and Manor Farm barns in the north.

From Manor Farm Barns, the foreground view is of a landscape degraded through loss of traditional hedgerows etc but from Hill Barn there is a magnificent view over this to the western slopes and the village of Shenington nestling amongst trees on the horizon.



View west from Hill Barn towards Shenington

The vista west across the valley beside Lane's End, the buildings of Mill Farm and Bramley's Barn can be seen in Shenington, high up on the escarpment, giving the village a visual connection to its neighbour.

A view down the valley on the Alkerton side of the Sor Brook can be seen from between The Cottage and the Old School. This is a rare glimpse between the buildings towards the brook.



View from beside the Old School towards The Beeches



View north up the Sor Valley from Manor Farm Barns

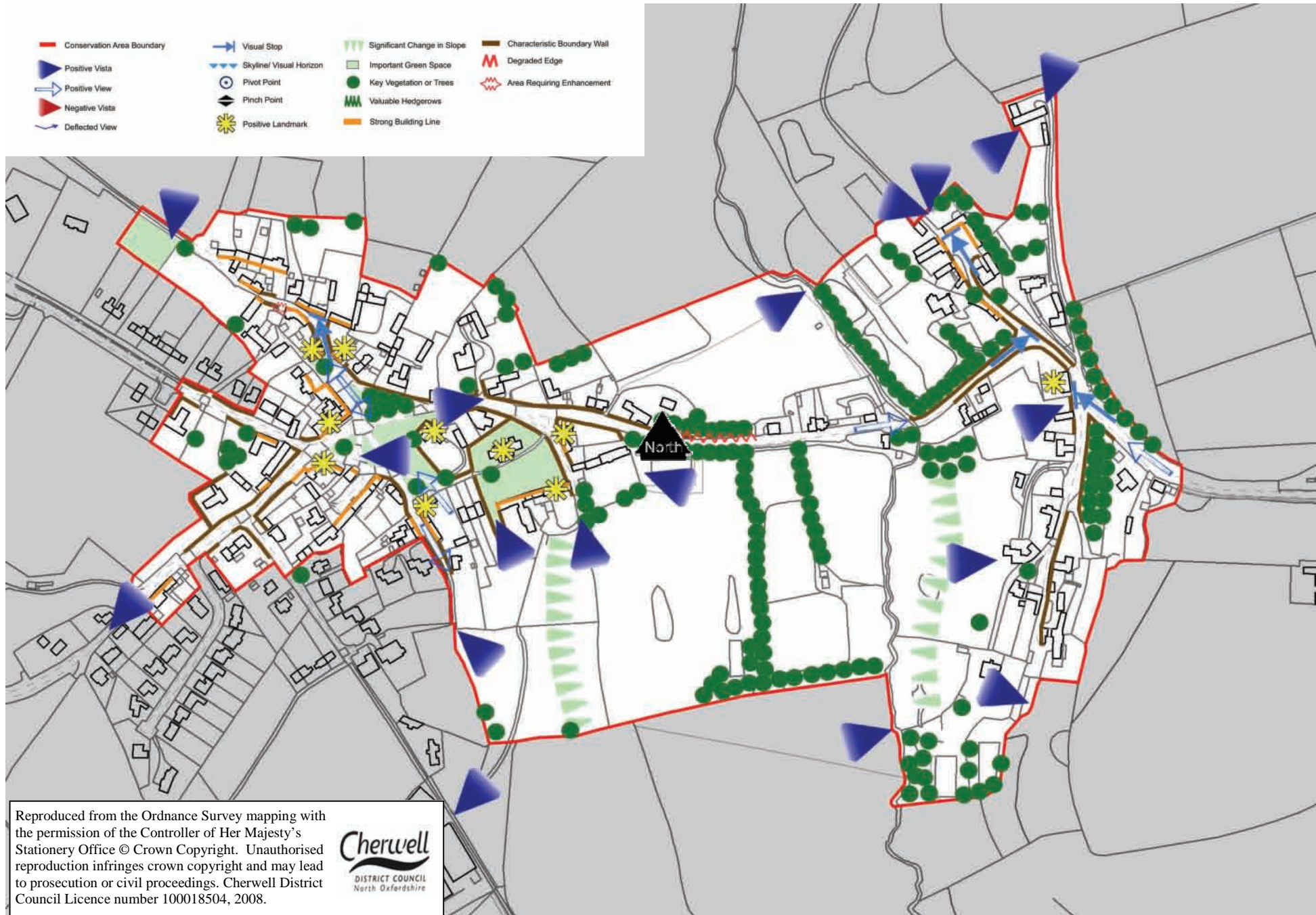


Figure 11 Visual Analysis

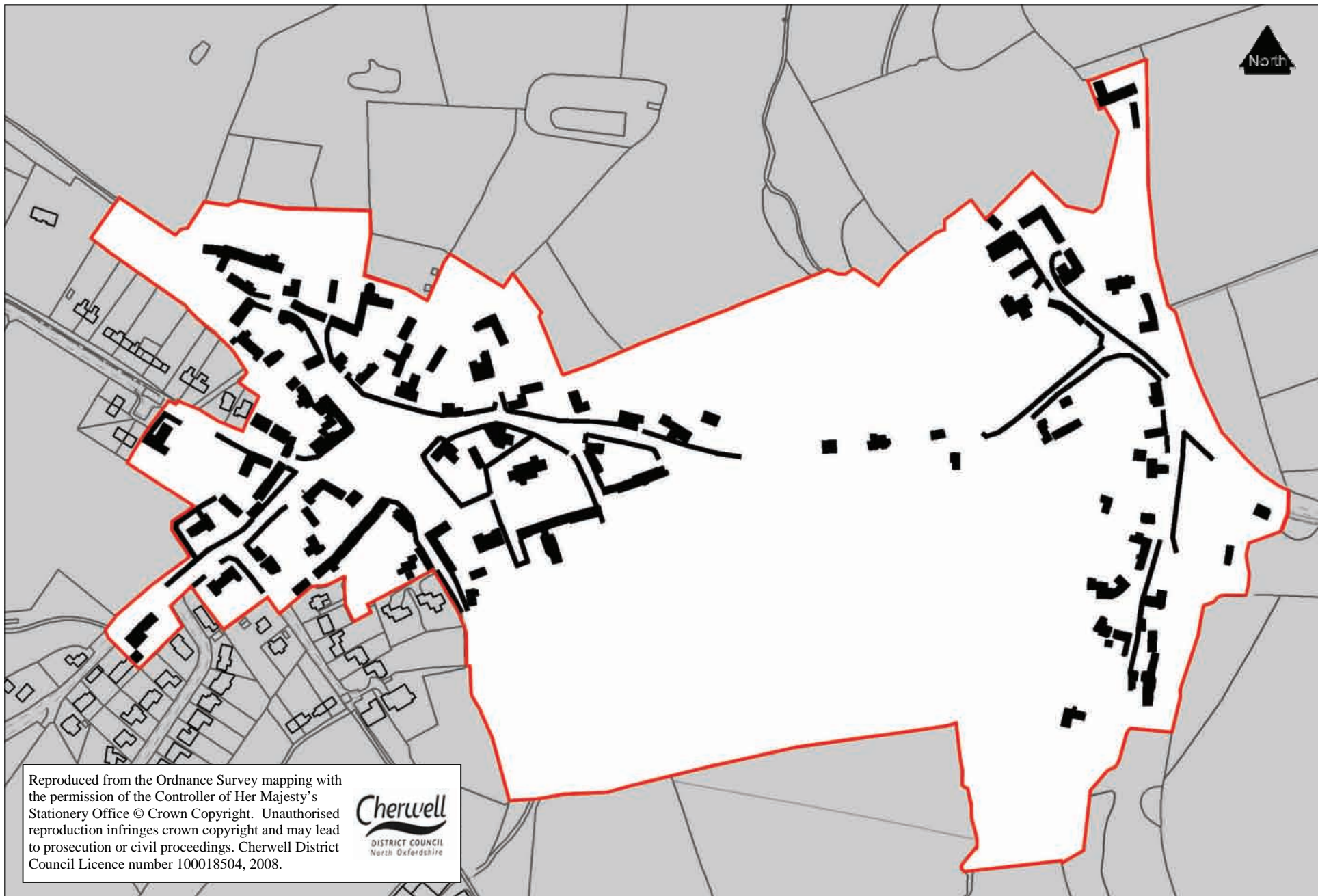


Figure 12 Shenington and Alkerton Figure Ground Diagram including boundary walls

14.2 Old Photographs – (Packer collection 1920 – 30)



View across the valley to Sherington



Lilac, Fuschia and Leys View Cottages



The view towards Alkerton



The Orchard



View past 'The Bell Inn' public house



Looking down on the rectory and the Church of St Michaels.

