



Wigginton Conservation Area Appraisal

August 2017

Development Management

Contents

	Page No.
1. Summary	3
1. Introduction and Planning Policy Context	4
2. Location	6
3. Geology and Topography	8
4. Archaeology	10
5. History and Development	12
6. Historic Maps and Photographs	17
7. Architectural History	20
8. The Character and Appearance of Wigginton	25
9. Materials and Details	36
10. Management Plan	37
11. Conservation Area Boundary Justification	39
12. Effects of Conservation Area Designation	41
13. Design and Repair Guidance	43
14. Bibliography	45
15. Acknowledgements	46
16. Appendix 1: Policies	47
Appendix 2: Listed Buildings	49
Appendix 3: Buildings and Features that make a Positive Contribution	50
Appendix 4: Article 4 Directions	52
Appendix 5: Public Consultation	53
Figure 1. Aerial Plan	4
Figure 2. Location map	6
Figure 3. Area Designations	7
Figure 4. Geological map	8
Figure 5. Topographical map	9
Figure 6. Archaeology	10
Figure 7. Historic map of 1875-1887	17
Figure 8. Historic map of 1913-1923	17
Figure 9. Historic map of 1971-1974	17
Figure 10. Modern day Wigginton 2012	17
Figure 11. Visual analysis of conservation area	29
Figure 12. Figure ground plan	30
Figure 13. Conservation area boundary	40
Figure 14. Non-designated buildings which make a positive contribution to the Wigginton conservation area	50

Summary

Summary

What is a conservation area?

A conservation area is an area of special architectural or historic interest. The purpose of a conservation area is not to prevent change but to enable the management of change in a way that ensures any potential development does not harm the special character and appearance of the area.

Key Characteristics

Wigginton is a rural village set away from main roads but well-connected to both Banbury and Chipping Norton via the nearby A361, as well as neighbouring villages by a network of rural lanes.

The predominant character and interest of the village is derived from the rise in prominence and prosperity of a number of farming families in the 17th century and the farmsteads, cottages and ancillary buildings that they lived in and built.

The settlement of Wigginton has a strongly rural character, in part derived from the use of local ironstone as the predominant building material. The settlement pattern is relaxed and open and has developed round an open 'square' formed by the meeting of roads. The original plan of the village, centred on the church, has been obscured by later changes but the underlying character of the settlement remains. There is a very strong sense of enclosure within the village with pleasing short- and mid-distance views along the village lanes and occasional unrestricted panoramic views out across open countryside.

Summary of issues and opportunities

The future preservation and enhancement of the special character of the conservation area will owe much to the positive management of the area by homeowners, landowners, Highways, and service providers. In addition to

existing national statutory legislation and local planning control, the following opportunities for enhancement have been identified:

- Add to the register of Local Heritage Assets - locally significant buildings, structures and areas;
- Encourage the protection of historic detail and the reinstatement of missing architectural details;
- Consider how an Article 4 direction to remove selected permitted development rights may enable the restoration of character to areas of the conservation area which require enhancement and/or protection;
- Ensure that all new development is sustainable, high quality, and responds to its historic environment;
- Promote the sympathetic management of the public realm, to avoid potential urbanisation of what is otherwise a very rural village.

Conservation Area Boundary

The conservation area was first designated in 1988. Much of the village has been identified as a site of archaeological interest. This is the first full appraisal that has been completed for the area.

A limited change to the southern boundary of the conservation area is proposed to include the sluice and pond which are an integral part of the historic functioning of the mill. The bridge over the River Swere and associated railings are also included within the conservation area (see Fig 14 on page 38).

1. Introduction and Planning Policy Context

1. Introduction and Planning Policy Context

- 1.1 This document is an appraisal of the character and appearance of the Wigginton Conservation Area, first designated in March 1988 (Figure 1). This is the first review of the conservation area and the first appraisal to have been produced.
- 1.2 Conservation Areas were introduced by the Civic Amenities Act of 1967. However, it is the Planning (Listed Buildings and Conservation Areas) Act 1990 (Section 69) which places a duty upon local planning authorities to identify areas of special architectural or historic interest 'the character or appearance of which it is desirable to preserve or enhance', through an appraisal process. Local planning authorities have a duty under the Act to consider boundary revisions to their Conservation Areas 'from time to time'. Since 1967 some 9,600 Conservation Areas have been designated in England, including 60 in Cherwell District.
- 1.3 The purpose of this Conservation Area Appraisal and Management Plan is:
 - to provide a clear definition of an area's special architectural or historic interest;
 - to identify ways in which the unique characteristics can be preserved and enhanced;
 - to strengthen justification for designation of the conservation area;

Figure 1. 2009 Aerial photograph including the current conservation area boundary (highlighted in red).



- to create a clear context for future development in accordance with conservation area policies in the Local Plan;
 - and to provide a vehicle for engagement and awareness raising.
- 1.4 This assessment and management plan aims to identify the significant attributes of Wigginton Conservation Area and to ensure that any development that comes forward is in keeping with, or enhances, the character of the conservation area. It is not an attempt to stifle change. The aim is to strike a balance so that the interests of conservation are given their full weight against the needs for change and development. This document is concerned with the reasons for designation, defining the qualities that make up its special interest, character and appearance. The omission of any reference to a particular building, feature or space should not be taken to imply that it is of no interest.
- 1.5 Protection for the built heritage is conferred under primary legislation. This document should be read in conjunction with the National Planning Policy Framework (NPPF), retained policies from the Adopted Cherwell Local Plan 1996 and Cherwell Local Plan 2011-2031 (Approved Document 20 July 2015).
- 1.6 Identification of locally significant non-designated heritage assets (local listing) is advocated by the NPPF emphasising the contribution they make to the character of the historic environment. Buildings and structures which make a positive contribution to the conservation area are identified in Appendix 3 and will be considered in line with the council's criteria for inclusion on the district-wide 'Register of Local Heritage Assets'.

2. Location

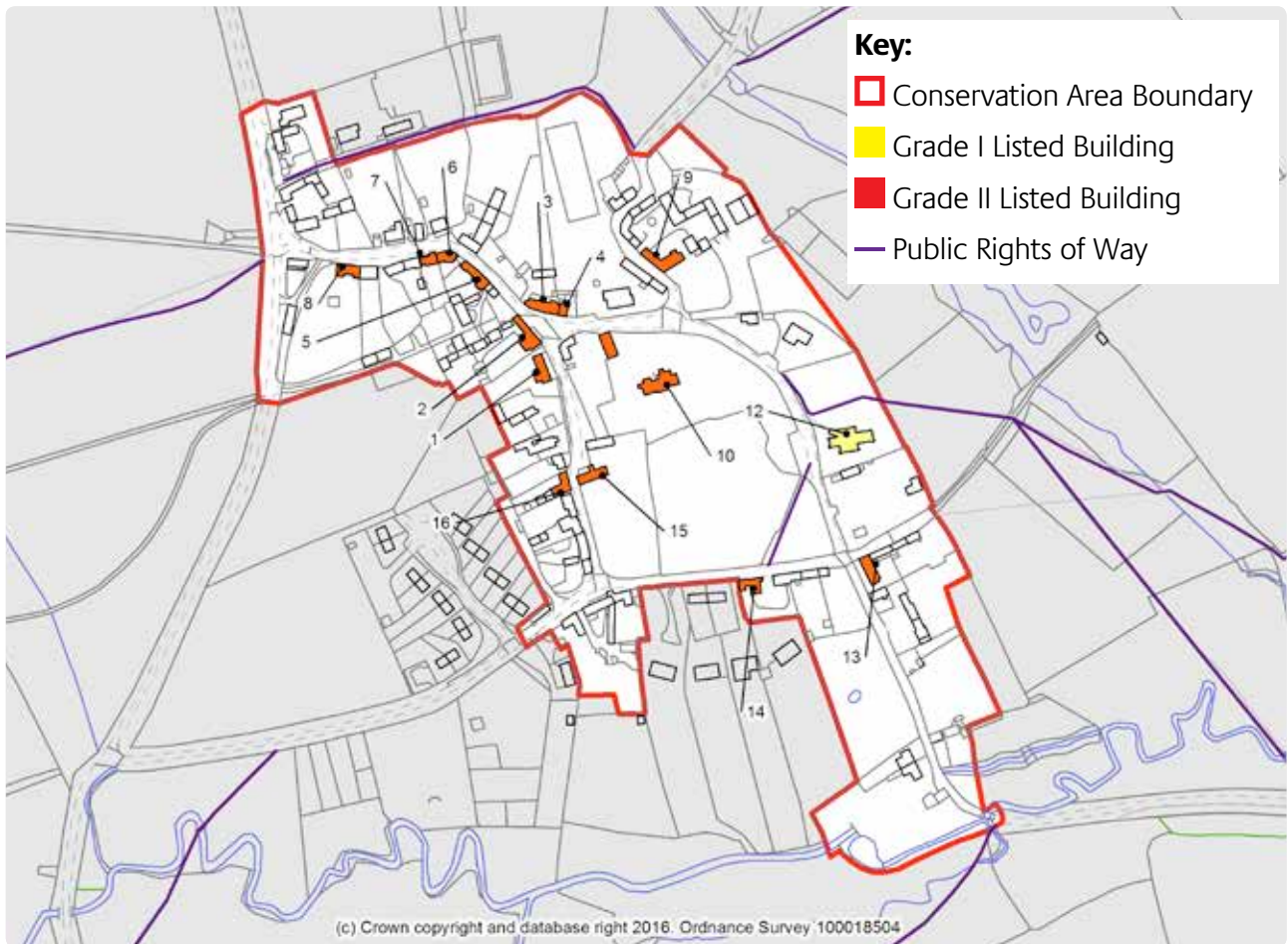
2. Location

- 2.1 The village of Wigginton lies 12km (7.4 miles) south-west of Banbury, north of the A361, the main route from Banbury to Chipping Norton and half way between the two towns. The village sits to the north of a crossing of the River Swere (Figure 2).
- 2.2 Wigginton is well connected to the neighbouring settlements by a network of rural lanes. A track, which may be of some antiquity, joins the village to the Roman road through Tadmarton Camp.
- 2.3 The conservation area boundary is drawn quite tightly round the historic village core, with only the most recent housing
- 2.4 developments, found on the south and south-west periphery of the village, located outside.

Figure 2. Current OS map showing location of Wigginton.



Figure 3. Area designations for Wigginton.



