

Hanwell Conservation Area Appraisal

February 2026



Planning Policy, Conservation and Design



Cherwell

DISTRICT COUNCIL
NORTH OXFORDSHIRE

Contents

	Page No.
1. Introduction	3
2. Legislative and Planning Policy Context	5
3. Location	7
4. Geology and Topography.....	9
5. Archaeology.....	11
6. History and Development.....	12
7. Historic Maps and Photographs	18
8. Architectural History	22
9. Character and Appearance	35
10. Character Areas	37
11. Materials and Details.....	51
12. Conservation Area Boundary Justification	54
13. Effects of Conservation Area Designation	57
14. Management Plan	59
15. Design and Repair Guidance	64
16. Bibliography.....	68
17. Acknowledgments.....	69
18. Contact Details	70
Appendices	71
Appendix 1. Policies	71
Appendix 2. Designated Heritage Assets	72
Appendix 3. Local Heritage Assets	73
Appendix 4. Article 4 Directions.....	79
Appendix 5. Public Consultation	80

1. Introduction

What is a conservation area?

1.1 Conservation area status is awarded to places that are deemed to be of ‘special architectural and historic interest’. The intention of designating a conservation area is not to prevent change or development but to positively manage change in order to protect and/or enhance the special character and appearance of an area.

1.2 Hanwell was designated a conservation area in 1985. This conservation area appraisal and management plan is the third review and appraisal of the Hanwell Conservation Area. This appraisal involved a combination of walk over surveys of the area (undertaken in the winter of 2025/26), research using historic sources and an assessment of known management data for the area. The appraisal has taken into account Historic England Advice Note 1: Conservation Area Appraisal, Designation and Management 2019.

1.3 There are three changes proposed to the Hanwell Conservation Area boundary in this draft Conservation Area Appraisal (see Chapter 12).

1.4 Historic England advise local planning authorities when preparing appraisals to consult residents and businesses in the conservation area and take account of the views expressed. The perspective of people living and working in the area is considered to add depth to the appraisal and generate support and understanding for future plans.

1.5 We are inviting comments on the boundary, Hanwell conservation area and management plan. The public consultation period will run from 9th February 2026 until 23rd March 2026. The document will be available to download from the Council’s website, with paper copies available to view in the reception of 39 Castle Quay, Banbury, and the Banbury Library during this time.

1.6 A public exhibition will be held to support the consultation. For further details about this consultation, please visit the Conservation and Design page on the Council’s website or contact the Conservation Team directly: Conservation@Cherwell-DC.gov.uk.

Key characteristics of Hanwell

1.7 Hanwell was originally an Anglo-Saxon village based around a spring and is recorded in the medieval period as a medium sized settlement. From the 14th century the village has been dominated by Hanwell Castle which has dictated the form of development in the village.

1.8 Hanwell retains much of its linear form with buildings either side of Main Street leading down to the central green. Church Street does deviate from this to the south leading to the church and castle. Hanwell Castle and its associated land remain dominant, with the grounds today still covering over half of the conservation area.

1.9 The Church of St Peter predominantly dates to the 14th century but contains earlier fabric. The interior boasts some fine carving by local masons dating from 1340.

1.10 In recent years the expansion of Banbury has altered the appearance of the landscape to the south of the village encroaching on the pastoral setting.

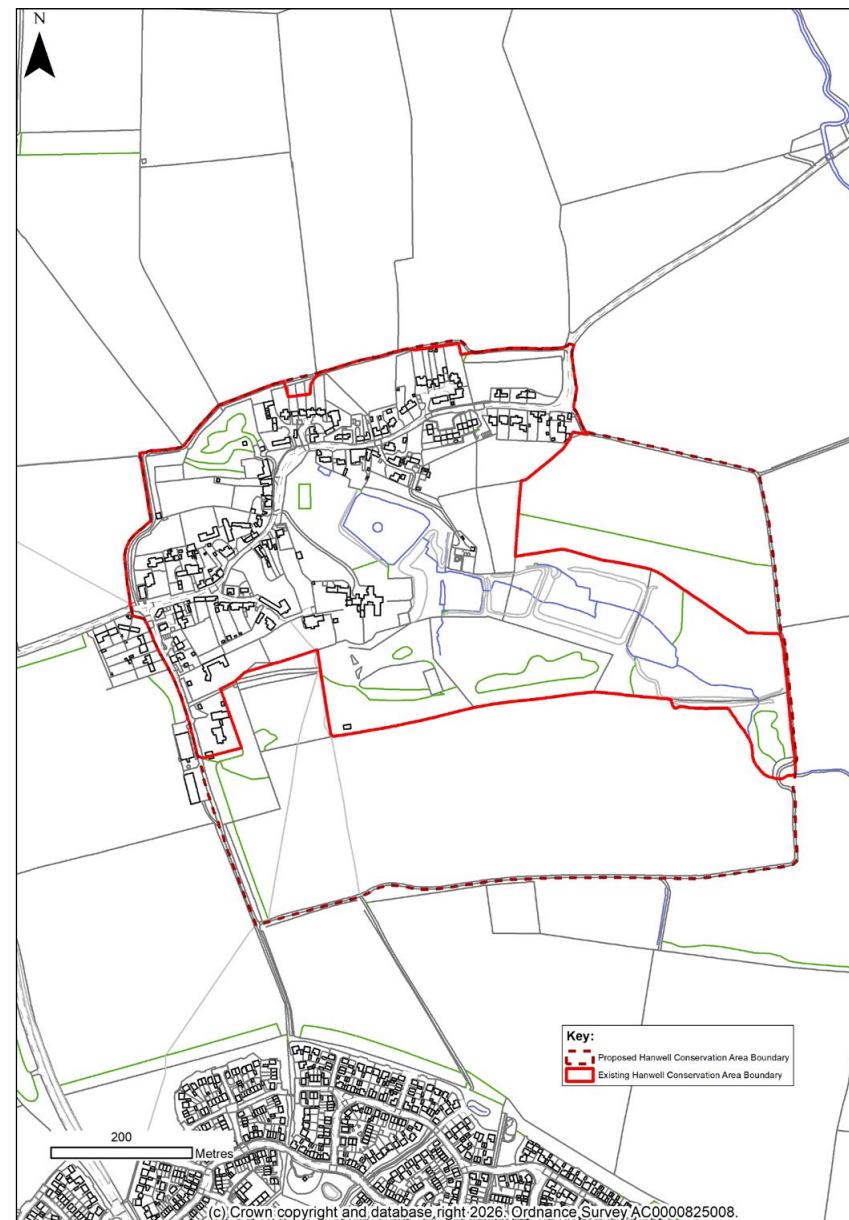
Summary of issues and opportunities

1.11 The future preservation and enhancement of the special character of the Hanwell Conservation Area, will rely on the positive management of the area by homeowners, landowners, Hanwell Parish Council, the District Council, the County Council, and service providers.

1.12 In addition to existing national statutory legislation and local planning control, the following potential opportunities for enhancement have been identified:

- Propose buildings and other historic features to be put forward for the Register of Local Heritage Assets.
- Support and encourage the protection of historic detail and the reinstatement of missing architectural details.
- Consider how an Article 4 Direction, to remove selected permitted development rights, could protect and enhance the character and appearance of the conservation area.
- Identify important areas of historic green space and consider how they can be protected (where appropriate).
- Ensure that any new development is of high quality, sustainable and sympathetic to the conservation area; and
- Consider how to effectively manage the distinctive characteristics of the settlement and its setting.

Figure 1. Existing and proposed Conservation Area Boundaries with Listed Buildings



2. Planning Policy Context

2.1 The first conservation areas were designated under the Civic Amenities Act of 1967. The Planning (Listed Buildings and Conservation Areas) Act 1990 (Section 69), placed 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’. Local planning authorities also have a duty under the Act to consider boundary revisions to their Conservation Areas ‘from time to time.’ Since 1967, just under 10,000 Conservation Areas have been designated in England, including 60 in Cherwell District.

2.2 Protection for the built heritage is conferred under primary legislation. This document should be read in conjunction with the National Planning Policy Framework (NPPF), and the current development plan documents for the area. The up-to-date planning policy situation should be checked on Cherwell District Council and government websites.

2.3 The purpose of this Conservation Area Appraisal and Management Plan is:

- To provide a clear definition of the area’s special architectural and/or historic interest.
- To identify ways in which the unique characteristics can be preserved and/or enhanced.
- To strengthen justification for designation of the conservation area.
- To review the boundary of the conservation area.
- To create a clear context for future development in accordance with conservation area policies in the Local Plan; and
- To consult with the public and raise awareness of conservation area issues.

2.4 This Appraisal and Management Plan aim to promote and support developments that help to preserve and/or enhance the character of the Hanwell Conservation Area. It is not an attempt to stifle change. The objective is to ensure that the interests of conservation are given their full weight against the needs for change and development. This document therefore examines the reasons for designation, defining the qualities that make up its special interest, character, and appearance. The omission of any reference to a particular building, feature or space should not be taken to imply that it is of no interest.

2.5 The significant heritage assets in Hanwell are shown in Figure 1 and Appendix 2. These include the current designated heritage assets and the existing designated conservation area boundary.

2.6 The Council has a duty under the National Planning Policy Framework (NPPF) to identify locally significant ‘heritage assets’ which can be historic buildings, structures, objects, or places that have historical importance or contribute to the built heritage, character, or appearance of the area. There are buildings and structures which make a positive contribution to the Hanwell Conservation Area, and these are identified in Appendix 3. The conservation area appraisal provides the opportunity to assess the significance of these buildings and structures and allows through a separate process for them to be considered in line with the Council’s criteria for inclusion on the districtwide ‘Register of Local Heritage Assets.’

2.7 Appendix 4 gives an overview of Article 4 Directions. This conservation area appraisal does not make any Article 4 directions; this would form part of a separate process and consultation.

Figure 2. The Hanwell Conservation Area Boundary as existing (solid red line) and as proposed, see Chapter 12.



3. Location

3.1 Hanwell is located 3.5 miles (5.6Km) to the northwest of the centre of Banbury with the most recent development on the northern edge of Banbury notably closer.

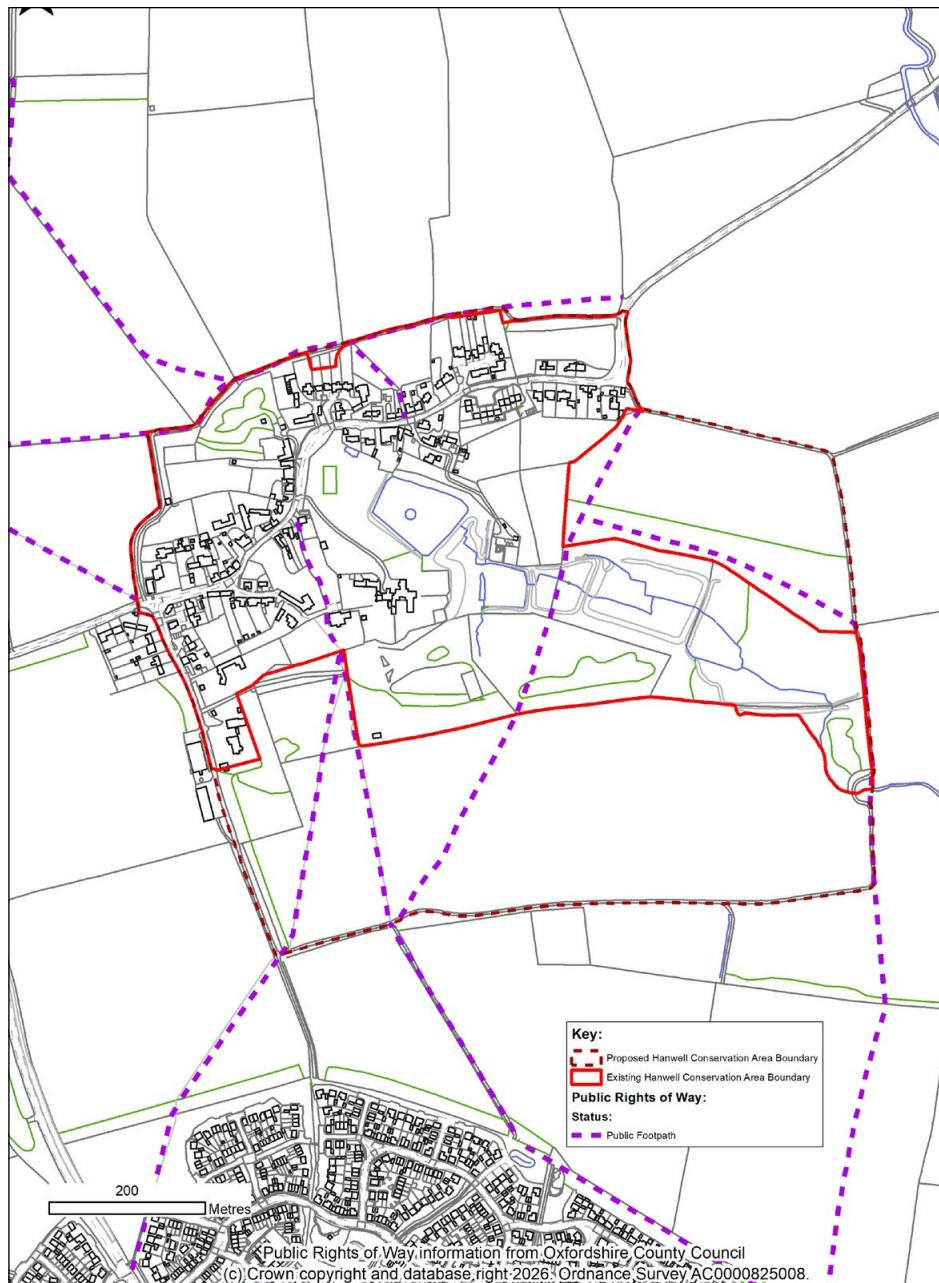
3.2 Hanwell is a linear village following the winding route of the Main Street with the church off set on higher ground at the end of Church Street overlooking Hanwell Castle which sits in extensive grounds. The castle grounds comprise of over half the conservation area. The stream that fed the fishponds falls away to Hanwell Brook marking the striking topography that gives Hanwell its distinct character.

3.3 The network of footpaths from the village provide ancient links to neighbouring settlements, including Banbury to the south. These footpaths have been retained in new developments on Banbury's northern fringe. (Figure 4).

Figure 3. location of Hanwell OS map



Figure 4. Public rights of way



4. Geology and Topography

4.1 Hanwell village is located in the north of the Cherwell District within the Incised Ironstone Plateau landscape character area (Landscape Character Assessment for Cherwell District 2024). This area is described as 'A unified upland area, divided by the Sor Brook and its tributaries to create a landscape of open, exposed plateaus, divided by scenic valleys'. The 'Flatter areas are characterised by open arable farming with large areas of rough upland pasture. The steep valley sides are associated with pastoral farming, rough grazing and scrub'. Hanwell is also located in the Northamptonshire Uplands National Character Area (Landscape Character Assessment for Cherwell District 2024).

4.2 The Incised Ironstone Plateau as its name suggests lies on a layer of Marlstone Rock Bed overlying the Middle and Lower Lias clays. The area is known for its honey-coloured iron rich stone (Banbury Ironstone) which is the main building material in Hanwell.

4.3 The plateau includes areas of level and gently sloping land which is under arable cultivation with grassland features across the most exposed areas. The plateau fields are generally large, reflecting 20th century amalgamation of earlier enclosures.

Figure 5. Map with topography

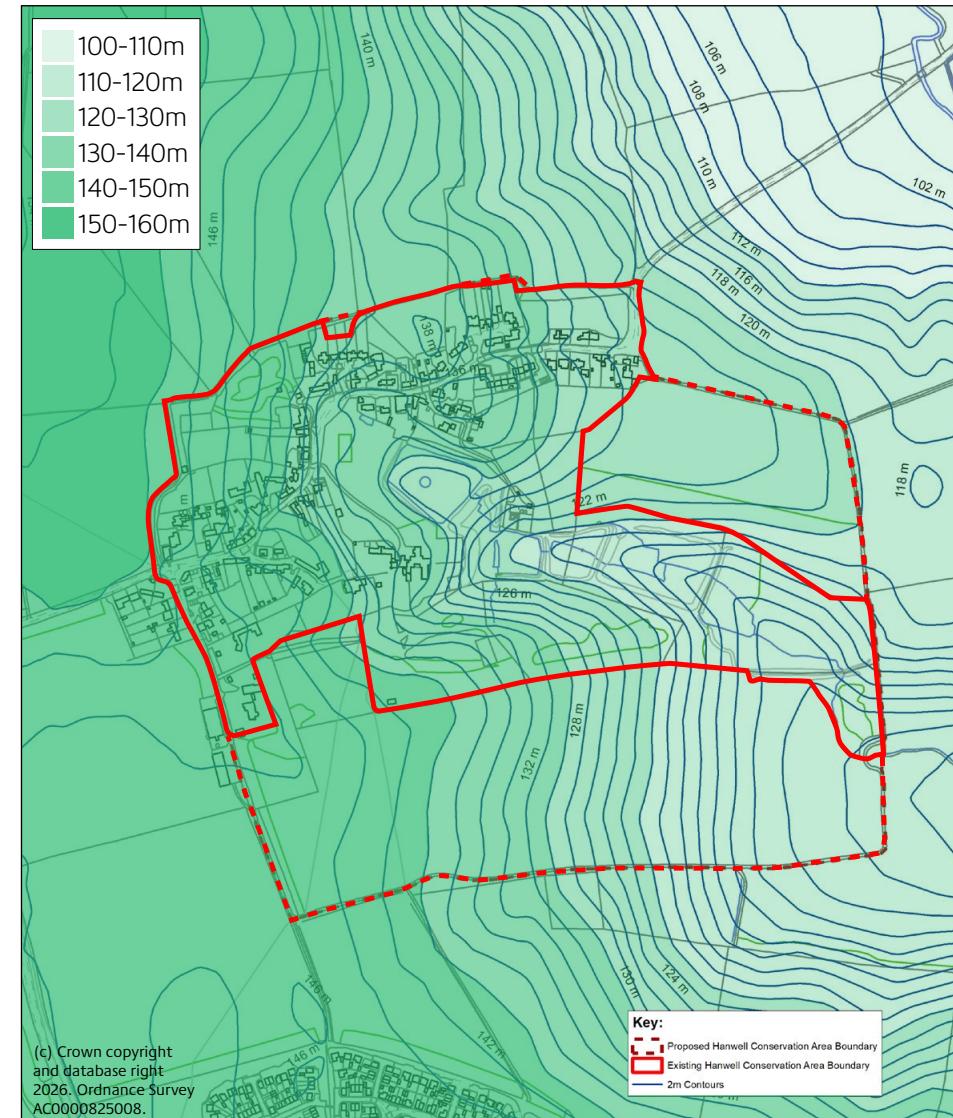
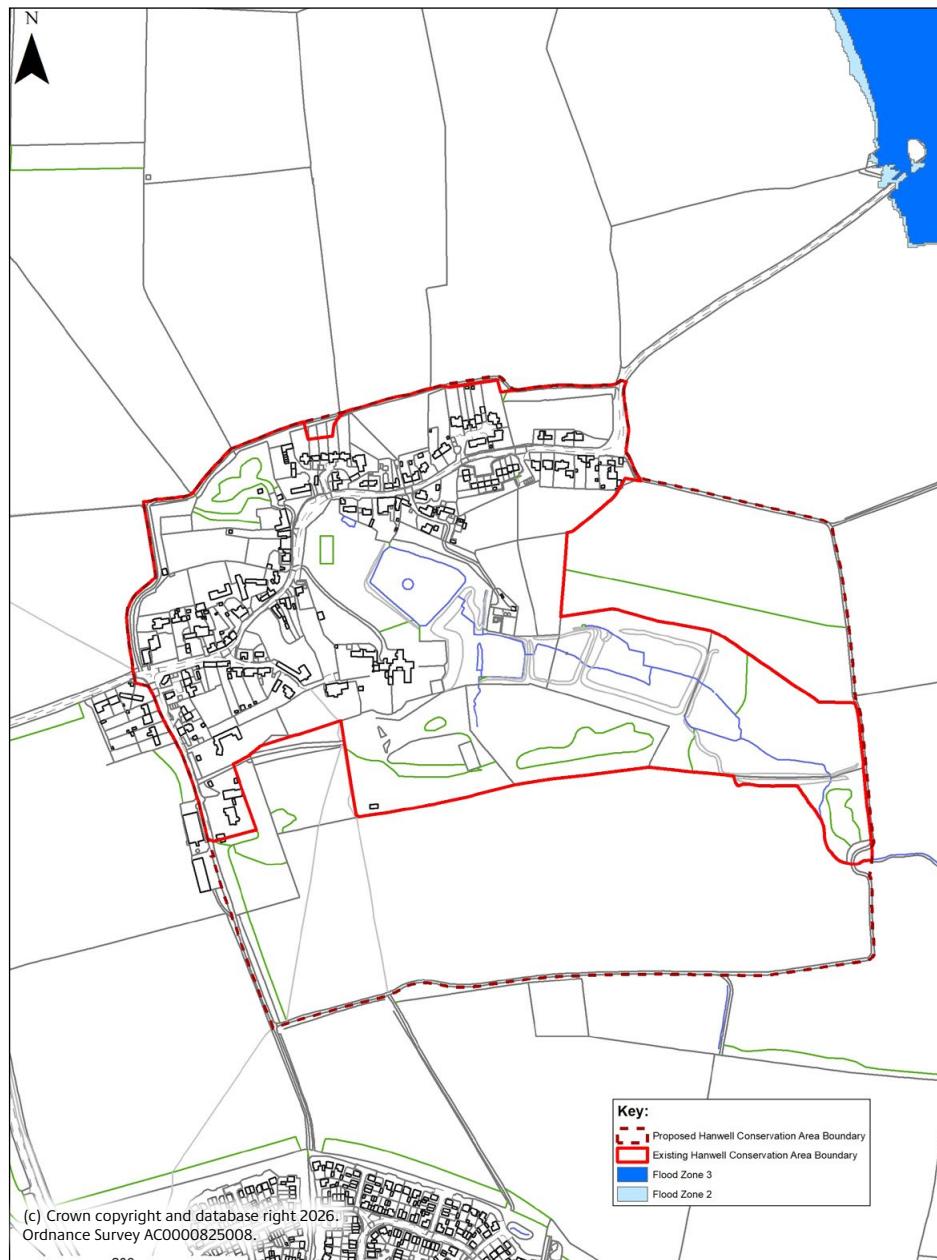


