Hook Norton
Conservation Area Appraisal

November 2026









Planning Policy, Conservation and Design

Cherwell
DISTRICT COUNCIL
NORTH OXFORDSHIRE

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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 Hook Norton was designated a Conservation Area in 1988. This conservation area appraisal and management plan is the second review of the Hook Norton Conservation Area, and the second appraisal. This appraisal involved a combination of walk over surveys of the area (undertaken in the summer of 2026), 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 no changes proposed to the Hook Norton 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, draft appraisal, and management plan. The public consultation period will run from 23rd November 2026 until 11th January 2027. 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 Banbury and Hook Norton Libraries 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 Hook Norton.

1.7 Hook Norton is one of the largest village settlements in the Cherwell District area and is located within a striking topography on the northern slope of a steep sided valley between Banbury and Chipping Norton. The Village is just to the east of the Cotswolds National Landscape.

1.8 The area has a history of over 1000 years, and the village displays a historic street plan. The present-day village of Hook Norton was believed to historically consist of two settlements, Hook Norton and the hamlet of Southdrop. The remnants of the two settlements are still legible in the character and form of the village.

1.9 The village is made up of a number of 'ends' that are probably medieval in origin, these are East End, Down End and Scotland End (formerly West End). The distinct character of each of these 'ends' is still very apparent.

1.10 The foremost contributor to the character of Hook Norton is the Hook Norton Brewery, physically, socially, and economically. The

prominent 19th Century Brewery building dominates at the west end of the village, but its influence can be seen throughout the area.

1.11 The quarry and associated railway was significant historically to the village. The remains of the railway and the viaduct continue to make a contribution to the character of the land to the southeastern edge of the village which includes open fields between the built-up area and the route of the former railway line.

1.12 The majority of surviving vernacular buildings in Hook Norton are 17th or 18th century in date constructed of the local ironstone. Although these are characteristic of the regional style of architecture associated with the Banbury region the village displays a wide range of domestic architectural detail most notably the uniquely preserved number of outside stair turrets.

Summary of issues and opportunities

1.13 The future preservation and enhancement of the special character of the Hook Norton Conservation Area, will owe much to the positive management of the area by homeowners, landowners, Hook Norton Parish Council, the District Council, the County Council, and service providers.

1.14 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.

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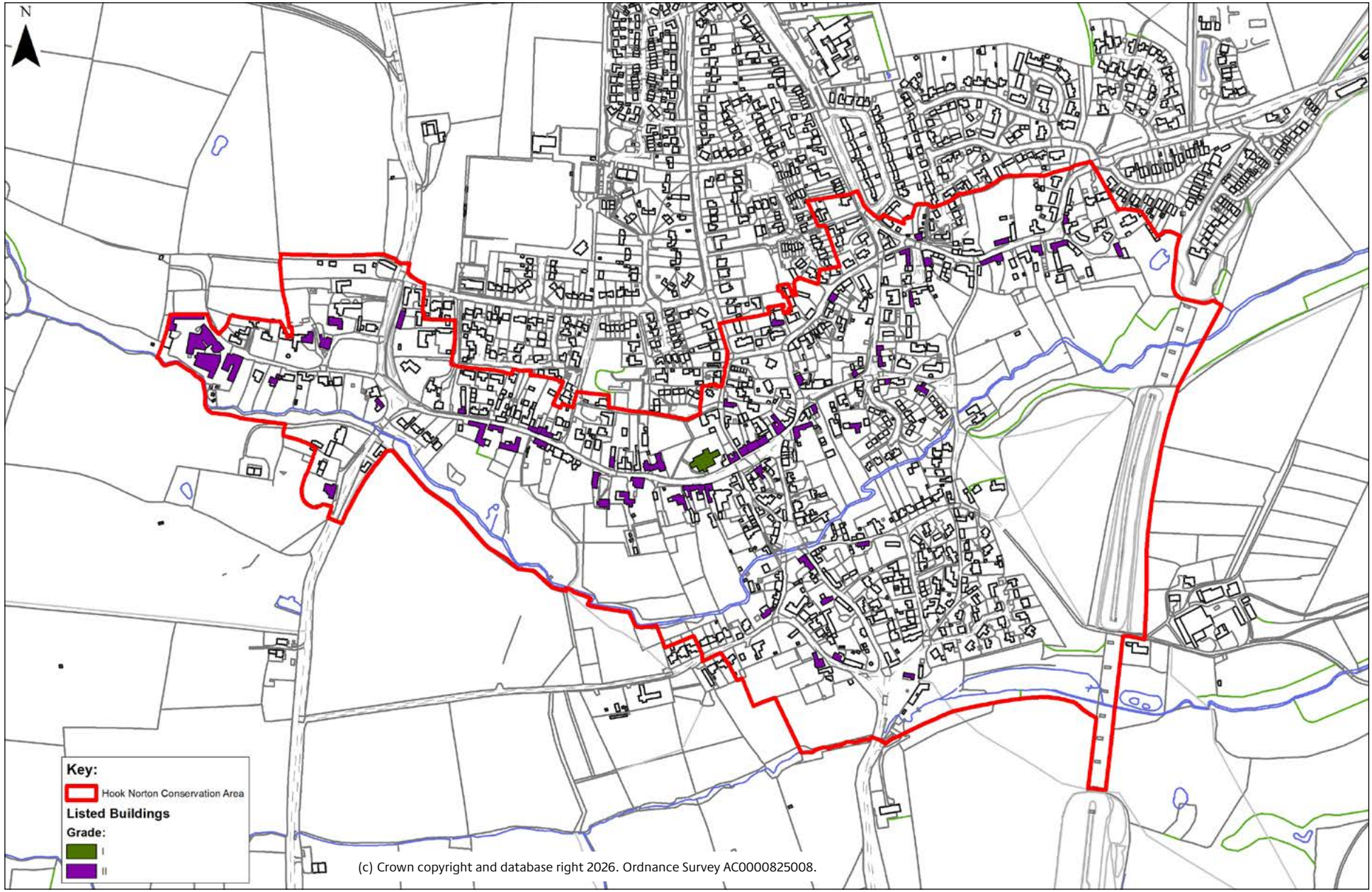
Figure 1. Conservation Area Boundary with Listed Buildings



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', through an appraisal process. 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 including the current Neighbourhood Plan. 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 Hook Norton 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 Hook Norton are shown in Figure 1 and Appendix 2. These include the current designated heritage assets and the existing designated conservation area boundary.

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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 Hook Norton 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. Aerial Photograph with conservation area boundary



3. Location

3.1 Hook Norton is situated 10 miles (16Km) southwest of Banbury. The village is located in a somewhat isolated position away from the principal routes and areas main road network and is instead reached by a number of minor roads.

3.2 In a local context the High Street is the main route through the settlement from east to west. But as the village has a historic polyfocal form there are multiple routes into and out of the village with roads and public footpaths connecting with a number of rural villages in the locality. These include Wigginton, Milcombe, Swalcliffe, Swerford, Great Rollright and Ascott (Figure 4).

3.3 Historically the railway line from Chipping Norton to Banbury ran through the parish (with a station in Hook Norton) however this was closed and dismantled in 1965.

Figure 3. Current OS Map showing the location of Hook Norton.