It is interesting to compare present day views from the same vantage point as those dating from the 1920s.

For the most part, the built form remains largely unchanged except for modern roofing materials replacing the traditional thatch.

The major change has been brought about by the maturing vegetation, which, in some places, all but obscures the buildings.

The views west across the valley towards Sherington and east towards Alkerton, where the trees now almost entirely obscure the church giving it a secretive atmosphere, are particular examples of the present lush vegetation.



Looking towards The Cranny



Shenington Green



Looking across the green to Windwhistle



Looking across the green towards Old Surgery



Looking towards Oriel House Shenington



Looking towards Alkerton church



Towards the green past the Village Hall



Looking north west from the Church tower

15. Buildings that make a positive contribution to the conservation area

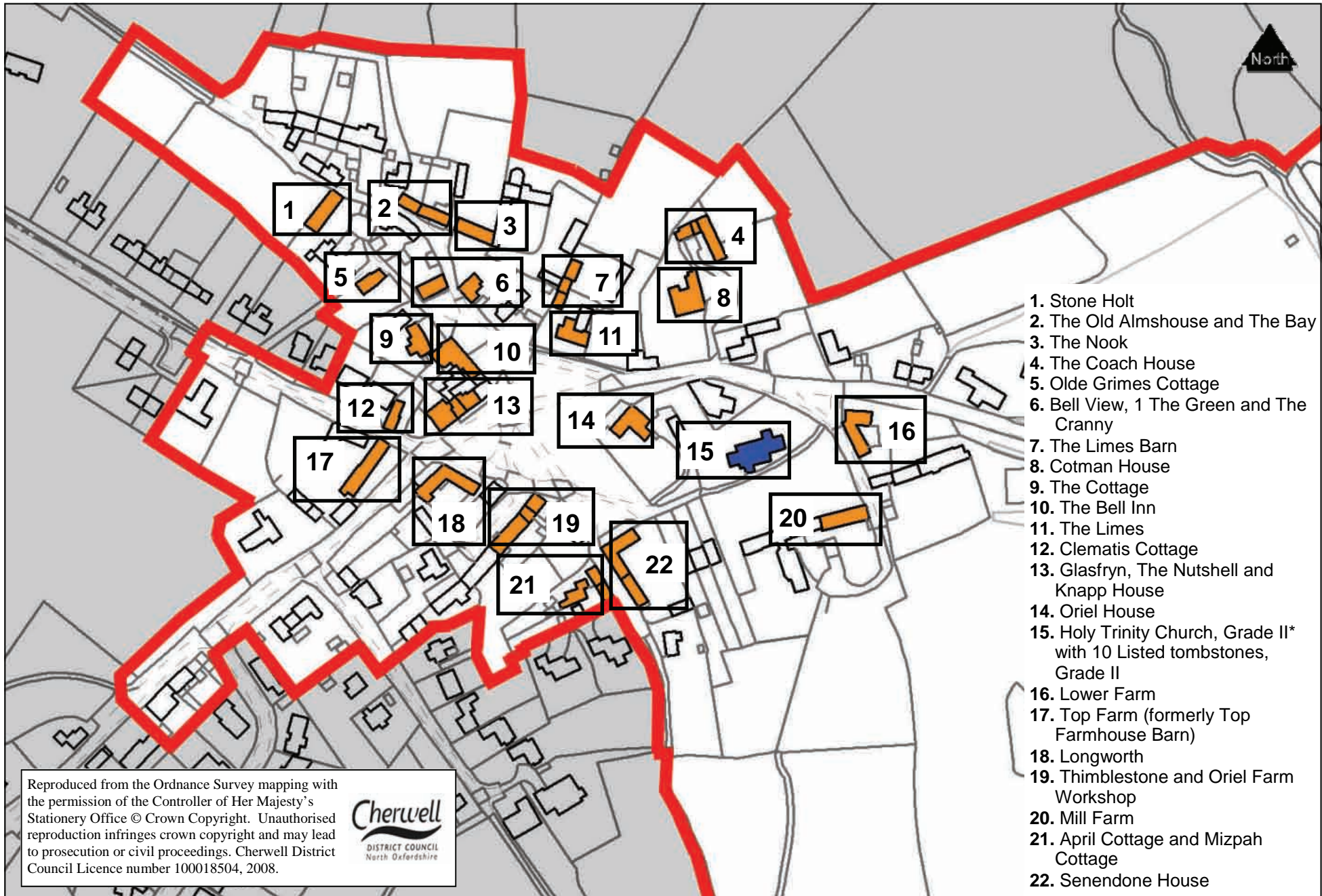
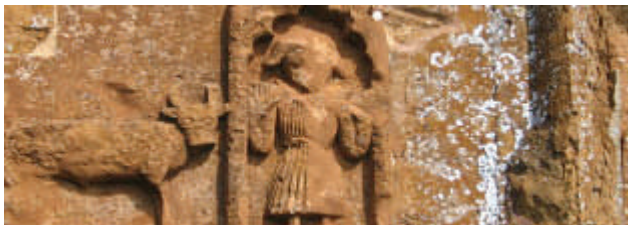


Figure 13 Listed buildings in Sherington

15.1 Listed buildings in Shenington

Holy Trinity Church (Grade II*) comprises a nave, chancel, south aisle, and western tower. The earliest part of the church is the former chancel arch which is enriched with chevron and cable mouldings. The medieval church could date back to the 12th century but was restored in 1879. The south aisle appears to have been built in the 13th century. The dividing arches of the Early English arcade are supported on octagonal shafts with capitals decorated with stiff-leaf foliage. In the early 14th century windows were inserted in the chancel walls. The nave was heightened and clerestory windows were inserted on the south side. A south porch was added in the 15th century, the belfry windows of the west tower suggested that the tower cannot have been present before this date. When the church was restored by J.L.Pearson in 1879 the Norman chancel arch was moved to the north wall to serve as the new entrance to the vestry and a new chancel arch in a 13th century style was built. An interesting feature retained from the older church is a carving of a man and an ox under a 14th century canopy seen on the outside wall of the south aisle. The churchyard contains 4 listed chest tombs and 10 17th century headstones with boldly carved decorations.



Carving on Shenington church

Mill Farm (Grade II) stands on the south side of the churchyard. Built of iron-stone ashlar it stands 3 storeys high with cellars and is now used as a dwelling. It retains many of the original stone mullioned windows of 2 and 3 lights with square labels. Built in the 17th century it is a prominent landmark in the immediate landscape.



Mill Farmhouse

Top Farmhouse (Grade II) was formerly one of the village farmhouses in the 1920's, a guest house in the 1930's and is now a private house. It is a late 17th century building with later alterations following the 1721 fire.



Top Farmhouse

Cotman House (Grade II) which was once the rectory, was rebuilt after the fire of 1721. It is a 2-storey structure of ironstone ashlar with a stone slate roof including 3 small attic dormers. The adjoining stabling and coach-house with thatched roof and stone mullioned windows are survivals from an earlier house. The impressive boundary wall is also listed and plays an important role in the street scene.



Cotman House and boundary wall

Lower Farmhouse (Grade II) Now a private house the building has 17th century origins with early 18th and 19th century alterations. The building is constructed of squared, coursed ironstone and stone coped gables with moulded kneelers. The house is likely to be one of the larger homes recorded in the 17th century hearth tax and has a window said to date from 1722 in the roadside elevation.



The Limes (Grade II) has 17th century origins but was rebuilt in the 18th century and advertised in 1763 as a 'gentlemen's residence'. When it was sold it was described as having stabling for 10 horses, a summer-house, orchards, woods, and fish ponds. The roof is Stonesfield slate and the front elevation has a number of impressive horned sash windows.



The Limes

Oriel House (Grade II) is located on the eastern side of the Village Green. College records show that it was leased to Thomas Grime, the Butler to Oriel College in 1569 but the majority of the house dates from the 17th century. Oriel House was used as the Rectory for a period in the 1800s and more recently as a doctor's surgery. The steep pitch of the tiled roof suggest that it was once thatched. The building has an attractive 18th century stabling block to the south.



Oriel House

The Nook - previously Longwalls - (Grade II) is a 17th century dwelling, once a pair of cottages, which was badly burnt in the 1721 fire and rebuilt in 1725. The building is constructed of ironstone with a stone slate roof and has wood mullioned windows on the front elevation.



The Nook

The Cranny – previously Ye Olde Manor House- (Grade II) was built in two builds, the oldest elements are 17th century but the house has been altered and extended in the 18th and 20th century. Constructed of ironstone rubble and coursed squared ironstone the dwelling has a steeply pitched thatched roof.