Figure 6. Map of Flood Zones



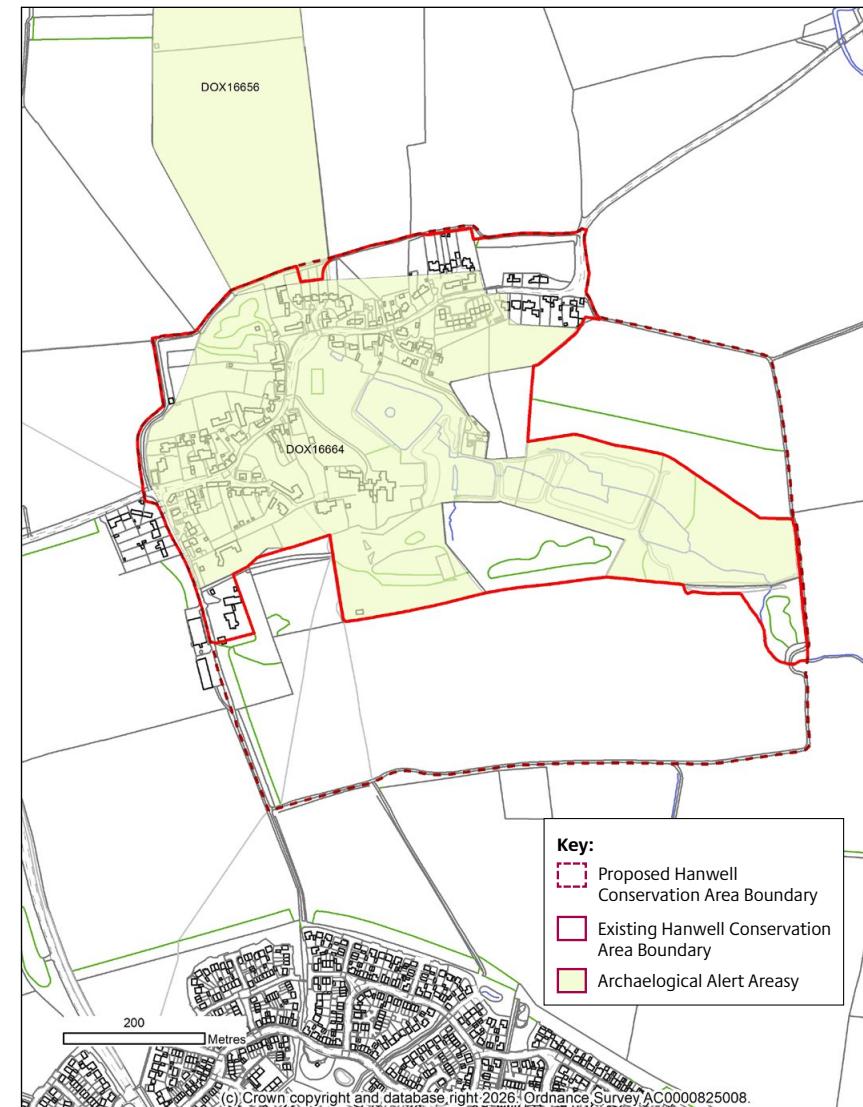
5. Archaeology

5.1 The first evidence of settlement within the village of Hanwell is in the Anglo-Saxon period. Although there are remnants of a Roman Villa and potentially a Roman or Iron Age settlement outside of the village to the west, close to the Warwick Road. The line of a prehistoric track and/or Roman road runs through the village roughly following a present-day footpath out to the north and south.

5.2 Medieval records indicate a medium size village in the area, its focus being the central spring located near the green. In the area around Hanwell Castle there are the remains of the medieval great hall and Tudor castle, and the grounds also contain the remains of the medieval and post medieval fishponds. Earthworks attributed to a Shrunken Medieval Village are found to the south of St Peter's Church and to the northeast of the village centre.

5.3 In the 19th Century the grounds of Hanwell Castle contained a number of features some of which were in the southern field which is now outside of the formal castle grounds. These features included amongst others, a House of Diversion, a sunken garden, The Mill and The Ridge.

Figure 7. Map showing the archaeological features



6. History

6.1 The Conservation Area Appraisal provides a brief overview of the history and development of Hanwell. It is not intended to be the definitive history of the conservation area. Further information is in the 1959 Victoria County History 'A History of the County of Oxford: Volumes I and IX' (VCH) and the Oxfordshire Local History Centre.

History and Origins of Hanwell

6.2 Hanwell Parish contains evidence of Roman occupation, with archaeological remains of a substantial Roman villa at the Town Grounds to the west of the projected line of the prehistoric trackway and Roman road known as the 'Port Way', which merges to the north with the B4100 Warwick to Banbury Road. The Roman site was recorded as being over 10 acres in size, extending either side of the road. The Oxfordshire Historic Environment Record also records a coin hoard near the villa and a possible Roman oven to the north of the village.

6.3 Documentary sources, historic maps and conjectural evidence, indicate the village of Hanwell is Anglo-Saxon in origin, first recorded as 'Hana's weg', meaning Hana's way, an east-west orientated road beside a 'never failing' spring near Spring Farm (formerly Park Farm). 'Weg' was later replaced by 'welle' so the village name became Haneuell by 1235, and then, later, Hanwell. The ancient minor road, now known as Main Street, linked the nearby villages of Wroxton and Great Bourton, the B4100 and the Southam Road. A footpath marks a former minor road linking Hanwell with Horley. There are further footpaths which link Hanwell with nearby settlements.

6.4 The conservation area contains features that provide evidence of its medieval layout and form:

- To the south-west of the castle, earthworks of a shrunken medieval settlement represented by 4-5 crofts, oriented north-south and linked by a hollow way (visible on aerial photographs). Evidence for small ditched and raised platforms on which to build haystacks, known as 'stack stands' were found to the east.
- Further earthworks can be found to the north-east and north-west of the village. Excavations revealed medieval building platforms and contiguous enclosure, which reverted to pasture in the late 17th to early 18th century, which broadly coincides with the c.1768 inclosure.
- Evidence of medieval to post-medieval field boundaries and ridge and furrow surround the village, including several possible boundary banks and ditches enclosing the village, and a raised platform to the south of the green.

6.5 While the settlement focussed on the natural spring near the green and Spring Farm, the village follows the sinuous route of Main Street. The VCH explains the village expanded both to the south-west and east, with cottages lining the north of Main Street, from below the inn up the hill to the church. The presence of the extensive castle grounds, together with the commons and open fields, which were located on all sides of the village, curtailed outward development.

6.6 St Peter's Church is located on elevated ground overlooking both the village and Hanwell Castle, which is located immediately to the east of the church. Although a rector of Hanwell's deanery is first mentioned in 1154, and the church retains a Norman font and

transitional Early English and Decorated details. The fabric indicates a major period of rebuilding in the 14th century.

6.7 Hanwell Castle dates to the late 15th century, originally known as Hanwell Hall, it is not a fortified castle in the true sense. It is possible that the castle replaced an earlier manor house or great hall, and recent archaeological investigations suggest the site around the castle may have been occupied in Roman times.

6.8 It is reported that James I (and VI of Scotland) made Anthony Cope a baronet and visited the castle as did Charles I. During the Civil War, Hanwell was visited by both sides. The Royalists occupied the castle in August 1642, and the Parliamentarian General, William Walker, used the castle in June 1644, quartering his troops in the village and stabling his horses in the church.

6.9 The castle and its curtilage have been curtailed but it remains situated within an important landscape setting, which includes a former deer park, woodland, parkland, and 6 ponds. Sir Anthony Cope was an important figure who had a major impact on Hanwell Castle in both landscape and scientific terms and had connections with Robert Plot, author of “The Natural History of Oxfordshire”, who wrote in 1705, that Hanwell was the realisation of Sir Francis Bacon’s 1626 book ‘The New Atlantis’: *“Sir Anthony Cope of Hanwell, the most eminent Artist and Naturalist while he lived, if not of England, most certainly of this County, whose House I thought seemed to be the real New Atlantis, which my Lord Viscount Veralum had only in Fancy”*.

6.10 In describing the grounds of Hanwell Castle, Plot mentions a water clock with gilded sun moving in a wooden hemisphere and anamorphic paintings in the castle; freshwater mussels in a pond; small-leaved elm trees in the parkland; and waterworks, including a ‘House of Diversion’ on an island within a pond to the east of the castle where a column of water tossed a ball and showers of water

fell without extinguishing a candle. There was also a mill that ground corn for the house and simultaneously operated an engine that would cut stone, and a further engine, which could bore guns. The remains of the 17th century garden at Hanwell is a rare survival, shaped by its location near springs, topography, and geology. As part of the high status grounds associated with Hanwell Castle there are the remains of a sequence of 6 medieval fishponds and, potentially, the remains of rabbit warrens and ditches.

6.11 The 1883 O.S. map defines the original extent of the grounds to the south of the castle, but by 1904 they had contracted to 17.5 acres (7 Hectares). The 1921 sales particulars for the Hanwell Estate includes an estate map which comprised *“Hanwell Castle with grounds of 17 acres, with the advowson of the living and the Lordship of the Manor; 6 excellent dairying & rearing farms; the Red Lion Inn, Hanwell; cottages; accommodation; lands and allotment gardens, valuable ironstone deposits; extending in all about 1312 acres. To be offered for sale by auctions, as a whole or in 36 lots.”* The church and rectory were not included in the sale.

Figure 8 – 1921 Parish map showing the Hanwell Estate

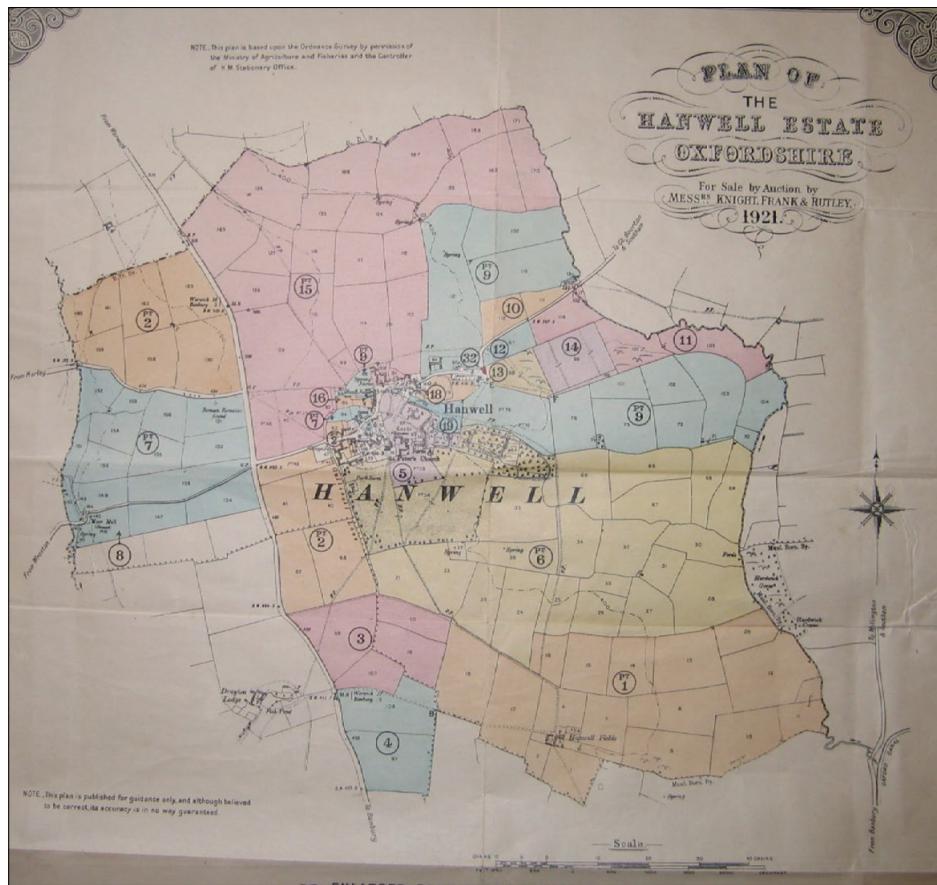
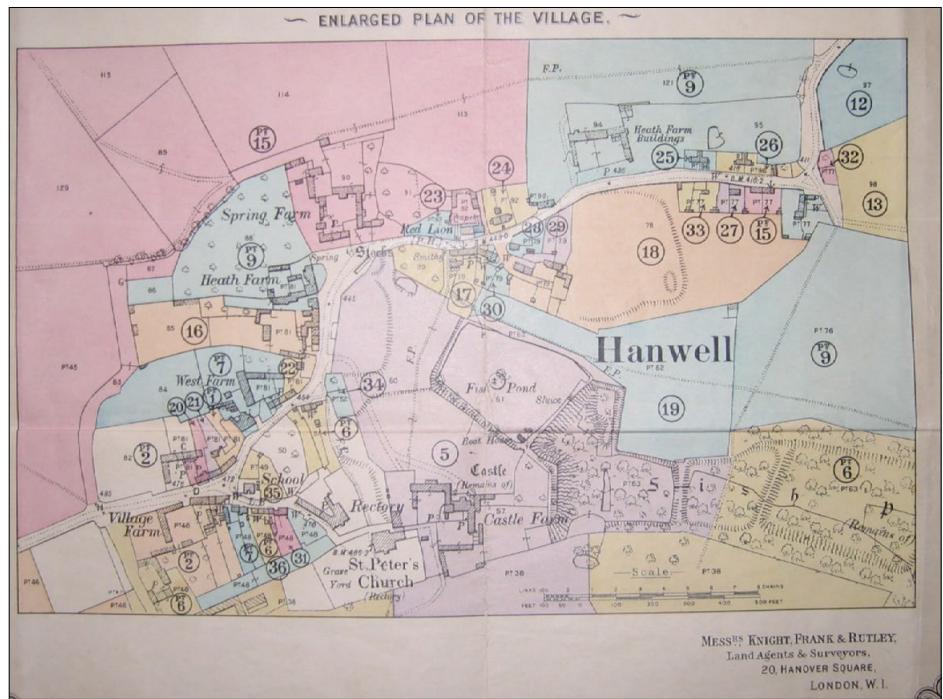


Figure 9 - 1921 estate plan of the village showing XXXX



6.12 Hanwell's tollgates were set up when the Banbury/Warwick road was turnpiked in 1744 and dis-turnpiked in 1871.

6.13 During the 19th century, there was focussed development within Hanwell, including the rebuilding of the Old Rectory c.1843, incorporating part of the sizeable parsonage, and construction of village school to the west of the Old Rectory. The VCH provides an account of the village in 1904: "comprised of about 45 thatched cottages with gardens and 28 a. of allotments, 4 farms, the inn, the Post Office, the school, the chapel, and rectory-house; 2 farms and Moor Mill lay outside the village."

6.14 The form of the village has not changed significantly in the 20th century, with development focussed on infill and conversion of farm buildings. To the east side of Gullicott Lane, Park Farm and a U-shaped farm steading (now known as Hanwell Grange) first appear on the 1922 OS map. The pumping house to the south of Hanwell Castle also appears on that map. Between 1922 and 1972, the Methodist Chapel (now the Village Hall) was built on the north side of Main Street and 8 Council houses were built as 4 pairs on the west corner of Main Street with Gullicote Lane. In 1985, 6 dwellings were developed as Hanwell Close as a partial rebuilding, conversion and extension of barns belonging to Heath Farm; in doing so, the development removed a route that linked Main Street with the track that skirts the northern boundary of the conservation area.

The Manor and Lesser Estate

6.15 Lwein or Leofwine or Leofwin (of Nuneham) was an Anglo-Saxon who continued to hold the manor of Hanwell in Domesday Book, when he was also the Tenant-in-Chief. Hanwell was part of the Bloxham Hundred, an ancient administrative, judicial, and military subdivision of the county of Oxfordshire created in the Anglo-Saxon period.

6.16 Hanwell passed to the de Vernon family but by 1415, the manor had transferred to Thomas Chaucer (son of Geoffrey) and a group of Feoffees in 1415, before passing to his daughter, Alyce de la Pole, whose 3rd husband was William de la Pole, the 1st Duke of Suffolk. In 1498, the 3rd Duke of Suffolk conveyed the manor to William Cope, Cofferer to Henry VII who lived at nearby Hardwick, and the building of Hanwell Hall began, being completed by his heir after 1513. This was later called Hanwell Castle, much of which was demolished soon after 1776. This may coincide with the transfer of the manor from Sir Charles Cope to his sisters around 1781, and one of their daughters subsequently married George John West, later Sackville-West, Earl de la Warr. In 1902, George Berkeley of Berkeley Castle, Gloucestershire became a tenant and with his wife, invested a considerable sum on the restoration of the house and tree planting. In 1921, the Rt Hon. Earl de la Warr put the entire Hanwell Estate up for sale, including the Advowson and Manorial Rights. Hanwell Castle did not sell, and in 1946, the estate passed to his son William, Lord Buckhurst. The castle was sold in 2007.