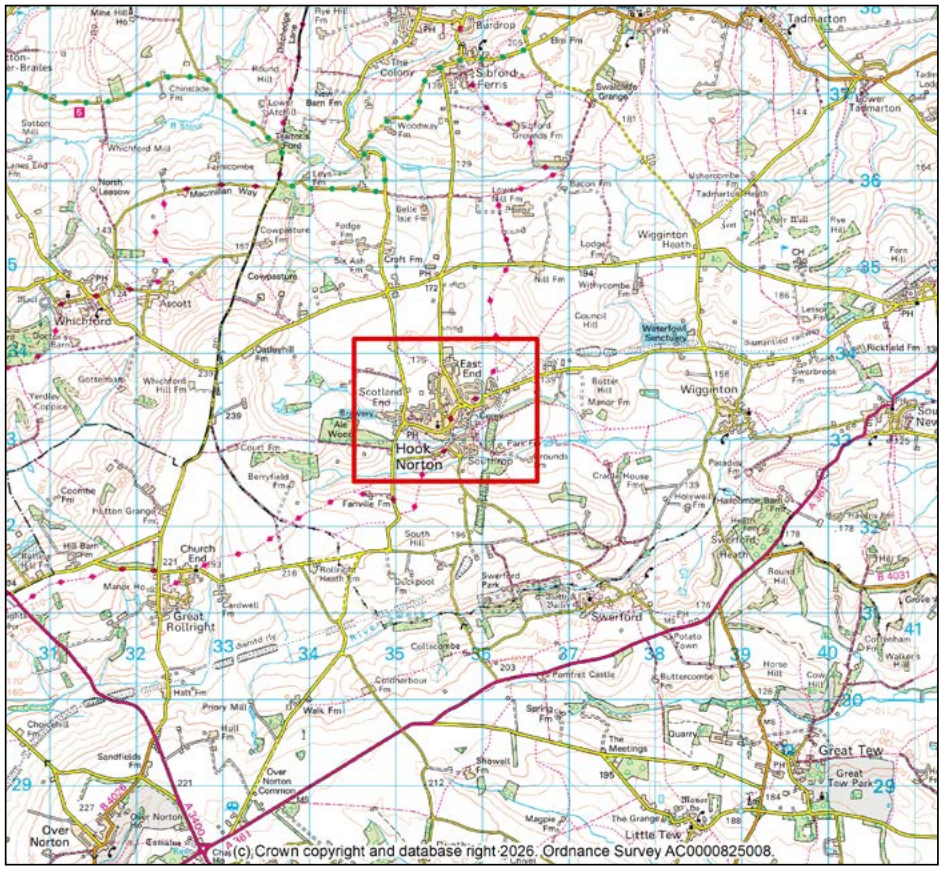

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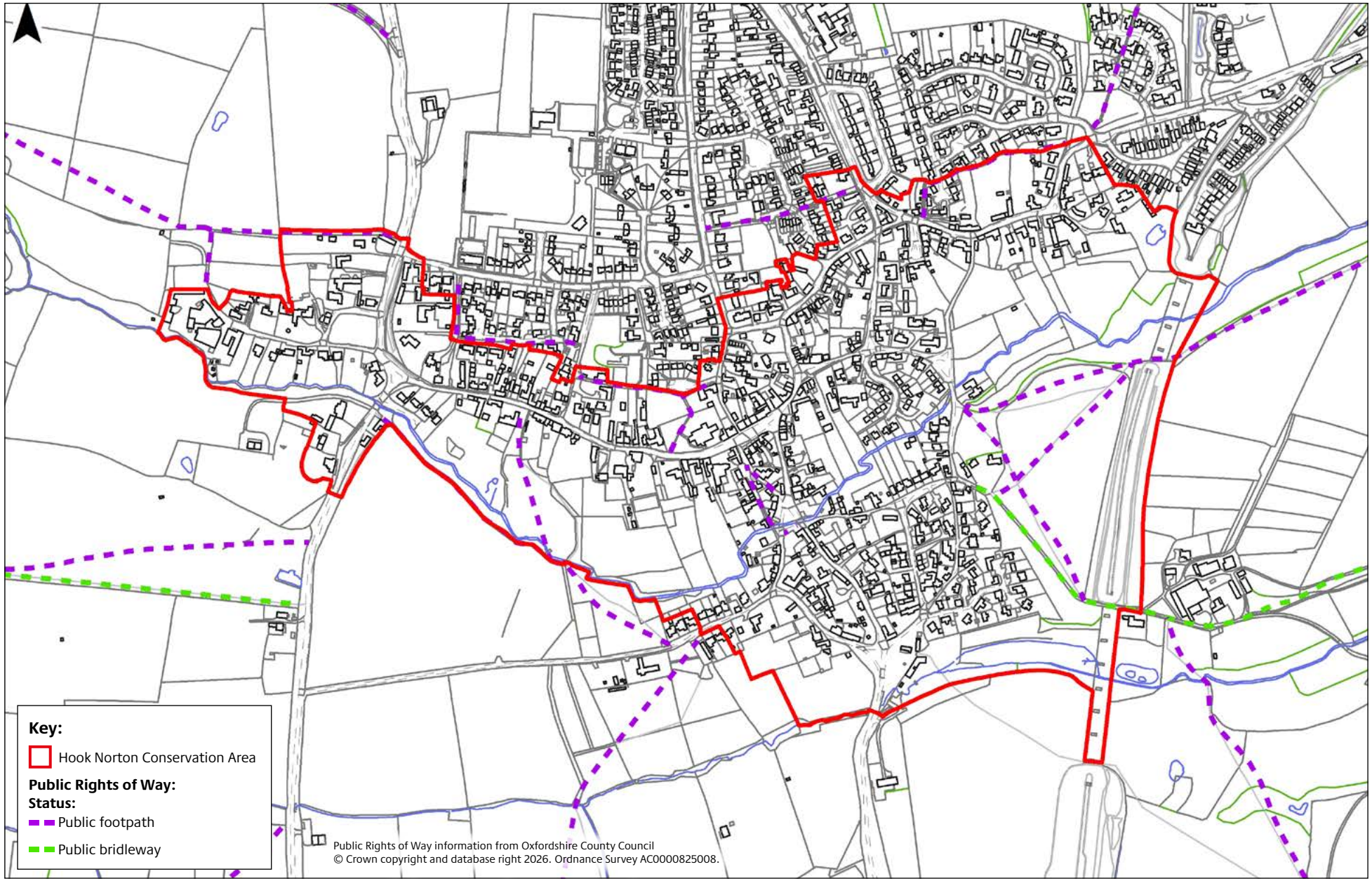
Figure 4. Map with public rights of way



4. Geology and Topography

4.1 Hook Norton village is located in the northwest of the Cherwell District within the Ironstone Hills and Valleys landscape character area. This area has a 'Complex topography, cut through by numerous small streams, including the Rivers Swere and Stour, creates very steep sided valleys with narrow bottoms and rolling, rounded hill lines'. Hook Norton is also located in the Cotswolds National Character Area (Landscape Character Assessment for Cherwell District 2024).

4.2 The geology of the Ironstone Hills and Valleys is Marlstone Rock Formation, an iron-bearing limestone with local sandy deposits, overlaying the Middle and Lower Lias valleys. 'The underlying Ironstone geology produces characteristic iron-rich, red soils'. (Landscape Character Assessment for Cherwell District 2024).

4.3 Hook Norton sits within a landscape characterised by a well-defined pattern of mixed agriculture enclosed by prominent hedgerows and trees with larger arable fields more commonly on the higher ground and smaller pasture fields in the valleys. The built environment within the landscape is largely nucleated villages that are typically linked by straight roads, with many sunken lanes. The landscape type is defined by OWLS (Oxfordshire Wildlife and Landscape Study) as rolling village pastures.