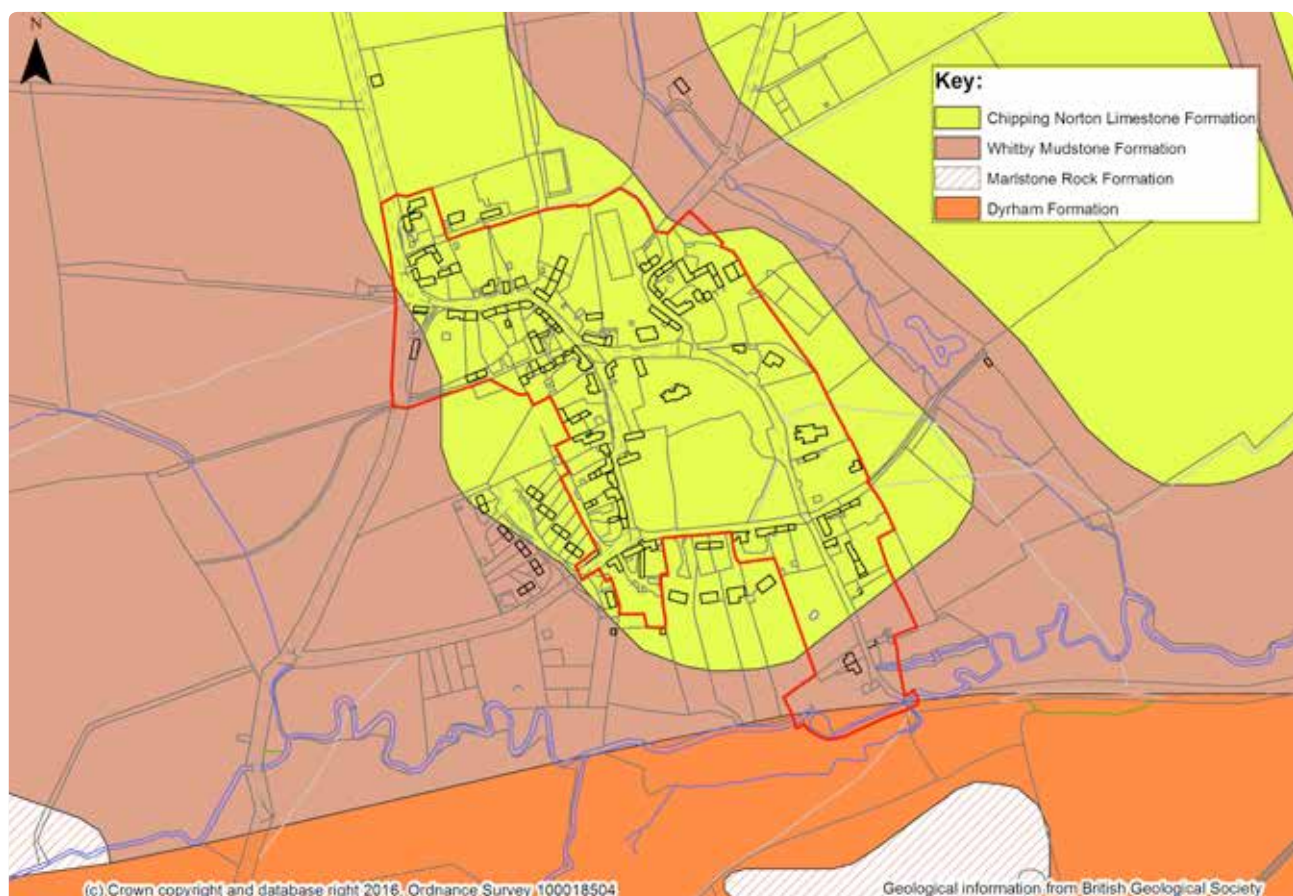
- | | |
|---|--|
| <ul style="list-style-type: none"> 1. Dolphin House (listed as Dolphin Inn) 2. Home Farmhouse 3. Mulberry House 4. The Old Forge (listed as The Forge) 5. Rose Crescent (listed as The Post Office) 6. Pump Cottage 7. Lyndon 8. West End House (listed as House approximately 50m SE of Withycombe Farm) | <ul style="list-style-type: none"> 9. Manor Farmhouse 10. The Old Rectory 11. Coach House at the Rectory 12. Church of St Giles 13. Court Leet 14. Village Hall (listed as Parochial School) 15. Woodheys 16. Gebe Cottage |
|---|--|

3. Geology and Topography

3. Geology and Topography

- 3.1 The village of Wigginton is located within the Ironstone Hills and Valleys character area; a large area incorporating land to the south and west of Banbury (Cobham Resource Consultants, 1995).
- 3.2 The geology of the area is faulted and fairly complex. The main distinguishing features are its complex topography and the unique style of vernacular buildings associated with the use of ironstone as a building material (Wood-Jones, 1986). Thus Wigginton has much in common with the villages in the surrounding area, but also has its own distinguishing features.
- 3.3 The land around Wigginton comprises a succession of steep-sided valleys and narrow valley floors with a pattern of small fields and mixed farming, predominately permanent pasture.
- 3.4 Field walls, and to some extent hedgerows, are a locally significant, as well as characteristic feature within the area. Many of the hedgerows are unmanaged or show signs of previous management which is now growing out. However there is little woodland, although stands of trees along the narrow lanes give the impression of a well-treed environment.
- 3.5 The area is picturesquely hilly. The line of hills has been formed by the Marlstone

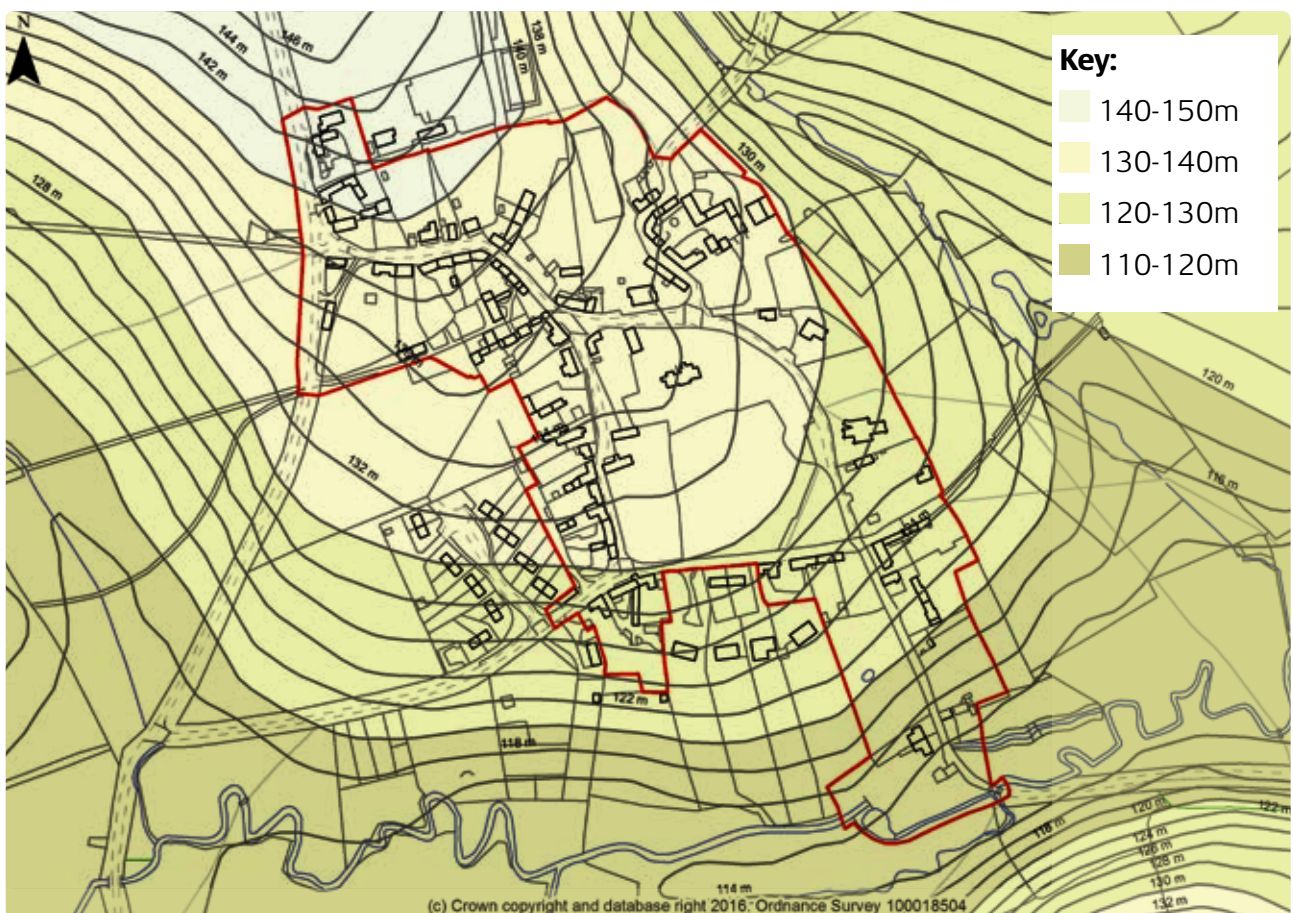
Figure 4. Geology of the Wigginton area



Rock Beds (the Ironstone which gives the area its distinctive colour and its name) which overlies the Middle and Lower Lias clays. There is a line of faults running west-east from Hook Norton, through Wigginton, South Newington and the Barfords. Thus the underlying complexity of the geology is, to some extent, expressed by the topography of the area.

- 3.6 The village of Wigginton is located at between 120 metre in the south of the village and 143 metre in the north-west of the village, on a shoulder of rising land on the north side of the valley overlooking the River Swere.

Figure 5. Topographical map 110 to 150m contours

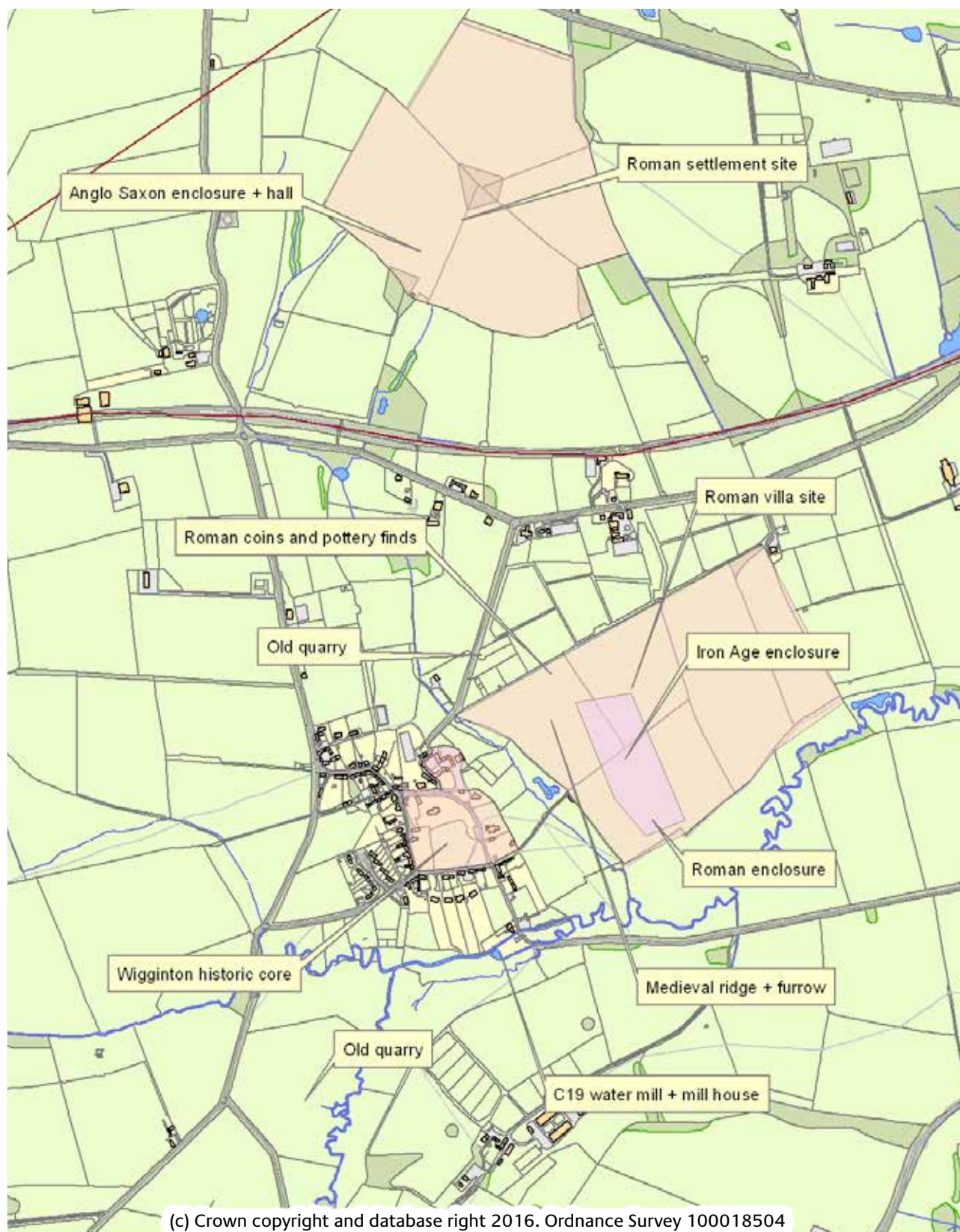


4. Archaeology

4. Archaeology

- 4.1 The early history of Wigginton can be patched together from the archaeological finds from the area. The quality of the farm land clearly encouraged early occupation and the presence of enclosures testify to Iron Age and Romano-British habitation.
- 4.2 Archaeological evidence from a range of historic periods has been found in the vicinity of the village. A possible Iron Age hillfort located NW of Wigginton Heath, now completely destroyed, is mentioned by Beesley (1841). There are a number of enclosures of various or unspecified date recorded and a quantity of evidence of Roman and Romano-British occupation.
- 4.3 North-east of the church is the site of an Iron Age enclosure, upon which a Roman villa of some size and wealth - possibly a military post - was located around the 2nd century A.D. The occupied part of the villa seems to have been reduced in size in the 4th century AD. The site is now a scheduled monument. The villa was discovered and originally excavated in 1824 by the then curate and Joseph Skelton. It was further excavated in 1965 (URL: <http://archaeologydataservice.ac.uk/archsearch/record.jsf?titleId=1851657> accessed 28 January 2014) and again earlier this century (URL: <http://archaeologydataservice.ac.uk/archsearch/record.jsf?titleId=1822639> accessed 28 January 2014).
- 4.4 The village takes its name from a local Saxon lord, Wicga, and the Old English *tun* (enclosed piece of ground/homestead/village). It may be that Wicga held extensive property in the neighbourhood, for the same name appears in the field-names of the adjacent parish of Hook Norton (Gelling, 1971).
- 4.5 Archaeological evidence from the more recent past - post medieval quarries and sand pits - are identified on the 1881 1:2500 Ordnance Survey map.