The Cranny

The Bay and The Old Almshouse (Grade II) These two ironstone cottages date from the 17th century. The Bay has a steeply pitched thatched roof and a slated bread oven projection while the Old Almshouse retains a number of old window openings.



The Old Almshouse (on left) and The Bay

Senedone House (Grade II) has 17th century origins but the majority of what is visible from the exterior dates from the 18th and 19th centuries. The Green elevation is constructed of squared ironstone with carefully proportioned windows while the rear is ironstone rubble. Abutting to the south is a **barn and nag's stable** which are listed in their own right as late 17th century with a trenched purlin roof with tie beams and collar. The blocked carriage entrance to the rear has the date 1826 inscribed on the wood lintel.



Senedone House

Knapp House and **Longworth** were village shops, which closed in 1970s.

Knapp House (Grade II) dates from the 17th century and has both 18th and 20th century alterations and additions. The building appears to have been built to a higher standard than the rest of this 17th century row with larger window openings, stone coped gables and a 3 centred doorway with moulded architrave.

Nutshell and Glasfryn (grade II) are listed together as two houses which were originally one building. Built in the 17th century the building was refaced in the 18th century, a typical treatment for houses of this age located in prominent positions, Nutshell has a plain tile roof and 20th century dormer window while Glasfryn has a corrugated asbestos roof and is linked to its neighbour by a continuous flat band across the front elevation.

Left to right - Knapp House, the Nutshell and Glasfryn



Longworth (Grade II) A prominent 17th century house with later alterations this building is constructed of squared, coursed ironstone on an L shaped plan. The barn attached to the rear left of the property was once a butcher's shop and on the main road elevation there is a single-storey rectangular bread oven projection.



Longworth

The Cottage (Grade II) dates from the 17th century and is constructed of coursed ironstone rubble. Some of the stones show signs of burning which suggest that the cottage could have been one of the houses to lose their thatch in the 1721 fire.



The Cottage

Bell View (Grade II) Originally two houses, then a shop and house and recently consolidated into one private dwelling. Built in the 17th century there are signs that the roof was raised in the 18th century. The right hand side of the house is believed to contain a wooden staircase with a continuous newel post 28 feet in length. This side of the building was also rumoured to be thatched with stone slates beneath the thatch. Sadly now both sides of the building are roofed in 20th century plain tiles.



Bell View

The Bell Inn (Grade II) was probably 17th century but largely rebuilt in 1700 when a stone inscribed with the date and the initials 'E.S.E' was inserted above the door.



The Bell Inn

Green End Cottage (Grade II) abuts Mizpah and dates from the late 17th century making it likely to have experienced the same fire. It has retained its steeply pitched thatch roof and has a rectangular staircase projection.



Green End Cottage

Mizpah Cottage (Grade II) in Church Lane also has 17th century origins but bears the inscription 'this house was burned May 13 1721' and below in an oval wreathed cartouche, the initials 'L.J.A.' It has a steeply pitched stone roof and is constructed of uncoursed ironstone rubble at the left end, with the remainder being coursed rubble.



Mizpah Cottage

Stone Holt (previously Amber Thatch) (Grade II) was constructed in the late 17th century but was extended in the 20th century. The building is listed as having retained its original staircase and two inglenook fireplaces.

Oriel Farmhouse (Grade II) is the old slate-roofed stone house linked to Thimblestone Cottage by a garage. It was a working farm until 1939 when the Air Ministry commandeered it's land. Its name is a potent reminder that from the sixteenth century most of Shenington was owned by Oriel College in Oxford. In 1920-24, Oriel sold the last of its Shenington properties.

Olde Grimes Cottage (Grade II) is a small 17th century cottage of uncoursed ironstone rubble with a steeply pitched thatched roof.



Olde Grimes Cottage

Thimblestone –previously Ivydene-(Grade II) has a steeply pitched thatched roof with eyebrow dormers and is thought to date from the mid 17th century.



Thimblestone –previously Ivydene (Grade II)

April Cottage (Grade II) and **Clematis Cottage** (Grade II) both 18th century. Clematis Cottage bears a panel on the front elevation inscribed with the arms of the company of masons.

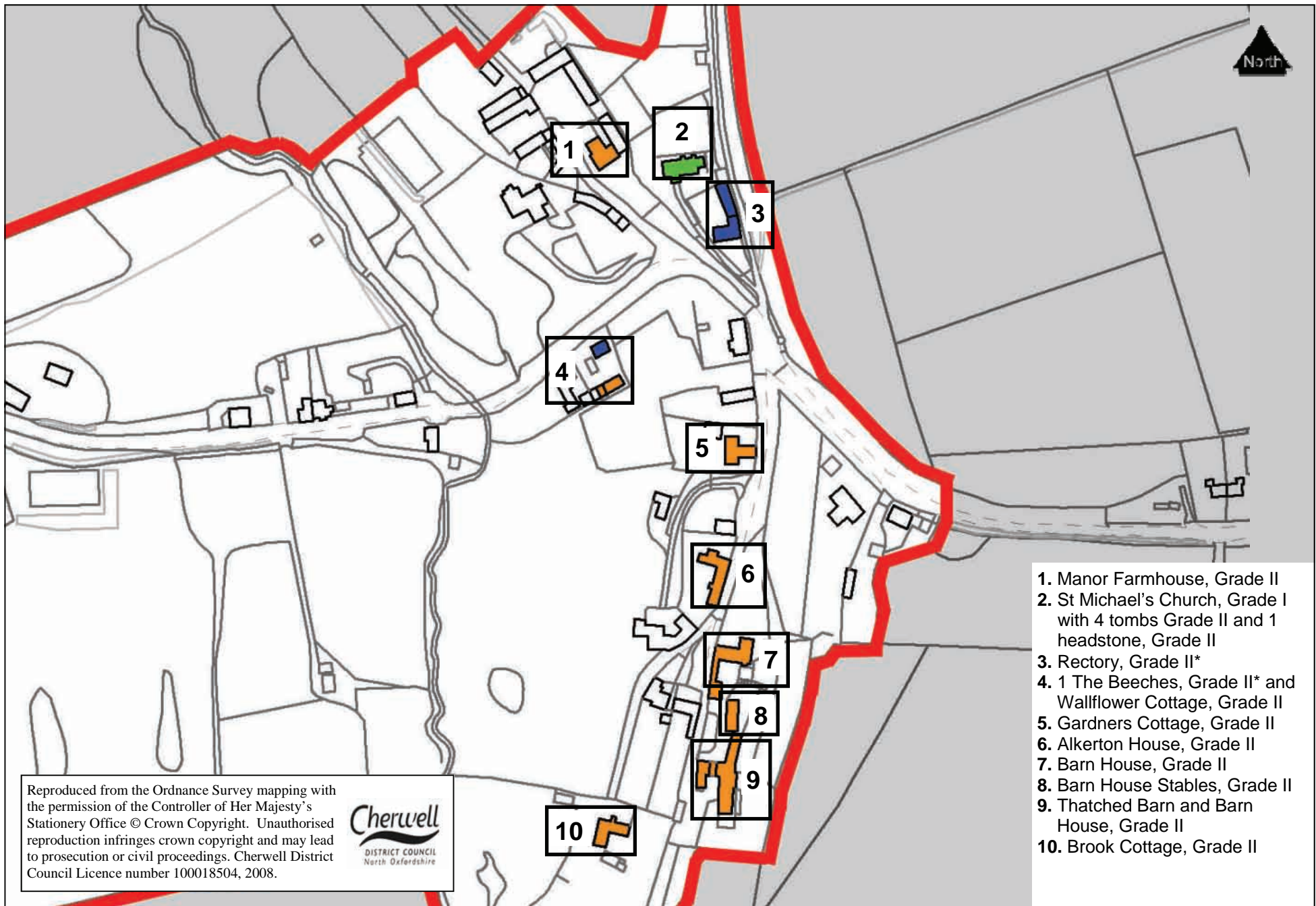


Figure 14: Listed Buildings in Alkerton

16.2 Listed Buildings in Alkerton

Church of St Michael (Grade I) located on the valley side, dates from the 1200s and comprises a chancel, central tower and nave all built at different levels on the hillside. The building is constructed in ironstone ashlar. The building's finest feature is a late fourteenth century clerestory decorated with elaborately carved beasts and grotesque figures with musical instruments; work characteristic of a group of north Oxfordshire masons. The architectural style of building is Transitional with Perpendicular and Decorated style windows in the nave. The chancel was rebuilt in the early seventeenth century and an organ chamber added in 1889 by J. Cossins. There is an effigy to an unknown knight in the chancel and memorials to amongst others, Timothy Lydiat (d.1662/3), 'faithful pastor' and nephew of the more famous Thomas. The churchyard contains three listed chest tombs and two listed headstones all dating from the late 17th and early 18th century.