Figure 5. Map with topography

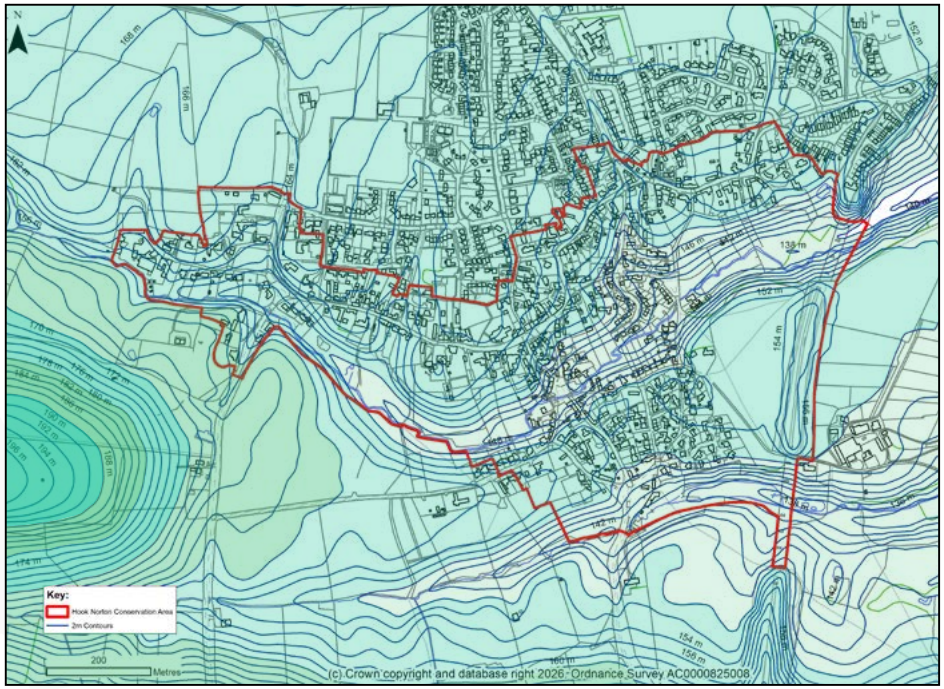
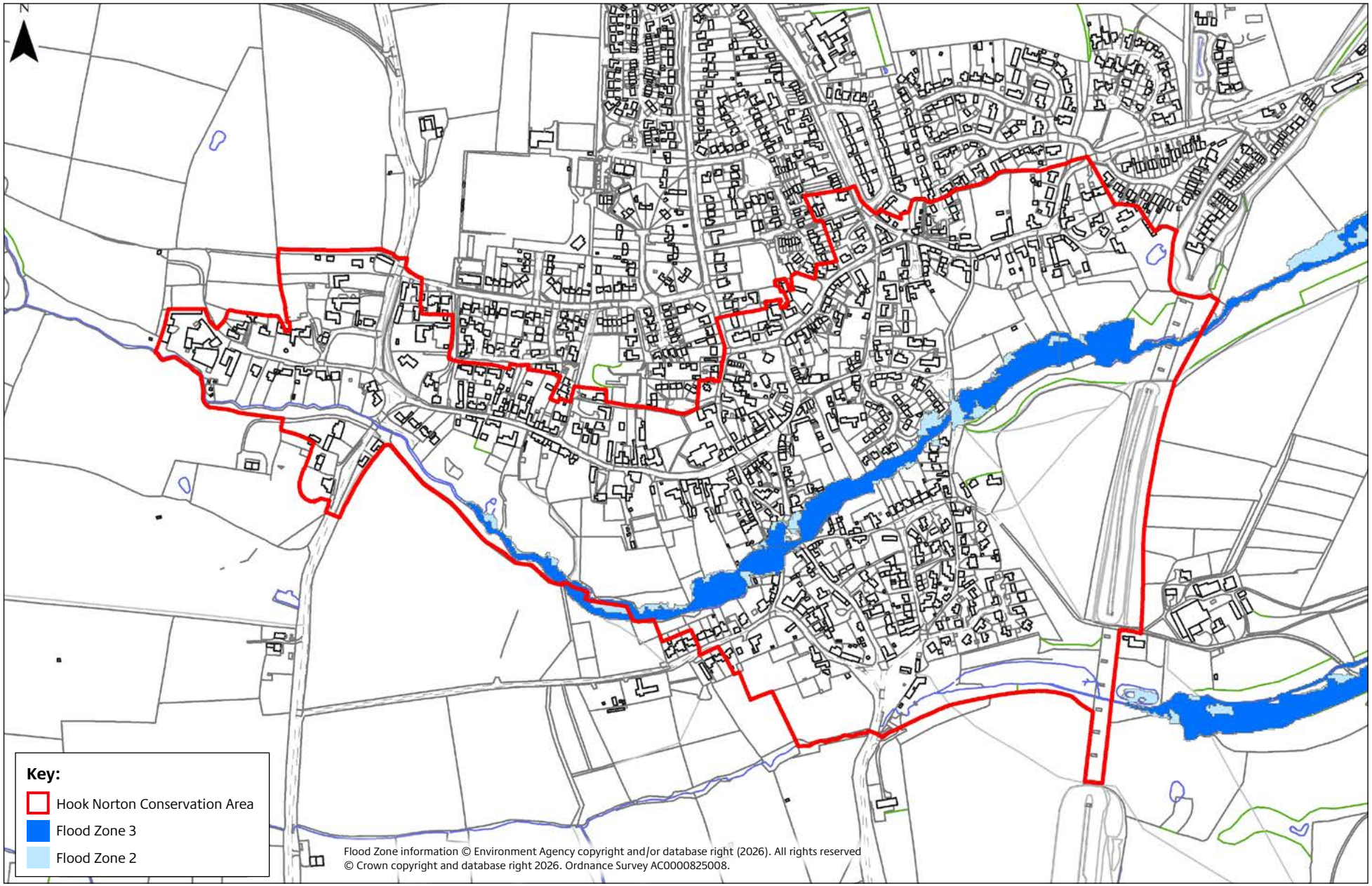


Figure 6. Map of EA Flood Zones



5. Archaeology

5.1 Hook Norton lies in an archaeologically rich area and there are numerous archaeological monuments within the village and the wider area covered by the parish.

5.2 Neolithic and Bronze-age activity is indicated by scattered surface finds; Mesolithic flint has been found within the village and multiple Bronze age flint arrowheads have been found in the countryside immediately surrounded Hook Norton.

5.3 Berryfields outside of Hook Norton to the Southwest is probably the site of the earliest known history of the village. This area contains a possible prehistoric round barrow. Beesley states that a twin-tumulus remains in the area which was formed by the Bretons as a beacon or watch tower, however no trace of this is now visible. There is further conjectural evidence of a possible bronze age barrow located around the Chipping Norton Road on the southwest edge of the village.

5.4 Also outside of the village but to the northeast of the parish is Tadmarton Camp which is the remains of an iron age hill fort.

5.5 Roman coins have been found in Hook Norton. However, the most important remnant of this time is a rare Romano-Celtic brooch of the second century AD, carved to resemble an animal's head. This brooch or fibula was probably used to fasten a cloak and is approximately 5 cm wide. Also, in the area were found sherds of brown ware, iron rings and two skulls buried in an organised rectangular burial.

5.6 Ditches and inhumation features associated with a Roman settlement have been found in East End, further excavation revealed features such as enclosures, buildings and pits extending from the Iron Age to Roman period.

5.7 In the mid 19th century a small Anglo-Saxon coin hoard and two skeletons were discovered in the village. An original letter accompanied by some of the coins (of Alfred the Great) made reference to a mound where one skeleton was found, suggesting a barrow site.

5.8 St Peters church is dated to the 12th century; however, investigations identified 10 phases of development of the church ranging from the C8th to the C20th. A date for the construction of the earlier church prior to 913 is highly probable and may hint at the establishment of a church in the late C7th to C8th when minster churches and lay churches were systematically established across the landscape.

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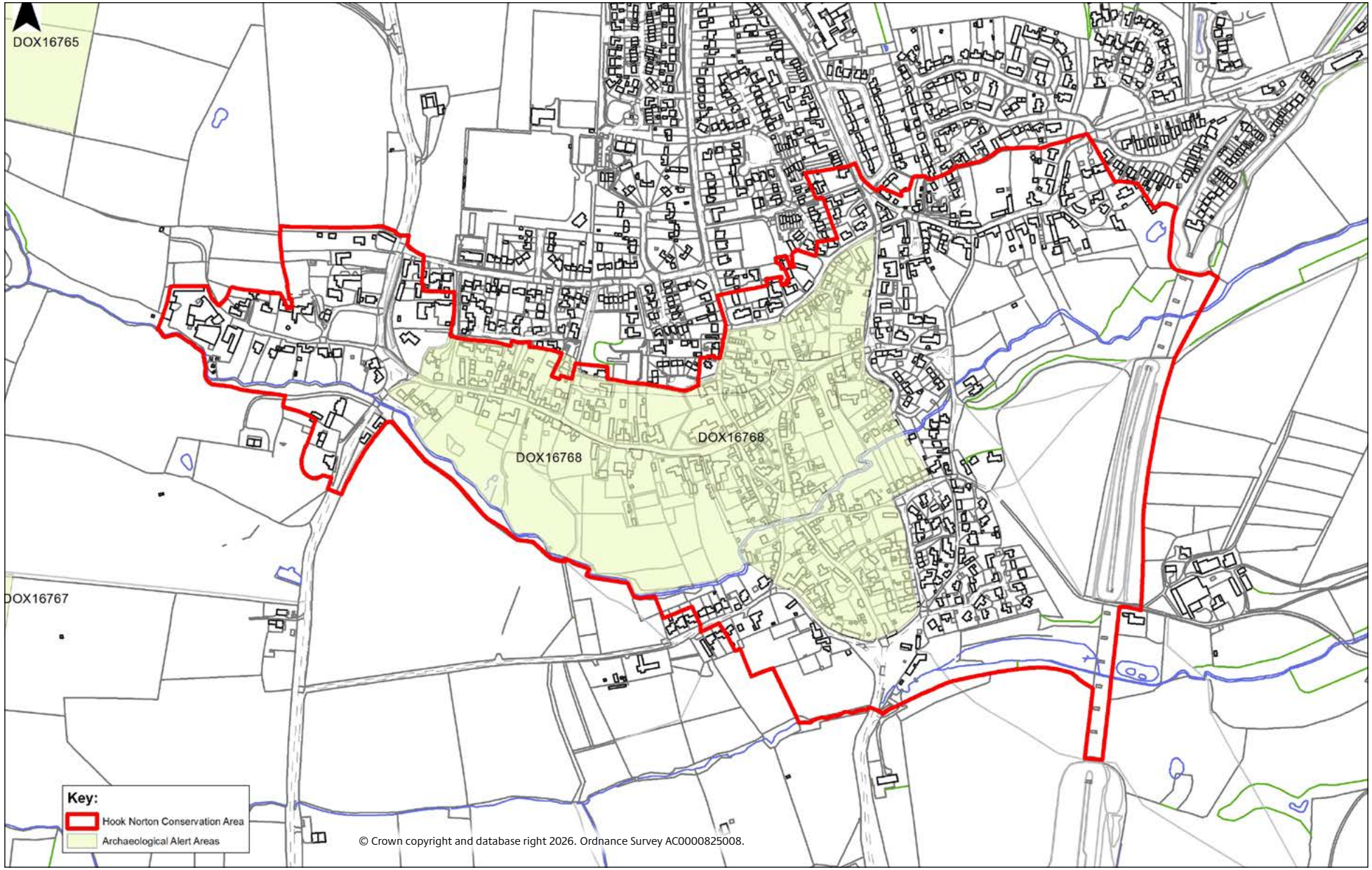
Figure 7. Map showing archaeology