Figure 6. Archaeological sites in and around Wigginton



5. History and Development

5. History and Development

History

- 5.1 This section provides a brief history of the development of Wigginton. A more detailed account is given in *The Victoria County History: A History of Oxfordshire*, Vol IX, pp 159-170, (Online: 'Parishes: Wigginton', *A History of the County of Oxford: Volume 9: Bloxham hundred* (1969), pp. 159-170. URL: <http://www.british-history.ac.uk/report.aspx?compid=101921> accessed: 28 January 2014.) Other key sources can be found in the Bibliography.

Early and Manorial History

- 5.2 The Domesday entry of 1086 tells us that prior to the Conquest 10 hides at Wigginton were held by Leofric and this same land is now held by Guy d'Oilly. (A *hide* is an old land measure, being enough land to support a house-hold, usually between 60-120 acres (24-48 hectares). A hide of good land was smaller than that of poor quality land.) The entry states that there was land for 6 ploughs; although in fact there were 3 ploughs on the demesne land (land retained for the private use of a feudal lord) and 5 tenant ploughs (8 in total). There was also a mill and 16 acres (6.5 hectares) of meadow.
- 5.3 By the 13th century these and other lands were held by the Fitzwyth family descendents of the d'Oilly family. The ownership of the land at Wigginton remained with the Fitzwyth family and their descendents until 1539 when the whole manor was sold to the king, who seven years later granted it to Sir Thomas Pope of Wroxton (founder of Trinity College, Oxford).
- 5.4 Wigginton manor then descended with other land held by the Pope family until c.1660 when Wigginton and neighbouring

estates were granted to Ambrose Holbech of Mollington, a noted lawyer. Through subsequent centuries the manor and lands were sold to a succession of wealthy local landowners and gentry. The last record of manorial rights was in 1891.

Population and Development

- 5.5 Wigginton has always had a small population. In the Domesday entry of the 20 peasants recorded, 9 were villans (a peasant of higher economic status than a bordar and living in a village), 5 were bordars and 6 were serfs attached to the demesne. The serfs presumably manned the 3 ploughs in line with the medieval custom of 2 men to a plough. The other tenant was a knight, an unusual entry in the Oxfordshire Domesday.
- 5.6 The Protestation Returns of 1641 were signed by 41 men aged 18 and over. In 1676 the Compton Census registered 112 adults of 14 and over; this may indicate a genuine increase in population. In 1738 and 1768 it was reported by the vicar that there were about 40 houses inhabited by farmers and labourers. The population increased rapidly in the early 19th century, rising from 192 in 1801 to 291 in 1821; there were then 66 families living in 55 houses. Since a peak in 1861, when there were 338 inhabitants, there has been a decline to 211 in 1901 and to 159 in 1961. The 2011 census states that there were 194 inhabitants at that time.
- 5.7 The Fitzwyth Manor seems to have included a substantial estate, tax returns providing the only evidence to justify this claim. In 1306 the tax assessment for the manor was more than six times that of the next highest contributor, and in 1327 nearly 3 times as much. The records show there were no other tax-payers of substance. In 1334 the contribution of the village was standardized at £2 15s. 8d., a moderate

sum in comparison with other parishes of the same size in the Bloxham hundred. This leads to the conclusion that relative to other settlements Wigginton's isolation and lack of any special industry has limited its potential for development.

- 5.8 By the early 16th century the absence of a residential lord had resulted in a number of farmers rising to prominence and moderate prosperity. In 1523 the subsidy records tell us that there were 17 contributors, most of whom can be identified as yeomen and husbandmen.
- 5.9 Inspection of the available census returns for the nineteenth century show that farming was at that time by far the most common form of employment (<http://www.nationalarchives.gov.uk/records/census-records.htm> accessed on 4 February 2014).

Inclosure awards (1796)

- 5.10 The structure and farming practices of the village remained almost unchanged until the inclosure of the common fields in 1796. Nearly all the inhabitants at that date had a stake in the land and there were some 24 landholders, including the rector although very few were owner-occupiers. There was, however, a very marked differentiation in the size of holdings: a very few held large holdings (the largest being 7 yardlands - a yardland is an uncertain measure of land between 15 and 40 acres) but by far-and-away the majority had holdings of between 1 and a ¼ yardland.
- 5.11 The conservative nature of agricultural practices up to 1796 is indicated by the small amount of inclosed land (38 acres), most of it apparently lying close to the village, compared with 37½ yardlands in the open fields. Within the framework of the open-field system, however, there had been some developments since the medieval period. It is likely that an original 2-field system was preserved here as in other north Oxfordshire parishes until comparatively late, although by 1685 there were 4 fields or quarters.
- 5.12 The meadow land (mentioned in the Domesday assessment) lay near the streams and was divided into lots. At inclosure 4 tenants had rights to the first mow of meadow. Holdings in the open field carried common rights, which included the right to cut furze on the heath. The records from 1748 refer to land on 'fuel moor', and at inclosure in 1796 the right of the poor to cut furze and other fuel growing on the common lands was specifically mentioned.
- 5.13 In 1796 the inclosure award dealt with 1,124 acres of open field, waste, and common. The lord of the manor received 2 acres for manorial rights. The largest allotments (194 acres and 188 acres) were made to the rector and one of the leading farmers. Two allotments of 94 acres and 80 acres were made, but the remaining 29 allotments were much smaller: 17 of 10 to 60 acres, 6 of 1 to 9 acres, and 6 of under 1 acre.
- 5.14 Inclosure was not followed by any marked change in land-holding in Wigginton. Although there was a steep rise in the cost of poor relief in the parish at that time, this was attributed to the consequences of the Napoleonic Wars and the difficult conditions that accompanied them.

Agriculture

- 5.15 There was mixed farming throughout the 17th and 18th centuries with no indication of wholesale conversion to pasture, such as occurred in some of the neighbouring parishes. Davis' map of 1797 shows a mainly arable parish. Farmers' inventories confirm that the usual crops were barley, oats, wheat and hay. Most farmers kept sheep, horses, pigs and cattle. Hemp was grown in the fields and spinning wheels are mentioned in the inventories of several farmers, as well as stored hemp and wool for spinning.



Countryside panorama

- 5.16 The leys (land put down to grass) were as much part of the pre-inclosure agricultural system in Wigginton as in neighbouring parishes, although through field rotation the same land did not necessarily remain fallow.
- 5.17 In the later part of the 19th century farming remained mixed, although there was perhaps more permanent pasture after inclosure.
- 5.18 By the beginning of the 20th century the ironstone was generally considered so close to the surface that large-scale arable farming was considered unprofitable. A substantial percentage of the land was retained for dairying, a situation that remained as the 20th century progressed. In 1961 approximately 65% of the parish was permanent pasture, running sheep and cattle. The average size of farms was small, ranging from 57 acres to 180 acres, but all were fully mechanized.
- 5.19 In more recent times within the village itself only Home Farm still functions as a working farmhouse and the land managed (for sheep grazing) is to the west of the village. Within the parish the land is still principally used for agriculture although the number of farms is now few and the land-holding of each extensive.
- Trades**
- 5.20 In common with other communities in the region agriculture provided the principal form of employment, although for many individuals agriculture alone was not their sole source of income.
- 5.21 Working the land however did not always provide the necessary financial stability to support the population and with the growing levels of destitution in the parish towards the end of the 18th century a workhouse was set up in 1785.
- 5.22 In the 1851 census the only non-agricultural workers recorded were 4 masons, a master carpenter, a waggoner, a timberer, a grinder, and a miller. The mill or its millers are occasionally mentioned from 1086 onwards. A miller continued to work the water-grist-mill until at least 1920, but the other craftsmen and traders disappeared rather earlier. The village, nevertheless, had its own grocer, general store, butcher, baker, builder, blacksmith, thatcher, wheelwright, joiner, shoemaker, and tailor until after 1900. Many women made gloves (for a Chipping Norton firm) and straw bonnets. A family-run building firm based in Wigginton and run by one of the families long-established in the village, only came to an end after the Second World War.
- 5.23 In the 19th century there were 3 inns – The Dolphin, The White Swan in the village and an inn to serve the drove route at the cross-roads to the north of the settlement. In the 21st century the sole remaining public house is The White Swan on the northern gateway to the village; beer to the premises being delivered in a delightful time-honoured manner by dray.



The White Swan PH

5.24 By the late 20th century many of the inhabitants commuted to either Banbury or Bloxham for employment.

Religion

5.25 The earliest documentary reference to the church is 1210. The first recorded presentation was by a member of the d'Oilly family. The advowson mostly followed the descent of the manor. In 1686 the advowson was given to Jesus College, Oxford, and has been retained by the college since.

5.26 When Thomas Rowney granted the advowson to Jesus College, he stipulated that the position should be held by one of the senior fellows. The college, it seems did not uphold its end of the bargain and throughout the 18th century non-residency led to a succession of transitory curates. Unsurprisingly there are reports of both the church being in a poor state of repair and the congregations being small.

5.27 In 1844 a new parsonage was built. The rector, John Williams, was an active parish priest but he found the metal of his reforming zeal for the morals of his parishioners tested by 'a turbid spirit of excitement' in his flock and 'by the facility with which publicans got licenses' (ref VCH).



St Giles' Church

5.28 The Compton Census of 1676 listed 16 nonconformists in the village. In 1738 the rector produced a report which stated that there were '12 Anabaptists of 'no considerable rank', whose number had been constant over several years'. Apparently they had no meeting house. The 18th century Quaker registers also record a small number of Friends.

5.29 The revival of dissent at the beginning of the 19th century was encouraged by the strong communities at Chipping Norton and Hook Norton. By 1835 a Baptist chapel had been built with seating for 100. The 1851 Census recorded an average congregation of 50, many of its members most probably coming from neighbouring villages. The chapel building is located adjacent to the village hall, but is no longer used for worship.



Chapel building

5.30 In 1834 a Wigginton house was registered for meetings by the Methodist minister of Chipping Norton. A barn, belonging to one of the prominent farming families, was licensed in the same year. Although in 1878, the rector down-played the level of dissent. There must have been an active congregation for in 1883 a Wesleyan chapel was built.



Methodist chapel

Education

5.31 Throughout the 18th and 19th centuries there were intermittent attempts at educating the children of the parish. According to the rector 'there was no great desire in the village for learning; the National Society's new plan for instruction could not be introduced since no one in the village was capable of understanding it; there was unconquerable indifference among the parents, who sent their boys to work as soon as possible, while their girls were sent lace-making'.

5.32 In 1832 a regular day school, allied to the National Society, was established by the curate, John Thorp, and a proper building was provided. The school building, located in the south of the village is a mixture of gothic architectural detail. The school was supported partly by voluntary contributions and partly by payments of 4d. from farmers' children and 1-2d. from labourers, the master receiving 12s. a week for himself and his wife.