Religion

6.17 There is mention of a rector at Hanwell in 1154, and the first presentation was made in 1234. Since then, and likely before, the advowson has followed that of the manor, where the patron had the power to present a clergyman to a vacant benefice. Between 1406-9, however, there were 4 presentations by feoffees, then in 1558 and 1694, there were Royal presentations for William Cope and Lady Mary Cope. Recent presentations have been made by the Bishop of Oxford.

6.18 The rectory was supported by all the parish tithes and a small glebe, although there was an agreement where a sum of money was paid in lieu of tithes and the rector was no longer obligated to keep a bull and boar. The glebe and right of common were exchanged for land at the point of inclosure.

6.19 In the 17th century, the rectors of Hanwell were outspoken Puritans, influenced by the Cope family. While Puritan influence ended with the appointment of a new minister in the latter part of the 17th century, Dissent remained strong, and the rector reported that while 2/3rds of the parishioners attended church, many of these also attended dissenting services.

6.20 A non-conformist was noted in 1676, thought to be an Anabaptist woman. Further references to an Anabaptist are recorded throughout the 18th century. Some Hanwell parishioners attended the Presbyterian conventicler in Calthorpe House, and from 1802, some attended Horley's Methodist Chapel. Methodist meetings were licensed at William Gunn's house in 1822, and in 1823, there was an itinerant preacher visiting Hanwell. Half of the parishioners were thought to be Dissenters by 1878, and 'Unionist' meetings were held on the village green. A Methodist chapel was built towards the turn of the century and is annotated on the 2nd edition OS map, to the north of the Moon and Sixpence PH (the Red Lion); the chapel closed in 1965.

Farming and mills

6.21 The long-established 2 field agricultural system was replaced in 1680, by a 4 field system. Sir Charles Cope bought out the common rights of copyholders and enclosed the parish in 1768, and all the farmers became his tenants. As part of the same process, the right to gather fuel in the commons was exchanged for 15 acres of cow pasture. Arable farming continued to be the mainstay of the parish until well after inclosure, with the only pasture at that time being along the brook in the east of the parish. Farm holdings increased in size throughout the late 18th and 19th centuries and by 1811 some 52 out of 56 families were engaged in agriculture. In the early 20th century, there were 6 farms, including Spring Farm, and mixed farming had become prevalent, with 51% of land in permanent pasture.

6.22 Various disputes are recorded when the ancient Moor Mill on the Sor Brook near Wroxton flooded meadows and prevented the neighbouring mill at Horley being operated. There was a further mill within the castle grounds. The mills would have ground local corn from the surrounding farms.

Population

6.23 The Domesday survey recorded 20 villagers (villani), 2 smallholders (bordars) and 6 slaves (serfs). At this time there were 8 ploughlands, but 10 plough teams. 3 lord's plough teams operated by 6 serfs worked the desmesne, 7 men's plough teams were worked by 20 villagers and 2 smallholders. In addition to the arable land, 14 acres of meadow were recorded. At the time of Domesday, Hanwell was in the largest 40% of recorded settlements. In the medieval period, records indicate a village of a medium size.

6.24 It is estimated that in the 18th century, there were between 40 to 60 houses or families. The VCH notes the village contracted in the 19th century, but the population increased in the 20th century, 266 in the 2021 census.

Schools

6.25 A curate established 2 Sunday schools around 1812. A day school was established by 1834 for older boys and girls. George, Earl de la Warr, gifted a cottage to be used as both a school and schoolmaster's house. Around 1905, a night school was established for labouring boys. A rector was instrumental in realising the 1868 purpose-built school for the children of labourers and other poor persons, and the conversion of the cottage school to teacher's accommodation. The school closed in 1961. The castle became a private school in 1957 for a brief time.

Charities

6.26 Money given by a former Rector of Hanwell and Mrs Butterfield was vested with the lord of the manor and his successors in 1728. The income from this was distributed to the poor of the parish until 1780, but payment then ceased until 1818, when arrears were subsequently divided between adults and children in the parish. In 1926, the money was invested, and payments to the poor were made from the interest and in 1955, money was spent on logs for 6 aged or needy families.

7. Historic Maps and Photographs

Figure 10. 1875 - 1887 Map scale 1:2500

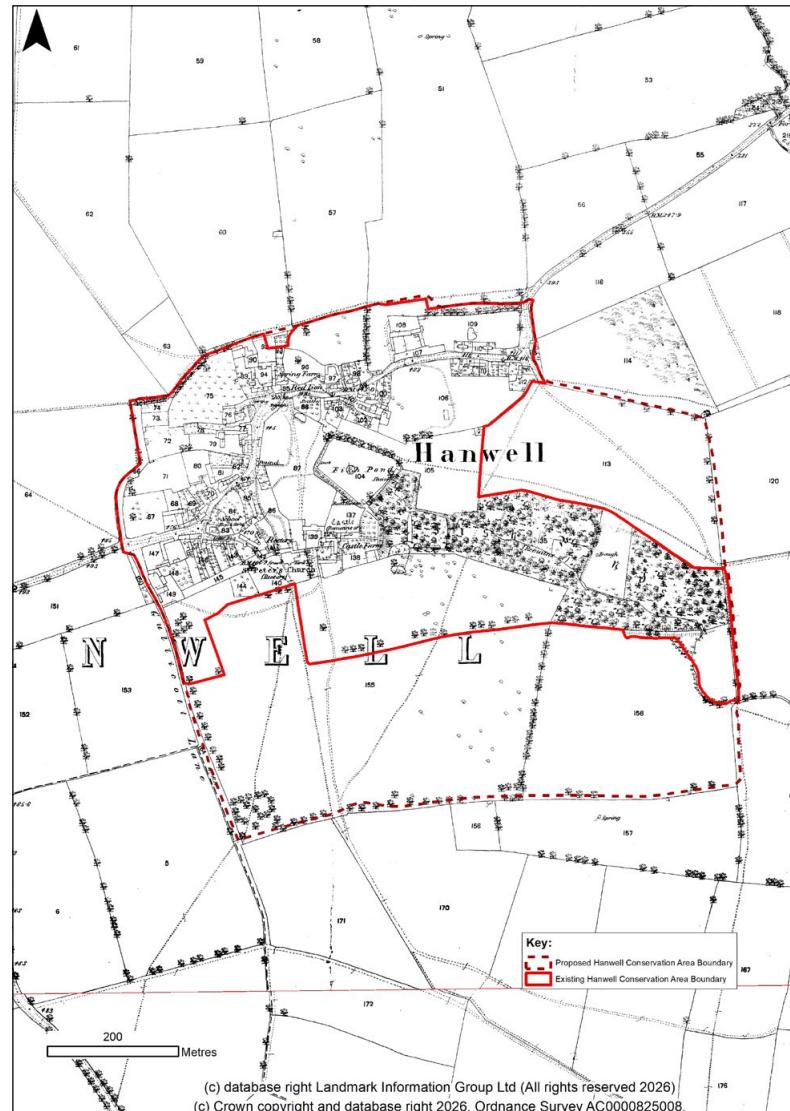


Figure 11. 1899 - 1905 Map scale 1:2500

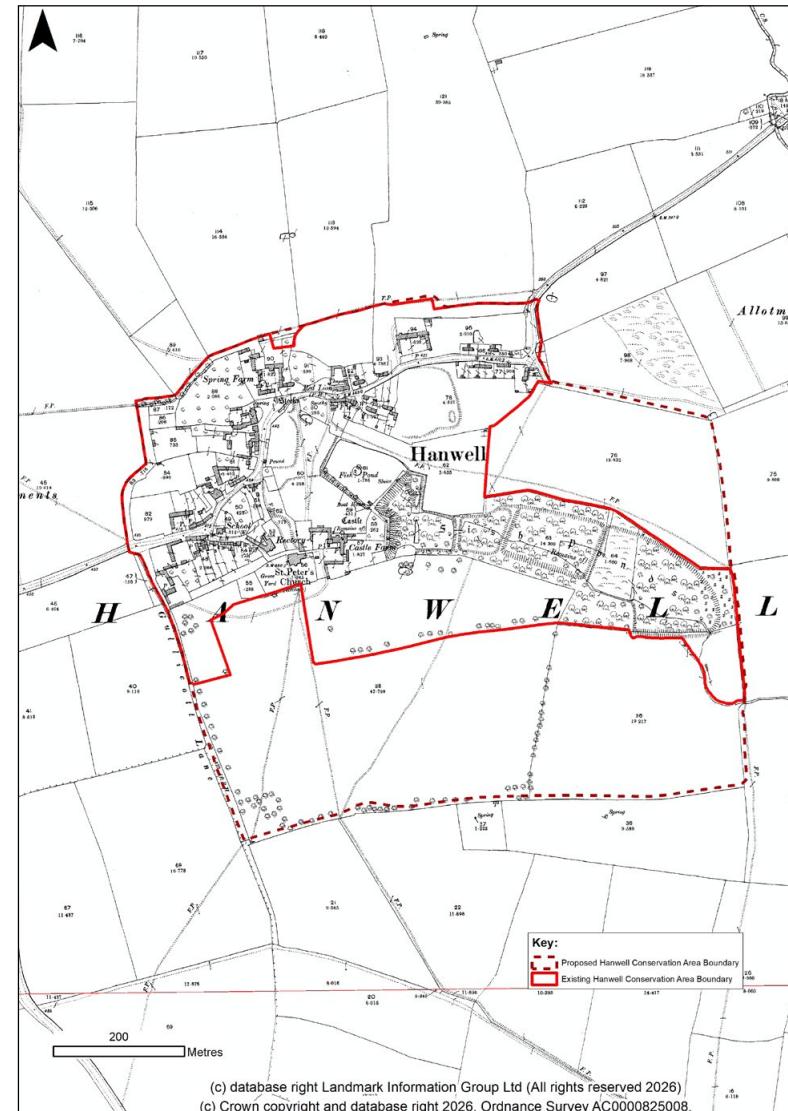


Figure 12. 1913-1923 Map scale 1:2500

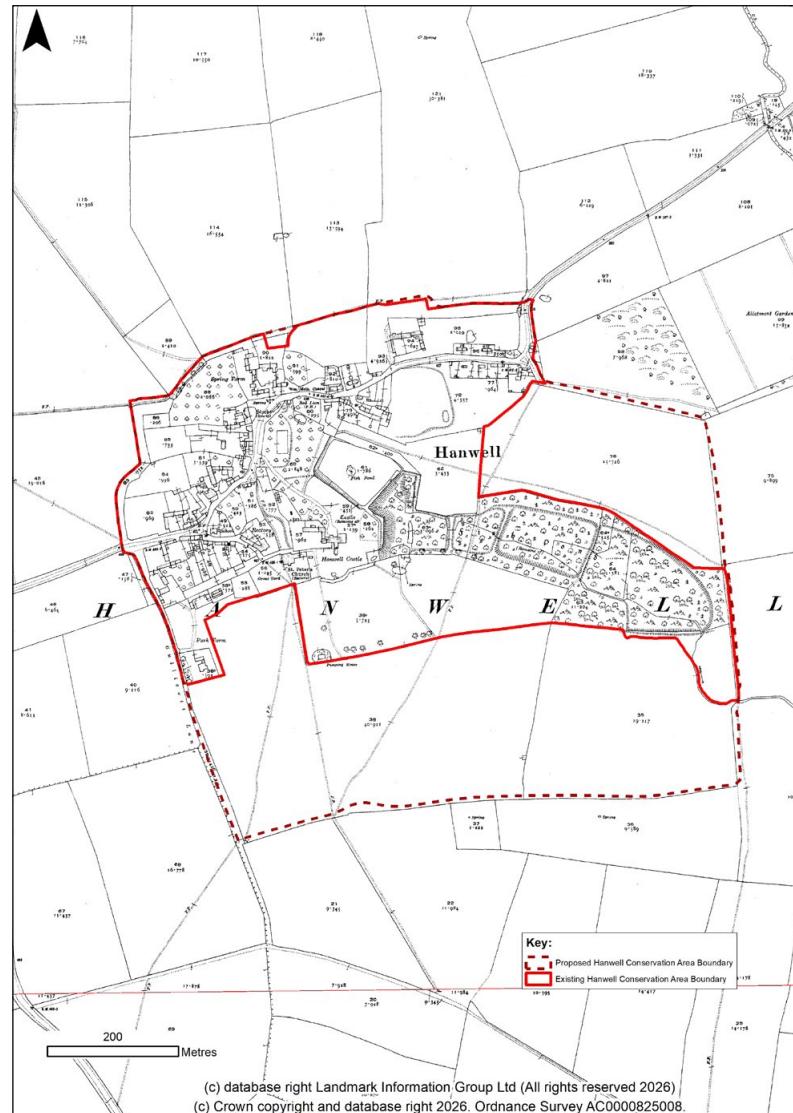
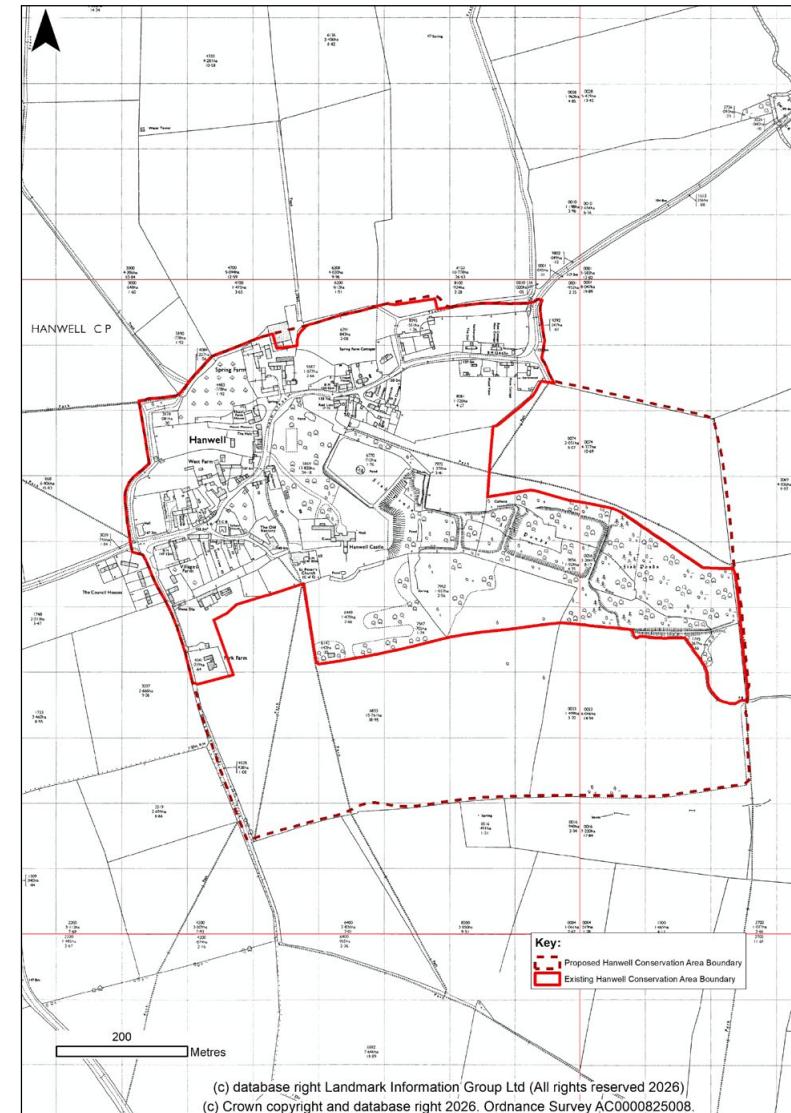


Figure 13. 1957 – 1976 Map scale 1:2500



Historic Photographs

Copyright Oxfordshire History Centre

Looking east on Main Street towards the green



Main Street at the western end of the village



Looking west towards the green



Spring Farm House with the spring



Looking towards the Old School



St Peters Church and Hanwell Castle.



8. Architectural History

General summary

8.1 In the Banbury region there is a distinctive regional style of domestic architecture, notable for its remarkable homogeneity in terms of material and character, which is evident in Hanwell.

8.2 Hanwell was dominated by Hanwell Castle and its estate and the architecture in the village reflects this. The predominant housing type is cottages, with some distinctive estate cottages; there are also a number of larger often terraced farmhouses with converted farmsteads.

8.3 Hanwell has 10 statutory listed buildings, including the high-status Hanwell Castle (Grade II*); St Peter's Church (Grade I); churchyard tombs and grave markers (Grade II); and a range of vernacular buildings (all Grade II).

Figure 14 Listed Buildings and Local Heritage Assets

Plan showing locations of statutory listed buildings and positively contributing buildings in the Hanwell conservation area.



Hanwell Castle

8.4 Hanwell Castle, (formerly known as Hanwell Hall), a Grade II* Listed Building, was built between 1498 and 1515. While now called a castle, the building was not intended to function as a defensive structure, its battlements being merely decorative and a sign of status.



Hanwell Castle east wing

8.5 The original plan form of the building is thought to have been a 2-storey quadrangle, including 3-storey corner towers with octagonal turrets and decorative crenellations, however, Wood-Jones, in his 'Traditional Domestic Architecture in the Banbury Region' notes that Beesley thought the castle was arranged around an open courtyard, a view repeated in the VCH "*Prints and drawing suggest a quadrangular plan with towers at each of the four corners, but in fact, as the plinth of the existing south range demonstrates, the house was built around three sides of a court, which was open to the east.*" Wass's map, based on the A/TC Welch Farm Estate Map of 1799, outlines the assumed extent of Hanwell Castle prior to demolition if it had an enclosed courtyard with 4 towers (Wass Figure 15). Wood-

Jones also notes "*Beesley describes the late-15th-century brick house at Hanwell as 'being cemented with a mixture of Southam lime and powdered granite'.*" and was one of only 2 buildings in the region with hollow moulded mullions. The main entrance to the courtyard was to the west. The listed building is highly significant, being the first building in North Oxfordshire to be built using brick and including diaper work. The choice of brick may have been influenced through William Cope's Court connections. The window dressing, string courses, quoins and crenellations were in local dressed stone, which includes Hornton and some oolitic limestone.

8.6 In 1540, John Leyland described Hanwell Hall/Castle as "*a very pleasaunt and galluant house*". A 1557 inventory of Hanwell Castle listed a hall; parlour; 2 great chambers; middle chamber; back chamber; gallery; chamber; sepulchre; armoury; Thomas Hyll's chamber; My Lady's chamber; buttery; kitchen; dish-house; and, storehouse. In 1665, Hanwell Castle was assessed on 27 hearths. Those inventories confirm that Hanwell Castle was a substantial, high-status house into the post-Medieval period.

8.7 Much demolition took place following the death of Sir Charles Cope, 3rd Baronet of Bruern in 1781, and only the south-west tower and south range survive. Part of the castle was restored in 1902-3 when an East Wing was added in ironstone.

8.8 The VCH notes there was a 'gallery' in the 18th century that connected the house with the chancel of St Peter's and was listed on the 1921 sales particulars. Oxfordshire's Historic Environment Record includes brief details of a 2008 watching brief for the west boundary wall that discovered remains of a wall and pentice leading to the church.