6. History

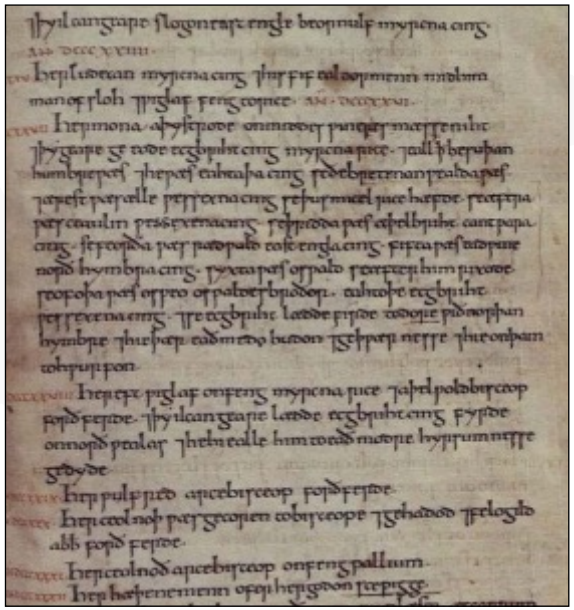
6.1 The Conservation Area Appraisal provides a brief overview of the history and development of Hook Norton. It is not intended to be the definitive history of the conservation area. Further information is in the 2024 Victoria County History 'A History of the County of Oxford: Volume 21 (VCH) and the Oxfordshire Local History Centre.

History

6.2 The village of Hook Norton and particularly the various village 'ends' from which it is made up of are probably medieval in origin. Southdrop was established by the early 13th century, and East End is probably the east part of Hook Norton mentioned around 1260. East and West End (Scotland End) formed distinct parts of the settlement by the 16th century. Down End was possibly named from the 'doun' (hill) in the medieval east field.

6.3 The place name Hook Norton derives from the Anglo Saxon, Hocneratune, mentioned in the Anglo-Saxon Chronicles in 922. It is roughly translated as 'the tun of the people at Hocca's Hill slope', tun being a version of town and Hocca probably a Celtic chieftain of whom no record remains. In the following centuries the name evolved, and a concurrent set of names were given to the settlement. In 1050 Hocceneretune, 1086 Hochenartone, 1216 Hogenarton, 1227 Hokenarton, 1129 Hokenorton 1195 Hokenortun, 1251 Hogenorthon and Hogenortone, 1316 Hoggenorton, 1346 Hognorton, 1535 Hokenorton and in 1655 the name is recorded as Hooking or Hookin Norton.

6.4 In 917 Hook Norton was the site of a massacre of Saxons by the Danes who rode out from Leicester to raid the area. An account of this is found in the Anglo-Saxon Chronicle and Hocneratun is marked on the map of Saxon England. 'This year rode the army, after Easter, out of Northampton and Leicester; and having broken the truce, they slew many men at Hookerton and thereabout.' (Arrowsmith 1828).



Page from the Anglo-Saxon Chronicles

6.5 The next account of Hook Norton appears in Domesday Book of 1086 where the land was recorded as belonging to Robert d'Oilly, a Norman knight of William the Conqueror's retinue.

6.6 In 1180 records show that Osney Abbey acquired two acres of land at Hook Norton. In the dissolution of 1539, the Abbey had become so wealthy it held lands in 7 counties, indeed it had owned land in Hook Norton from its founding in 1129 by Robert d'Oilly II. The Osney deeds show that many field names remain the same from the 12th and 13th century, Prestfelde now Priest Top, Ludewelle now Ledwell meaning loud stream, Mede Furlong now Mead Furlong and Buturhulle now Butter Hill by Manor Farm.

6.7 In 1509 records show that Sir Ralph Verney owned the Manor of Hook Norton. In 1513 the manor of Hokenorton was occupied by Edmund de la Pole's widow Margaret. Thereafter the manor passed to Charles Brandon Duke of Suffolk in 1515 and in 1536 it was inhabited on behalf of the crown by Henry Norreys or Norris. Norreys was esquire to the body of the king, a respected position within the royal household, and in a bizarre series of events was sent to the tower of London and executed, with Anne Boleyn, accused of being the father of Elizabeth I.

6.8 There is no mention of the 1665 plague in Hook Norton's history, but some local history (Dickins, 1928) locates a plague pit at the north side of the churchyard.

6.9 Unlike some nearby villages such as Bloxham, Hook Norton does not appear to have had clear loyalties in the Civil War. There are records of some villagers who made payments to the King but also of those who refused to fund either side.

Population

6.10 In 1086 Hook Norton was held for the King by Robert d'Oilly and had a substantial population of 79 tenant households and 5 slaves. In the years up to the early 14th century only modest population growth is implied, however in the early 14th century taxation lists suggest that Hook Norton remained amongst the hundreds most populous parishes. In 1524 there were 40 taxpayers in Hook Norton and 5 in Southdrop. Parish registers suggest a growing population in the later 17th and 18th centuries.

6.11 The 19th century saw a rise in population from 1351 in 1821 to 1525 in 1841. The numbers then fell slightly by 1881 reflecting emigration. Slight changes in population both up and down continued until the 1970's and 80s when the population started to slowly increase. In 1981 the population was 1656 but by 2011 this had increased to 2117. Further increases continued driven largely by housebuilding and in 2021 the population of Hook Norton stood at 2355 people.

Agriculture

6.12 Until enclosure in 1774 almost three quarters of the parish was extensive open fields including meadows and commons, these were well established by the 12th century and were probably already taking shape before 1066.

6.13 In 1086 Hook Nortons large manor had arable for 30 plough teams and extensive grassland comprising of meadow and pasture. The arable was intensively cultivated and in the 12th and 13th centuries cereal crops included wheat, barley, rye, oats and pulses. Field names indicate the cultivation of flax and stream side withies.

6.14 From the 16th to 18th centuries farming was based around a smaller number of larger farms and numerous smaller holdings. These were both freehold and leasehold and until parliamentary enclosure most were open field strips.

6.15 The agricultural depression in the latter part of the 19th century led to a fall in rents although the established pattern of stock and crop farming continued there was also an increase in permanent pasture. Livestock (mainly sheep) marketing was helped by the arrival

of the railway in 1887; however, livestock transport fell away in the 1930's. By the 1940's the area had mainly tenant farms and during the late 20th century land became concentrated in fewer hands.

Industry

6.16 Until the 19th century the parish supported a predominantly agricultural community this changed with the opening of the brewery and the railway coming to the village. Hook Norton Brewery originated in a farm and maltings in Scotland End, here John Harris started brewing beer commercially by 1852 and due to the use of advanced techniques to maintain quality, despite its rural location the brewery prospered.

6.17 Further success was achieved under the management of John Harris's nephew Alban Clarke with the raw materials supplied from the farm run by John's son. By 1888 the three pubs in Hook Norton were all tied to the brewery although most of the beer was still sold to free houses. Transport was by dray but by the late 19th century the brewery made use of the railway. Rising sales in the late 19th century led to major investment and a new business structure.