5.33 Within a year the attendance at the National school had risen and included children from 3 to 12 years old. By 1854 50 children attended the school. The day school had one unqualified master, who was underpaid, and there was little equipment. There was no charity support, and any financial deficit had to be borne by the rector, whom the trustees left in full control. In 1859 the school was enlarged, on ground given by the rector, to accommodate half as many children again.

5.34 In 1958 the school was closed and in 1965 the school building was presented to the parish as a village hall.



Village Hall

6. Historic Maps and Photographs

Figure 7. O.S. map 1:2500 (1875-1887)

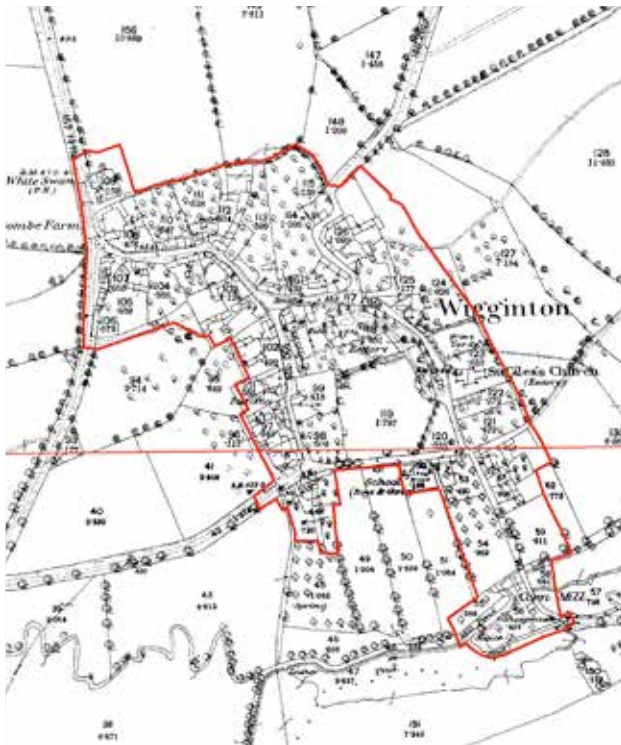


Figure 8. O.S. map 1:2500 (1913-1923)



Figure 9. O.S. map 1:2500 (1971-1974)

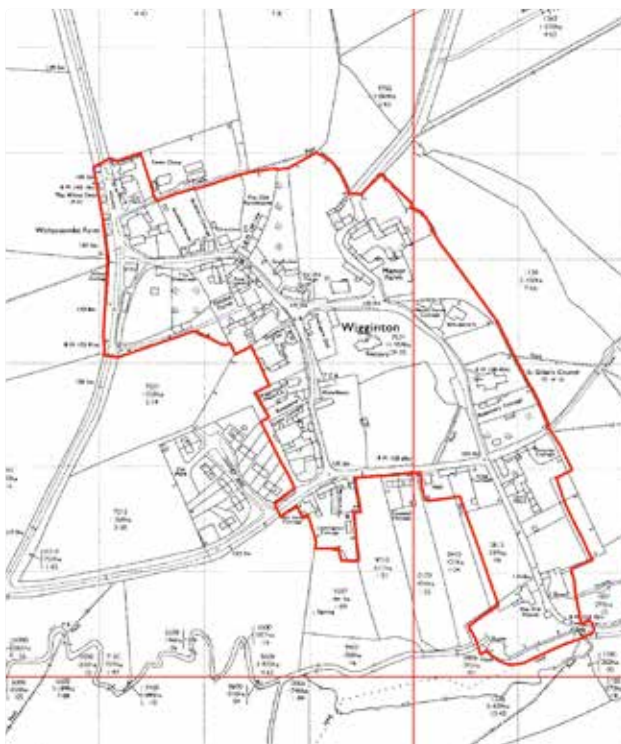


Figure 10. O.S. map 2012



The historic maps show that there was little change or building activity within Wigginton until the latter part of the 20th century when new dwellings were built in the South and South West of the settlement.



View east to Broom House (Foxley House on left)



View north west with Mulberry House on right



View across bridge north towards the Mill buildings



The introduction of modern architectural features (dormers, windows and rooflights) and the loss of traditional roofing thatch are the changes that have impacted most on the overall character and appearance of the village streetscape.



View north to Mulberry House (Dolphin House on left)



Vicarage and view north across the village field



View north to Mulberry House (The Round House on right)



The loss of traditional thatch is the change that has most dramatically impacted on the character and appearance of the village.

7. Architectural History

7. Architectural History

History

- 7.1 It is the underlying geology which gives rise to both the topology and the principal building material of the area. The ironstone imparts that particular 'warm orange hue' so characteristic of the settlements of the ironstone areas. Ironstone is a 'soft' building material and thus the architectural decoration is kept simple; drip moulds, mullions, decorative chimney stacks and moulded kneeler being the most common expression of status on buildings.
- 7.2 The character of Wigginton is defined by its stone houses. Like many villages in the ironstone region, Wigginton is noticeable for the homogeneity of the palette of construction materials. The use of the distinctive local ironstone for construction of traditional buildings and boundary walls is almost ubiquitous throughout the village. However whilst the architectural designs are typical of the area, within the village their quality and relative disposition and density give Wigginton its own particular character.



Streetscape: Glebe Cottage (right)

- 7.3 The oldest building within the village is the Church of St Giles. In the grand scheme of ecclesiastical structures, St Giles is a rather diminutive church building, commensurate with the rural location and the size of the

settlement in which it is located; built of local ironstone, the nave dates from the late 13th century with incorporated architectural features of differing styles. There have been various episodes of partial rebuilding and repairs. These changes have left architectural features marooned, thus part of the newel stair to the former rood loft remains, opening apparently into thin air. In the chancel there are two low-level arched recesses hidden behind pews, each contains a recumbent medieval figure. The chancel also has low-side windows (for lepers is the local conceit) and in the south-west corner there is a stone seat with an elaborate canopy, the hood-stops of which according to local tradition are carved as a swan and a dolphin (the names of the village public houses) although Pevsner describes the stops as a swan and a dragon. The west tower dates from the late 14th century; the sundial located on the tower dates from 1745. The porch, set



Church of St Giles

at an angle in the north-west corner of the nave and nestled adjacent to the tower, is unusual. During the late 19th century, in common with many medieval churches, St Giles was subject to 'restoration' of a rather invasive nature and fabric such as the interior plaster was removed so that any murals there might have been have now been lost.

7.4 With the exception of the church the traditional buildings within the village date mainly from the 16th to the 18th centuries; this corresponds to the rise in economic prosperity of the farming community within the region generally and the village in particular.

7.5 The older houses are built of regular coursed local ironstone rubble or, in the case of Dolphin House and Foxley House, of ironstone ashlar. The steep pitch of the roofs is indicative that thatch was once ubiquitous. Few thatched roofs remain and concrete tiles predominate where thatch has been replaced. Stonesfield stone tile roofs are found. Welsh slate is also found as both a replacement for thatch on older buildings and as the original roofing material on 19th century buildings. Roof lines are simple with a few notable exceptions. There is a general absence of roof dormers on traditional roofs apart from where thatch appears to have been replaced or 20th century building work has resulted in the conversion of attic space and dormer windows (often of non-traditional



Withycombe Farmhouse

design) inserted to give both head-height and light. A small number of local red brick buildings are also to be found. Local red brick is also used historically as part of re-facing (Withycombe Farmhouse) and/or repair of stone buildings.

7.6 There is noticeable homogeneity in the architectural style of the older buildings in the village. This observation has been made by others who have suggested that the preservation of the rural built form as expressed in the housing stock is due to the slow evolution of rural architectural ideas arising from the innate conservatism of tastes within the community (Pugh, 1969). The buildings are for the most part rectilinear in plan; the majority with the ridge line parallel to the highway.

7.7 Wigginton has many good examples of vernacular ironstone buildings. Like many villages in the area, the settlement has developed over time. Economic growth in the 16th to 18th century due to the growth in agricultural, quarrying and the wool trade is reflected in the quantity of post-medieval vernacular buildings; some of which are much as they were built, others have been modified and up-dated as needs have changed.



Home Farmhouse

7.8 The characteristic vernacular architecture of the village is represented at its pinnacle by the notable farmhouses which date from the 16th and 17th centuries; Manor

Farmhouse and Woodheys (datestone inscribed 'W1695').

- 7.9 Manor Farmhouse has a delightfully rambling appearance, a building that has evolved rather than been designed. The layout of Manor Farm is one of practicality. The farmhouse sits at the south-west corner of the farmyard, the house looking out from the farm towards the church. The main range faces south to benefit from sunlight and warmth, with a working rear range forming an L-shaped plan running along the road. The pitch of the roof is steep, the gable with stone coping and stone kneelers all testifying to the building originally being thatched. The window openings have a mix of wooden lintels and flat keystone arches with side-hung casement frames, the architectural detail low-key and not over-stated.



Manor Farmhouse

- 7.10 Woodheys similarly sits easily within the vernacular tradition. The building has some pretension and is a statement of standing for the family that built it, the Wyatts, a well respected local family of farmers and masons. The building is designed and is the only house in the village deliberately located with the gable to the road to face south. The house is also unusual in that at 2 storeys plus an attic it is one of the taller vernacular buildings in the village. The building is also unique in having a rear rectangular staircase projection. But like Manor Farmhouse there is no 'grand statement' and the architectural elements

are all ones of practicality; a steeply pitched roof with a stone coped gable and kneelers to accommodate a thatched roof (now Welsh slate) and in this case side-hung lead-light casement windows.



Woodheys

- 7.11 Elsewhere in the village the status of dwellings and their outbuildings is reflected by the simplicity of the vernacular architectural details. In older cottages plank doors are found (where the originals still exist), stone mullion windows are found in the older properties, but otherwise there is a preponderance of 2 and 3-light timber casement windows. Roofs are mostly found to be steeply pitched indicating thatch as an original roofing material (now mostly replaced with concrete tiles).



Mulberry House + The Old Forge

- 7.12 Dolphin House is one on its own; an impressive 18th century building - datestone 'M/EI 1727' - it was built as a farmhouse by James Eden, the principal farmer in the parish in the 1720s. At some time a public house, it is now a family

residence. The building was built to impress and reflect the original owner's standing in society. It stands out at the centre of the village; imposing (the 3 unit plan gives the building a suitably wide front elevation) and noticeable (the only building in the vicinity to be ashlar-fronted), the architectural detailing (the use of ashlar, the flat keystone window openings and the arched canopy to the front door) all shout 'wealth' and 'importance'. The building is also visually pleasing and contributes significantly to the village streetscape by its very difference.



Dolphin House

7.13 'Town houses' were built for the poor in 1771 and 1811. The latter (originally 3 tenements) have been identified as Hill View Cottage, the house where Unity Mitford was held after her return from Germany (http://en.wikipedia.org/wiki/Unity_Mitford). Like many of the buildings in Wigginton there is no excess of architectural detailing and the style is best described as 'vernacular'.



Hill View Cottage

7.14 Foxley House, the other ashlar-fronted house is more modest than Dolphin House in its conceit. Built in the early 19th century with vertically sliding sash windows and flat keystone arches, the dwelling was similarly built to impress. The house is flanked to the west by a workshop constructed from red, locally produced, Lias brick, one of only a few traditional buildings in the village so built.



Foxley House

7.15 Court Leet is thought possibly to have been the 'church house' and historically used for the leet courts (the manorial courts). The rear part of the complex dates probably from the 16th/17th century, the front range was rebuilt in the 19th century as four tenements. The architectural style of this range is Tudor Revival, the doors having ornately moulded four-centred arch stone heads, the centre gable has 'G.W. 1830' inscribed after George Warrington the financier of the work.