Clerestory of Alkerton church

Manor Farmhouse (Grade II). The farmhouse to the west of the church was built in the mid 17th century in two-unit plan but has been extended and altered in 18th, 19th and 20th centuries to create an L-shaped building. The building is constructed from finely jointed, coursed squared ironstone. The roof is steeply pitched and laid to diminishing courses with stone slates. The chimney stacks have been renewed in blue brick. The house has stone mullioned windows and two twentieth century dormers. The original central entrance with moulded stone architrave and arched stone lintel is now blocked.

Brook Cottage (Grade II) This 17th century property with an earlier rear wing was, most probably, originally built as small farmer's dwelling. The building, which has an L-plan footprint, has retained its stone-mullioned windows, hood moulds and label stops. The roof is steeply pitched and terminated by stone coped gables indicating that the property was once thatched.



Brook Cottage

Pump (Grade II). Cast-iron water pump dating from the 19th century, outside pump cottage, bearing the flag trademark of Lee Howl & Co, established in 1887 in Tipton, Staffordshire.

Barn House, Stable, Thatched Cartshed and Thatched Barn (Grade II) This complex of farm buildings and associated farmhouse is located at the edge of the village, at the southern end of Well Lane. The house is of sixteenth century origin and was one of the four large properties within the village that was owned by the Lydiat family during the late seventeenth century. The house is constructed in squared, coursed ironstone with a steeply-pitched stone slated roof, with coped gables and moulded kneelers. The main 2-and-a-half storeyed range has a 3-unit plan and together with the service wing which encloses the yard from the lane, has an L-shape footprint. There is a central front entrance; decorated with a hood mould and diamond-shaped label stops, and either side are multiple-light stone mullioned windows. The property was repaired in 1692 and enlarged in 1748. The cottage, now music room, was added in the seventeenth century. The stables, with datestone 1678, coped gables and moulded kneelers, thatched cartshed and impressive thatched barn through which a visitor enters the site, are similarly seventeenth century in origin and constructed from squared, coursed ironstone.



Outbuildings of Barn House

The Old Rectory (Grade II*). Alkerton Rectory which lies south of the church was built in 1625 for Thomas Lydiat. The main house of two-storey plus an attic, originally built in two-unit plan but later extended in 1748 in similar architectural style, is built of ironstone ashlar. It has an original moulded doorway with cambered arch and lozenge-shaped stops and irregularly located mullioned windows. The roof is steeply pitched and laid to diminishing courses with stone slates. The gables have stone copings and moulded kneelers. On the ridge there is a large, diagonally-set stone chimney stack. This is a notable example of seventeenth century regional architecture. Also included in the listing of this property is the impressive 4 metre high, finely jointed, ironstone retaining wall.



The Old Rectory



Gardeners Cottage

Gardeners Cottage (Grade II) This 17th century property with later additions is constructed in squared, coursed ironstone with a steeply pitched red-tile roof with gabled roof dormers and a stone chimney stack. On the ground and first floors there are 5-light stone mullioned windows with hood moulds and label

No. 1. The Beeches (Grade II*). The cottage is of coursed ironstone with a steeply pitched thatched roof with a brick end chimney stack on a stone base. The cottage was built in two-unit plan as a single storey dwelling with an attic. The entrance on the right end has a plank door and datestone over, bearing the inscription 'JE/1716'; this probably alludes to John Edwards, the village mason. This is a notable dated example of a vernacular dwelling

Nos. 2, 3 and 4 The Beeches (Grade II) Built in the mid 18th century as three cottages; the terrace is constructed of coursed ironstone with a thatched roof. Typical of the style of dwelling built at that time, the cottages are two storey with 3-light metal casements with wrought-iron casement fasteners.

Alkerton House (Grade II) This house is one of the oldest in the Parish, bearing the datestone 'Ad 1415'. The property may have belonged to the Goodwin family as the inscription 'B.G. 1633' is set into the end wall. It was partly rebuilt at the end of the 18th century and restored in 1834. The building is constructed from squared, coursed ironstone with steeply pitched red-tile and blue fishscale-tile roof with coping stones and moulded kneelers on the roadside gable. The property has an L-shape footprint; with the original door to the road, with its 4-centred arch, chamfered jambs and hood mould with stops now blocked with a modern window. The windows are for the most part, 3-light stone mullioned windows with hood moulds and label stops.



Alkerton House

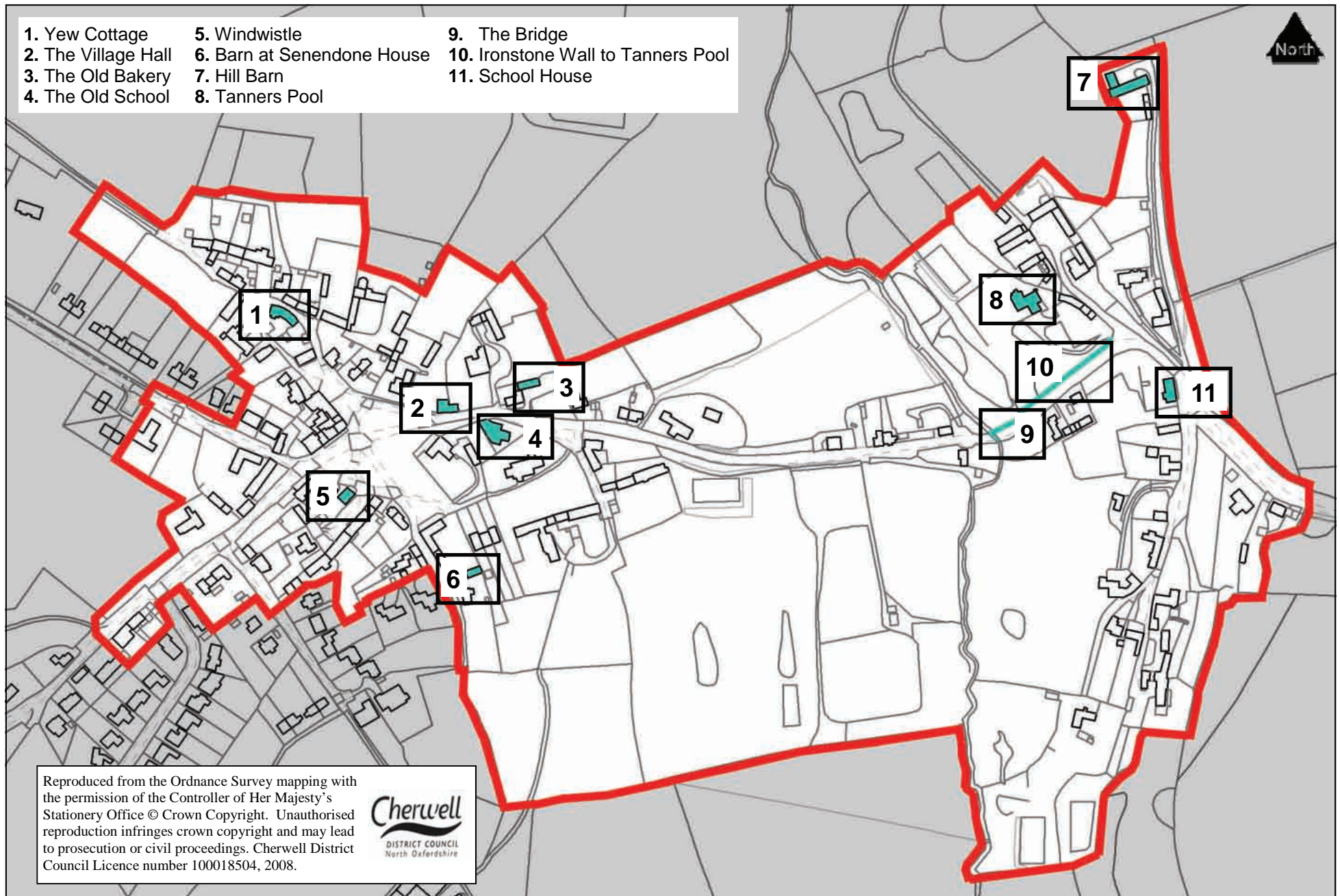


Figure 15: Unlisted Buildings that make a positive contribution on the character and appearance of the Conservation Area

15.3 Unlisted buildings that make a positive contribution to the character and appearance of Shenington

The Village Hall is a 19th century building with possible earlier origins which springs off the road, framing the village green and leading the eye around the corner.