6.18 After the second world war there was a decline in business for the brewery, but the later 20th century saw a revival in the popularity of real ale. In 2023 the brewery was one of the 30 or so family-owned breweries still remaining in England and the site now includes a shop, café, visitor centre and meeting rooms. The brewery is still owned by the original Clarke family.

6.19 In 1869 it was noted that there was limestone and ironstone in the parish and Hook Nortons Ironstone quarrying along with Adderbury very quickly became the most extensive form of mineral development in Oxfordshire. The extension of the railway facilitated large scale ironstone extraction from 1889 by the Hook Norton Ironstone partnership. However, the business closed in 1903 as a result of reduced orders and high extraction costs but was survived by two smaller quarrying businesses. The quarrying subsequently changed hands again, but reduced demand led to a fall in output in the 1920's and 30s. After a brief revival during the second world war, production ceased completely in 1946.

Commerce

6.20 The retail sector in Hook Norton was significant and varied. In the early 13th century, a weaver and butcher were mentioned and rural crafts such as smithing, sawing, small scale brewing and barrel making were suggested. In 1438 a weekly market and two annual fairs were granted and by the 16th Century there were several stalls close to the churchyard. The marketplace is believed to have been situated just outside the churchyard in front of the Sun Inn. The earliest fairs and markets were actually held within the churchyard, but this was banned in 1230 by the Lincoln Diocese, who controlled this area until the creation of the Oxford Diocese in the 16th century.

6.21 By the 1660s the village supported tanning, weaving, shoe and glove making, tailoring, as well as a carpenter, mason and glazier. There was also a butcher, baker and two maltsters (supplying beer). The market had apparently ceased by 1689 although annual livestock fairs continued until the 19th Century.

6.22 In the 18th century besides the craftsmen the village had a couple of shopkeepers, and by the mid-19th century there were a number of tailors, shoemakers, drapers, grocers, bakers and butchers plus other retailers.

6.23 In the 1930's there were still numerous traders in the village and this continued, in 1966 these were located on High Street similar to the situation today. Although many small village shops suffered with the increasing popularity of the supermarket in the 20th century, in 2026 Hook Norton retained its shop and post office and a butcher.

6.24 In the 18th Century there were four to six licensed premisses within Hook Norton including (in 1790) The Sun, The Bell, The Fox and Hounds and the Pole Axe. By the end of the 19th Century there were five pubs including the Railway Hotel and the Pear Tree Inn which is believed to date to around the same time as Hook Norton Brewery. The Gate Hangs High Inn (outside the conservation area) is a 17th century building that is well documented, its name probably coming literally from 'a gate at this point that blocked the road'. The inscription over the door reads the 'gate hangs high, and hinders none, refresh and pay and travel on'.

6.25 A less usual business located in Hook Norton was a private asylum. In the 19th century there was a licensed Asylum for paying patients at Bridge House. The Asylum housed 109 people in 1851, Bridge House housing the staff and wealthy patients while red brick cottages behind contained the poorer and more dangerous patients. The Asylum was closed in 1854 when the county Asylum was built but the name remains in the form of Asylum yard.

Religion

6.26 Hook Norton had its own church by the 11th Century and possibly earlier. Robert d'Oilly gave the church to Osney Abbey around 1129 so it is possible that the church hosted a collegiate body of clerics in the 12th century. This however had been disbanded by 1200 and until the early 16th century the cure was served by vicars. Subsequently the church and manor were given to the Bishop of Oxford in the 1540's. The Reformation as elsewhere changed the religious landscape with the curate Edward Goodman (1558-1575) subscribing to the Elizabethan protestant settlement. There was a lack of regular provision by the late 1750's and the number of Anglican communicants fell. By 1854 the congregation had again increased and in the 1920s collaboration with other denominations was evident. The 20th Century saw decline in regular church attendance and the church started to be opened for a range of other events. The medieval dedication of the church was to St Mary, the present dedication to St Peter is only recorded from the 18th century.

6.27 Nonconformity flourished in the 18th Century. Hook Norton has a history of religious dissent that gave it the character of an 'open' village, with a range of landholding, occupations and religious allegiance and with no large manor or ruling family. The 'Old dissent' is represented by the Baptists who had a congregation as early as 1644 and still have a presence in the village. The Quakers opened a meeting house in 1705 which was used by the Primitive Methodists after their dissolution in 1880. Wesleyans met in the village in 1794 before moving to a building in Down End, finally constructing the Chapel in Chapel Street. Other smaller groups also appeared, amongst them a Zion Strict Baptist Chapel and an attempt to set up a mission by two Salvation Army members.

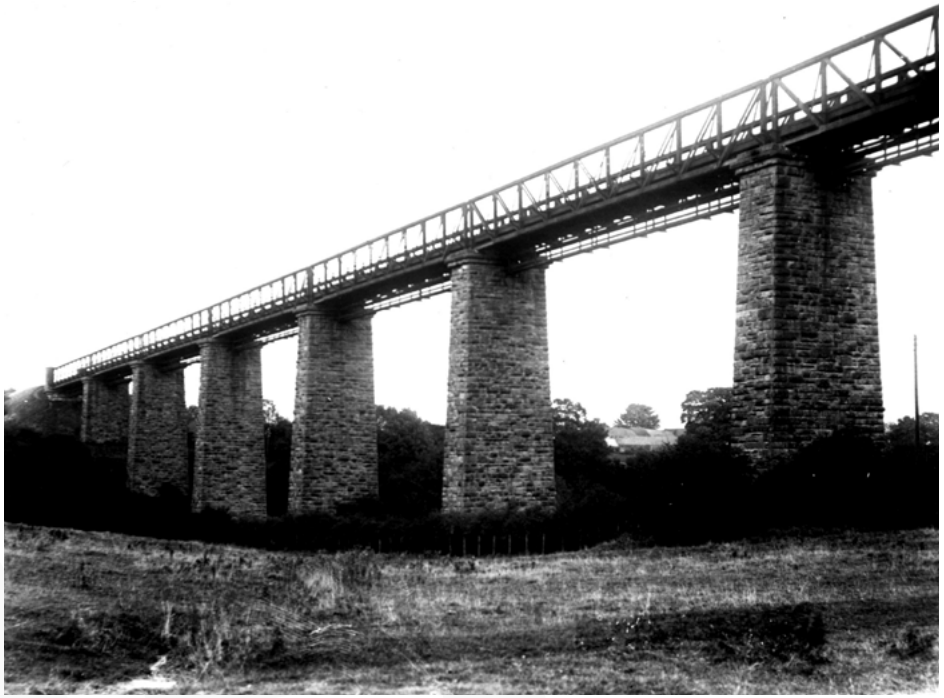
Education

6.28 A Hook Norton School master was mentioned as early as 1592 and in 1683 there was a 'young man' who taught Children to read. From 1739 a charity day school was held in the north transept of the church, this was discontinued in 1799 but was reinstated before 1819. By 1831 the day school was affiliated to the National Society, and a new school building was opened in 1856. Although a shortage of funds meant no master was appointed until 1861. By 1899 the school was overcrowded and the education department ordered its temporary closure. As a result, a new infant premises was added. By 1919 the National School was one of Oxfordshire's worst for attendance but during the Second World War the school provided education for evacuee children. In the post war period the increase in pupils meant the school struggled for space and in 1971 it moved to Watery Lane. A new purpose-built primary school was opened on Sibford Road in 1993.

Transport

6.29 The Hook Norton section of the Banbury/Cheltenham railway line was opened in 1887. Its primary purpose was to transport iron ore to Wales and bring back coal. The route, close to the iron deposits in Hook Norton resulted in the necessary construction of a tunnel, deep cuttings and viaducts. This took four years to construct, requiring the workers to dynamite the ironstone and create the huge limestone viaducts.

6.30 The passenger service originally comprised of four trains a day each way to Banbury and Kingham, this increased to six by 1907. The station site was in what is now Austin's way and opened in 1887, closing only 70 years later in 1957. Overall, the line was little used and was closed to passengers in 1951 and to freight in 1963. The line was dismantled in 1965 and the viaducts that had cost several men their lives to build were removed as they were deemed dangerous. Hook Norton cutting and banks were designated a Site of Special Scientific Interest (SSSI) in 1971 and in 1988 this part of the village was first designated a Conservation Area.