Court Leet

7.16 The residence of greatest architectural statement within the village is indisputably The Old Rectory. Rebuilt in 1844 in Oxford Gothic style by John Pritchard of Oxford, the 19th century part of the building was built on the site of an older glebe farmhouse, part of which is incorporated into the current building. The house, protected by an equally imposing garden wall, is mostly hidden to the conservation area; the view of the house glimpsed from the gateway shows an elevation that lacks fenestration and consequently has an air of dignified introspection. It is described by Pevsner (1974) as being 'somewhat austere and sombre'.



The Old Rectory

7.17 The 20th century has seen the construction of a limited number of contemporary residential houses in the south and south-west of the village. Somewhat adrift of the traditional architecture seen elsewhere in the settlement these buildings reference the age and preferences of the times in which they were constructed and are consequently located outside the conservation boundary as their character and appearance is at variance with that of the older stone buildings.

7.18 Stone walls are a ubiquitous and defining feature of the locality helping to create a strong sense of enclosure along the village lanes. One particular wall of note is the curved wall between Manor Farm Cottage and Kingsford House on the north east side of the Street Through Wigginton, which is

said to be the remains of the wall to the old Wigginton Pound. It is perhaps of interest to note that an historic droving route through the county passes close-by to the north of the village.



Walls: Street through Wigginton

8. The Character and Appearance of Wigginton

8. The Character and Appearance of Wigginton

8.1 Settlement pattern

8.1.1 Wigginton is a small but open settlement located on the north bank of a crossing of the River Swere (<http://www.wigginton-oxon.org/>). The scale of the settlement, the restrictive width of the village lanes, the ubiquitous presence of stone walls, the scattered presence of traditional dwellings lining the highway and topology of the location, all give rise to a sense of intimacy within the village.

The open layout of the settlement is created by the intersection of east-west and north-south lanes which form an irregular, open square with scattered traditional stone buildings concentrated mostly on the western side.

8.1.2 The village comprises two areas which both contribute to a single village character. These areas are:

- The lanes. A strong sense of enclosure is engendered by the relaxed mix of traditional farmhouses and cottages and stone walls which define the edge of the highway;
- The medieval church located in relatively open land on the east of the settlement - accessed by the lane that joins the north and south edges of the village.

8.2 Land use

8.2.1 The majority of buildings within Wigginton are residential properties. The exceptions are the two religious institutions (the Church of St Giles and the Methodist Chapel located respectively on the east and west sides of the village), Wigginton Village Hall (which is situated on the southern side of the settlement), The White Swan public house located on the western fringe of the village and Home Farm the last remaining

working farm within the settlement. The village is surrounded by working farms which although outside the conservation area still stand as reminders of the agricultural activity that once underpinned the existence of this rural community.

8.3 Street pattern

8.3.1 Wigginton is located just off the Sibfords to Swerford road which runs north-south to the west of the village; although only a rural lane itself, the road seems a veritable motorway (straight and not built up) compared to the roads through the village.

Streetscape



Streetscape: view to The Round House

8.3.2 Description of the road layout is complicated by a general absence of street names. The southern edge of the village is defined by School Lane which travels along the valley side. There are two north-south lanes within the village; the lane to the west is identified as the 'Street Running Parallel To Oxhey Rise' within Cherwell District Council's mapping system, the other road the 'Street Through Wigginton' meanders from north-west to south-east through the settlement and becomes 'Mill Lane' at the junction with School Lane when it leaves the village and descends into the valley. It seems that originally the village was more centred on the church (located on the Street Through Wigginton), but due to the

19th century clearance of the cottages that once occupied this area the church building is now situated somewhat out on a limb on the eastern edge of the village.



Streetscape: Sibford - Swerford road

8.3.3 There are views travelling out of the village to the south (down into the valley) but the more spectacular vistas are those to the west and east out across the neighbouring countryside. Views through the settlement are either sequential or glimpsed, closed off by bends in the road or the location of buildings or walls which by being sited along the highway boundary form for the most part, a strong and defining sense of enclosure.



View along the Swere Valley

8.4 Building age, type and style

8.4.1 With the exception of the medieval church which dates from the late 13th century the majority of the traditional buildings within the village date from the 16th to the 18th

centuries. There is a noticeable homogeneity of architectural style within this cohort of buildings which with the exception of Dolphin House - which is built in ironstone ashlar - are all constructed from regularly coursed local ironstone rubble. The 19th century is represented by a small number of 'statement buildings' within the village. These include The Old Rectory and the rebuilt front section of Court Leet (Tudor Revival), Foxley House and The Mill House with more subdued classical influences, illustrating two of the many architectural styles that pervaded that century.



Broom House (with Pump Cottage and Lyndon to the fore)

8.4.2 The traditional properties, are a loosely knit mix of farmsteads, vernacular housing and cottages. A number of the buildings are detached but equally dwellings have been constructed to form closely integrated terraces of cottages, for example Mulberry House originally built as a row of dwellings.



Mulberry House and The Old Forge

8.4.3 By comparing the modern plan of the village with a map of 1875, it can be seen that very few changes have occurred and infill has been limited, thereby helping to preserve the village appearance and character (Figures 8 and 11). 20th century development within the village has been confined to estate-style housing on the southern edge and south-west gateway to the settlement; these are excluded from the conservation area.

8.5 Scale and massing

8.5.1 The properties within the settlement are a mix of ironstone farmhouses, former agricultural buildings and stone cottages, interspersed with a limited number of 19th century residences, and 20th century housing on the south and south-west fringes of the village.

8.5.2 In height, the older buildings all invariably have two internal floors of accommodation, but there is nevertheless a range in scale from vernacular cottages, where the upper floor is almost entirely within the roof space (e.g. Lyndon), to grander properties (e.g. The Old Rectory) where the steep pitch and higher ceiling heights create both greater presence and also some use of the roof space.



Pump Cottage and Lyndon

8.5.3 The houses for the most part are two storeys, although a small number of the larger dwellings within the village have attic accommodation. Thankfully only a very small proportion of buildings have had

their attic space converted to living space with the associated introduction of non-traditional 20th century dormers and/or rooflights.

8.5.4 The 19th century buildings reflect the predispositions of their predecessors but reflect the time in which they were built and thus there is a variation in their architectural style and pattern of fenestration.



Foxley House

8.5.5 The 20th century infill includes some mid-century council housing – constructed in blond brick – and pavilion-style housing, which apart from the use of stone in their construction have little that relates to the form of the more traditional dwellings.

8.6 Construction and materials

8.6.1 Local ironstone is used extensively throughout the village for building construction. There are a few ancillary buildings constructed in local 19th century red handmade brick but mostly this is reserved for the construction of chimneys and is not as prevalent as in neighbouring villages. The vast majority of the buildings are built close to or at the front of their plots. Where this is not the case stone walls almost invariably line the front of the plot. Walls and building elevations feature large in the streetscape; the strong building line giving rise to a strong sense of enclosure. As a general rule the traditional buildings are rectilinear in form with rear ranges, square gables and a ridgeline co-linear to the frontage.



Mulberry House and The Old Forge

8.6.2 For the most part roofs are steeply pitched showing that originally many of the properties would have been thatched. Thatch in most cases has now given way to modern roofing materials but a small number of properties at the heart of the village do retain their thatch covering. The replacement of the traditional roofing has given rise to the use of concrete tiles. Welsh slates and stone tiles have also been used.



Home Farm

8.6.3 In line with the vernacular nature of most of the buildings, windows are mainly timber casements, some with leaded inserts. Vertically sliding box sash windows are virtually absent in the housing population. As always there are also examples of inappropriate modern replacement windows.

8.7 Means of enclosure

8.7.1 Prominent ironstone walls are an extremely important and significant feature within the settlement and, together with the buildings that front directly onto the road, define the visual character of the streetscape.



Outbuildings Southfield farm (left) and Manor Farm House (right)

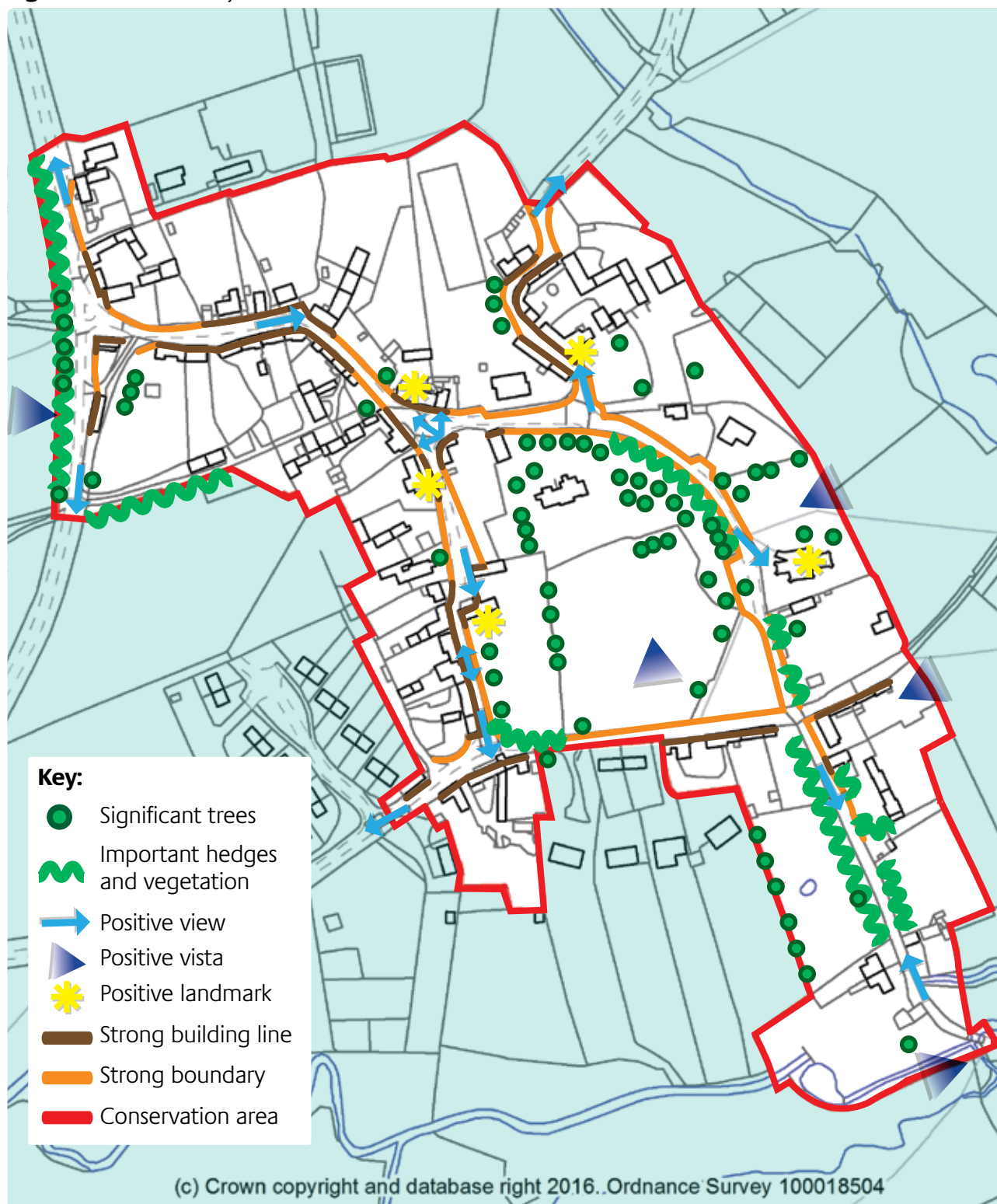
8.8 Trees, hedges, verges, open spaces

8.8.1 The hardness of the visual impact that houses and stone walls can have when located immediately adjacent to the highway is to some extent ameliorated within Wigginton by the presence of grass verges. These for the most part are quite modest except in the northwest quarter of the village where the presence of a generous verge overtly softens the appearance of the streetscape. There are also a number of prominent trees; these and vegetation cover contribute strongly to the sense of 'ruralness' within the settlement.