Village Hall

Honeysuckle Cottage, a small 17th century building which is typical of a vernacular labourers cottage. There is believed to be a pump in the garden.



Honeysuckle Cottage

Windwhistle is an impressive squared coursed ironstone building forming an important landmark on the village green constructed in the early/mid 20th century.



Windwhistle

Yew Cottage is an unusual 17th century house which curves along Kenhill Road forming a strong building line and helping to create an enclosed, intimate feel to the lane.



Yew Cottage

The Old School was built in 1871 and was enlarged in 1905. No longer a school building it is currently undergoing work. It retains its bell and is built of finely coursed squared ironstone with ashlar window surrounds and stone mullioned windows.



The Old School

The Old Bakery is built around a late 18th century building with later alterations and extensions. There is a oven projection visible on the front elevation. The building is highly visible on entrance to Shenington and forms a pinch point with the old school building opposite.



The Orchard

15.4 Unlisted buildings that make a positive contribution to the character and appearance of Alkerton



The School House

The School House was built in 1871 to accommodate Alkerton's first mixed elementary established in conjunction with the National Society and the Church of England. The building is constructed of finely jointed ironstone with ashlar window surrounds and stone mullions. The school closed in 1905 and converted to a private house. There is a successful modern ashlar extension to the rear.

Tanners Pool is believed to be one of the four houses in the ownership of the Lydiat family in the 1665 hearth tax assessment. The building was registered as a farmhouse in 1852 and originally built on an L shaped plan later wings have been added to the north and east.



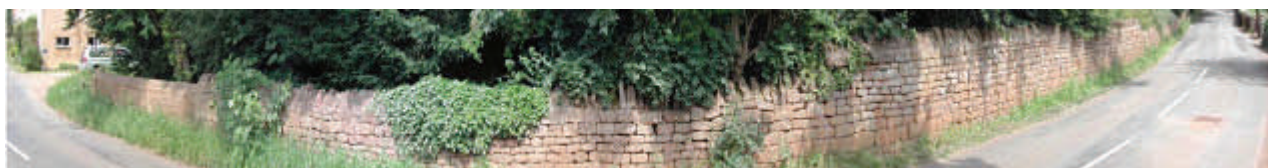
Tanners Pool



The bridge over the Sor Brook

The bridge across the Sor Brook is an historic crossing point between Alkerton and Sherington. The current small stone bridge is likely to have much earlier origins and adds historic character to the centre of the Conservation Area.

The Ironstone wall to Tanners Pool (below) runs almost the entire length of the main street and is an impressive feature which shapes the



Hill Barn

Hill Barn has recently undergone sympathetic conversion that retains the vernacular interest of the original building, which probably dates from the 18th century. Although physically divorced from the village, it is prominent in views, particularly distant views, across the valley and can be seen on the skyline from the Church of Holy Trinity, Sherington.

16. Justification for the Conservation Area Boundary

16.1

A conservation area is defined as “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”.

16.2

The conservation area boundary has been drawn to include the historic core of Shenington, Alkerton and the landscape backdrop to the villages, most particularly the landscape between the two villages, all of which displays a special quality.

That is not to say that areas which are excluded from the designation are not pleasing in their own right; however they do not display a special architectural or historic interest sufficient to justify designation. The landscape context has been included where it forms the backdrop to the settlements and thus is critical to key views between them. However, government guidance is quite clear that wider landscape setting should not be included within the boundary, but that it is afforded some protection by virtue of constituting the setting of the conservation area.

The Lynchetts are designated as a scheduled ancient monument (SAM), as a result of which they are afforded a higher level of protection than conservation area designation can provide. Although SAMs have no defined setting, they will be protected by virtue of constituting the setting of the conservation area.

16.3

For the most part the boundary follows a strong visual and/or natural boundary for example hedges, walls or roads and for the avoidance of doubt is described below.

Northern boundary:

Running clockwise, from the north, the boundary follows the rear curtilages of properties fronting Kenhill Road, excluding the part of the garden of The Cranny with the tennis court, continuing along the rear boundaries of The Limes and The Coach House, then turning 90 degrees east to follow the rear boundary of The Old Smithy. From here it continues easterly along the field boundary, enclosing the meadow, to the Sor Brook, following its course briefly before crossing the brook at the footbridge. From here the boundary turns north east enclosing the rear gardens of Tanners Pool, Manor Farm Barns and Penny's Cottage before turning north following an abandoned field boundary directly to Hill Barn in the north east corner of the conservation area.

Eastern boundary:

Enclosing Hill Barn, the boundary travels due south following the field boundary along the eastern side of the track, at The Rectory expanding east to enclose the bank and trees on the eastern side of the main road, which it crosses at Ash Hill Cottage, thereafter following the eastern boundaries of Alkerton properties in a southerly direction to Barn House.

Southern boundary:

The boundary encloses the landscaped gardens of Brook Cottage, following the western bank the Sor Brook northwards then turning due west along the field boundary to enclose the former fish ponds and grazing land as far as the south east corner of the gardens of Stratton House.

Western boundary:

At Stratton House the boundary turns north running along the eastern boundary of Stratton House, Birchbank and Timberhurst, where it turns west to run along the northern boundaries of The Scrum, Gallifry, Hawlake House and around the northern boundary of Sycamore House, but including the older converted buildings along this boundary, then crosses Mill Lane. It then runs along the rear boundaries of properties fronting Rattlecombe Road, excluding all properties on The level, as far as The Old Post Office and adjacent vacant plot, crossing Rattlecombe Road at the entrance to Mere End Cottage. From here it turns east to run along the top of the bank on the north west side of Rattlecombe Road, including the stone boundary wall, enclosing The Leys, the vacant land north of Top Farm House and wraps around The Garters, following its prominent stone wall, and crossing Stocking Lane. Running along the stone front boundary wall to 1 and 2 Stocking Lane and Oakworth, it follows the south, west and north boundaries of Orchard House, crossing The Jitty, to enclose the entire curtilage of Amber Thatch as far as the boundary with Grimes Close and then meets the lane that extends from Kenhill Lane.

17. Implications of designation

17.1 The Act

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

17.2 Development should preserve or enhance the area

Development should preserve or enhance the character or appearance of the conservation area. This will enable higher standards of design in new developments to be achieved and secure the conservation of existing important features and characteristics. Information supporting planning applications must demonstrate the proposal, and its impact on the conservation area, in sufficient detail to enable a thorough assessment.

17.3 Control over demolition of buildings

Conservation Area Consent is required from the Council, as 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.

17.4 Protection of important open spaces and views

There are a number of open space and views within the conservation area that are important to protect as they are integral to its character and appearance.

17.5 Control over trees

It is an offence to cut down, top, lop, uproot or willfully damage or destroy any tree over 75 mm (3 inches approx.) in diameter not already the subject of a tree preservation order in a conservation area, without first giving six weeks Notice in writing to the Council. This provides the Council an opportunity to consider making a tree preservation order.

However, certain trees, such as fruit trees in orchards are excluded; the legislation allows for up to 2 years work to be catered for in a single Notification; where work to a small wooded area is required this procedure would allow for a single approval of a programme or scheme of works for a group of trees avoiding the need for multiple applications.

The procedure has been streamlined, with the introduction of a simplified form and with the Street Scene and Landscape Service handling the notifications direct to speed up the response rate.

The vast majority of such applications are approved. In 2008 only 4 TPOs were served as result of 216 advance notices.

There are no exceptions or abbreviated procedures available in law to avoid the need to Notify the Council of intended works to such trees.

17.6 Extra detail

Planning applications need to be accompanied by sufficient detail to enable the Council to assess the impact on the conservation area.

17.6 Control over the demolition of enclosures

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

17.7 Repair of unlisted historic buildings

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

17.8 Reduced permitted development

There are more restrictions on the size of house and industrial extensions that may be carried out without specific planning permission. Planning permission is also required for some additional alterations to dwellings: the cladding of the exterior of buildings; the construction of a (dormer) roof extension; the erection of satellite dishes fronting a highway.

17.9 Enhancements should preserve and enhance the area

Planning policies in the Cherwell Local Plan aim to ensure that special attention is given to the preservation or enhancement of designated conservation areas, and proposals for new development will only be acceptable if they assist in the achieving this.

18. Management Plan

18.1 Policy context

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

In line with English Heritage guidance (2005b) Conservation Area Management Proposals are to be published as part of the process of area designation or review. Their aim is to provide guidance through policy statements to assist in the preservation and enhancement of the Conservation Area.