Hanwell Castle from the churhyard looking North-East



Diaper work in dark blue on the south elevation tower

Figure 15 Extant south-west tower and the 2-storey south range (VCH)]

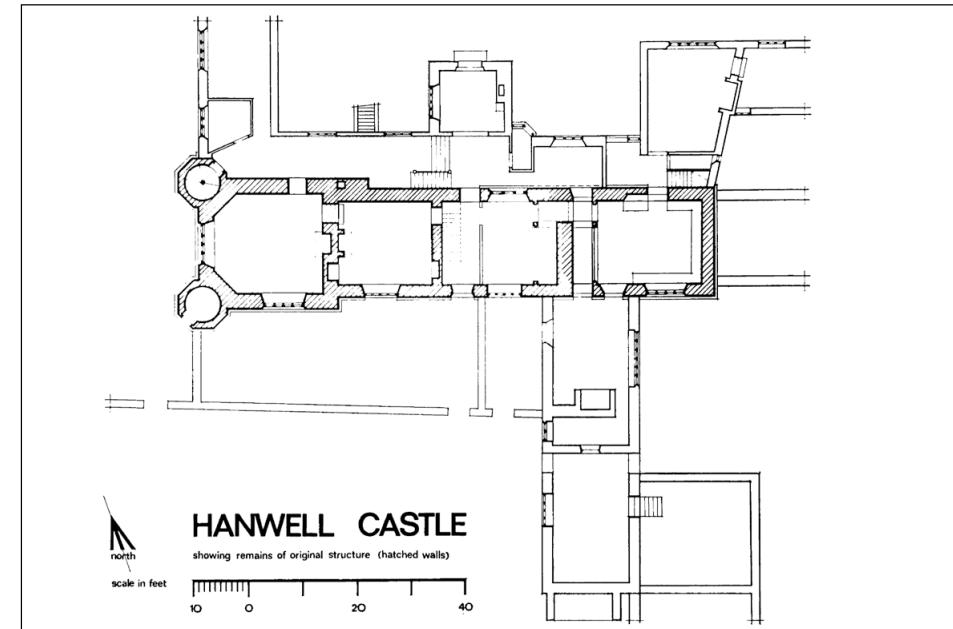
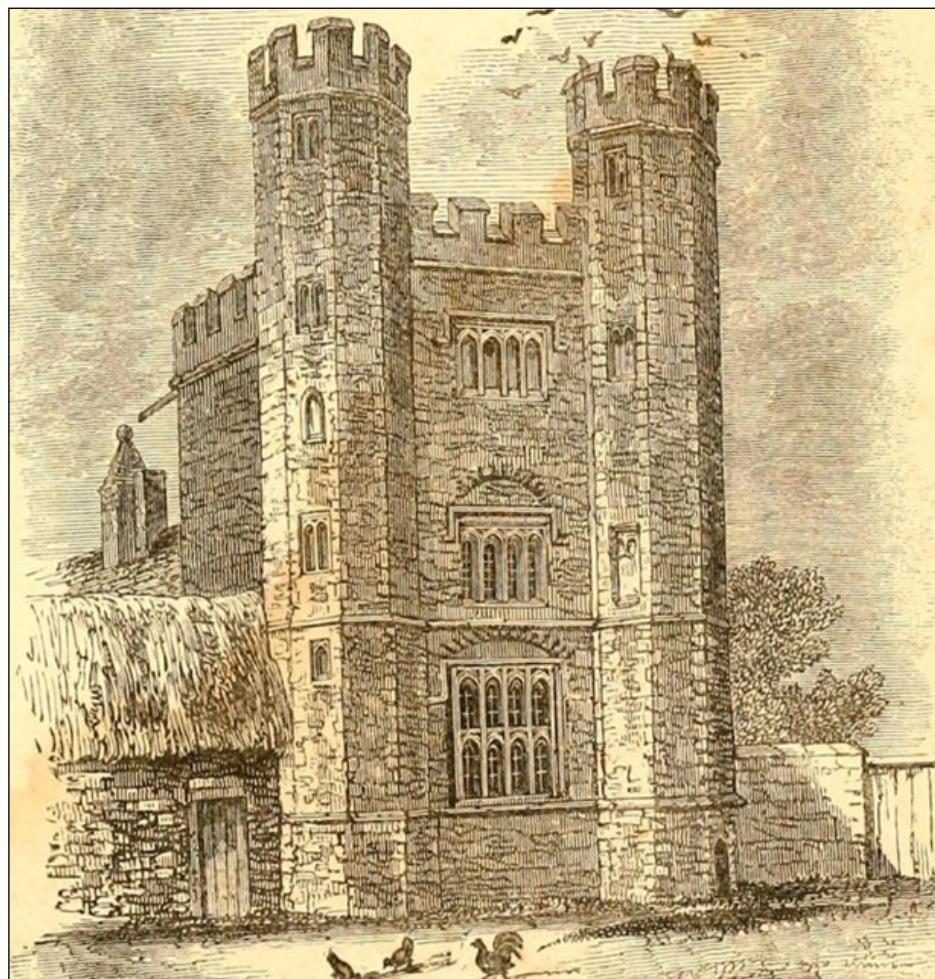


Figure 16 John Fittler 1827 Hanwell Castle, In Its Former State. National Galleries of Scotland Collection



Figure 17 Beesley Vol 11 page 99 – etching of the castle following the demolitions, which shows a low thatched structure abutting the remaining SW tower, there is a watercolour by George Clarke of Scaldwell (1835-45) in Beesley Vol 7 page 89 which shows more thatched buildings beside the castle and the gate piers.



8.9 The gate piers facing Pumpernickel Lane (Grade II Listed Building) give access to the garden of the coach house, stables and Hanwell Castle. Vehicular access to Hanwell Castle is through a pair of painted gates and driveway immediately abutting the north wall of the churchyard. There is a pilaster with simple mouldings on its face attached to the west of the piers with capitals and bases. John Moore's watching brief report deduced that as there were steps between the gate piers and the castle, this would not originally have been a driveway.



Two 17th century tall square gate piers, each surmounted by a moulded and chamfered cornice and ball finial located 50m west of the castle facing Pumpernickel Lane

Farmhouses, Houses and Cottages

8.10 The massing and form of the farmhouses and cottages in the conservation area are simple and linear, generally arranged over 1 and 2-storeys, often with steeply pitched roofs. The prevailing character and materiality of these domestic properties is vernacular. The farm cottages tend to be in pairs or terraces and are often of a 2-unit plan with central door with windows to the side, windows in upper floors of cottages are typically smaller in scale. The farmhouses and cottages have often been extended as further cottages, outbuildings or for additional domestic accommodation, mostly in a linear fashion fronting the street. Terraces worthy of note for their group value, and contribution to the character of the conservation area, are numbers 1 and 2 Main Street and numbers 9 and 10 Main Street, together with The Holt and Mount Pleasant. There are a few rear wings on properties. While the rear wings at the Old Rectory are significant, rear wings can, in some cases, impact on the simplicity of the linear form and obscure the original vernacular character of traditional properties.

8.11 The majority of these buildings pre-date the 20th century and were constructed of the local Hornton stone, which is a marlstone known as ironstone; that prevailing material palette provides the village with a strong visual identity. Most of the modern (20th and 21st century) development in the village has continued to use local stone, which retains the overall prevailing character of the village.





Typical examples of vernacular properties in the conservation area

8.12 There are a few anomalies to this simple palette of materials:

- The two pairs of 19th century cottages (Rose Cottage, New Cottage, Nethercott and The Dell) at the east end of the village on the north of Main Street are unusual in Hanwell for their use of clay, brick and tile in association with the local ironstone. This character and materials is not consistent with the rest of the village in terms of architectural style and is unique to these properties. Distinctive detailing includes tile-hung gabled half-dormers, windows with stone lintels and brick dressings and red brick ridge stacks.
- There is a limited amount of render in the conservation area, including Holly Farm, near the Moon and Sixpence, and the 4 pairs of former council housing at the west end of the village.
- The Village Hall, located on the north side of Main Street, has been clad in timber.
- Modern painted white cladding is found on side extensions and dormers to a pair of cottages opposite the Moon and Sixpence.



Rose Cottage, New Cottage, Nethercott and The Dell



8.13 Documentary evidence and physical evidence on gables and eaves confirm that most houses in the conservation area were once thatched. As existing, few buildings in the conservation area retain this traditional roofing material and, in that context, the thatched properties in Main Street, are notable for retaining their thatched roofs. The local thatch was long straw, with flush ridges held with decorative timber spars. While Stonesfield slate is laid to diminishing courses on St Peter's Church, roofs in the conservation area are now predominantly covered with Welsh slate, plain clay tile, and, regrettably, due to their generic appearance, concrete tiles. Most of the historic roofs are plain, without dormers or rooflights but most barn conversions and infill housing have introduced these features, which has altered the prevailing character of the village. Verges and eaves of slated and tiled roofs are traditional but there are occasional roofs with boxed eaves and barge boards, which do not follow this precedent.



Thatched Cottages on Main Street

8.14 Chimney stacks in the conservation area are common in the form of end gable stacks and ridge stacks, most were built in stone but were later replaced with local red-orange brick, while Hanwell Castle has blue brick stacks.

8.15 Limited stone mullioned windows remain, although further hood moulds exist where elevations have been refashioned with timber sash windows, or casement windows. Traditionally, stone mullioned windows housed side opening wrought iron casements with leaded lights. Pegged flush side hung timber casements would also have been common beneath timber or stone lintels; these would also have housed wrought iron casements with leaded lights, ferramenta, ironmongery including stays, restraints, hinges and ornate catches, or when later panes of glass became available flat wrought iron bars in a T-shape were set into the timber and the glass held in place with chamfered putty. Occasionally, historic wrought iron casements are found within buildings in the conservation area and make a positive contribution to its character or appearance. There would also traditionally have been side hung, flush timber casements. The character of historic glass provides attractive reflections and visual character; where it survives, historic glass makes a positive contribution to the significance of individual buildings and the conservation area.

8.16 Historic photos and buildings retaining thatched roofs provide evidence of windows at eaves level, either tucked beneath the eaves, or rising into the loft as recessed dormers with sloping slate cills and protected by a local vernacular 'eyebrow' of thatch. Many of these windows were, however, replaced when the roof material changed. There are also occasional dormers, although the addition of these features detracts from the simplicity of the vernacular roof forms. While early traditional dormers in other parts of the district were pitched, narrow in width, with timber corner posts, and lime rendered (Beesley includes an etching of the old Parsonage with dormers of this type), there are less sympathetic lead and timber clad wide dormers

in Hanwell, some of which are canted within tiled roofs, where historically they would have nestled in thatch. There is at least one rofflight on a front roof slope, which detracts from the simplicity of the building's roof form.



Examples of dormer windows in the conservation area



Examples of dormer windows in the conservation area

8.17 Doors are traditionally ledged, or occasionally panelled, painted timber. There are a small number of recessed doors on Main Street. Projecting open porches with pitched roofs appear to be a modern introduction and there is a solid stone porch to the Old Rectory.

8.18 A description of the statutorily listed domestic properties follows as important elements of the conservation area's character or appearance.

Spring Farmhouse



Spring Farmhouse (formerly Park Farm)

8.19 This is a long, linear, Grade II Listed Building that occupies an elevated position to the north of the green. It is a mid-to-late 17th century farmhouse with later additions and alterations in the 18th and 20th centuries. The 2-storey part with steeply pitched cock loft is a 3-unit plan; there is a single storey extension off the east gable. The walls are of squared, coursed ironstone with stone-coped gables and brick end stacks and a ridge stack. The fenestration was refashioned with timber sash windows (of two periods, some with sash horns), but hood moulds show some windows were originally stone mullioned. Between the west end stack and the ridge stack some symmetry was introduced when 3, '2 over 2' sash windows were introduced. The original entrance door with a cambered arch stone and hood mould is offset beneath the central sash window. Tripartite sash windows with wooden lintels are positioned either side of door.

Heath Farmhouse

8.20 This is long, linear, Grade II listed 17th century farmhouse, with 18th and 20th century additions. It occupies a prominent location on high ground to the west of the green, immediately next to Spring Farm. The walls are of squared Hornton stone with a steep tiled roof replacing a slate roof. There are 3 brick ridge stacks and an end stack. The plan is of 5 units and 2-storeys. The entrance door is panelled and part glazed. There are 3 tripartite timber sash windows beneath chamfered timber lintels; a smaller 3-light metal casement window beneath a hood mould and label stop; and a further timber mullioned casement beneath a timber lintel. At first floor there are 4, 3-light metal casements with wooden lintels, wrought iron fasteners and springs.



Heath Farmhouse

6 Main Street

8.21 Two cottages (Grade II Listed Building), now one building but retaining two planked doors. The building is single storey, plus attic to the west, and 2-storeys plus attic to the east. There is a 1749 datestone but the building includes earlier fabric. The thatched roof, unusual for the conservation area, is steeply pitched with three local 'eyebrow' windows rising from the eaves, with one set back as a recessed dormer with raked slate cill. 2 ridge stack and end stack. There is a mix of wrought iron casements with historic ironmongery and flush, side opening timber casements.



Great Thatch Cottage, 6 Main Street, Grade II listed.

Converted Agricultural Buildings

8.22 The former farm buildings within the village, including former open sheds and waggon houses, dairies, stables, cowhouses, granaries, and barns have mostly been converted to dwellings. The converted barns generally present gables to the street. While the large openings on open sheds and waggon houses provide the opportunity for large, glazed screens set back behind the posts on staddle stones to provide natural light, openings in most farm buildings were limited, with a high proportion of solid wall to openings. Narrow ventilation slots can be seen in a likely converted threshing barn at the former Village Farm at the west of the village, with glazing now set behind the window reveal. Opposing cart openings would have given the opportunity for simple thin glazed screens to light the central areas, pitching holes would also have afforded the opportunity for recessed glazing.

Public Houses / Inns



The Moon and Sixpence Public House, formerly the Red Lion

8.23 The Moon and Sixpence is a freehold public house dating from the 17th century and later enlarged. The PH is located on the main road through the village, which runs from the ancient moor mill eastwards towards Great Bourton making it a key building within the village.

Church, Rectory and Wesleyan Methodist Chapel

8.24 St Peter's Church (Grade I Listed Building) was almost entirely rebuilt in the early 14th century, replacing an earlier Norman church first mentioned in 1154, of which the c.1200 round tub font (with a Jacobean cover) remains. The church is located on higher ground to the north of Main Street, overlooking both the village and castle. The church consists of a chancel, nave, north and south aisles, west tower, and south porch. The earliest part of the church is the nave and possibly the north aisle, dating to c1230 in the Early English style. The north and south doorways are 13th century and a contemporary window in the south aisle has been subsequently reset. The east and west windows of the north aisle date from the 13th century and have flowing Reticulated tracery. A clerestory was added in the late 14th century or early 15th century with Perpendicular style windows. The chancel is also in the early Decorated style. A shallower roof was added, but the outline of the earlier steeply pitched roof can be seen on the east wall of the nave above the chancel arch. The carved frieze has been recorded and conserved with an interpretation panel inside the church.

8.25 As noted by Pevsner, the carved capitals with linking arms inside the church are by the north Oxfordshire group of masons, who also worked on the churches at Horley, Adderbury and Bloxham; those around the chancel show monsters and humans while the carvings around the nave capitals within the church depict figures linking arms. A vault was added under the chancel in 1776. There is an alabaster tomb effigy to William Cope and his wife in the wall of the chancel, with further memorials to the Cope family. There is

a hatchment in the south aisle and memorial to Harris, along with further memorials, funeral helms of the Cope family, with the Creed and the Lord's prayer painted on a wall in the south aisle. George Harris' clock mechanism of 1671 is protected behind an iron screen at the base of the tower.



The Church of St Peter, churchyard and rectory

8.26 The churchyard includes a Grade II listed 17th century chest tomb; a group of 4, 17th century headstones; and a group of 5, Grade II listed 18th and 19th century chest tombs.

8.27 The Old Rectory dating to around 1843, was rebuilt incorporating part of the previous sizeable parsonage. The principal façade directly addresses the church to the south-west and a long rear wing which included stables forms a strong building line to Church Lane, the grounds extend to Main Street with orchard, landscaped gardens, and outbuildings.



8.28 In 1883, a stone Wesleyan Methodist Chapel was built opposite the Inn which was still in use in 1965. This has been converted to a house.



School

8.29 The School House was built in 1868-9 (closed 1959) and is unusual in Hanwell for its Gothic style. This 19th century ironstone building has a gabled tiled roof with ornate chimneys and occupies a prominent corner where the village roads meet.



The Old School from Church Lane

9. Character and Appearance

Settlement Pattern

9.1 The village of Hanwell has a predominantly linear form with properties set either side of Main Street. Main street follows a winding route with the church of St Peter and Hanwell Castle off set.

9.2 Hanwell Castle sits adjacent to the church at the end of the secondary street that forks off Main Street. At the end of this street the residential form ends, and the land opens to the grounds of Hanwell Castle.

9.3 To the eastern part of the village there are 20th century cul-de-sacs that lead off Main Street and have created a form of back land development.

Land use

9.4 The land use in the village is almost entirely residential with some exceptions which include the church, the village green, the village hall, the public house and the grounds of Hanwell Castle.

9.5 The grounds of Hanwell Castle cover over half of the conservation area and this constitutes a unique land use which has resulted in the village having a more distinctive layout than many settlements nearby.

Building age, type, scale and massing

9.6 Other than the castle and the church the buildings in Hanwell predominantly date to the 17th and 18th century and include a number of individual and small terraces of cottages alongside larger farmhouses and barn conversions.

9.7 At the western side of the village there are some later properties dating to the 19th and 20th centuries. The 20th century dwellings within the village are located in Hanwell Court and Park Close. The residential buildings are predominantly of two storey construction and of domestic scale in the vernacular style.

9.8 The most prominent residential building within the village is Hanwell Castle. Hanwell Castle is dominated by the remaining three storey Tudor brick tower and has a remaining south wing, apart from the Tudor tower the majority of the building dates to 1902. Adjacent to this is the Church of St Peter which has medieval origins.

Construction and materials

9.9 The historic properties within Hanwell Conservation Area are, almost all, constructed of the local ironstone. The buildings are mostly of simple, vernacular, rectilinear construction with a mixture of materials used on the roofs, predominantly slate and tile with some thatch and concrete tile.

9.10 There are some exceptions with regard to construction and materials within the village. The most notable is Hanwell Castle which is constructed of brick. The village hall is now a timber clad building and four properties to the east end of the village are constructed of clay, brick and tile in addition to the local ironstone.

Means of enclosure

9.11 There are a number of buildings in Hanwell that are constructed to the rear of the pavement, where there are boundary walls these are mainly low stone walls. The exception is the boundary

to Hanwell Castle which consists of an approximately 2m high stone wall. There are also a number of mature hedges at varying heights.

Trees, hedges and green space

9.12 The main green space is the land associated with Hanwell Castle; this is landscaped grounds and areas of woodland and copse. The central green also provides green space and this is complemented with mature trees. Garden trees are a feature of the village, some spilling over into the public realm. There are Tree Preservation Orders (TPO's) on some of the more important trees within the village.

Carriageways, pavements, footpaths

9.13 The main road through the village is tarmacadam and the footways are predominantly tarmacadam with concrete kerbing. There are some unsurfaced tracks running out of and around the village with an unsurfaced footpath (Pumpernickel) running from Main Street to the castle grounds. There is some Hornton Stone paving found outside the church and there are remnants of a stone path outside The Old Rectory.