Looking north from Mill Lane towards St. Giles Church (Court Leet on right)

Figure 11. Visual Analysis





View east out of the churchyard

8.8.2 The intimacy of the buildings on the north and west of the village contrasts with the open space around the Church of St Giles and the openness of the grassland (now registered in perpetuity as 'The Village Field' with Fields in Trust) to the south of The Old Rectory. The extent of this well-kept grass area is broken-up by allotments at the junction of School Lane and the Street Through Wigginton which add visual interest and enhance the sense of a rural community.

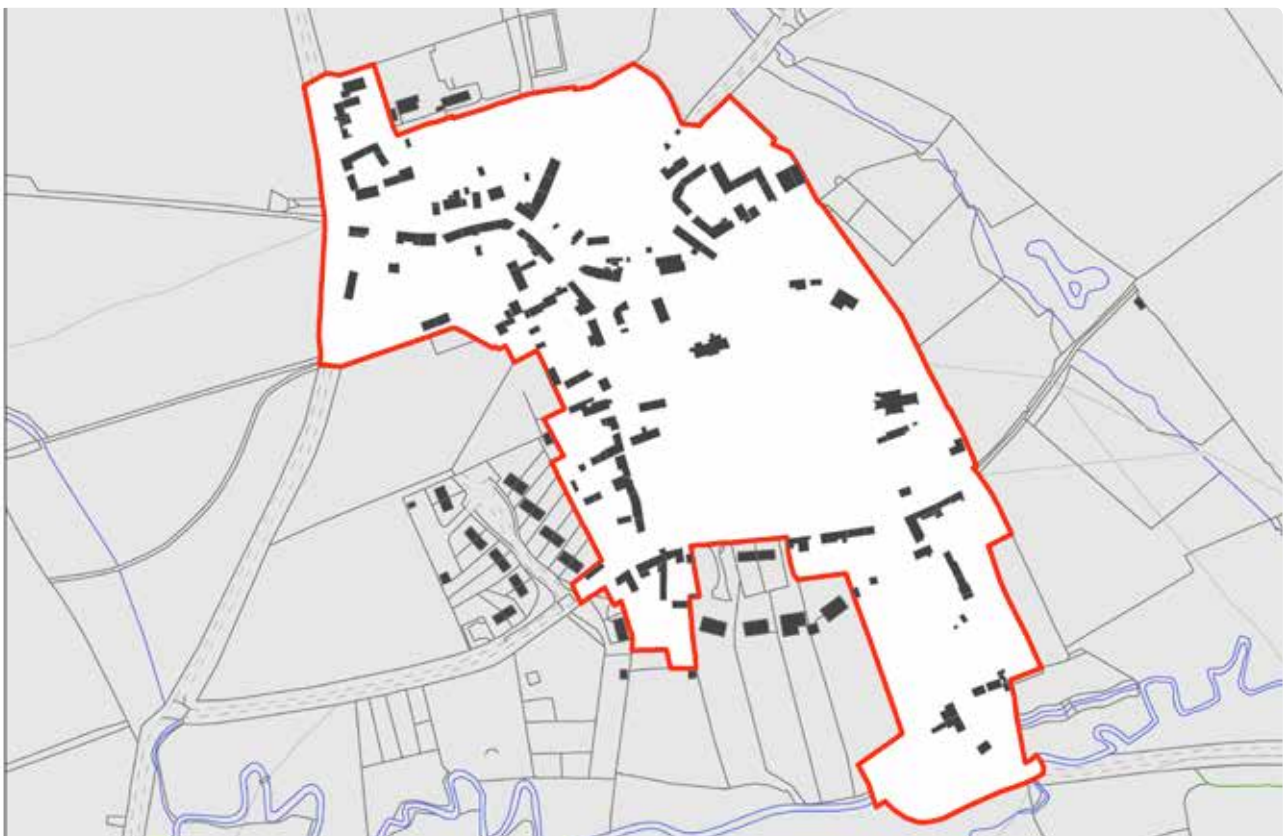
8.9 Carriageway, pavements, footpaths

8.9.1 The main thoroughfare is tarmacadam. Throughout the settlement intermittent sections of modern tarmacadam pavement are to be found. Wigginton is also unusual in still retaining the village street water pumps which can be found at the side of the highway in several locations around the settlement and there is an isolated well opposite the church, a memento of the cottages that were previously cleared.



Well opposite St Giles Church

Figure 12. Ground figure plan of Wigginton



8.10 Key Views

8.10.1 Wigginton is set within open countryside.

Views are a key component in the character of the conservation area. The topology enables expansive views to be enjoyed out of the settlement to the east and west and into the Swere Valley travelling south. Within the settlement the views are necessarily linear, more constricted but often intimate and intricate in nature.

The figure ground plan (Figure 12) shows clearly that development within the village has been defined by the roadways, in as much as the majority of the traditional buildings (i.e. not the 20th century infill) front directly onto the highway. Stone walls form an extremely important part of the streetscape and the nodes in the settlement are discretely focused around the traditional farms within the village.

8.11 Features of special interest

8.11.1 Designated buildings



• *The Church of St Giles*



• *Dolphin House*



• *Mulberry House*



• *The Old Rectory*



• *Pump Cottage*



• *Manor Farmhouse*



• *Lyndon*



• *Home Farmhouse*



• *Glebe Cottage*



• *Court Leet*



• *The Old Forge*



• *Woodheys*



• *Rose Crescent*



• *The Village Hall*

8.11.2 Non-designated buildings and structures



• *Foxley House*



• *The Old Water Mill and Mill House*



• *The Reading Room*



• *Southfield Farm House*



• *The Cottages*



• 1&2 Dash Hill Cottages



• Leamington Cottage



• The village pumps

8.113 In addition to the designated heritage assets (listed buildings) the following buildings and structures are all undesignated heritage assets which contribute significantly to the visual aesthetic of the villagescape and may be considered significant positive elements within the character area.

- Foxley House
- The Cottages
- The Old Water Mill and Mill House
- The Reading Room
- Village pumps
- Southfield Farm House
- 1 & 2 Dash Hill Cottages
- Leamington Cottage

8.12 Threats

- The use of modern window materials and styles, including uPVC, has slowly crept in, and should be discouraged to retain the rural character of the village.
- The creeping inclusion of architectural features and materials that are alien to the traditional vernacular palette of the village, such as the over-use of dormer windows, the appearance of rooflights on the roof slopes facing the highway and the shallow pitches of house roofs in the design of new build housing.
- Loss of stone walls. These are significant to the character and appearance of the conservation area and reduction/loss of their traditional height and capping details is an erosion of their contribution to the village character.
- The inappropriate location of satellite dishes on elevations of buildings that front the public highway.

9. Materials and Details



10. Management Plan

10. Management Plan

10.1 Policy context

- 10.2 The 1990 Planning (Listed Buildings and Conservation Areas) Act places a duty on local planning authorities to formulate and publish proposals for the preservation and enhancement of its conservation areas. In line with Historic England guidance (2011) Conservation Area Management Proposals are published as part of the process of area designation or review. The Conservation Area appraisal document is designed to inform planning decisions, and other actions that the council and/ or property owners within the designated area take. The role of the Management Proposals is to identify actions that could contribute to the enhancement of the special character and appearance of the area by the council, owners and other stakeholders alike.
- 10.3 The main threat to the character and appearance of any Conservation Area is the cumulative impact of numerous alterations, some quite small in themselves, to the traditional but unlisted buildings within the area. These changes include such works as the replacement of traditional window casements, usually with uPVC double-

glazing, replacement of original doors, additions such as non-traditional porches and erection of satellite dishes on the front elevations of properties. Such alterations to unlisted residential properties are for the most part permitted development and therefore do not require planning permission. Unauthorised alterations and additions may also be a cause for concern and are often detrimental to the appearance of a property. The loss of dilapidated stone walls can also have a significant impact. Both unsympathetic permitted development and unauthorised development cumulatively result in the erosion of the historic character and appearance of the conservation area.

- 10.4 The aim of management proposals is not to prevent changes but to ensure that any such changes are both sympathetic to the individual property, sympathetic to the streetscape and overall enhance the character and appearance of the conservation area.
- 10.5 The principal policies covering alterations and development of the historic built environment are given in Appendix 1

General Proposals for Preservation and Enhancement

Boundary Treatments	As specific character features of the Conservation Area, total demolition of traditional boundary features will be resisted. The use of traditional methods of construction and materials including the use of lime mortar or the planting of indigenous species of hedgerow is encouraged in all schemes of repair, reinstatement or new work.
Important Views	Views into, out of and within the Conservation Area are essential to the special quality of the place. Their protection and enhancement will be an important consideration in the determination of any proposed development.
Building Maintenance	Sensitive repair and regular maintenance will be encouraged through distribution of guidance notes and general advice through the Development Management process. It is of the utmost importance that traditional techniques and materials are used to retain the special historic character and appearance of the area. In particular, this includes the use of lime mortar and like-for-like repairs.

continued over

General Proposals for Preservation and Enhancement	
Archaeology	Varying levels of archaeological mitigation may be required in response to development proposals within the historic core and on the edge of the village. Early consultation with Oxfordshire County Council's Archaeology Department in relation to any proposed new works involving foundation excavation or ground levelling is encouraged at the outset to prevent delay at the application submission stage.
New Development	As a Category C village (Cherwell Local Plan 2011-2031: Adopted [July 2015]), the village is considered suitable for conversion of existing buildings only. This is no different from the adopted Local Plan 1996. Any proposed development or extensions must respect the scale, design, proportions and materials of the surrounding architecture to strengthen the cohesion of the street scene. It is crucial that the scale and diversity of the surrounding architecture is respected and that an imaginative and high quality design is employed.
Reinstatement of lost features	Traditional architectural details and local materials are important and should be retained, repaired or reinstated where lost. An Article 4 Direction could ensure that existing original and traditional details are protected and where necessary sensitively replaced in the future.

11. Conservation Area Boundary Justification

11. Conservation Area boundary justification

11.1 A conservation area is “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. Due to the differing character of areas of modern development as compared to the historic core of the village it was considered inappropriate for the whole village to be included within the designated area. Different planning controls apply within Conservation Areas and therefore it is important that only areas which are demonstrably of special architectural or historic interest be included.

11.2 Wigginton Conservation Area was first designated in March 1988. The original boundary was drawn to cover the historic core of the settlement and includes buildings of architectural or historical interest. Wherever possible the conservation area coincides with physical features such as walls and hedges and other land boundaries for ease of identification.

This document represents the first review of the Conservation Area; an amendment to the boundary is proposed. For the avoidance of doubt the boundary of the Conservation Area can be described as follows:

11.3 Northern Boundary

The northern boundary coincides with the current north property boundary of Housemartins and The White Swan public house. It then runs along and includes the north garden boundaries of the houses on the northside of The Street Through Wigginton. The boundary similarly follows the curtilage of all the buildings associated with the former Manor Farm.

11.4 Eastern Boundary

The boundary on the eastern side of the conservation area runs south including the east garden boundaries of the properties on The Street Through Wigginton, the Church of St Giles and Mill Lane. At the outbuilding on the east side of the lane, opposite the Mill House, the boundary cuts south to include the bridge over the River Swere.