18.2

The settlements of Shenington and Alkerton are both exceptionally well maintained villages. The high proportion of listed buildings assists in this. However, there are a significant number of unlisted buildings (identified on Fig. 15), valuable green spaces, vegetation and enclosing walls, all of which make a positive contribution to the character and appearance of the area but, without designation, are offered no protection in law. Designation will assist the LPA in preventing the attrition of character and appearance that is caused by the cumulative impact of numerous alterations to the traditional fabric of the villages; the loss of walls or the changes to unlisted buildings or cherished views. Some of these alterations are quite small in themselves, for example the replacement of traditional

window casements, or additions such as inappropriate boundary walls at the front of properties. But such alterations, be they permitted development or unauthorised changes, are often detrimental, not just to the appearance of the building to which they relate but also to the collective rural appearance of the village.

This Management Plan sets out the specific issues relevant to Shenington and Alkerton to which this Council, the County Council as the Highways Authority and other service providers, as well as individual property owners and the Parish Council as appropriate, should have regard in order to ensure that the established character and appearance of Shenington and Alkerton, which this document celebrates, can be properly preserved and enhanced.



18.3 Generic Guidance

The Council Will:

1. Actively promote the retention of buildings identified as being of local historic or architectural interest both within and outside the conservation area.

2. Strive to ensure that the conversion of traditional buildings to alternative uses will be achieved with minimal intervention and without the destruction of original character. Features and equipment pertinent to the building's original function should be retained as part of any conversion. This is relevant in the case of outbuildings that might be converted in the future.

3. This document does not identify land for development but, where scope for new buildings has been established, to expect the scale, massing, proportions and height of new buildings to reflect those of the existing built environment of the immediate context or of the wider conservation area context. Layouts, boundary treatments and landscaping schemes will also be expected to make clear visual reference to those traditionally found within in the area.

4. Exercise a presumption in favour of new alterations and extensions that are sympathetic to the existing buildings in scale, materials and design.

5. Encourage a general level of good maintenance of properties.

6. Promote a policy of repair rather than replacement of traditional architectural details. Where repairs are not economically viable then the promotion of bespoke sympathetic replacement will be encouraged. This is particularly the case for windows where sympathetic refenestration is important in preserving the appearance of the building in the design and materials.

7. Encourage owners of historic properties wherever possible to replace inappropriate modern with the appropriate traditional materials. Materials such as uPVC or concrete tiles look out of place in Shenington and Alkerton and their use is discouraged.



Traditional stone mullioned window

8. Actively promote the use of traditional building and roofing materials in new building work, extensions and repair.

9. Encourage the use of more traditional longstraw thatch rather than combed wheat reed and promote the local thatching tradition of flush rather than ornamental ridges.



Thatched roof in traditional style

10. Promote traditional styles of pointing. The type of pointing in stone or brickwork is integral to the appearance of the wall or structure. Repointing work should be discreet to the point of being inseparable from the original. 'Ribbon' pointing and similar is considered a totally inappropriate style of pointing for this district.

11. Promote the use of lime mortar in the construction. Lime mortar repointing of stone and brickwork is strongly advocated. This is a traditional building material and its use benefits traditional buildings. This is in contrast to hard cementaceous mortars often used in modern construction, which can accelerate the weathering of the local iron stone.



Stone decay due partially to cement mortar

12. Promote the use of sympathetic materials for garage doors. Vertical timber boarded side hung doors are preferable to metal or fibreglass versions which can have a negative impact on the street scene.

13. On unlisted buildings, encourage the location of solar panels, security alarms, aerials and satellite dishes on rear roof slopes or on outbuildings within rear gardens so as to limit their visibility from the highway. Listed buildings will require consent.

14. Investigate whether appropriate planning permission or listed building consent has been obtained for an alteration. Unauthorised alterations to a listed building is a criminal offence and if necessary the council will enforce this.

18.4 Enhancement and management of the public realm

The Council Will:

1. Exercise a presumption against cladding material, including render, on the front elevations of buildings; such a change would in any case require consent.
2. Promote the retention of unlisted historic features which are important to the character and appearance of the area, for example village water pumps and stone steps.
3. Encourage the sympathetic location of both amenity and private security lighting to limit light pollution. Private lighting within the village can have an adverse effect on the semi-rural character of the conservation area. The material and design of the fittings and their position on the building should be carefully considered. The introduction of street lighting should be avoided where possible.



Typical Street Furniture

4. Create a dialogue with service providers as opportunities arise to encourage underground power cables to reduce the visual impact of overhead lines and their supporting poles within the villages.



Striking boundary wall

5. Promote the retention of boundary walls and gateways. Walls such as the above play a major role in the streetscape of both Shenington and Alkerton. The use of inappropriate materials for boundaries should be discouraged, particularly on the open vista of the Green.

6. Promote the enclosure of rear access to plots where the boundary walls have been demolished.

7. Preserve the character and appearance of open spaces around the village but particularly to the south. Car parking on the grass verges of Shenington village green in particular should be discouraged by means other than urban features such as roadside kerbing and bollards.

8. Create a dialogue with other authorities and agencies to ensure any street furniture is in keeping with the rural character, including the discouragement of additional signage.

18.5 Management and protection of important green spaces

The Council Will:

1. Seek to preserve the separate identities of Shenington and Alkerton through the retention of the open landscape around the two villages, particularly the field system between them. It is essential that the historic and, in parts, semi-rural nature of the area is not eroded.

2. Promote appropriate management of vegetation. Trees and hedges make an important contribution to the character and appearance of the area. The trees within the Conservation Area play a key role in its character. Although notification is required for works to trees over a certain size within a conservation area, this does not prevent much-needed good maintenance.

3. The over-domesticisation of the valley sides between the two villages, by extension of garden land into open landscape, is to be strongly discouraged.



Surrounding landscape

4. Promote the retention of 'architectural' trees that contribute significantly to the character and appearance of the conservation area and to seek protection via Tree Preservation Orders for those significant trees not previously identified.



Traditional stone stile, now supplemented by timber

5. Promote the sympathetic management and maintenance of the churchyards, without over cultivation. Ensure that the charm and stability of the headstones is maintained through careful management.

6. Promote the retention of Historic footpaths within and around the villages and work with bodies such as the Parish Council to prevent these being lost. The informality of these paths should be preserved and attempts to add hard surfaces should be resisted. The footpaths within this area are a key characteristic of the landscape.

7. Encourage the reinstating of traditional features of the villages such as stiles.

8. Promote the repair or replacement of lost or inappropriate boundary treatments with traditional walling or fences in a style appropriate to the location.



Post and rail fence

9. Ensure that further encroachment onto the north west side of the Sor Valley of extensive gardens, tennis courts and ground modelling is resisted.

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20. Acknowledgments

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Appendix A Relevant 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.

Oxfordshire structure plan 2016

EN4 The fabric and setting of listed buildings including Blenheim Palace and Park, a World Heritage Site, will be preserved and the character or appearance of conservation areas and their settings will be preserved or enhanced. Other elements of the historic environment, including historic parks and gardens, battlefields and historic landscapes will also be protected from harmful development.

EN6 There will be a presumption in favour of preserving in situ nationally and internationally important archaeological remains, whether scheduled or not, and their settings. Development affecting other archaeological remains should include measures to secure their preservation in situ or where this is not feasible, their recording or removal to another site.

Cherwell Local Plan 1996

H5 Where there is a demonstrable lack of affordable housing to meet local needs, the district council will negotiate with developers to secure an element of affordable housing in substantial new residential development schemes. The district council will need to be satisfied that such affordable housing: (i) is economically viable in terms of its ability to meet the need identified (ii) will be available to meet local needs long term through secure arrangements being made to restrict the occupancy of the development (iii) is compatible with the other policies in this plan. (iii) the proposal would not harm the special character and interest of a building of architectural or historic significance; (iv) the proposal meets the requirements of the other policies in the plan.

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

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

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

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

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

C19 Before the determination of an application for the alteration, demolition or extension of a listed building applicants will be required to provide sufficient information to enable an assessment to be made of the likely impact of their proposals on the special interest of the structure, its setting, or special features.

C20 Special care will be taken to ensure that development which is situated within the setting of a listed building respects the architectural and historic character of the building and its setting.

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

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

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

C33 The Council will seek to retain any undeveloped gap of land which is important in preserving the character of a loose-knit settlement structure or in maintaining the proper setting for a listed building or in preserving a view or feature of recognised amenity or historic value.

C36 In considering applications in conservation areas the council will pay special attention to the desirability of preserving or enhancing the character or appearance of the area.

C38 Where planning permission is required, proposals for satellite dishes in conservation areas or on a listed building will not normally be permitted where such apparatus would be visible from a public highway.