Key views and setting of conservation area

9.14 Hanwell village sits in open countryside surrounded by farmland and land that was formerly part of the Hanwell Castle estate and parkland. The late 20th and early 21st century has seen notable development to the north of Banbury, and this has resulted in encroachment of Banbury into the open countryside between it and Hanwell. Hanwell does retain its rural setting to the north and east and some separation has been maintained to the south and west. This separation and rural setting are particularly important because the landscape and its connection to the village is significant to the character of the settlement.

9.15 The centre of Hanwell is largely inwardly looking in terms of views. There are no views into the centre of the conservation area from the wider countryside or outwards from the centre of Main Street to the countryside beyond. However, there are a number of key views within the settlement, and these are detailed within the individual character areas.

9.16 From the edge of the settlement long range horizon views are afforded with expansive vistas across the rural landscape from a number of viewpoints. To the south the industrial expansion of Banbury and recent housing development can be seen. From the south views are afforded back into the conservation area across arable fields which are reported to contain the remains of the shrunken village to the landmark spire of St Peter's Church.

Features of special interest

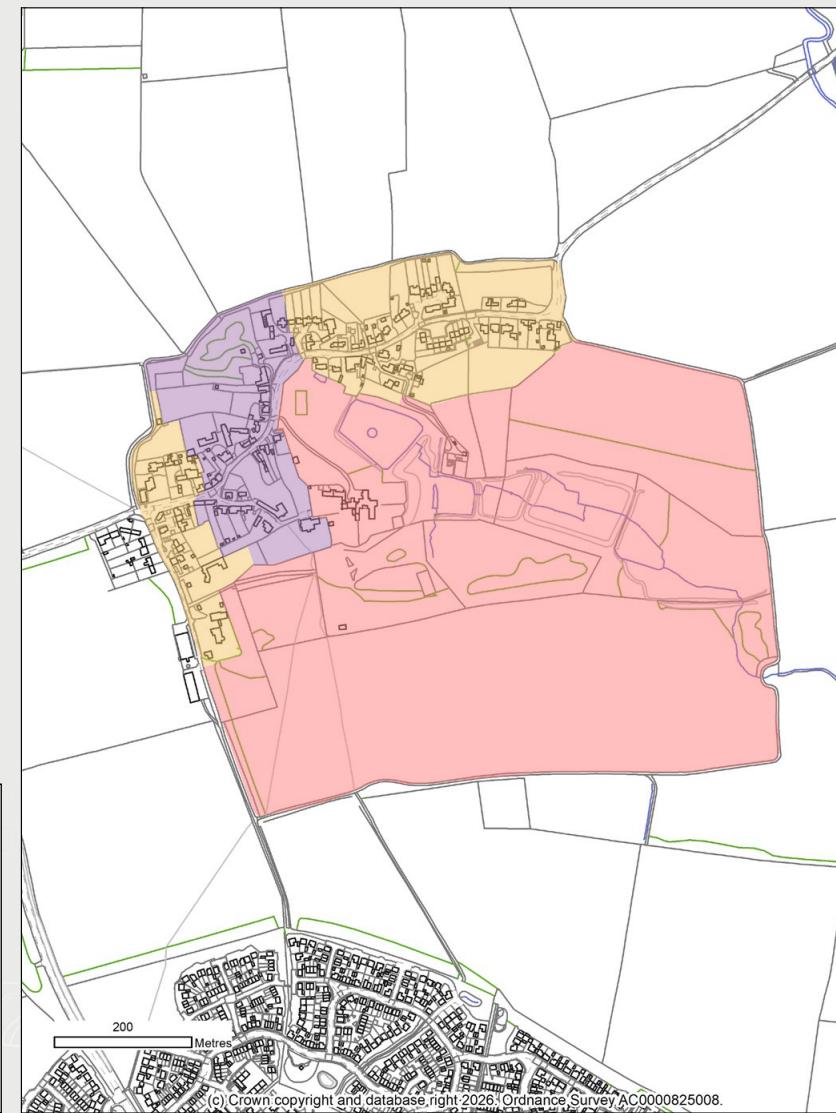
9.17 The features of special interest within the Hanwell Conservation Area include both designated and non-designated heritage assets that are unusual or make a substantial contribution to the conservation area. The designated assets include the listed buildings of Hanwell Castle and the Church of St Peters. A full list of listed buildings and structures is provided in Appendix 2.

9.18 The non-designated assets of special interest include The Old School House, The Old Rectory and The Moon and Sixpence. A Full list of the non-designated assets (Local Heritage Assets) can be found in Appendix 4.

10. Character areas

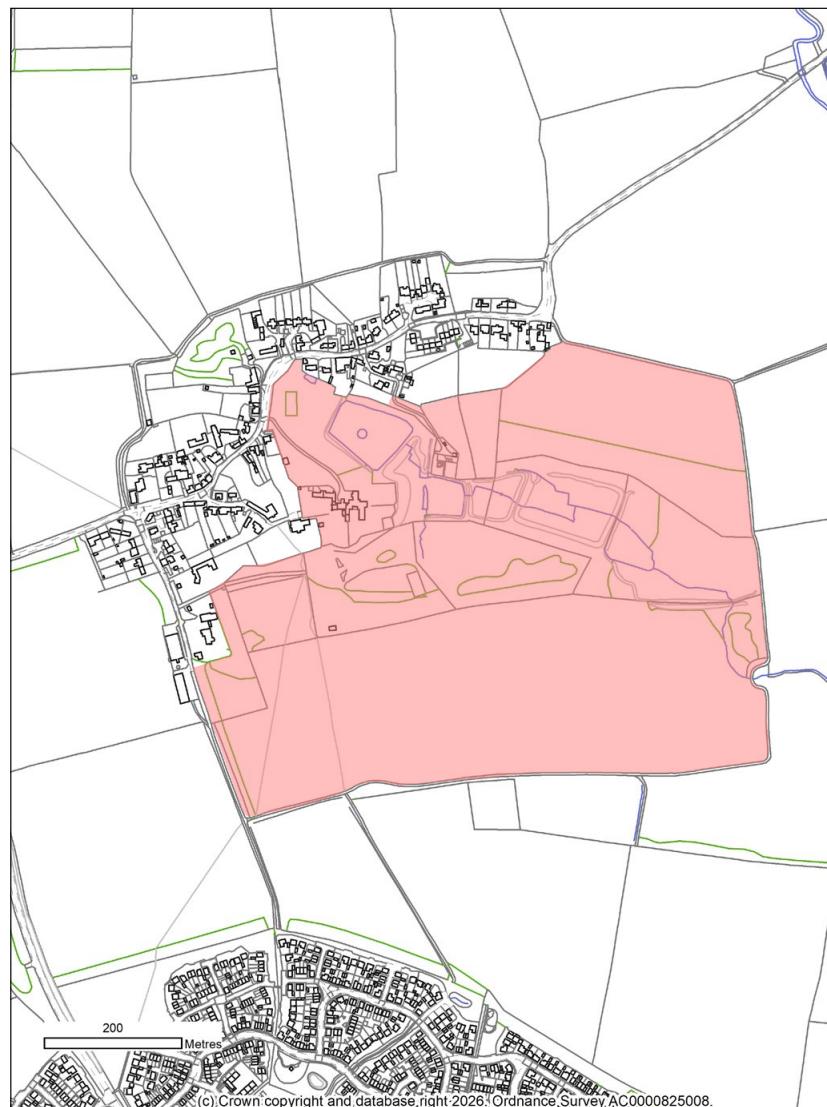
10.1 Hanwell Conservation Area is divided into three broad character areas – Hanwell Castle character area, Historic Core character area and Village Ends character area.

Figure 18 Character Areas



Hanwell Castle Character Area

Figure 19, Hanwell Castle Character Area



Land use

10.2 Hanwell Castle constitutes the sole building in this character area. The surrounding land is occupied by the Castle's landscaped grounds, former deer park and the remains of the shrunken village to the south. Historically, the Castle and its grounds have dictated the linear development of the village, forcing expansion to the west and east. The Castle is accessed from the village centre by a private driveway although in the past the entrance was through the 17th century gate piers that stand overgrown to the west of the castle. The Castle stands close to St Peter's Church. Neither building is visible from the main street due to their location on slightly lower ground. The Castle has little impact on Hanwell's street scene, though views are afforded from the castle grounds and from the neighbouring character area.



Entrance gates from village centre

Building age, typology and style

10.3 Hanwell Castle is dominated by the remaining three storey Tudor brick tower that was once the southwest tower of a courtyard plan house. The south wing also survives. The earliest part of Hanwell Castle has stone mullioned windows with arched lights; there is an oriel window on the north elevation of the south wing. The majority of the building that is currently visible dates from an extensive renovation in 1902.



Hanwell Castle and Grounds

Construction and materials

10.4 Hanwell Castle was one of the first brick buildings to be built in Oxfordshire. The south wing displays a diaper pattern of blue bricks. Later additions are of squared coursed ironstone and have stone slate roofs.

Means of enclosure

10.5 The castle grounds are surrounded by an ironstone ashlar wall of up to 2 metres in height. In the centre of the village the wall has a triangular stone coping. In some places, for example at the edge of the churchyard, there is a drop into the castle grounds.

Trees, hedges, verges, open spaces

10.6 The majority of this character area is open ground which has been landscaped in different styles for several hundred years. The grounds include four separate ponds, a spring and the remains of many fishponds, now covered in woodland and no longer visible. The site of the fishponds has been identified by Oxfordshire County Council as a general area of ecological interest. There are also the remnants of more extensive broadleaved woodland which cover much of the castle grounds to the east. Some of trees within the grounds have a strong



Bridge crossing stream in fishponds area of Hanwell Castle grounds

impact on the character of the village centre due to their dominance of the east of the main street. Open arable fields with wide ranging views across the surrounding countryside can be found to the former parkland in the northeast of the conservation area and to the south on the site of the shrunken village. A copse of trees can be seen along the southern boundary fronting Park Meadow where glimpsed horizon views are afforded through the gaps in the hedgerow.

Carriageway, pavements, footpaths

10.7 The main driveway from the village centre to the castle is tarmacadam, and grass edged. A network of unsurfaced public footpaths criss-cross the castle grounds and associated parkland, connecting the Conservation Area to the wider rural landscape. An unmade track follows the historic parkland boundary along the northeastern, southern and western edges of the conservation area. From the northern section of parkland, a public footpath leads southwest from the former deer park, now an arable field known as Fern Park, through woodland (formerly the fishponds) to the southern



View looking eastwards across the site of the shrunken village

boundary of the Conservation Area. A second public footpath leads eastwards along the historic boundary between the fishponds and deer park, skirting the eastern boundary of the Conservation Area before heading south out of the Conservation Area.

10.8 Following the track westwards along the southern boundary, a public footpath traces the historic boundary between The Park and Park Meadow Fields, leading to the churchyard. A second public footpath which leads diagonally across The Park connects Gullicotte Land and the churchyard. A transverse path also connects the northern boundary with the southern boundary.

Key issues

10.9 Hanwell Castle, grounds and former parkland are inextricably linked to the bucolic landscape in which they have stood for centuries. Any development which negatively encroaches on its sensitive setting or key views would be detrimental to the character and appearance of the area.

10.10 As with any large estate that has in the past dominated village life, there is a threat of unsympathetic management. Any changes can have a serious impact on the village.

10.11 Similarly, the upkeep of the boundary and the footpaths within the grounds are key to the character of village and pedestrian movement around the surrounding countryside.

Key views

10.12 The Old Rectory and St Peter's Church overlook the Castle and views towards them are impressive. Although together with the Castle these buildings are some of the oldest in the village, the Castle has always stood apart imbuing an imposing sense of spatial and architectural hierarchy to the village. The views across the landscaped grounds are picturesque and there are also deflected views down the driveway from the village centre towards the Castle.

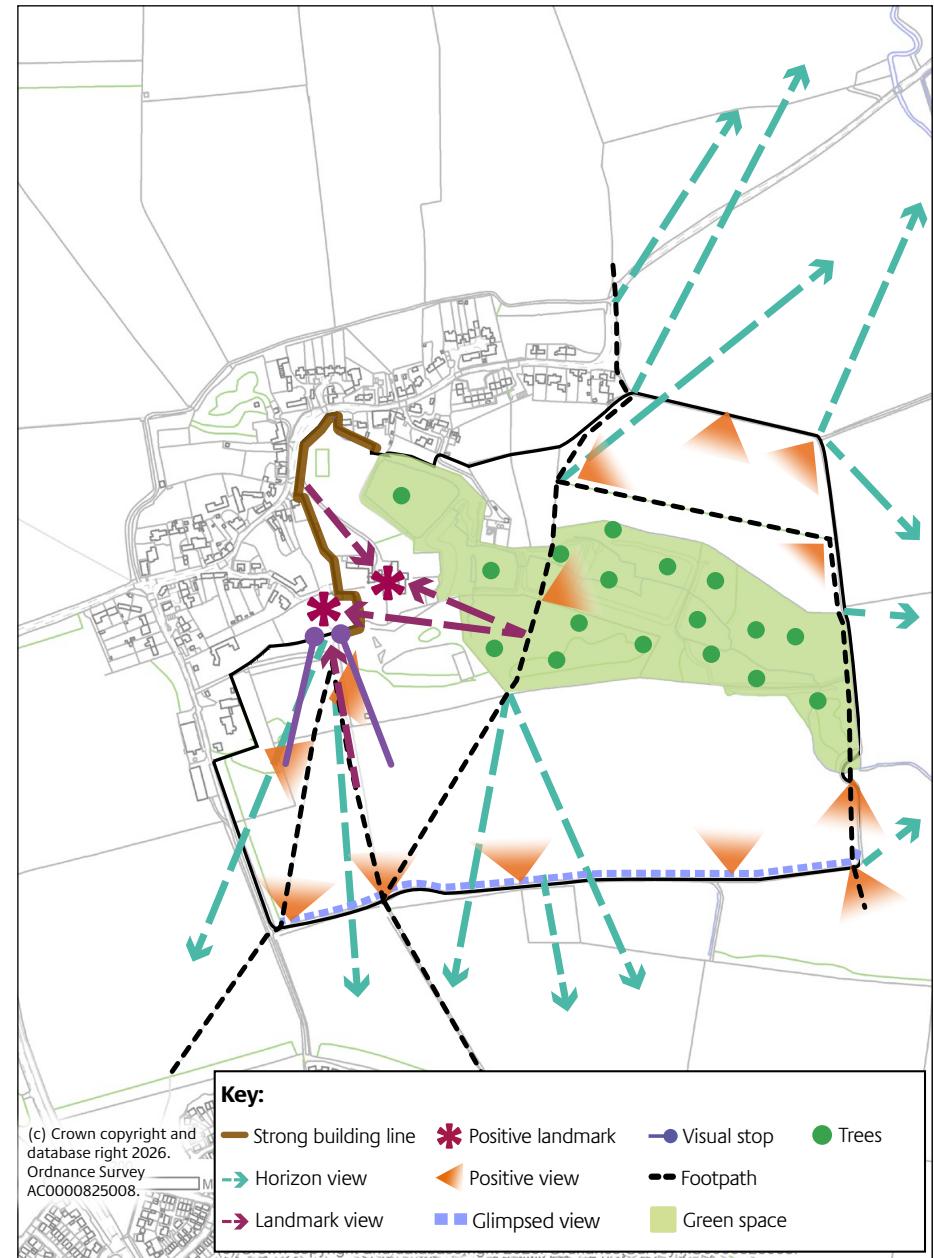


View east from footpath looking towards Hanwell Castle's landscaped grounds

10.13 Long range horizon views are afforded in both directions from the unmade track which leads eastwards out of the village past Earlswood House to open fields. Upon entering the first field, a striking pastoral landscape unfolds affording a sense of openness which provides a counterpoint to the tightly packed medieval settlement pattern of the village. The track follows part of the northern, eastern and southern boundary to the Conservation Area. There has been very little encroachment of urban development to the northern and eastern sections of the parkland.

10.14 From the southern boundary, views are afforded back into the Conservation Area across arable fields which contain the remains of the shrunken village to the landmark spire of St Peter's Church. There are also clear views to the industrial development in the Northeast of Banbury and due south to the most recent urban extension along the northern fringe of the town, both of which impinge on what is otherwise a bucolic landscape setting.

Figure 20 Hanwell Castle and grounds visual analysis



Historic Core Character Area

Figure 21, Historic Core Character Area



Land use

10.15 The land use in this character area is entirely residential with the exception of the church.

Street pattern

10.16 Main Street bends around the castle grounds in this area giving an awareness of the estate that is otherwise unseen from the road. In the west of the character area Church Lane branches to the southeast.



Village centre

Building age, typology and style

10.17 This area includes most of the oldest buildings in the village which are predominantly vernacular dwellings dating from the 17th and 18th century. All the listed buildings, except for Hanwell Castle, fall within this character area. St Peter's Church which is Grade I listed is an important medieval building and is described in greater detail in section 5.6. The other listed buildings are 17th century with the most prominent



View of St Peter's Church with Hanwell Castle in the background

being Spring Farmhouse and Heath Farmhouse which dominate the centre of the village. This concentration of older dwellings in the centre is a result of the village probably being historically based around the central spring after which Spring Farmhouse is named.

Scale and massing

10.18 The majority of buildings in this area are of two or two and a half storeys, although some appear taller as a result of their topographically elevated position. The houses are mostly large and detached with sizeable private gardens, however there are examples of semi-detached and some short terraces.

Construction and materials

10.19 The building material is predominantly coursed ironstone. The more important buildings such as St Peter's and the Old Rectory are constructed with ironstone ashlar while on Spring Farmhouse and Heath Farmhouse the ironstone has been squared. Wooden lintels are also found on these houses and on the Old Rectory there is an impressive timber panelled door. These details along with the sash windows visible in this area show the gentrification of elevations common with old houses in such a dominant position within the village. There is also use of red brick especially in the outbuildings of the larger houses. Park Farm is the only important dwelling to be built entirely of red brick with a Welsh slate roof. Although the roofing material is mostly old red clay tile and Welsh slate some thatch remains on 6 Main Street and 1 and 2 Hazlewood. Other features include swept or eyebrow dormers. An exception in this area is the Old School which has a gabled tiled roof with ornate chimneys. Elsewhere the chimneys are stone based, with brick often replacing stone stacks.



Old Rectory

Means of enclosure

10.20 The main form of enclosure is stone walling, predominantly mortared and often about a metre in height. Many of these are retaining walls, where the level of the road is somewhat lower than that of the garden, for example at Spring Farmhouse. Some small front gardens are colourful and well-tended which contribute significantly to the character of the village street scene.

Trees, hedges, verges, open spaces

10.21 The central green bank creates the focus for this area and, in some respects, for Hanwell itself. There is some planting beneath the low walls that retain the access to Heath Farmhouse as well as a number of young trees. The area around the open spring also has understated planting. The grass verges are un-edged with the exception of wooden bollards installed to prevent vehicles eroding the green. There are a number of important trees, many of which are subject to group and



View from the top of Pumpernickel Lane

individual TPOs. Those in the garden of The Old Rectory are impressive and dominate surrounding views. The churchyard also contains trees which contribute to the character of the area. The trees within the castle grounds overshadow the road and give a feeling of enclosure. Such a large number of mature trees adds to the historic atmosphere of this area.

Features of special interest

10.22 This area includes the spring which is a central feature for the village. The juxtaposition of the historic core, castle grounds and spring together give an impression of the form of the original village. There are also a number of intriguing architectural details within this area, for example the stone within the Old Schoolhouse's wall with a carved cross, probably removed from an earlier building.