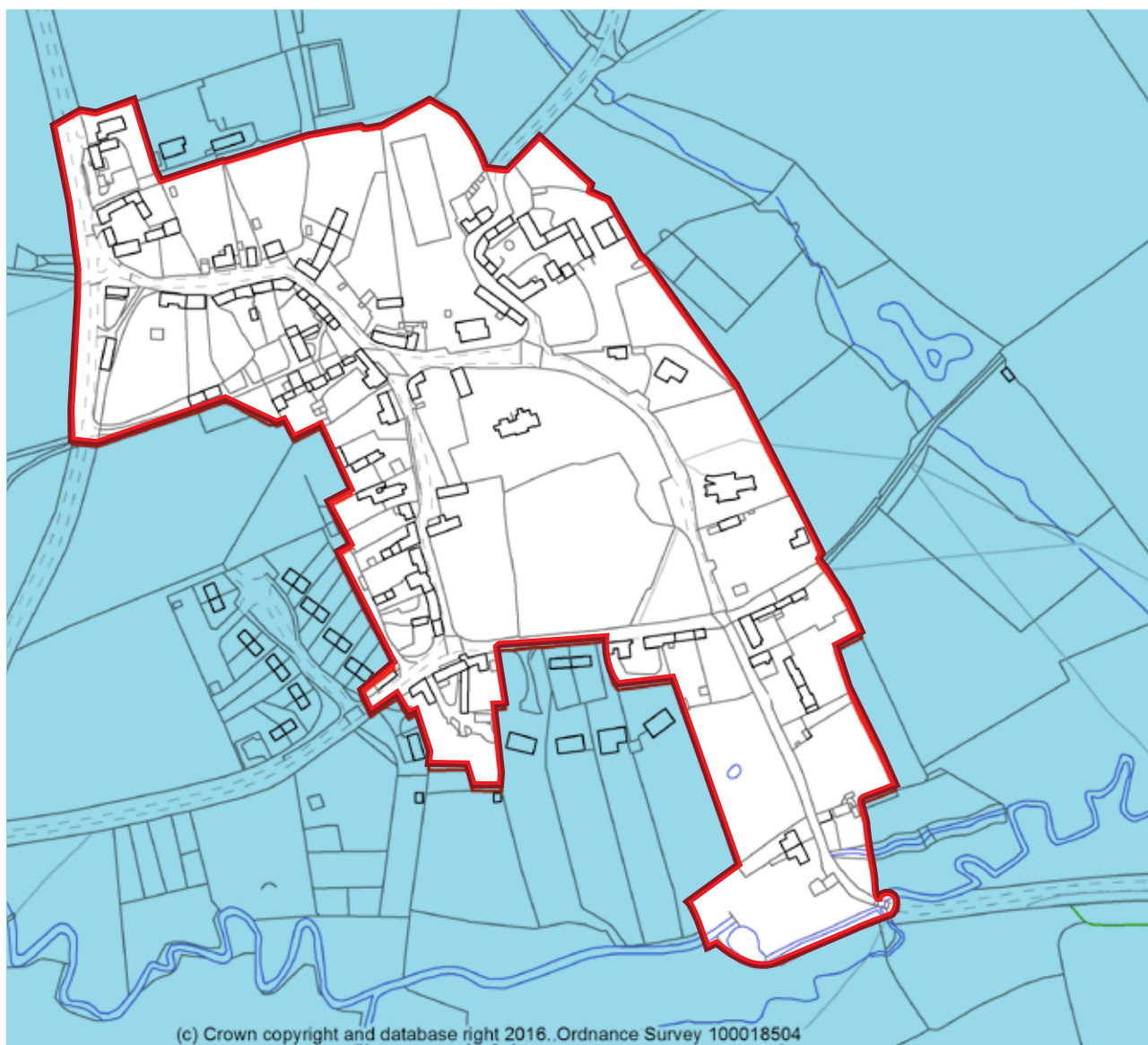
11.5 Southern Boundary

At, and including, the bridge the conservation area boundary runs west along the southern bank of the river to include the sluice and the pond before turning north to include the traditional boundary on the west side of the field on Mill Lane. It then turns west and continues along the southern boundaries of the Reading Room and the Village Hall on the south side of School Lane, cutting north to include the roadside walls of the 20th century housing but excluding the properties themselves. The boundary then again turns south to include Heronbridge, Leamington Cottage and Hill View. At Hill View the boundary turns north to include the stone wall fronting the highway until opposite Oxhey Rise.

11.6 Western Boundary

At Oxhey Rise the boundary turns north to include the stone wall on the north side of the road and then turns north again to include the wall on the west side of the track. It then hugs and includes the domestic boundaries of the buildings located on the west and south side of The Street Through Wigginton. At the Swerford – Wigginton Heath road the boundary turns north to include the hedgerow and trees on the west side of the road.

Figure 13. The conservation area boundary for Wigginton.



12. Effects of Conservation Area Designation

12. Effects of Conservation Area designation

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

12.2 **Development should preserve or enhance the area**

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

12.3 **Control over demolition of buildings**

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

12.4 **Control over trees**

The council must be notified of any intention to carry out works to fell, lop or top any tree over 75mm (3 inches approx.) in diameter not already the subject of a tree preservation order. This provides the council with an opportunity to consider making a tree preservation order and the

provision of an extra degree of control over the many trees that are important to the appearance of the conservation area.

12.5 **Protection of important open spaces and views**

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

12.6 **Control over the demolition of enclosures**

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

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

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

12.8 **Reduced permitted development**

There are no permitted development rights for commercial properties.

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

- A two storey rear extension of any dimension

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

12.9 Enhancements should preserve and enhance the area

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

Any enquiries concerning permitted development within conservation areas should be addressed to the Development Management Team, planning@cherwell-dc.gov.uk or telephone 01295 221006.

13. Design and Repair Guidance

13. Design and Repair Guidance

13.1 The following design guidance seeks to ensure that the character of the Conservation Area is enhanced, through imaginative and high quality design. The following aspects are particularly important:

Scale

13.2 Restoration and re-development must respect traditional plot widths and avoid repetitive and unrelieved facades which typify so many modern designs. Wigginton has variations of plot size, but there is a consistency in the scale and mass of traditional buildings and this should be respected in any prospective development associated with the village.

Proportion

13.3 In most buildings within the Conservation Area, the relationship between windows, doors, floor heights and the relationship of solid to void in the design of elevations is crucial. Traditional proportions should be emulated in new development. It is of particular importance that traditional proportions are respected in connection with any extensions to existing properties; in most instances they will need to be subservient to the existing properties.

Building Line

13.4 Frontage development must conform to the historic street pattern. The historic layout of the village is linear with the buildings facing onto the road with their rooflines parallel to it.

Roofs

13.5 The roof line is a dominant feature of a building and retention of the original height, shape, pitch, verge and eaves detail and ornamentation is essential. Flat roofs are alien to local tradition and should be resisted where possible. Chimneys are important features of the roofscape and should be

retained even if no longer required. Where roofing materials are to be replaced the new materials should ideally be traditional and historically appropriate. If ventilation is required, this should be achieved by inconspicuous means (e.g. under-eaves ventilation); visible roof vents would be discouraged.

External Walls

13.6 Any alteration or repair to external walls must respect the existing building materials and match them in texture, quality and colour. Every effort should be made to retain or re-use facing stonework which should not be rendered, pebble-dashed or painted. Repointing should be carried out with a mortar to match the existing in colour, type and texture; historically this would have consisted of lime and sand. Hard, modern cement mortars are inappropriate as they prevent the evaporation of moisture through the joints, which instead is drawn through the next softest material, the masonry itself, thereby damaging both the appearance and structure of the building. Original render should not be stripped off to expose rubble stone or brick walls, which were not intended to be exposed. Traditionally, render finishes were lime-based. More modern, hard cement renders prevent the evaporation of moisture, which can accumulate between the wall and the render causing damp internally. When appropriate, hard cement renders should be replaced with a lime alternative.

Rainwater goods

13.7 Rainwater goods (guttering, downpipes, hoppers) should be repaired if original or reinstated in original materials. Plastic guttering is not appropriate for listed buildings or buildings in conservation areas as it is not historically authentic and does not enhance a building's character.

Windows

13.8 Windows should be correctly proportioned, well related to each other and neighbouring buildings, and should respect any existing openings. Retention and repair of original casements is the preferred option, but any replacement should match the original. This not only includes the structural elements of the window (e.g. frame, lintel) but also historic glass and window furniture.

Particularly important is the method of opening, the set back within the reveal and the sections of glazing bars. The thickness and moulding of glazing bars, the size and arrangement of panes are vital elements in determining appropriate replacement windows, which respect the age of a building. Replacement of timber or metal windows with a uPVC alternative, no matter what the pattern or design, is unacceptable. Dormers are not a traditional feature for this area, although there are some later examples within the district. Rooflights to the rear would be preferable where possible. Where inappropriate windows are proposed to be replaced, historically correct fenestration will be required.

14. Bibliography

Brunskill, R.W. (2006) [1985]. *Traditional Buildings of Britain: An Introduction to Vernacular Architecture*.

Cherwell District Council (1995) *Conservation Area appraisals procedure*.

Cherwell District Council (2012) *Conservation and Urban Design Strategy for Cherwell 2012-2015*
(URL: <http://www.cherwell.gov.uk/index.cfm?articleid=8683> Date accessed 30 March 2015).

Cobham Resources Consultants (1995) *Cherwell District Landscape Assessment*.

English Heritage (1993) *Conservation Area Practice*.

English Heritage (1997) *Conservation Area Appraisals*.

English Heritage (2009) *Conservation Bulletin 62: Conservation Areas*

English Heritage / CABE (2001) *Building in context: new development in historic areas*.

English Heritage (2000) *Power of Place: the future of the historic environment*.

English Heritage (2012) *Good Practice Guidance for Local Listing (consultation draft)*

English Heritage (2009) *Heritage at Risk: Conservation Areas*

English Heritage (2006) *Living buildings in a living landscape*.

English Heritage (2005) *Measuring Change in Conservation Areas*

English Heritage (2010) *Understanding Place: Historic Area Assessments in a Planning and Development Context*

English Heritage (2010) *Understanding Place: Historic Area Assessments: Principles and Practice*

English Heritage (2011) *Understanding Place: Conservation Area Designation, Appraisal and Management*

English Heritage (2011) *Valuing Place: Good Practice in Conservation Areas*

Fearon, J.H. (1965) *The Roman Villa at Wigginton*. Banbury Historical Society.

Gelling, Margaret (1971) *The Place-names of Oxfordshire*. Cambridge University Press.

Hoskins, W.G. (1953). "The Rebuilding of Rural England, 1570–1640". *Past and Present* 4: 44–59

Pevsner, N. and Sherwood, J. (1974) *Buildings of England: Oxfordshire*.

Platt, Colin (1994). *The Great Rebuildings of Tudor and Stuart England: Revolutions in Architectural Taste*.

Pugh (ed) (1969) *The Victoria County History: A History of Oxfordshire*, Vol IX, pp 159-170.

Parish of Wigginton Oxfordshire (URL: <http://www.wigginton-oxon.org/> Date accessed 24 January 2014).

'Parishes: Wigginton', *A History of the County of Oxford: Volume 9: Bloxham hundred* (1969), pp. 159-170. (URL: <http://www.british-history.ac.uk/report.aspx?compid=101921> Date accessed 05 March 2014).

Walker, George Graham (1975). *Churches of the Banbury Area*. Kineton: Roundwood Press.

Wigginton - Wikipedia entry (URL: http://en.wikipedia.org/wiki/Wigginton,_Oxfordshire accessed 24 January 2014).

Wood-Jones, R. (1986) *Traditional Domestic Architecture in the Banbury region*.

On April 2015 English Heritage changed their name to Historic England. The organisation is in the process of rebranding however all content and guidance remains current.

15. Acknowledgments

15. Acknowledgments

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

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

Grateful thanks are due to a good number of residents who have been most generous with their time and the provision of information: Dr Coleen Weedon (Parish Council Clerk), Mick Salt (Local Historian), Ian Malcolm (Parish Council Chairman) and Patricia Long (Parish Councillor). The staff at the Oxfordshire History Centre for facilitating access to documents

All OS plans reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationary Office © Crown Copyright.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Cherwell District Council License number
100018504 2017

Appendix 1: Policies

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

Main Legislation	National Policy Guidance	Local Policy
Town and Country Planning Act 1990	NPPF (National Planning Policy Framework) 2012	Adopted Cherwell Local Plan 1996
Planning (Listed Buildings and Conservation Areas) Act 1990	NPPG (National Planning Policy Guidance) 2014	Cherwell Local Plan 2011-2031: Adopted (July 2015)

National Planning Policy Framework

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

in particular:

Point 17 Core planning principles.

Points 56 to 68 Section 7 – Requiring good design.

Point 77 Local green space identification.

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

Point 157 Identification of land within the Local Plan.

Point 169 Using a proportionate data base.

Cherwell Local Plan 1996 (Retained policies)

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

H20: The council will normally resist proposals to convert rural buildings to provide two or more dwellings within a farmstead situated beyond the built up limits of a settlement unless the buildings are unsuitable for conversion to an employment generating use.