Railway Viaduct

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7. Historic Maps and Photographs

Figure 8. 1875 - 1887 Map scale 1:2500

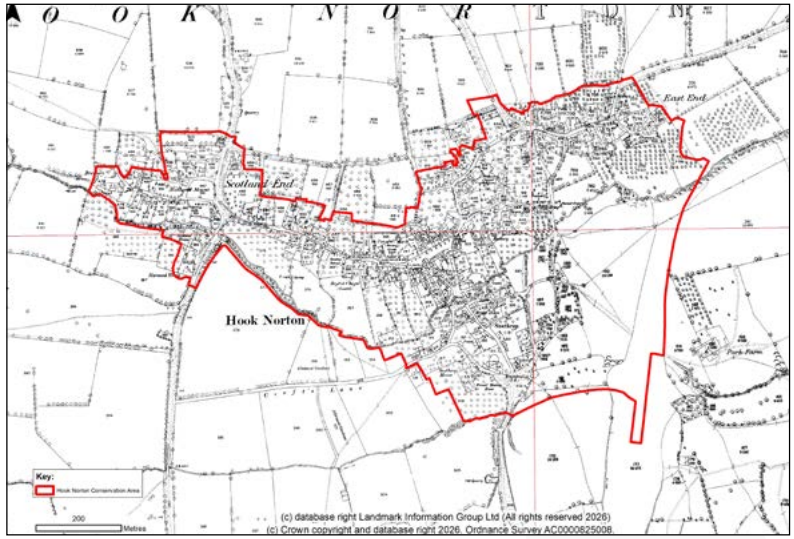


Figure 9. 1899 - 1905 Map scale 1:2500

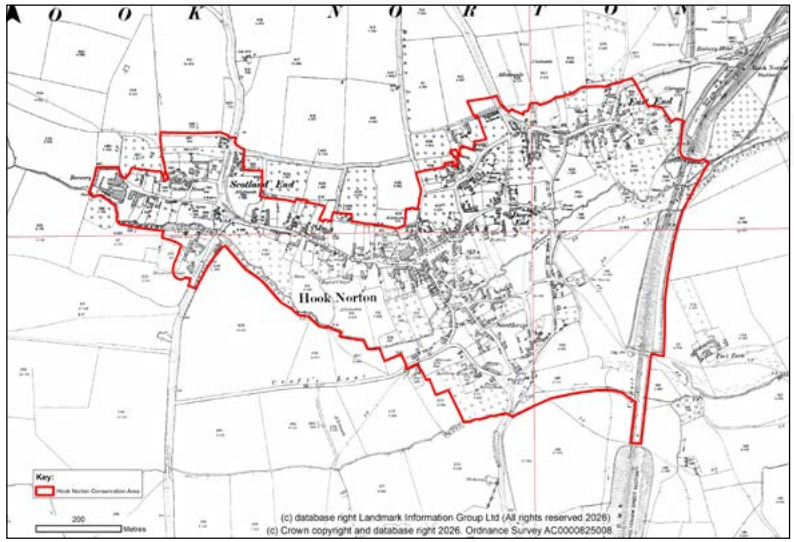


Figure 10. 1913-1923 Map scale 1:2500

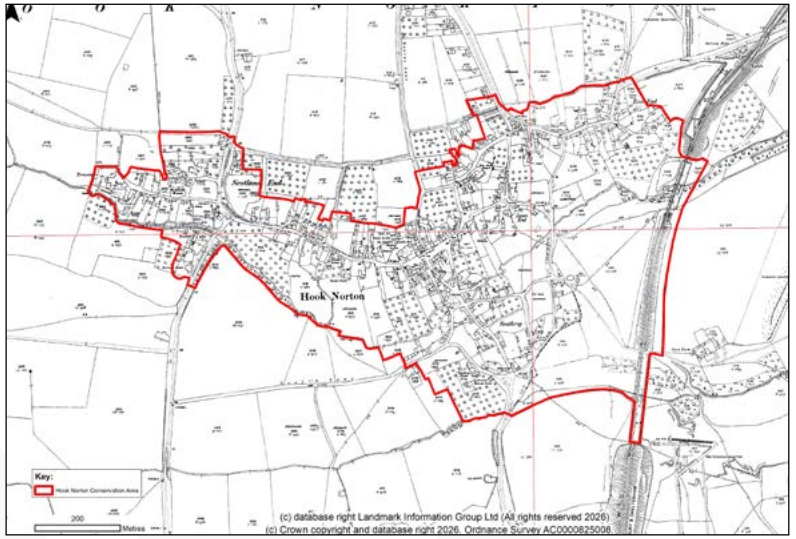
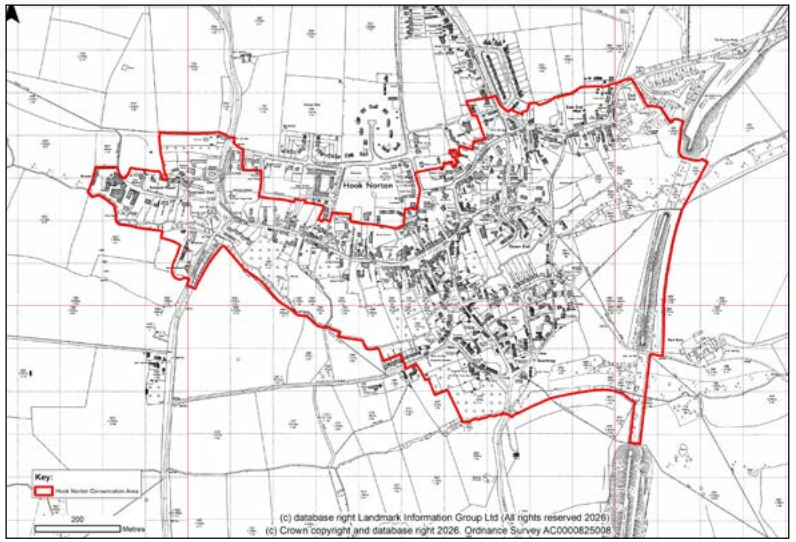


Figure 11. 1971 - 1974 Map scale 1:2500



Junction of East End and Station Road





St Peters Church





Hook Norton Brewery from Brewery Lane





Hook Norton Brewery from the rear





Netting Street looking East





Down End





High Street Looking east



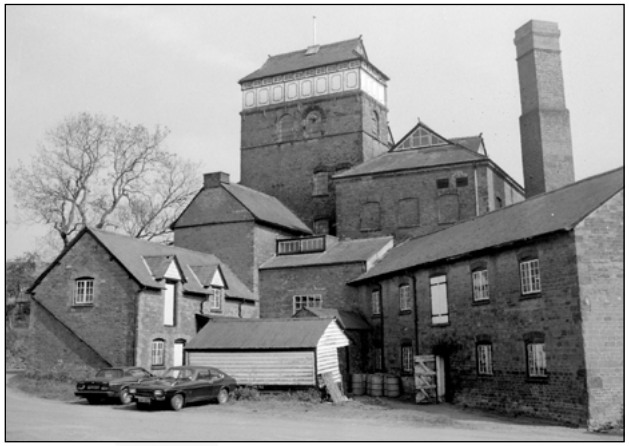


Bell's Lane looking south towards Well Bank





Hook Norton Brewery from the courtyard





High Street from Bell Hill





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8. Architectural History

General summary

8.1 The village is indicative of the Banbury area with a distinctive regional style of domestic architecture, notable for its remarkable homogeneity in terms of material and character. The 16th and 17th centuries were a period of major building activity throughout Oxfordshire. In the 16th century, the booming wool trade ensured that the Banbury area was ranked as the second richest county in England. This gave rise to a number of yeomen farmers who built farmhouses an architectural type that can be found in Hook Norton. From the end of the 17th century the decline in prosperity and importance of Banbury left the region with amazingly undisturbed vernacular architecture.

8.2 The 18th century saw a change in the appearance of villages as many fine 17th century yeomen's houses were subdivided into single-cell cottages and cottage terraces were built between detached dwellings. Although more recently the trend has been to reverse this, creating single houses again, this is still visible within Hook Norton.

8.3 The scarcity of timber in the region and as the state of the roads prevented the importation of other materials most houses were built of locally quarried stone. Therefore, the local iron stone is the main building material within Hook Norton. The poorer quality of this stone in comparison to Oolitic limestone has resulted in simpler windows, lack of stone door-heads and a lower number of dormer windows, stone chimney stacks and finials. The fissile nature of the stone has also led to a building style defined by long narrow courses.