View from the top of Pumpernickel Lane

Carriageway, pavements, footpaths

10.23 The main road is tarmacadam with some concrete kerbing and there is a tarmacadam path that runs across the crescent shaped green raised above the road. Stone kerbs are found to the west of the character area. Hornton stone paving is found outside the church and there are remnants of a stone path outside The Old Rectory. There is also an old stone stile constructed from gravestones in the churchyard. In some areas blue stable block brick steps are found across verges. An unsurfaced public footpath known as Pumpernickel Lane runs in a southeastern direction between the houses on Main Street, taking in a play area in a hazel wood where evidence of coppicing can still be seen and the castle walls before leading to St Peter's Church.

Key Issues

10.24 The replacement of original windows, doors, porches, cladding to dormers, soffits and bargeboards with uPVC greatly erodes the character and appearance of the conservation area. The use of poor quality window detailing, including storm proof frames with stuck on glazing bars, trickle vents and top hung outward opening lights, detracts from the significance of buildings.

10.25 The Green provides a key focal point for the village. Any erosion of the character and appearance of this important green space or unsympathetic alterations to the surrounding dwellings would be very damaging.

10.26 Heath Farmhouse and Spring Farmhouse are particularly visible and their elevations dominant on the street scene. Any extension or inappropriate replacements particularly to their frontages would have serious implications on the character of the village.

10.27 The trees within the castle grounds are key to the character of this area; their removal or any major pruning would alter the feel of the village centre.

10.28 The unkerbed grassed verges are key to the character of this area and should be maintained. Their erosion or the introduction of urbanising features such as kerbs would be a threat.

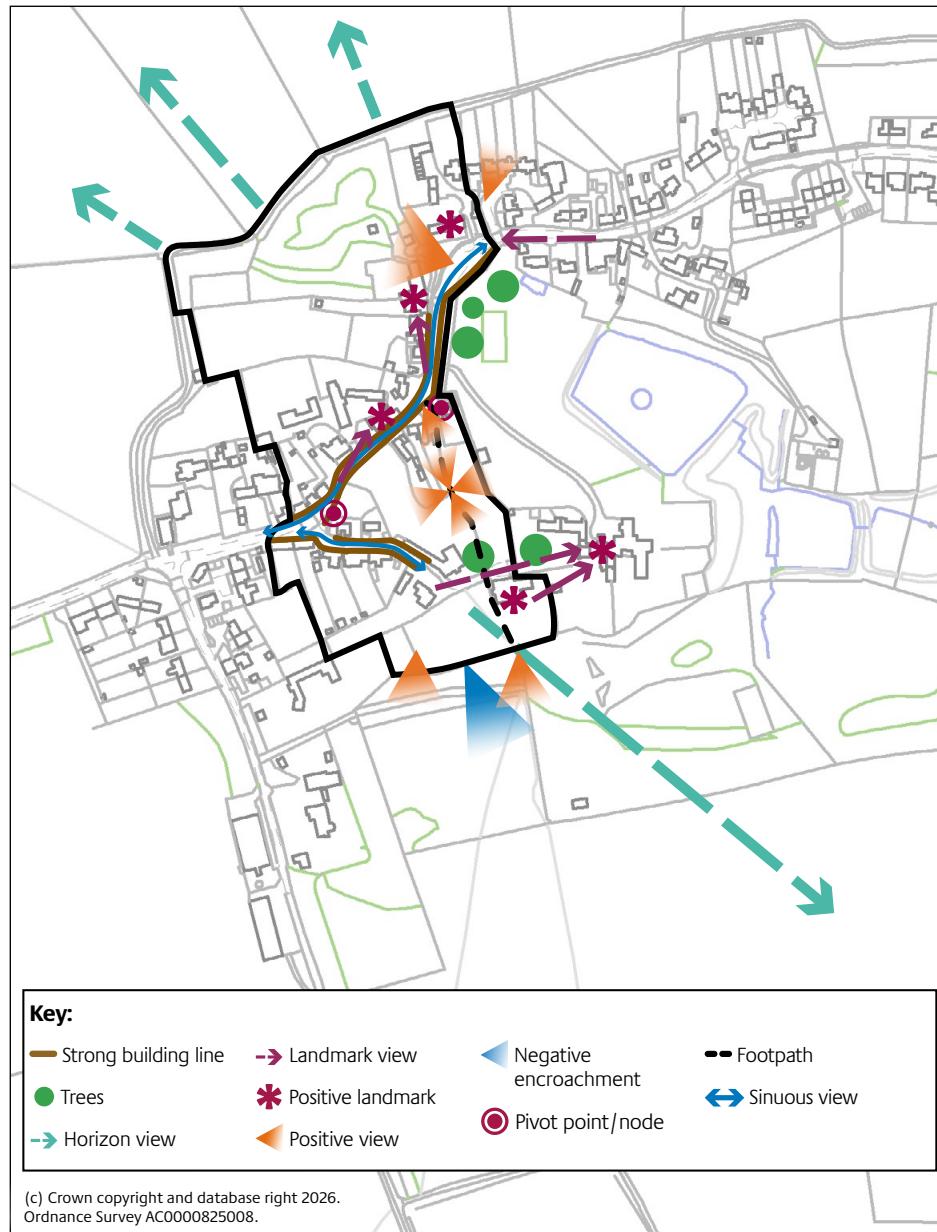
10.29 The footways within this area are generally well maintained and not overly formal. Any change in this state would be a threat to character.

10.30 The arable land around the boundary to the north and south is important to the character of the village, providing the setting for the Conservation Area, and as such should be protected from any unsympathetic development.

Key views

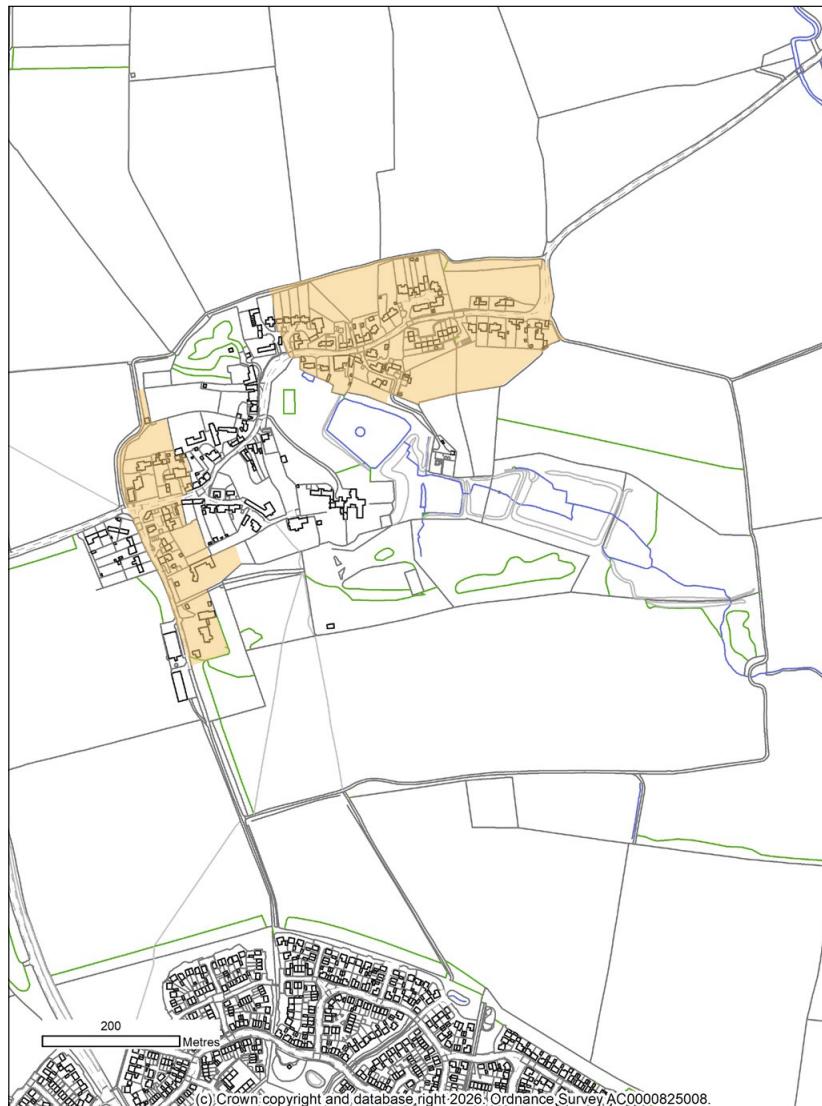
10.31 The undulating ground on which Hanwell is built and the winding route of the Main Street inhibit long distance views within the centre of the village. However, both these factors provide additional interest to several short distance views. For example, the view down Main Street looking towards Spring Farmhouse which takes in the spring and the castle walls. Church Lane has a strong building line and leads the eye round the corners towards St Peter's Church in a series of aesthetically pleasing views. From the churchyard and Pumpernickel Lane, there are striking views towards the church and castle, in addition to views out across open countryside.

Figure 22 Historic Core visual analysis



Village Ends Character Area

Figure 23, Village Ends Character Area



Land use

10.32 The east and west ends of the village are entirely residential except for The Moon and Sixpence pub and the Village Hall.

Street pattern

10.33 The road falls and winds as it leaves the village eastwards towards Southam Road. The development in this part of the village is linear with houses lining the road, in contrast with the prevailing settlement pattern of dwellings set back from the pavement edge around the village centre. Small 20th century cul-de-sac developments can also be seen, namely Hanwell Court and Park Close to the north and south respectively, both of which are set back from the road. At the western limits of the village, a track leads to Spring Farm and a second track can be found to the north crossing Main Street.



The Moon and Sixpence Public House

Building age, typology and style

10.34 The buildings within this area are the most varied in age, style and typology. The dwellings sited closest to the village centre are generally older with the Moon and Sixpence free house probably dating from the 18th century. The dwellings on the western side of Main Street are predominantly 19th and 20th century, whilst Hanwell Court and Park Close date from the late 20th century. Both areas include conversions of former farm buildings. Most new buildings are built in a vernacular style and employ materials that are typical of the area.

Scale and massing

10.35 The buildings are predominantly semi-detached or detached and sit within large garden plots. Most are of one or two storeys. There are also a few terraced houses, most notably in Park Close.

Construction and materials

10.36 The buildings in this area are predominantly constructed of ironstone rubble. To the north of Main Street, the houses are partially clad in terracotta hanging tiles. A number of dwellings in the east end of the village are roofed in concrete tiles which detract from the character and appearance of the area, though many dwellings do still retain a traditional Welsh slate roof. Poor quality window details can also be seen to a number of dwellings. Hanwell Village Hall features timber weatherboarded cladding, whilst in the Springfields development there is an example of thatch.

Means of enclosure

10.37 The prevailing boundary treatments within this character area are low stone walls, predominantly mortared, and high hedges. There are also examples of picket fencing, whilst agricultural fencing can be seen to the rear of housing backing on to Muddy Lane which marks the threshold between the edge of the village and open countryside beyond.



The Dell

Trees, hedges, verges, open spaces

10.38 At the point at which Main Street slopes downhill, the gardens to the north are above road height with banks of grass topped with hedging which obscures the houses from view. There are also a number of mature trees, some of which overhang the road.

Features of special interest

10.39 Several buildings of both social and historical importance can be found in this character area. At the west end of the village, four pairs of former council housing and the village hall (formerly a Methodist Chapel) reflect the unique social history of the area. Converted farm buildings on the east corner of Main Street with Gullicote Lane and an extended gabled barn adjacent to former farm workers cottages, all stand as testament to Hanwell's significant agricultural history.



View along Muddy Lane

Carriageway, pavements, footpaths

10.40 No historic paving is retained in this area of the village. The footways are all tarmacadam with concrete kerbs. The roads are also tarmacadam with a small area of gravel at the eastern end of the village by the farm track entrance. From Main Street an unsurfaced footpath passes through an alleyway between houses before heading northwest out of the village and joining Muddy Lane; the unsurfaced track overlooking open farmland which follows the northern boundary to the character area.

Key issues

10.41 From the eastern boundary of the village, it is possible to see the industrial areas of Banbury which are visually intrusive. Further unsympathetic urban extensions or industrial developments in this area or on land to the north or west of the village would impinge on views out of the Conservation Area and threaten its rural setting.

10.42 On street parking can be visually intrusive.

10.43 In areas where the trees overhang the road, care should be taken to maintain the vegetation to prevent the likelihood of fallen branches.

10.44 The Moon and Sixpence is currently very successful in keeping its signage to a minimum and this should be encouraged. Large and unsympathetic advertisements can threaten a sensitive street scene.

10.45 As with other areas of the village the grass verges are key to the character of the west village end and urban kerbing should be resisted.

Key views

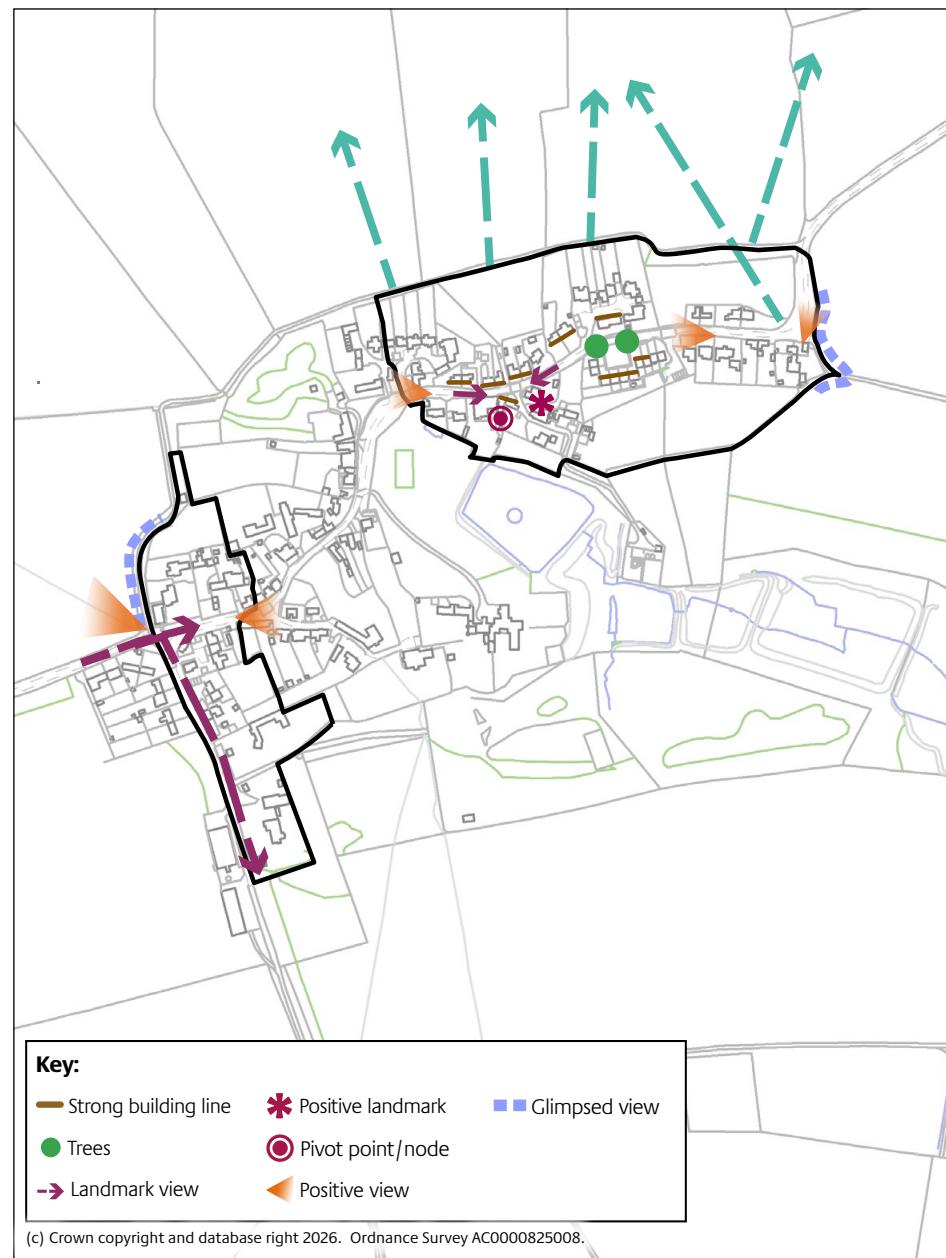
10.46 The views down Main Street, out of the village to the east and in the area of the Moon and Sixpence are picturesque with well-

tended gardens and vegetation on house façades creating aesthetically pleasing views. The bend in the road creates a series of key views that are characteristic of the area. This is also true in the west end where the land is highest and the road curves down towards the village core. From the western and the northern edges of the character area there are expansive vistas across the surrounding rural landscape from the Conservation Area boundary that are free from the visual intrusion of any modern estate housing or industrial development.



Hanwell Village stone

Figure 24 Village Ends visual analysis



11. Materials and Details

Roofs



Windows



Doors



Boundary



Pavement



Misc



12. Conservation Area Boundary

12.1 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 defines a conservation area as “*an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance*”. 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.

12.2 Hanwell Conservation Area was first designated in 1985 when the first appraisal was written. The original boundary was drawn to include the historic core of the village, the subsequent development that continued the linear form of the village and the castle grounds and fishponds that remain legible. This is the third review of Hanwell Conservation Area boundary, and it has been guided by new research findings and by Historic England Guidance ‘conservation Area Appraisal, Designation, and Management: Historic England Advice Note 1.’(2019)

12.3 Consideration of whether the boundaries of an existing conservation area should be re-drawn is an important aspect of the appraisal and review process. An explanation of why the boundary is drawn where it is, and what is included and what is excluded, is helpful.

12.4 As spaces contribute to enclosure, as well as framing views of assets and defining settings, a unified approach is desirable to their management in almost all situations the conservation area boundary runs around rather than through a space or plot. It is generally defined by physical features such as walls and fences and other land boundaries for ease of identification.

12.5 Any proposals for inclusion or exclusion made during the public consultation phase will be carefully considered and alterations to the boundary may be made.

Proposed alterations to boundary

12.6 A review of the boundary has now taken place; this was based on analysis of current and historical maps secondary sources and supplemented by investigation on the ground from the public realm.

12.7 The detailed study of the Hanwell village and the archival and research material for this third conservation area appraisal have identified some additional features and views with historical interest and this has contributed to the boundary changes proposed.

Key Changes

- Consolidation of the northern boundary so that the boundary runs along the line of the existing track.
- Extension of the boundary to the east to include the field identified as Fern Park on the 1799 Estate map.
- Extension of the boundary to the south to include the large field identified as The Park and Park Meadow on the 1799 Estate map.

Northern Boundary Change

12.8 It is proposed to move the boundary slightly in two places. The northern boundary at present doesn’t follow a continuous line and is inconsistent cutting through gardens in some instances. The proposal is to re draw the boundary so that it follows the line of the existing farm track, creating a logical boundary on the northern edge of the village.

Eastern Boundary Change

12.9 The proposal is to include the field known as Fern Park (Fern is an archaic term for deer) which formed part of the parkland to Hanwell Castle and is identified in the 1799 farm estate map included in Figure 15 of Dr Stephen Wass' book "Seventeenth-Century Water Gardens and the Birth of Modern Scientific Thought in Oxford the Case of Hanwell Castle". This field although now agricultural in nature provides a connection between the surrounding countryside and the conservation area in this location. Furthermore, archaeological features can be found in the vicinity that potentially connect this land to the castle and village.

Southern Boundary

12.10 The proposal here is to include the large field surrounding the southern edge of the village. This area is believed to have formed part of the parkland to Hanwell Castle and is identified in the 1799 farm estate map included in Figure 15 of Dr Stephen Wass' book "Seventeenth-Century Water Gardens and the Birth of Modern Scientific Thought in Oxford the Case of Hanwell Castle" as The Park and Park Meadow.