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

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

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

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

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

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

C38: Satellite dishes within a conservation area or on a listed building will not normally be permitted when they would be visible from a public highway.

Cherwell Local Plan 2011-2031: Adopted Document July 2015

ESD1: Mitigating and adapting to climate change.

ESD5: Renewable energy.

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

ESD13: Local landscape protection and enhancement.

ESD15: The character of the built environment.

Policy Villages 1: village categorisation:

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

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

Appendix 2: Listed Buildings

Name	Status	Address	Grade
The Dolphin Inn	Listing	The Dolphin Inn, Chapel Street, Wigginton, Cherwell, Oxfordshire	II
Manor Farmhouse	Listing	Manor Farmhouse, Dash Lane, Wigginton, Cherwell, Oxfordshire	II
Mulberry House	Listing	Mulberry House, Main Street, Wigginton, Cherwell, Oxfordshire (formerly The Old Bakery)	II
Church Of Saint Giles	Listing	Church Of Saint Giles, Main Street, Wigginton, Cherwell, Oxfordshire	I
Pump Cottage	Listing	Pump Cottage, Main Street, Wigginton, Cherwell, Oxfordshire	II
Rectory	Listing	Rectory, Main Street, Wigginton, Cherwell, Oxfordshire	II
Parochial School	Listing	Parochial School, School Lane, Wigginton, Cherwell, Oxfordshire	II
Lyndon	Listing	Lyndon, Main Street, Wigginton, Cherwell, Oxfordshire	II
Home Farmhouse	Listing	Home Farmhouse, Main Street, Wigginton, Cherwell, Oxfordshire	II
Coach House At The Rectory	Listing	Coach House At The Rectory, Main Street, Wigginton, Cherwell, Oxfordshire	II
Court Leet	Listing	Court Leet, Main Street, Wigginton, Cherwell, Oxfordshire	II
Woodheys	Listing	Woodheys, Chapel Street, Wigginton, Cherwell, Oxfordshire	II
Glebe Cottage	Listing	Glebe Cottage, Chapel Street, Wigginton, Cherwell, Oxfordshire	II
The Forge	Listing	The Forge, Main Street, Wigginton, Cherwell, Oxfordshire	II
House Approximately 50 Metres South East Of Withycombe Farm	Listing	House Approximately 50 Metres South East Of Withycombe Farm, Main Street, Wigginton, Cherwell, Oxfordshire	II
The Post Office	Listing	The Post Office, Main Street, Wigginton, Cherwell, Oxfordshire	II
Wigginton Roman villa and Iron Age enclosure, 300m north east of the Church of St Giles	Scheduling	Wigginton, Cherwell, Oxfordshire	

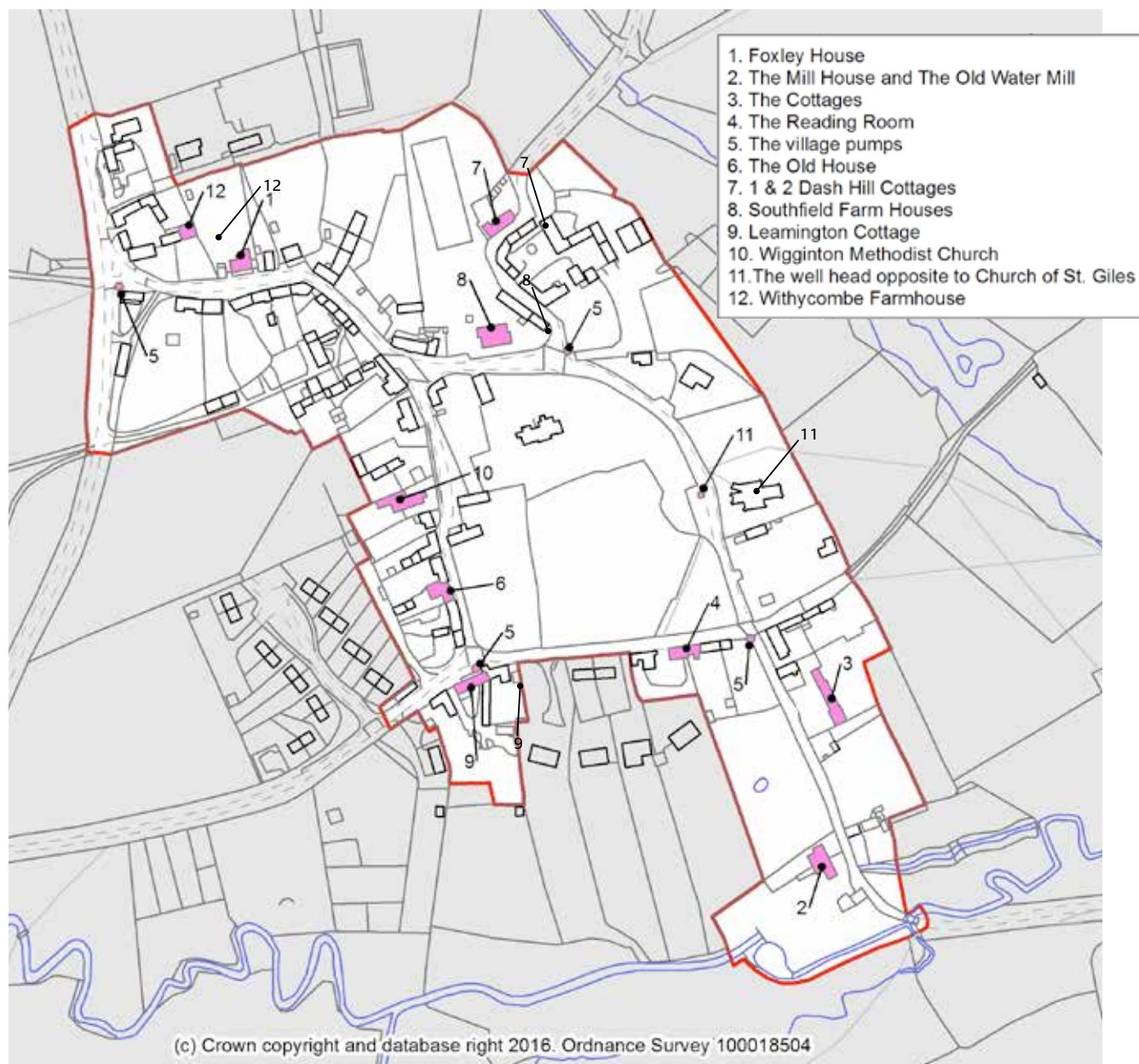
Appendix 3: Buildings and Features that make a Positive Contribution

A number of 'non-designated heritage assets' (unlisted buildings) within the village make a significant positive contribution to the character and appearance of the conservation area. Significance can be harmed or lost through alteration of the heritage asset. Therefore, non-designated heritage assets are protected under the NPPF and the retention of such buildings

within any conservation area is preferable to demolition and redevelopment.

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

Figure 14. Buildings and features that make a positive contribution to the character of the conservation area.



Foxley House

Foxley House is an ashlar-fronted house which was built in the early 19th century with vertically sliding sash windows and flat keystone arches. The house is flanked to the west by a workshop constructed from red, locally produced, Lias brick, one of only a few traditional buildings in the village so built.

The Mill House

The 19th century mill-house and the adjoining mill are located on the north side of the River Swere outside the village. The buildings were built by William Gilkes and inscribed 'W. G. 1823'. Both have been slated with Welsh slate, a comparatively rare material at Wigginton.

The Cottages

A terrace of 5 probably 18th century dwellings now amalgamated into two dwellings. Constructed of coursed ironstone under thatch the ridge is punctuated by chimney stacks indicating the original extent of the original dwellings.

The Old House

An 18th century thatched dwelling, this traditional cottage now forms part of a larger dwelling but shown as a dwelling in its own right on the 1875 OS map. The cottage is one of a few cottages to retain its original thatch roof; a feature once almost ubiquitous across the entire village.

The Reading Room

This simple somewhat severe building is a former 19th century Baptist Chapel buildings built in 1835.

Wigginton Methodist Church

The Wesleyan Methodist chapel constructed in 1883 is a simple building in gothic style built of coursed ironstone with contrasting limestone quoins, door and window surrounds.

Southfield Farm house

This 19th century farmhouse and associated yard of agricultural outbuildings is situated at the heart of the village facing The Old Rectory on the Street Through Wigginton. The building, constructed in coursed ironstone, is double-fronted with vertical-sliding box sash casements and flat keystone arches with Welsh slate roof and coping stone gables.

Leamington Cottage

Probably of late 18th century origin, Leamington Cottage was built as three dwellings and originally formed part of a terrace of small cottages. Constructed of coursed ironstone originally under thatch, the roof is now formed with concrete tiles.

1 & 2 Dash Hill Cottages

Probably early 19th century and of two builds these two cottages are constructed of coursed ironstone now under a concrete tile roof. 1 Dash Hill Cottages has a deep course of dressed stone running at lintel height whilst at 2 Dash Hill Cottages the east gable has a coping stone capping.

The village pumps

At the junctions within the village are found a succession of identical cast iron water pumps.

Appendix 3: Buildings and Features that make a Positive Contribution

What is an Article 4 Direction?

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

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

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

What are the effects of Article 4 Directions?

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

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

How will an Article 4 Direction affect Wigginton?

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

- Foxley House
- The Mill House and The Old Water Mill
- The Cottages
- The Reading Room
- The Old House
- Southfield Farm house
- Broom House
- Leamington Cottage
- 1&2 Dash Hill Cottages


The directions cover changes to the front elevations of these buildings which may include:

- The removal of traditional boundary walls
- The removal or rebuilding of chimney stacks
- The replacement of doors
- Changes to roofing materials and the insertion of rooflights
- Erection of porches
- Erection of renewable technology including solar panels
- Replacement of rainwater goods + external drainage
- Erection of satellite dishes and other antennae/aerials
- Replacement of windows

Appendix 5: Public Consultation

Cherwell District Council considers public consultation an important part of conservation area designation and review. As part of the designation / review process the historic settlement and environs were assessed and a draft appraisal document produced setting out what is significant about Wigginton. An exhibition and public meeting took place on Wednesday 7 October 2015 to enable local residents and those interested to inspect the draft document in order to comment upon the proposed conservation areas boundary and to identify buildings of local interest.

Public consultation took place on the draft appraisal between 7 October 2015 and 20 November 2015 with the approval of the lead member. The document was available to download from the council's website and in hard copy from Bodicote House and available to view at Banbury library. The parish council members received copies of the document and a number of copies were posted to individuals on request. Publicity was undertaken through local leaflets and posters.

Document title Wigginton Conservation Area Appraisal	Executive date N/A
Recommendation of the Executive Delegate authority to Lead Member for Planning	
Further recommended changes to the document No changes undertaken	
Amended document approved by  Lead Member for Planning	Date approved 1 August 2017

How to contact us

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

Tel: 01295 227006

e-mail: design.conservation@cherwell-dc.gov.uk

www.cherwell.gov.uk



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

PLAN08/17_JB02816

The information in this document can be made available in other languages, large print braille, audio tape or electronic format on request. Please contact 01295 227001

Jeżeli chcieliby Państwo uzyskać informacje w innym języku lub w innym formacie, prosimy dać nam znać. 01295 227001

ਜੇ ਇਹ ਜਾਣਕਾਰੀ ਤੁਹਾਨੂੰ ਕਿਸੇ ਹੋਰ ਭਾਸ਼ਾ ਵਿਚ ਜਾਂ ਕਿਸੇ ਹੋਰ ਰੂਪ ਵਿਚ ਚਾਹੀਦੀ, ਤਾਂ ਇਹ ਸਾਥੋਂ ਮੰਗ ਲਵੋ। 01295 227001

如欲索取以另一語文印製或另一格式製作的資料，請與我們聯絡。01295 227001

اگر آپ کو معلومات کسی دیگر زبان یا دیگر شکل میں درکار ہوں تو برائے مہربانی ہم سے پوچھئے۔
01295 227001