Non-statutory Cherwell Local Plan 2011

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

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

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

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

EN42 Sympathetic consideration will be given to proposals for the change of use of a listed building, provided that the new use minimises damage to the character, fabric, interior or setting of the building, and does not adversely affect the reasons for its statutory listing.

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

EN44 Special care will be taken to ensure that development that is situated within the setting of a listed building respects the architectural and historic character of the building and its setting.

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

EN47 The Council will promote sustain ability of the historic environment through conservation, protection and enhancement of the archaeological heritage and its interpretation and presentation to the public. In particular it will: (i) seek to ensure that scheduled ancient monuments and other unscheduled sites of national and regional importance and their settings are permanently preserved; (ii) ensure that development which could adversely affect sites, structures, landscapes or buildings of archaeological interest and their settings will require an assessment of the archaeological resource through a desk-top study, and where appropriate a field evaluation; (iii) not permit development that would adversely affect archaeological remains and their settings unless the applicant can demonstrate that the archaeological resource will be physically preserved in-situ, or a suitable strategy has been put forward to mitigate the impact of development proposals (iv) ensure that where physical preservation in-situ is neither practical nor desirable and sites are not scheduled or of national importance, the developer will be responsible for making appropriate provision for a programme of archaeological investigation, recording, analysis and publication that will ensure the site is preserved by record prior to destruction. Such measures will be secured either

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

EN51 In considering applications for advertisements in conservation areas the council will pay special attention to the desirability of preserving or enhancing the character or appearance of the area.

Appendix B Results of Public Consultation

- 1 Eighty four written responses were received. Responses were reported verbatim to the Council's Executive and, as many respondents also or alternatively sent a fuller written response by attached letter or report, a précis of this is also provided adjacent in italic. Full copies of all originals were available for members' perusal
- 2 Fifty four responses (64.3%) were fully supportive of the proposal to designate a conservation area. Eight (9.5%) were neutral or expressed reservations and twenty two (26.2%) did not support designation in principle.
- 3 Those who supported designation generally did so with enthusiasm. Several responses included lengthy letters requesting additional areas for inclusion. Of those who supported designation a clear majority considered that a greater area should be covered, again citing multiple areas for inclusion. 31.5% sought the inclusion of more general landscape context; 25.9% sought the inclusion of all of both villages; and, of specific areas sought for inclusion Rattlecombe Road (22.2%), Anderton Barns (20.3%), The Lynchetts (16.6%) and Stocking Lane and Mill Lane (12.9% each) were the most frequently cited.
- 4 Those who did not support designation cited a variety of reasons (most with multiple reasons) including:
 - There is no need / Already adequately protected by listing of buildings / Vil-

- lage has looked after itself without designation (40.9%)
 - Waste of public money /More bureaucracy /Need to give notice of works to trees (40.9%)
 - Already voted in Parish Poll (32%).
 - Divisive in the community (18.2%)
 - Two felt it should be bigger, in an unspecified way and one that it should be smaller in an unspecified way and one that it should exclude specific land at Alkerton.
- 5 Some of the stated reasons for objection appeared to be based upon a partial or a misunderstanding of the law relating to conservation areas and, in particular, in relation to the requirement for advance notice to be given to the Council of the intention to fell, top or lop trees over a certain size within the designated area and the process and costs associated with this. In fact the procedure has recently been streamlined, with the introduction of a simplified form and with the Street Scene and Landscape Service handling the notifications direct.
 - 6 Officers have given careful consideration to all responses, both for additional areas to be included in the proposed conservation area and for areas to be excluded.

Response to additional areas suggested for inclusion

Rattlecombe Road

Twelve requests Rattlecombe Road and all buildings except Hill Top and West End

- should be included on the following grounds
- Ironstone rubble workers cottages pre dating 1732 map
 - Strong building line creates a prominent feature at the entrance to the village
 - The former Post Office and shop/garage is an important part of the social history of the village. The post office has a vaulted cellar
 - High-Fields has a magnificent porch and is possibly the site of the inn shown on early maps.
 - Rattlecombe House is shown on the 1875 map, and although brick is believed to date from the early 1800s, with two early OS levelling bench marks, making it contemporary with Tanner's Cottage and Rattlecombe Hollow.
 - Rattlecombe Hollow stands on the site of the old quarry and the quarry face is still evident from the sunken garden
 - Cedar Wood is a local stone built bun-
 - galow. Other modern bungalows on the western approach could be considered neutral but their walls and vegetation contribute positively.
 - These properties line the road creating a narrow outlook, characteristic of the village.
 - Ironstone walls are of historic interest: on the south side a well maintained wall has a Millennium plaque; on the north side boundary wall of High-Fields; retaining wall in front of Green Acre; lost retaining wall opposite The Level where a sympathetic replacement would be supported.

- A water pillar identical to that noted on the Green is located on Rattlecombe Road.
- Green Acre has a fine stone boundary wall.
- The vegetation within gardens and the hedgerow along Top Farm field contribute to the rural character, including the trees in highway land at Long Acre.
- The inclusion of the ugly substation would enable improvements to the fencing to be made.
- Designation could lend support to on going discussions with Central Net works regarding removal of overhead cables.
- The d'Arcy Dalton Way and Macmillan Way footpath would benefit from improvement.

The Council concluded that the bungalow at The Leys was originally excluded because, in itself, it is not of historic interest. However, the plot is evident on early maps, first as an orchard or similar. Although the plot is not shown on maps dating from the early 20th century, the existing boundaries appear to approximately respect the historic alignment. The plot is bounded by an attractive ironstone wall and is prominently located. Although the property is of mid 20th century construction, the plot in its entirety does make a positive contribution to the character and appearance of the area.

The terrace of properties comprising The Lynchetts, Middlecote and The Old Post Office are ironstone properties clearly of historic origin, albeit their appearance is much

altered. They are visually related to the rest of the village in that the Green at the centre of the village is visible when standing in front of them. There is a clear break of slope immediately east of the terrace, with the land falling away to the east.

High Fields, the first house when approaching the village from Balscote, also appears on the first OS maps, but others between here and the village, although pleasant, do not display sufficient special architectural or historic interest to justify designation. There are some boundary walls of value and some incidental features, but these alone are not considered to justify designation.

The remains of the boundary wall along the north west boundary of Top Farm field does make a valuable contribution in enclosing the street scene and this, together with the bank behind, effectively contains views along the street.

The boundary of the proposed conservation area was extended to include the terrace of properties on the south east side of Rattlecombe Road and the adjacent vacant plot, which has permission for a detached dwelling. The amendment to the boundary runs along the rear boundary of these properties, cross the road and run back into the village along the top of the bank just within the boundary of Top Farm Field and include the plot of The Leys.

Stocking Lane

Seven requests were received to the effect that most or all of Stocking Lane should be

included on the following grounds:

- Formerly Stockin Way, this was the principal route through the village until it was stooped up to enable the development of RAF Edgehill. The whole land should be included as it has characteristics in common with other roads that are included within the boundary, such as stone walls, vegetation and informal character.
- The boundary walls to Orchard House and Oakworth contribute positively.
- The boundary wall to The Garters is impressive and noted on the 1875 and 1882 OS maps.
- The hedge between The Garters and the school marks the built edge of the village. The open area is part of the setting of the village and makes a positive contribution to the character and appearance.
- The school has a prominent stone rotunda.
- The Jitty (a private lane running between Stocking Lane and The Green) is a delightful cutting worthy of preservation.
- The former Council houses here and on Mill Lane are part of the historic development of the village; their gardens are prominent. Council houses in Drayton and Wroxton are included.
- The five houses constructed recently within the garden of Long Acre make a neutral contribution and make the case for designation, but at least are in local stone and have a stone boundary wall and trees in the verge. They are prominent in the wider landscape.

- The Doctor's Surgery site may face future changes. It marks the end of the built up area and is therefore sensitive. The Surgery is located on a sensitive site close to the SAM and designation could help protect its stone walls.

The Council concluded that the tall stone boundary wall to The Garters is a prominent feature in the townscape, effectively marking the entrance to the historic core of the village and is shown on the 1875 OS map. The properties along the north east side of Stocking Lane are suburban in character and only the boundary wall, which commences at Dingles Copse, I Stocking Lane, exhibits any special character. The Jitty is a delightful historic route, now gated and a shared private drive, and is already included within the proposed boundary for most of its length. To include the remainder would require the inclusion also of Oakworth and Orchard House, pleasant but undistinguished late 20th century dwellings in artificial stone. These and other dwellings along Stocking Lane do not display any special character and to include these would suggest that other areas of relatively ordinary development should also be included and this cannot be justified and would devalue the designation.