12.11 The Park and Park Meadow are considered to be part of the landscape setting for Hanwell Castle; in addition, this area contains remnants of the shrunken medieval village and the prehistoric or Roman trackway (on the line of the Public Footpath).

Boundary Description

Western boundary

12.12 From the junction of the public footpath and Gullicote Lane the boundary heads north to the west side of Gullicote Lane and past Park Farm until it reaches the junction with Main Street. The boundary then continues across the road and runs alongside the track that to the west of the village hall and then surrounds the village to the north.

Northern boundary

12.13 The conservation area boundary follows the north side of the farm track until it reaches Main Street at the eastern end of the village.

Eastern boundary

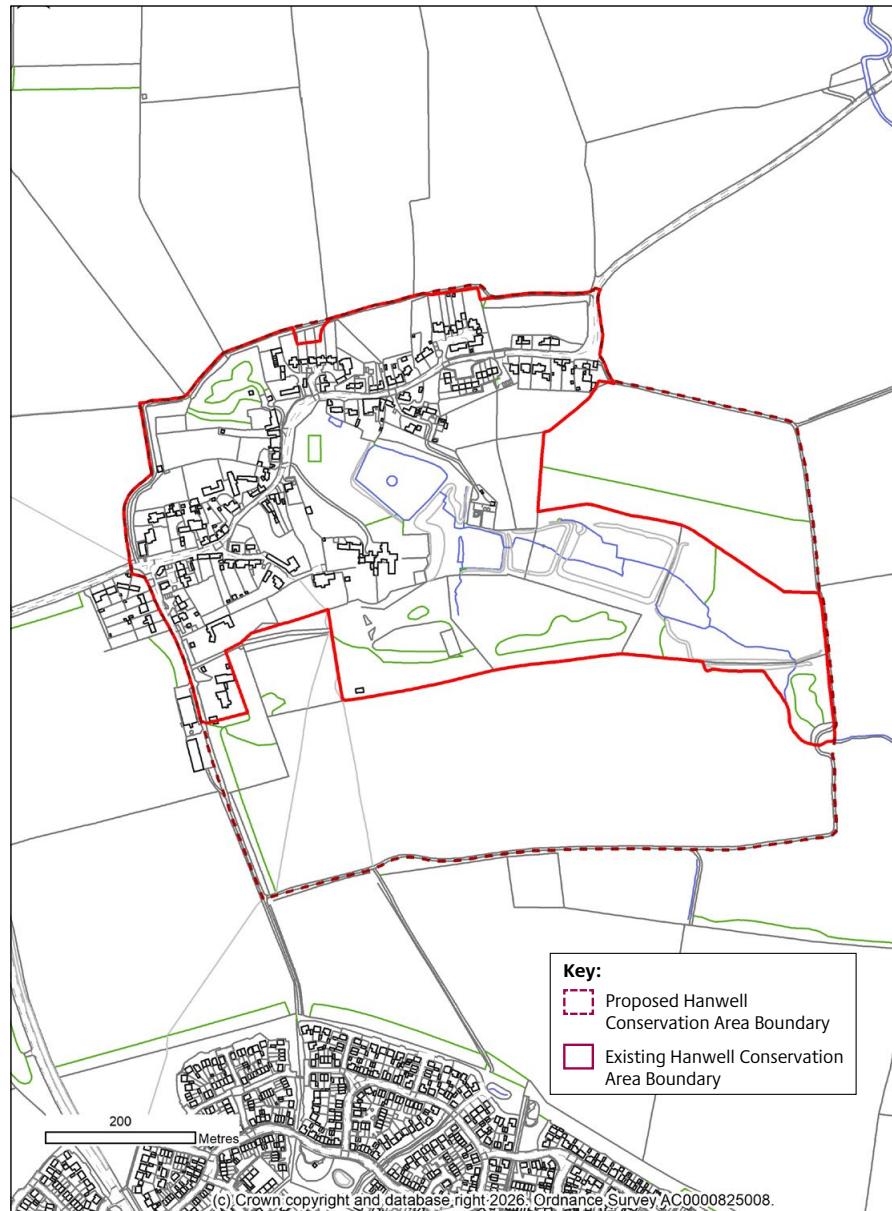
12.14 As Main Street bends to the northeast to leave the village the conservation area boundary runs south along the east side of the road and then follows the footpath and farm track which opens to a large field adjacent to the woodland. The boundary follows this track around the edge of the field first to the east and then to the south.

12.15 Where the boundary meets the woodland it continues south on the eastern side of the track and then continues across the stream to the point where the track bends to the west.

Southern boundary

12.16 The boundary runs eastward along the south side of the track until it meets the junction of the footpath and Gullicote Lane in the southwest corner of the field.

Figure 25. The Hanwell Conservation Area Boundary existing and proposed.



13. Effects of Conservation Area Designation

13.1 Conservation areas are designated by the Council under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. There are different planning controls in conservation areas and anyone proposing development should seek advice from the Council's Development Management Team at an early stage.

13.2 Historic England's Advice Note 1 (Second Edition, 2019) on 'Conservation Area Designation, Appraisal and Management' states that 'The contribution that historic areas make to our quality of life is widely recognised...They are a link to the past that can give us a sense of continuity and stability and they have the reassurance of the familiar which can provide a point of reference in a rapidly changing world. The way building traditions and settlement patterns are superimposed and survive over time will be unique to each area. This local distinctiveness can provide a catalyst for regeneration and inspire well designed new development which brings economic and social benefits valued by both local planning authorities and local communities.' It goes on to say that conservation areas can be at risk through 'pressure for inappropriate new development, vacancy, decay or damage.'

13.3 Conservation area appraisals are written to set out ways to manage change in a way that conserves or enhances historic areas which meet the high standards set by conservation area designation.

The main effects of designation are as follows:

Development should preserve or enhance a conservation area

13.4 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 a conservation area, in sufficient detail to enable a thorough assessment.

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

Control over demolition of buildings and enclosures

13.6 Planning permission is required from the Local Planning Authority, for the demolition or substantial demolition of unlisted buildings in a conservation area that has a volume of more than 115 cubic metres. Where a building is of demonstrable architectural or historic interest, consent for demolition will only be given as a last resort.

13.7 Permission is also required to demolish a significant proportion of 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 ensures that walls not relating to listed buildings that add to the character and appearance of the street scene are protected from removal.

Control over trees

13.8 The Council must be notified of any intention to carry out works to fell, lop or top any tree with a trunk/stem diameter greater than 75mm, when measured at 1.5m above ground level 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 a conservation area. There are currently 5 TPO's within the village of Hanwell.

Protection of important open spaces

13.9 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 a conservation area. This open space sometimes has its own historic significance. The inclusion of peripheral open spaces around the settlement in the designation of a conservation area is specifically to ensure that the character of these spaces is preserved.

Powers to seek repair of unlisted historic buildings

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

Reduced permitted development rights

13.11 Permitted development rights allow certain building works and changes of use to be carried out without having to make a planning application. Permitted development rights are subject to conditions and limitations which are set out in the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2023 (as amended).

13.12 Permitted development rights are more restrictive within conservation areas. In respect of works to residential properties, the following additional restrictions apply to properties within a conservation area:

- The addition of a two-storey rear extension of any dimension.
- The addition of a single storey side extension of any dimension.
- Cladding any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles.
- Any additions (e.g. dormer windows) to the roof of a dwellinghouse.
- The addition of any part of an outbuilding, enclosure, pool or container situated between a wall forming the side elevation of the house and the boundary.
- The installation of a flue, chimney, soil or vent pipe on a wall or roof slope that fronts a highway and forms the principal or side elevation of the house.
- The installation of a satellite dish on any chimney, wall or roof slope that faces onto a highway or on a building which exceeds 15 metres in height.
- The addition of extra stories to a building.

13.13 It is worth noting that the permitted development rights legislation is subject to frequent amendment. Further up to date



information can be found on the Planning Portal
www.planningportal.gov.uk/permission
or www.cherwell.gov.uk

14. Management Plan

14.1 The 1990 Planning (Listed Buildings and Conservation Areas) Act places a duty on local planning authorities to formulate and publish proposals for the preservation and enhancement of its conservation areas. In line with Historic England guidance, conservation area management plans 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 Plan 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.

14.2 The main threat to the character and appearance of any conservation area is the cumulative impact of numerous alterations, some quite small in themselves, to the traditional but unlisted buildings within the area. These changes include such works as the replacement of traditional window casements, usually with uPVC double-glazing, replacement of original doors, additions such as non-traditional porches and erection of satellite dishes. 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 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.

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

14.4 The General Permitted Development Order 2023 explains what is permitted development in conservation areas. Building owners should also check there are no restrictive covenants or removal of permitted developments rights on their property.

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

14.6 Relevant demolition in a conservation area requires planning permission and a listed building will always require Listed Building Consent for demolition.

Preservation, Protection and Enhancement.

General proposals for preservation, protection and enhancement	
Settlement Form	<p>The historic street pattern should be maintained and respected.</p> <p>The linear form of the settlement with a green at the middle of Main Street which is centred on the spring (historic focus of the village) should be retained.</p> <p>Undeveloped land within and surrounding the settlement is considered to be important to preserving its form and character. The village is partly enclosed to the south and east by the grounds and parkland associated with the castle, this relationship is an important one and along with the pattern and form of the village should be protected from inappropriate built development.</p>
Local heritage assets	<p>A number of buildings have been identified through the appraisal process as potentially having local architectural or historic interest. Such buildings and structures could be considered for inclusion as part of the Local Heritage Assets designation process (see Appendix 3).</p> <p>Buildings and structures that are included on this list will require careful consideration, appraisal and justification when changes are proposed as their loss or alteration may be detrimental to the character of the area.</p>
Setting and important views	<p>The settlement of Hanwell has a rural, agricultural setting. Pressure of change to this setting is coming from the potential encroachment of the urban area of Banbury and new suburban development. Development that changes this setting in ways that alter or affect the understanding, appreciation and significance of the conservation area should be resisted.</p> <p>Views into and out of the conservation area are fundamental to understanding the relationship between settlement and its surrounding landscape. These views where they exist should be protected.</p> <p>Views within the conservation area particularly those which focus on the church, castle and historic part of Main Street are important to the character of the conservation area and these too should be protected.</p>
Boundary treatments	<p>The traditional stone boundary walls surrounding properties particularly to the front and adjacent to the road and lanes make a valuable contribution to the character of the settlement and the demolition or loss of these features will be resisted.</p>

Retention of historic features and building maintenance and materials	<p>Traditional architectural details and local materials are important and should be retained, repaired or reinstated where lost. It is important that traditional techniques and materials (including the use of lime mortar and the like for like repair of buildings) are used to retain the special historic character and appearance of the area.</p> <p>The use of Ironstone is a distinctive feature of the village and should be retained. There are a variety of roof coverings within the settlement, a number of which are traditional, these include thatch, Welsh slate, Stonesfield slate and clay tile. Where they exist, these materials should be retained, and any repairs should be completed on a like for like basis. New roofs should also make use of traditional materials to maintain the character and appearance of the buildings.</p> <p>The Council will exercise a presumption against artificial cladding material, including render on the front elevations of buildings.</p> <p>Unsympathetic alteration of minor features cumulatively has a significant adverse impact on the character of the conservation area. Therefore, owners are encouraged to consider specialist advice before considering external work and to employ specialist craftspeople.</p>
New development	<p>Hanwell is considered suitable for conversion of existing buildings and minor infill. Any proposed extensions or infill must respect the scale, design, proportions and materials of the immediately surrounding architecture to strengthen the cohesion of the street scene.</p> <p>There are distinctive character areas within the village, and any development must use an imaginative and high-quality design which reflects its immediate context. Where appropriate Cherwell Design Guide should be utilised in combination with this appraisal to determine a suitable form of development.</p>
Conversion of farm buildings	<p>Conversion and extensions to farmhouses and their outbuildings needs special care in order that they retain their character and significance.</p> <p>The use of overtly domestic features should be avoided, and development should respect the character of the space between buildings.</p> <p>Historic England provides guidance as does Cherwell District Council.</p> <p>It is important that outbuildings or farms, which are now solely residential, are not neglected and that their form and character are maintained. They should continue to be assessed against the guidance even after conversion has taken place to ensure their character and significance is retained.</p>

Demolition	Demolition of historic buildings and structures in the conservation area will only be permitted in exceptional circumstances. This includes the demolition of boundary walls, fences and railings.
Monitoring change	The appearance of conservation areas, the physical fabric and the public realm is subject to change over time because of permitted alterations and approved schemes and sometimes unauthorised alterations. This change will be monitored, and the effects reviewed with the aim of maintaining a sustainable equilibrium.
Enforcement	Where there is clear evidence of a breach of planning law, the Council will enforce national and local policy. Where necessary this will be carried out in a fair, clear and consistent manner and information and advice will be available before any formal action is taken to provide opportunities to resolve problems. Applicants are advised that when considering works to any listed or historic building in the conservation area to contact the conservation team first.
Satellite dishes, aerials and solar PV.	Satellite dishes, aerials and solar panels particularly on the front elevations detract from the character of the buildings and the street scene. The installation of new equipment in a visually prominent position will be resisted and where possible will only be approved in a discrete location. Obsolete equipment should be removed once no longer in use.
Heritage at risk	The Council will continue to maintain a list of heritage at risk within Cherwell District. When heritage buildings in a poor condition or at risk of being harmed or lost are identified, the Council will wherever possible ensure that these buildings are secured.
Character of roads and pavements	The main road running through Hanwell and the smaller roads leading off of it within the settlement need to comply with highway standards, but it is important to ensure that they do not become overly urbanised with road markings and signage. The rural feel and character of the lanes with narrow footpaths and verges is an important characteristic and must be maintained. Much of the village has tarmacadam footpaths and concrete kerbs, where any historic paving and kerbs do remain this should be retained, and any new material should be consistent with the existing.

Car Parking	Car parking is limited within Hanwell because of the nature of the roads. Therefore, car parking is an issue in some areas of the village. Any development should consider suitable and adequate car parking provision.
Local green space	There are historic green spaces within the conservation area which do not have an official designation but make a positive contribution to the area. These areas should continue to be maintained, and the introduction of street clutter is discouraged.
Climate Change	<p>Historic buildings can play a key role in lowering carbon emissions through their retention, use and appropriate adaption.</p> <p>It is acknowledged that there is increasing pressure to accommodate alternative technologies into the historic environment, and the conservation area designation should not be a barrier to this. The sympathetic location of solar panels, wind turbines, EV charging points etc to inconspicuous roof slopes and building elevations where they will not have a detrimental impact on the character and appearance of the conservation area will be encouraged.</p> <p>Historic England have produced extensive guidance on approaches to improving the energy efficiency of historic buildings, whilst conserving their significance and how to manage climate change challenges within the historic environment. This includes a Climate Change Strategy, improving climate resilience through adaption and advice note 18: Adapting Historic Buildings for Energy and Carbon Efficiency.</p> <p>For more information on these plus other guidance on climate change and resilience, please visit Historic England website. https://historicengland.org.uk/advice/climate-change/</p>

15. Design and Repair Guidance

15.1 High quality design and informed decision making are at the heart of ensuring the character and appearance of the conservation area is preserved or enhanced.

The following issues are of particular relevance.

Scale and settlement pattern

15.2 Hanwell has a defined settlement pattern with much of the historic street layout surviving. There are variations of plot and property size within the conservation area, but the majority of traditional buildings are two storeys. New development within the conservation area should respect the existing scale and settlement pattern of the immediate locality. Traditional plot widths should be adhered to and important open gaps within the conservation area should be respected.

15.3 The conversion of historic buildings to alternative uses where possible should be achieved with minimal intervention and without the destruction of original character. Features pertinent to the building's original function should be retained.

Proportion

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

Roofs

15.5 There are a variety of roof types in Hanwell including Welsh slate, clay tile, stone slate and thatch (traditionally long straw with a flush ridge). 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 in stone or local brick are important features of the roof-scape and should be retained even if no longer required for fireplaces.

15.6 Where historic roofing materials are to be replaced the new materials should match the original in colour, size, texture and provenance. Where ventilation is required (where roofs have been insulated for example), this should be achieved by inconspicuous means (e.g. under-eaves ventilation) and visible roof vents will be discouraged.

External walls

15.7 The properties within Hanwell are predominantly constructed of the local Ironstone with some local brick. Any alteration or repair to external walls must respect the existing building materials whether this be stone or brick and match them in terms of original tooling (stone), texture, quality and colour. It is important that materials reflect the specific circumstances of the individual location. Every effort should be made to retain or re-use facing stonework which should not ordinarily be rendered, pebble-dashed or painted.

15.8 Repointing should be carried out with a lime mortar to match the original or existing in colour, type and texture. Hard, modern Portland cement mortars are inappropriate as they prevent the

evaporation of moisture through the joints. The type of pointing in stone or brickwork is integral to the appearance of the wall or structure. It is therefore of great importance that only appropriate pointing is used in the repointing of stone or brickwork. Repointing work should be discrete to the point of being inseparable from the original. ‘Ribbon’ pointing and similar is considered an inappropriate style of pointing in the area.

Windows and doors

15.9 There are a range of window types in Hanwell including stone mullioned, timber sash, casement windows, dormers and rooflights with a wide range of later replacements. Similarly, there are a range of traditional and non-traditional doors. Historic windows and doors should be retained wherever possible with specialised repair where required. Where replacement is necessary it should match the original in every detail.

15.10 The style, design and construction of windows can have a significant impact on the character of the property, and any replacement windows should be appropriate to the host building (casement or sash windows depending on building type). Windows should be correctly proportioned, well related to each other and neighbouring buildings and should respect any existing openings.

15.11 Historic external doors would have been timber sheeted or panelled doors. Old timber doors should be repaired rather than replaced wherever possible. The thermal performance of existing doors can be improved by the use of draught-stripping and curtains. Where the replacement of an existing door is necessary, appropriate traditional designs of sheeted or panelled timber doors should be used.

15.12 Where more recent replacements have occurred it may not be appropriate to replace on a like for like basis, but to ensure a more appropriate form of window or door is utilised. The thickness and style of glazing bars, the size and arrangement of panes are vital elements

in determining appropriate replacement windows, which respect the age and history of a building.

15.13 Cumulatively inappropriate replacement windows can be extremely damaging to the character and appearance of a building and conservation area. Replacement of timber or metal windows and doors with uPVC alternatives or other unsuitable materials, no matter what the pattern or design, is inappropriate.

Lintels/window and door headers



Window detail

15.14 The retention of historic lintels (window and door headers) is encouraged. Removing this detail or replacing these with a different material cumulatively has a detrimental impact on the street scene. Any repairs or replacement should be of a material to suit the building and specific locality.

Porches and canopies

15.15 Although not a prominent feature porches and canopies that protrude from the front elevation of the properties or historic recessed porches can be found in the conservation area. Any historic examples should be repaired on a like for like basis. Any new additions should be traditional in appearance and be influenced by existing historic examples within the immediate street scene. Simple canopies are generally considered more appropriate than full porches in most cases, with the exception of the larger, higher status properties..

Boundaries

15.16 Stone boundary walls make a significant contribution to the character of Hanwell and should be retained in-situ where possible. Repairs should be carried out on a like-for-like basis using traditional materials and techniques. The copings of walls are usually regionally distinctive and should be replicated with the appropriate technique. Trees and hedges also feature notably as boundary treatment within the conservation area.



Rainwater goods, soil and vent pipes, flues, EV chargers.