8.4 The numerous external stone stair turrets that can be found throughout Hook Norton are a special historical architectural detail. In appearance these can be mistaken for masonry associated with bread ovens, however they function as additional space for staircases. Although this is not unique to Hook Norton the number found within one settlement is unusual. Another piece of architectural history visible in the village is the effect of Elizabethan window tax which resulted in some windows being blocked up to avoid taxation.



Manor House

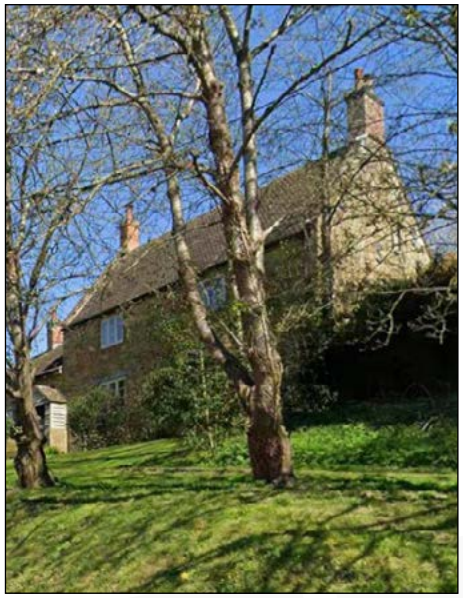
8.5 Since the 10th Century there is believed to have been three different manor houses in Hook Norton. The d'Oilly Manor House called 'Court Place' in 1521 stood North of the church between Watery Lane and what was later to be called Queen Street. This building was still standing in 1551 and Charles Brandon claimed to have spent a significant sum of money on it. It is not possible to say exactly when this building was demolished but it is suggested that this could be as early as 1554 but certainly before 1662. This left an area of closes that now contain modern housing.

8.6 The Abbeys Manor House presumably used for estate administration existed by 1185. By the early 14th century, the complex included a great barn and two other barns. In 1650 the site contained a large garden, orchard and pasture. The house was said to be a stone building with 'many fair and useful rooms.' Later the building was occupied as a farmhouse and was demolished between 1794 and 1801.

8.7 Today 'The Manor House' is located on Netting Street and is considered to be a grand 17th century building. In the 17th century this Manor House belonged to the Austin family. The datestone 1636 with crest is attributed to Robert Austin who is recorded as rebuilding his house at this time. (Wood-Jones, 1963) (Dickins, 1928).

Farmhouses

8.8 The Farmhouses within Hook Norton are largely located on the edges of the village dating to the 17th century with 18th Century additions and alterations. Their plan forms tend to be 3 unit plan with the occasional L-plan. Grouped together at the western end of the village (Scotland End) are Scotland House, Harwood House, Brooklyn Farm and Claybank Farmhouse, these are constructed of the traditional ironstone. To the east end of the village is East End Farm formerly known as The Pottery which is unusual as two thirds of the front elevation has ironstone banded with limestone and it has a crenelated parapet.



Claybank Farmhouse



Brooklyn Farm



East End Farm

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Houses and Cottages

8.9 There are a large number of vernacular stone-built houses of 17th and 18th century date throughout Hook Norton. There are no known pre 17th century houses remaining within the settlement although many existing houses likely sit on earlier plots. Dispersed within the many modest cottages are a number of larger more ornate houses, these often but not exclusively sit back from the road. Examples include Hook Norton Manor, Priestfield House, The Paddocks and Redlands.



The Paddocks



Redlands

8.10 The historic houses are constructed almost entirely of the local ironstone and are of substantial build with simple detailing. There are pockets of modern 20th and 21st century development and infill plots. These properties are also largely constructed of local ironstone, but brick has been used in the many 20th century infill bungalows found throughout the village and the development at Well Bank.



Vernacular Cottages High Street



20th century bungalow

Public Houses / Inns

8.11 There are two public houses within the conservation area. The Sun Inn is located on the High Street in a historic position opposite the church. This location is a wider part of the High Street traditionally used to house the market or village festivals. The building is 18th century in date and constructed of the local ironstone, the building was once two pubs and stands set back from the road.

8.12 The Pear Tree Inn is located at the western end of the village and is the closest Inn to the brewery. This is a pivotal building that stands at an important village junction. Dating from the 19th century it was probably constructed in the same period as the brewery and was in fact the first pub tied to the brewery in 1869.



The Pear Tree Inn

Church

8.13 St Peters Church is the only known surviving medieval building in Hook Norton. It is located in the centre of the settlement slightly elevated from the road. The Church is 12th to 15th century in date and incorporates fragments of a late 10th or 11th century predecessor. The building is architecturally and historically interesting, with an impressive Norman chancel and round headed windows to the north and south. The church also has fragments of 15th century wall paintings and a font which is a mixture of pagan and Christian imagery, dating to the 11th century.



St Peters Church

Chapel

8.14 The Baptist chapel located where High Street turns into Netting Street is part of a group of institutional buildings added to the village in the 18th and 19th centuries. The chapel dating to 1787 sits back from the road and is constructed of ironstone with a hipped roof and two rounded arch windows. The Chapel is adjacent to the Tudor style Baptist Sunday School of 1873.



Baptist Sunday School

School

8.15 The village school located on the north side of the High Street was built in 1854-55, a National school by E G Bruton designed in the gothic style. The building features a prominent chimney stack and has an attached school masters house. The building is today used as the village library.



School



Infant School

8.16 To the rear of the school is an additional school building that first appears in 1922 OS map as 'infant school'. This building was associated with the main school and was commissioned in the late 19th century due to overcrowding of the main school. In 1941 the building is recorded as being used as a rest centre for soldiers. Today this building is a nursery serving the village.

Memorial Hall

8.17 The War Memorial Hall located on Chapel Street opened in 1922, to commemorate the First World War. The building is constructed from concrete, and was part of a Masonic initiative, with a member of the Masonic lodge laying the first stone. Today the building is used as a 'village hall' for community use.



The Memorial Hall

Railway

8.18 The Hook Norton railway was a single track branch line constructed in the 1880's as part of the Banbury to Cheltenham railway line. The line took four years to construct and included two huge limestone viaducts, one to the north with 5 piers and one to the south with 7 piers. As well as providing a limited passenger service the main purpose of the railway was to carry the locally quarried ironstone.

8.19 The tracks and infrastructure were dismantled in the 1960's however the disused route is still identifiable today and the surviving viaduct piers can be seen from the village and form part of the conservation area. Part of the site is now also a nature reserve.



Viaduct Pier



Viaduct Pier

Brewery

8.20 Hook Norton Brewery is one of the key buildings in the settlement. The current brewery building was constructed in 1898 by William Bradford of London and incorporates the earlier brewery of 1872. The other buildings on the site, the Malthouse (roofed in stone slate in diminishing courses), Office block and Stable block (with arched blue and red brick voissoirs) were all built in the late 19th century. The Brewhouse is a six-storey building and the Office block and Malthouse are two storeys plus attic.

8.21 The brewery building is in three parts. The copper house has cast iron glazing bars and chamfered stone lintels. The tower brewery has machiolated stonework, cast-iron panels and mock timber framing and finally the fermenting house which has windows with wooden glazing bars and stone sills. The doorway to the steam engine house has stone architraves and a scroll pediment. The brewery was described by the architectural writer John Piper as 'an extraordinary essay in brick, ironstone, slate, weatherboarding, half-timber, and cast iron'.



Brewery

Stair Turrets

8.22 An important architectural feature of Hook Norton is its outside staircases (sometimes known as caracoles), of which there are more than twelve mainly in East End and Down End. They are semi-circular stairs rising one level before beginning again for the second flight. Some are covered by the existing roof being pulled outwards, while others have their own separate roof of tile or thatch.





Stair turret

Coronation Bus Stops

8.23 There are two bus shelter in the village that were built to commemorate the 1953 coronation. The bus shelters are simple structures but have a commemorative plaque to the front. These bus stops mark a significant historical event, but also are evidence of a time when private cars were much rarer, and when there was a greater reliance on public transport.



Coronation bus stop

9. Character and Appearance

Settlement pattern

9.1 Hook Norton is a large polyfocal village that still retains its historic street plan. The overall street pattern is thought to have been broadly established by the 12th or 13th centuries. The village sits on the northern slope of a steep sided valley and retains its historic spine in the form of High Street and Netting Street. Downhill to the east High Street leads to Down End and East End and to the west Netting Street leads towards Scotland End.

9.2 The settlement is made up of various Ends; these appear to have been well established by the later Middle Ages. On the south side of the settlement is historic Southdrop, this is separated from the village by a stream and although has been absorbed into the village of Hook Norton was historically a separate Hamlet.