The boundary of the proposed conservation area was extended to include the undeveloped plot immediately north west of Top Farm, The Garters and that the boundary should cross the road to include the whole of the front boundary wall of Dingles Copse, but not the plot itself, then rejoin the original draft boundary.

Mill Lane

Seven requests were also received to the effect that more of Mill Lane should be included on the following grounds:

- Sycamore House, Minerva House and Orchard Cottage are good examples of contemporary additions paying heed to local building materials.
- Mill Farm House and Dairy Cottage are two agricultural dwellings located to the south of Mill Lane that are faced in local stone and are prominent in local and middle distance views.
- The stone walls, hedgerows and trees bring harmony to the street scene as with Stocking Lane.
- The allotments are part of the social history of the village, as are the ex public sector houses.
- Views east and south from the end of Mill Lane provide open views of countryside.

The Council concluded that the recent infill referred to above is of sympathetic design using local materials. However, it does not exhibit a special character or appearance worthy of designation, nor do Mill Farm House or Dairy Cottage, which are also separated from the rest of the village by pleasant but unremarkable suburban housing. No amendment to the proposed boundary was justified on Mill Lane.

Top Farm field

Six requests were received to the effect that Top Farm Field should be included for the following reasons:

- Formerly two fields, the boundaries have

not changed for centuries, being defined by two historic routes.

- The boundary hedge to Stocking Lane and the demolished wall to Rattlecombe Road are characteristic features worthy of protection / reinstatement.
- The area is popular with walkers and provides glimpses through to the village.
- Whilst not a public space this makes a positive contribution to the rural character and appearance of the area and creates the setting of the village.

The Council concluded that, although the field itself makes very little contribution to the area as, for the most part, it is not seen from the public domain, its Rattlecombe Road boundary does make a positive contribution and the small plot off Stocking Lane also is bounded by an historic ironstone wall, and were worthy of inclusion.

The Lynchetts

Nine requests were received to the effect that the Scheduled Ancient Monument (SAM) known as the Lynchetts to the north of Sherington should be included for the following reasons:

- SAM status has not protected the views from the Lynchetts
- The public footpath affords fine views, particularly from the stile back towards Rectory Farm Barns and the Church of St Michael in Alkerton.
- The whole of the valley between the villages should be included.

The Council concluded that the designation of a scheduled ancient monument (SAM) provides greater protection to the designated area than Conservation Area designation would. However, there is no provision in the Act for views from SAMs to be protected, and in law a SAM does not have setting, unlike a listed building or a conservation area. However, even if the SAM is not included within the designated area, it would constitute the setting of the conservation area and in that respect views to and from it would be afforded protection under paragraph 4.14 of PPG15. There was nothing to be gained from including the SAM in the conservation area.

Alkerton / Anderton's barns

Eleven requests were received to the effect that the farm complex known as Alkerton or Anderton's Barns at the eastern entrance to Alkerton should be included for the following reasons:

- Noted on historic maps of 1833
- Magnificent barns with ashlar stone work and fine pointing
- Dominate the entrance to Alkerton
- Stone wall and roadside trees link them to Alkerton.
- Currently for sale
- No protection from demolition
- Boundary walls mark entrance to the village and contains a stone plaque donated by the village.

It was concluded that this is a fine complex in a prominent location. However, it is too far from the rest of Alkerton to justify an extension of the boundary along the road and in-

cluding agricultural land of no special quality. Officers requested that English Heritage add these barns to the Statutory List, but this was declined. However, they are worthy of addition to a Local List and the Heritage Protection Bill, expected to become law in 2010, will require Local Planning Authorities to draw up a Local List for their area, backed up by a policy in the LDF. Whilst this will not afford much protection in the interim, officers intend to prepare Informal Development Guidance, setting out matters that should be considered in any scheme to convert these to alternative uses. It was not considered that the boundary should not be extended to include these barns.

Wider Setting

Seventeen requests were received to the effect that the wider setting of the villages should be included on the grounds that:

- The setting of Drayton and Wroxton has been included, so need for consistency.
- The valley to the west of the village including additional Lynchetts site on the field beyond The Level.
- The valley to the north to protect views from Balscote Road
- The valley to the east of The Lynchetts is an integral part of the setting of both villages, with good views of the elements of both villages.
- The parish allotments are part of the social history of the village
- In particular the view from the Balscote Road towards Mill Farm and the Church.
- Public rights of Way, including Percy

D'Alton Way and Macmillan Way cross the area and afford a great number of positive vistas.

- Positive vistas from the Green, the level and Rattlecombe Road incorporating Top Farm fields towards the airfield is an important open space bounded by stone walls and hedgerows.
- Land between Alkerton Barns and Alkerton is heavily treed and acts as part of the positive setting of the village.
- Views of the villages, particularly of the churches, from the surrounding area.
- To avoid more inappropriate development.
- To avoid the extension of Alkerton tip, which is visible from the Lynchetts.

The Council concluded that whilst Drayton and Wroxton boundaries include surrounding farm land, these designations pre-dated the EH guidance. In the case of Wroxton, much of this is landscape constitutes historic park and garden. In the case of Drayton, land to the east was included in the 1977 designation, probably to provide a buffer between the village and the westward expansion of Banbury, but this would not be the approach taken if the conservation area were to be designated today. Both PPG15 and the English Heritage guidance is quite clear that conservation area designation is an *inappropriate* means of protecting the wider landscape. However, it does allow for the immediate setting to be included where this is desirable and justified or where it constitutes the landscape backdrop of a small rural settlement.

Shenington, by virtue of its plateau top loca-

tion, cannot be said to have a landscape backdrop. Although there are pleasing views out of the village to the west and south, the EH guidance recommends that general planning policies should be used to protect this open countryside. The landscape surrounding the boundary also constitutes the setting of the conservation area and paragraph 4.14 requires LPAs to have regard to the setting and views in and out of the conservation area in determining development proposals.

Views towards Alkerton include the Sor Valley and this was included in the boundary. However, following representations, this has now been carefully re-examined it is now considered that some of the lower slopes to the north of the village do not make a positive contribution to views from Shenington as they are degraded, do not in themselves make a positive contribution and are not worthy of inclusion. The southern slopes however are an intrinsic part of the vistas between the two villages and are included. The rising land to the east of Alkerton was also included in the draft appraisal as constituting the landscape backdrop. However, following representations, this was carefully examined, and it was agreed that it is the trees and the bank immediately east of the road that provide the backdrop; the field beyond does not make a significant contribution. The same applies to a small pocket of farm land south of Ash Hill Cottage at the entrance to Alkerton from the east and so this also is no longer proposed for inclusion.

It is therefore recommended that some of the lower slopes to the north and east of Alkerton be excluded from the boundary but that the landscape back drop remains included

Whole of both villages

Fourteen requests were received to the effect that the whole of the two villages should be included on the grounds that:

- At Drayton and Wroxton, the entire villages have been included.
- Including only part of the village is socially divisive.
- It is the mix of character that makes up the village.

It was concluded that:

Drayton and Wroxton Conservation Areas were designated prior to the publication of the EH guidance and, as referred to above, the same approach would not have been taken today. The recent review of Drayton Conservation Area Appraisal did contemplate the de-designation of some areas, but concluded that no harm was done by maintaining the status quo. Conservation Area designation is concerned with the physical fabric of a place and consideration of social issues is restricted to historical associations not community relations. It is heartening that residents are keen to see their property afforded the protection that designation brings but it is important to ensure that paragraph 4.4 of PPG15 is complied with in ensuring that the concept is not devalued by designating areas lacking any special interest. Where the area demonstrates special architectural or historic interest it is proposed for inclusion.

It was therefore considered inappropriate for the entire village of Shenington to be included.

Second round of consultation

Following this reconsideration in the light of representations received, Officers wrote to the Parish Council and all residents who would be affected by the proposed amendment to the consultation Draft, seeking views on the proposed change in a second round of consultation.

As a result:

- Three letters of support were received from residents of Rattlecombe Lane and The Level (two continuing to seek additional areas for inclusion)
- A further letter from the Planning Consultant continuing to make a case for the exclusion of land immediately north of the Church of St Michael, Alkerton,
- A letter from the same planning consultant on behalf of another resident / land owner challenging the inclusion of The Leys, the boundary wall to Top Farm Field and the terrace on Rattlecombe Road.

The Council gave further careful consideration to these suggestions but concluded, with the agreement of the Port Folio Holder for Planning and Housing, that there was no evidence to support further changes.

The Conservation Area was designated in accordance with *Figure 1* on 2 February 2009. The Council has a programme of Review of Conservation Area Appraisals that aims to ensure that all are reviewed every five years.