15.17 Traditional rainwater goods (including downpipes, hoppers, gutters, bracket fixings and gullies), tend to be painted cast iron. Where original cast iron rainwater goods remain, they should be repaired where possible and if beyond repair, replaced like for like.

15.18 UPVC rainwater goods are not appropriate for listed buildings or buildings in a conservation area as they are not authentic and do not enhance a buildings character. Black UPVC can discolour exposed to ultraviolet light, the detailing is thin, and the brackets often require fascia boards which are not traditional, replacement in original materials is encouraged.

15.19 Soil vent pipes should be kept off principal elevations; they can be sited internally if this will not damage any historic fabric. Pipes can then be reduced to a much smaller diameter at roof level. If internal siting would cause damage to historic fabric, then they should be located in a discreet location on a rear elevation. UPVC soil pipes are not appropriate for listed buildings or buildings within a conservation area.

15.20 Flues should run up within existing chimneys, where feasible. The detail of termination may need planning permission and should be simple. Flues should not be located on the highway or principal elevations.

15.21 Where possible satellite dishes, EV chargers etc should be located in gardens or outbuildings rather than placed on historic buildings. This equipment should not be located on an elevation or roof fronting a highway, public footpath or public open space, or anywhere on a principal elevation. When the equipment is no longer in use it should be removed and the building fabric made good to match the existing.

Street signage

15.22 The road signs within the area are proportionate to the highway requirements of the area and although not historic are of 'heritage' rather than standardised type. Any new signs should be carefully considered in terms of design, colour, size, siting, as there is potential for these to have a harmful effect on the street scene.

Utilities, services, bin and bicycle storage

15.23 The co-ordination of work by the utility companies should be 'joined up' as part of a strategic management plan. This would avoid unsightly patched roads and pavements etc.

15.24 The provision of bin and bicycle storage should be provided in a manner that is appropriate for the area and where possible located to the rear of properties or discretely so to reduce clutter and encroachment into the public highway.

Commercial signage

15.25 There is limited requirements for commercial signage of buildings within Hanwell, modern signage can alter the appearance of a building in such a way that it becomes detrimental to the appearance of the area. Commercial signage should be of traditional materials. Internal illumination of signage is not usually permitted, and more traditional external illumination is supported.

Renewable energy generation

15.26 Whilst the use of micro-energy systems and solar PV is generally encouraged, special care will be necessary to find suitable sites for their use within a conservation area. Preference will be given to equipment located away from principal elevations or those facing public highways or public rights of way. Equipment fixed to main or visible elevations or roof-planes will damage the character and appearance of the conservation area.

16. Bibliography

Bibliography and website addresses

Bacon, F., The New Atlantis (London), 1626

Beesley, A., The History of Banbury: *Including copious historical and antiquarian notices of the neighbourhood* (Nichols and Son, London), 1841

Historic England, Advice Note 1: *Conservation Area Appraisal, Designation and Management* (2nd Edition), 2019

Historic England, Advice Note 7: *Local Heritage Listing: Identifying and Conserving Local Heritage* (2nd edition), 2021

Historic England. *Historic Environment Good Practice Advice in Planning 1: The Historic Environment in Local Plans*, 2015

Historic England. *Historic Environment Good Practice Advice in Planning 2: Managing Significance in Decision-Taking in the Historic Environment*, 2015

Historic England. *Historic Environment Good Practice Advice in Planning 3: The Setting of Heritage Assets*, 2015

Historic England, *Understanding Place: Historic Area Assessments*, 2017

LUC, *Landscape Character Assessment for Cherwell District Council*, 2024

Ministry of Housing, Communities & Local Government, *National Planning Policy Framework*, 2024

Paxton, G., *Han'll Born and Bred* (Privately Published), unknown.

Pevsner, N., and Sherwood, J., *The Buildings of England Oxfordshire* (Penguin, Harmonds-worth, London), pp356-90, 420, 477, 548, 631 (Abbreviated in this CAA as "Pevsner"), 1974

Plot, R., *The Natural History of Oxfordshire in the 17th Century* (London) pp 235-6 and 264-5, 1705 (Abbreviated in this CAA as "Plot")

Lobel, M.D and Crossley, A. (ed.). *Victoria County History: A History of the County of Oxford: Volume 9, Bloxham Hundred* (Oxford), pp 112-123, 1969. (Abbreviated in this CAA as "VCH")

Wass, S., *Seventeenth-Century Water Gardens and the Birth of Modern Scientific Thought in Oxford The Case of Hanwell Castle* (Oxbow, Oxford), 2022

Wass, S., *Voyages to the House of Diversion Seventeenth-Century Water Gardens and the Birth of Modern Science*, <http://www.polyolbion.org.uk/Hanwell/Project.html> [accessed 09.01.2026@14:01]

Wood-Jones, R.B., *Traditional Domestic Architecture in the Banbury Region* (Manchester University Press), 1963

17. Acknowledgments

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

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

Grateful thanks are due to the staff at the Oxfordshire History Centre for providing access to documents and the Historic Environment Record for providing information on the archaeology and historic environment of the area.

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

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

Cherwell District Council License number 100018504 2011

18. Contact details

Please submit any comments before:

23 March 2026

All comments will be reported to the Lead Member for Planning, and the Appraisal may be amended in accordance with comments received.

Written comments should be sent to:

Design & Conservation Team
Cherwell District Council
39 Castle Quay
Banbury
OX16 5FD

Email comments should be sent to:

conservation@cherwell-dc.gov.uk

Appendix 1: Policies

A1.1 The Hanwell Conservation Area Appraisal should be used in conjunction with a number of national and local planning policy documents, which have a set of policies pertaining to the historic built environment. The main policies are listed below, but there will be others of more general relevance elsewhere within the documents.

A1.2 Up to date versions of the documents should be accessed via Cherwell District Council (www.cherwell.gov.uk) and government websites (www.legislation.gov.uk and www.gov.uk).

Main Legislation	National Policy Guidance	Local Policies
Town and Country Planning Act 1990	NPPF (National Planning Policy Framework)	Adopted Cherwell Local Plan 1996
Planning (Listed Buildings and Conservation Areas) Act 1990	NPPG (National Planning Policy Guidance)	Cherwell Local Plan 2011-2031 Part 1

National Planning Policy Framework

Section 16. Conserving and enhancing the historic environment, Paragraphs 202 to 221

Key local policies of relevance to heritage and conservation include¹:

Cherwell Local Plan 2011-2031: Adopted Document (July 2015) (As amended)

ESD13: Local landscape protection and enhancement.

ESD15: The character of the built environment.

Cherwell Local Plan 1996 - 'Saved Policies'

H19 Conversion of buildings in the countryside

H21 Conversion of buildings in settlements

C18 Development of proposals affecting a listed buildings

C21 Proposals for re-use of a listed building

C23 Retention of features contributing to the character or appearance of a conservation area

C25 Development affecting the site or setting of a scheduled ancient monument

C28 Layout, design and external appearance of new development

C30 Design of new residential development

C33 Protection of important gaps of undeveloped land

C38 Satellite dishes in a conservation area or on a listed building

To examine the Local Plan, see

[https://www.cherwell.gov.uk/homepage/27/local-plans](http://www.cherwell.gov.uk/homepage/27/local-plans)

¹ This list was correct at the time of drafting this conservation area appraisal and is intended as a reference to relevant local policies, it does not represent an exhaustive list.

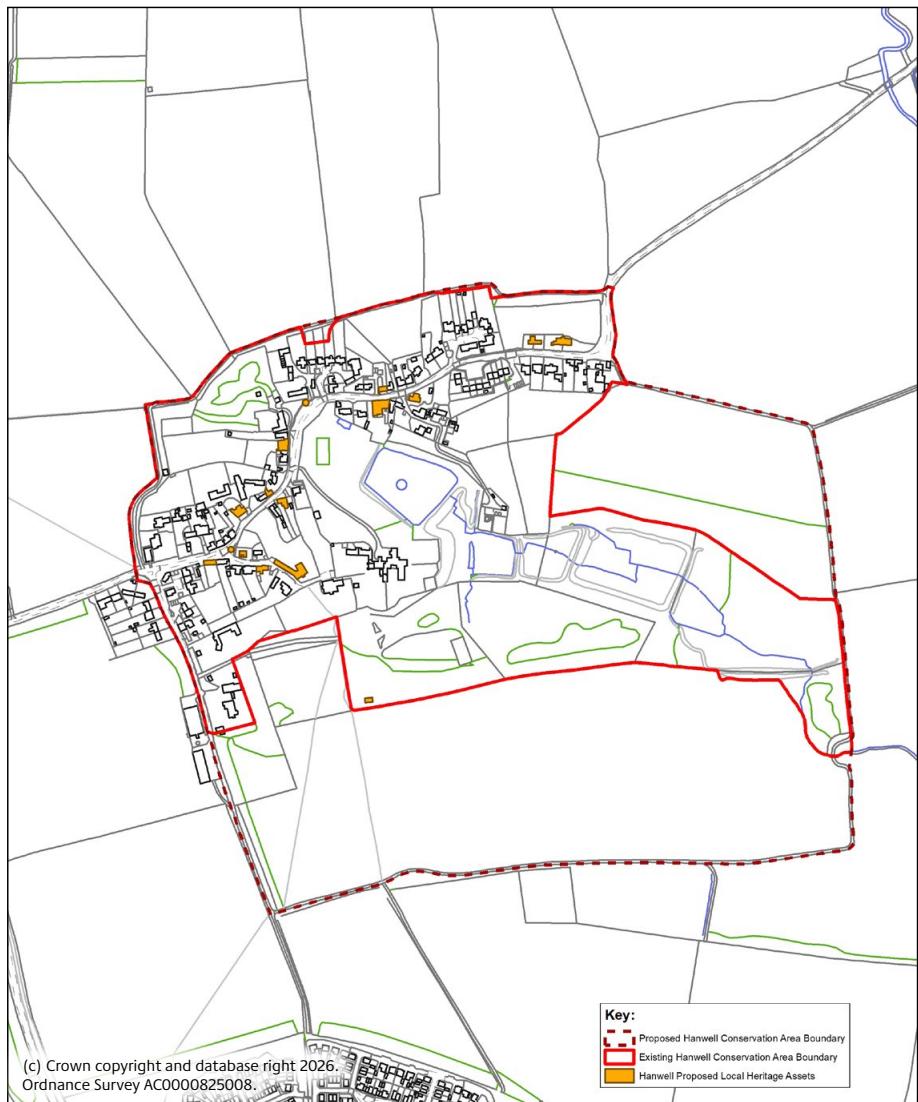
Appendix 2: List of Designated Heritage Assets

Designated assets in the Hanwell Conservation Area

Designated asset	Address of designated asset	Type of designated asset	Grade
Church of St Peter	Church Lane, Hanwell.	Listed	I
Group of Four Seventeenth Century Headstones Approximately 10 Metres South East of South Aisle, Church of St Peter		Listed	II
Group of 5 Chest Tombs Between 10 to 18 Metres South of Chancel, Church of St Peter		Listed	II
Chest Tomb Dated 1676 to Mrs Elizabeth Hidd Approximately 15 Metres South West of Porch, Church of St Peter		Listed	II
Hanwell Castle	Main Street, Hanwell	Listed	II*
Left Gatepier Approximately 50 Metres West of Hanwell Castle		Listed	II
Right Gatepier Approximately 50 Metres West of Hanwell Castle		Listed	II
6 Main Street	Main Street, Hanwell	Listed	II
Heath Farmhouse	Main Street, Hanwell	Listed	II
Spring Farmhouse	Main Street, Hanwell	Listed	II

Appendix 3: Local Heritage Assets

Figure 26 – Local Heritage Assets



A3.1 Local Heritage Assets are unlisted buildings and features that make a positive contribution, the NPPF refer to them as ‘non-designated heritage assets’.

A3.2 The NPPF refers to Heritage Assets as ‘A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).’

A3.3 A number of ‘non-designated heritage assets’ (unlisted buildings with local heritage interest) within the conservation area make a significant positive contribution to its character and appearance, this includes buildings beyond the conservation area boundary.

A3.4 Significance can be harmed or lost through alteration of a heritage asset, therefore, non-designated heritage assets are protected under the NPPF. The retention of such buildings within any conservation area is preferable to demolition and redevelopment.

A3.5 The following buildings and structures are considered regionally or locally significant either for their architectural detail or for their part of the history of Hanwell (Figure 22) The Hanwell Conservation Area Appraisal provides the opportunity to assess the significance of these buildings and structures and they have been put forward for consideration for inclusion to the districtwide register of non-designated heritage assets, which forms part of a separate process.



The Holt, Main Street, Hanwell

The Holt, part of the Historic Core of the village, probably dating from the 17th century and of group value with statutorily listed properties in this area.



Dairy Farmhouse, Main Street, Hanwell

The Dairy Farmhouse is a high-quality building located at an important point in Hanwell. Adjacent to the farmhouse is the associated barn which forms an important part of the farm complex.



The Old School House, Main Street/Church Lane, Hanwell

The Old School House is a building of social importance for the village and has unique built details. Included is the wall that surrounds the school and contains a stone Celtic cross.



Hazelwood Cottages, Main Street, Hanwell

Hazelwood Cottages, a pivotal set of buildings in Hanwell. The cottages are some of the few remaining thatched properties in the village.



The Moon and Sixpence PH, 9 Main Street, Hanwell

The Moon and Sixpence, is a freehold public house dating from the 17th century; it is a key building in the village.



Holly Cottage, Main Street, Hanwell

Holly Cottage, marked as dating from 1825, this building is pivotal in the streetscape. Unusual for Hanwell part of the building is rendered.



The Dell, Nethercott, New Cottage and Rose Cottage, Main Street, Hanwell

These properties are old farm workers houses once associated with Spring Farmhouse. These distinct cottages are an important part of Hanwell's character and are a positive addition to the streetscape.



The Old Rectory, Church Lane, Hanwell

Historically a Puritan stronghold the Rectory is an impressive building with a close visual relationship with the church and castle. The rear wing is also significant and is included as part of the building.



West Farm

Historic farm complex in the western part of the village, the complex includes converted agricultural buildings, arrow slit windows can be seen in the gable end.



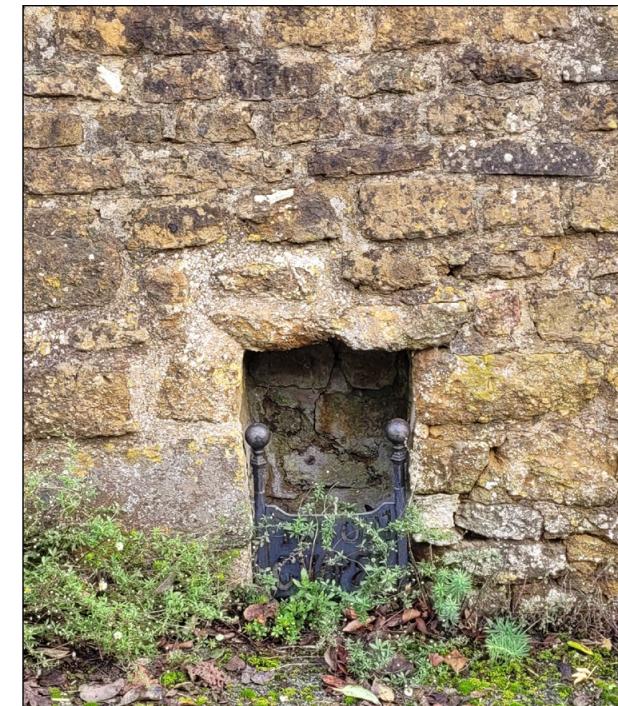
The Old Chapel and Chapel House

The building now two cottages, reported to be the site of the former Wesleyan chapel for the village.



Pump House Hanwell Castle

The building was formerly the pump house to Hanwell Castle, dating to the 19th century and is mentioned in historic documentation relating to the castle and its estate.



Wall and boot scrape

This historic village wall contains a boot scrape. This is an interesting and unusual feature in this location in the village.



The village pump

Traditional village water pump in a prominent location in front of the Old School House.



The Spring

The village spring, dates back to the medieval origins of the village. The surrounding trough is modern however the significance of the spring and its contribution to the village and conservation area is notable.



Stonewalls

Attractive example of local vernacular architecture. With historic stone fabric visible.



Witzend Cottage

Historic vernacular cottage attached to the neighbouring grade II listed building

Appendix 4: Article 4 Directions

This conservation area appraisal does not make any Article 4 Directions but consults on the appropriateness of Article 4's to manage the protection of the significance of the conservation area. Any proposals for an Article 4 Direction would be subject to separate consultation.

What is an Article 4 Direction?

A4.1 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.

A4.2 The effect of these Article 4 Directions is that planning permission is required for developments that would otherwise not require an application.

A4.3 The Planning Portal (http://www.planningportal.gov.uk/permission/responsibilities/planning_permission/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.

How will an Article 4 Direction affect Hanwell?

A4.4 An Article 4 Direction could help to protect the special character and historical interest of the Hanwell Conservation Area.

A4.5 Article 4 Directions cover changes to the front and/or principle elevations fronting a highway, (including an unadopted street or private way, public right of way, waterway or open space). For Hanwell this may include:

- The enlargement, improvement or other alteration to a dwelling house – i.e. changes to windows, doors, door surrounds and window headers and mouldings.
- The removal, alteration or rebuilding of chimney stacks
- Changes to roofing materials and the insertion of rooflights, erection or alteration of fascia boards
- Erection or alteration of porches to the front elevation.
- Provision of hard standing
- The painting of previously unpainted stone or brickwork of a dwelling house or a building or enclosure within the curtilage (the addition of render or stone is already controlled under conservation area legislation)
- Installation of renewable technology including solar panels
- Installation and replacement of satellite dishes and other antennae/aerials
- Erection or demolition of a gate, fence, wall or other means of enclosure within the front garden (or side boundary facing the road).

Appendix 5: Public Consultation

A5.1 Cherwell District Council considers public consultation an important part of conservation area designation and review.

A5.2 An exhibition and public meeting are to be held on 11 February 2026 to enable local residents and those interested to inspect the draft document and talk to the Design and Conservation team and planning colleagues.

Comments on the draft document are welcome, as are suggestions for inclusion or exclusion of areas and/or buildings within the designation.

A5.3 The draft document may be viewed on-line from Cherwell District Council's website  <https://www.cherwell.gov.uk/directory/34/conservation-area-appraisals> or may be inspected in hard copy at the libraries within Banbury or at Cherwell District Council Offices in Castle Quay.

Members of the public who do not have internet access may also request a paper copy of the document either at the public meeting or by writing to the address given in Section 18.

If you need this document in a different language, please contact conservation@cherwell-dc.gov.uk

A5.4 Comments on the draft document are welcome, as are suggestions for inclusion or exclusion of areas and/or buildings within the designation.

A5.5 Residents and members of the public are asked to complete a questionnaire and comment on the draft Grimsbury Conservation Area Appraisal. They are also encouraged to annotate the map to indicate where the boundaries should be changed (if at all) and secondly to make a list of buildings and structures that they would like to see identified as special.

A5.6 Although inclusion into the Register of Local Heritage Assets is not subject to the same rigorous controls as statutory designation, once identified as a local (non-designated) heritage asset the Council has a duty of care, and this is taken into consideration as part of the planning process.

How to contact us

Design, Conservation and Environment Team
39 Castle Quay
Banbury
OX16 5FD

e-mail: Conservation@cherwell-dc.gov.uk
or visit: www.cherwell.gov.uk

DRAE



Cherwell

DISTRICT COUNCIL
NORTH OXFORDSHIRE