9.3 High Street/Netting Street run to the north of the conservation area following the historic main route through the village, however many roads and lanes run off of this main route. These roads and lanes are enclosed and narrow in places but open out into wider lanes elsewhere. The roads or lanes usually converge at one of the multiple green junctions found throughout the settlement. These historic green junctions result in a relatively unique village layout.

9.4 Modern mainly 20th century development can be seen in the modern road layouts that form closes accessed from the historic lanes and junctions.

Land use

9.5 The land use throughout Hook Norton is predominantly domestic, but there are commercial uses centred around High Street with a shop/post office, a butcher, two public houses and a dentist. There is also a range of institutional uses including a church, chapel, memorial hall, a nursery and a library. There is open space and woodland to the south and west. Hook Norton Brewery has a significant presence within the village and uses a notable amount of land. The Brewery has influenced the physical and social development of the settlement since its construction in the 19th century.

Building age, type, scale and massing

9.6 The buildings in Hook Norton predominantly date to the 17th and 18th century, and although these historic buildings consist of many small cottages, there are also a number of well-built Yeoman's houses as well as Hook Norton Manor. The buildings are predominantly of two storey construction and of domestic scale, although there are an isolated number of three storey buildings, and single storey 20th century bungalows are interspersed throughout the village. The notable exceptions are the buildings associated with Hook Norton Brewery dating to the 19th Century and the prominent St Peters church.

Construction and materials

9.7 The historic properties within Hook Norton Conservation Area are, almost all constructed of the local ironstone. The detailing is kept very simple as the stone is not of high quality for architectural detailing but the use of limestone for detailing and some limestone and ironstone ashlar can be found. With the exception of the brewery,

church and school/library the buildings are of simple, vernacular, rectilinear construction..

9.8 There are a mixture of materials used on the roofs, predominantly Welsh slate with some thatch and limited stone slate, clay and concrete tiles are also found.

9.9 In terms of building materials the notable exception is the few 20th century developments where brick has been used.

Means of enclosure

9.10 The main boundary features are stone boundary walls, and these are many. These walls vary from dry stone walls to mortared construction and usually have one of three types of coping, mortar coping, flat stone coping or vertical stone coping. There are also a number of mature hedges and some limited examples of iron railings.

Trees, hedges and green space

9.11 The green junctions dispersed around the village provide pockets of green space. The cemetery and the land to the south of High Street that slopes down towards the stream also provide an open green character. But most significant is the area of the dismantled railway with the woodland and nature reserve located within it. There are a number of public footpaths crossing the green space.

Carriageways, pavements, footpaths

9.12 The principal road through Hook Norton is still evident and the many roads that lead off of this main route vary in size from enclosed narrow lanes to wider more open lanes. The main road surface throughout Hook Norton is tarmacadam and where they exist the kerbs tend to be concrete.

9.13 The pavements tend to be to one side of the road only and many of the roads have no pavements. The pavement material is mostly tarmacadam with concrete kerbs but there are examples of granite, and blue engineering brick kerbs.

Key Views and setting of conservation area

9.14 Hook Norton has been subject to a considerable amount of development throughout the 20th century and further pressure for development has come in the early 21st century. Much of this housing development is located to the north of the conservation area. The conservation area retains its rural setting to the east and west and to the south, this is of particular significance as it contributes to the character of the settlement.

9.15 Views in and out of the conservation area are limited by later development to the north, but there are a number of key views out from within the settlement particularly to the east. These are detailed within the individual character areas. Views of the church and brewery are of particular significance as these are key landmarks within the settlement.

Features of special interest

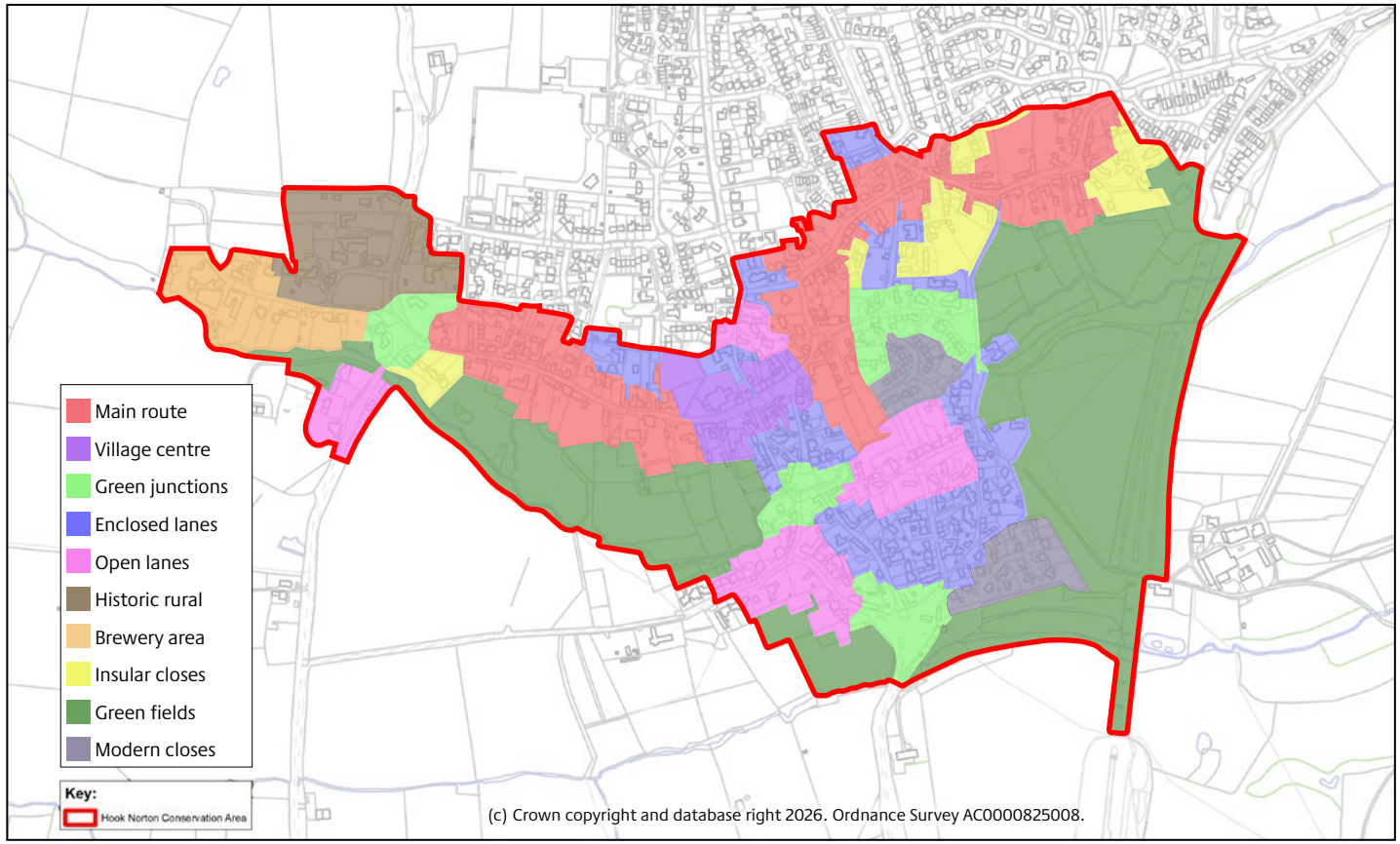
9.16 An important architectural feature of Hook Norton and one that contributes to its unique character is its outside staircases. There are more than twelve of these throughout the village and because of their abundance and unusual appearance, often located on the front elevation they are considered to be a feature of special interest.

9.17 The brewery complex due to its survival largely in its original 19th century form and the social and cultural contribution it makes to the history of the village is also considered to be a feature of particular special interest.

Characterisation

9.18 Hook Norton is a complex and varied settlement with many different zones which have a range of character types within each character area. These zones have individual characteristics, but the character of the wider area is often consistent. For example, the 'village centre' zone and part of the 'main route' zone both make up the High Street/Village Centre character area and the 'brewery' zone along with the 'historic rural' zone both contribute to the character of the western end of the village or the Brewery/Scotland End character area. Within each character area the street patterns do vary, the routes often move seamlessly from a zone with 'enclosed lanes' to a zone with more 'open lanes' and converging at a 'green junction'. The detailed characterisation and character types are represented visually in figure 12.

Figure 12. Character Types



10. Character Areas

Hook Norton Conservation Area is divided into six broad character areas

Figure 13 Character Areas

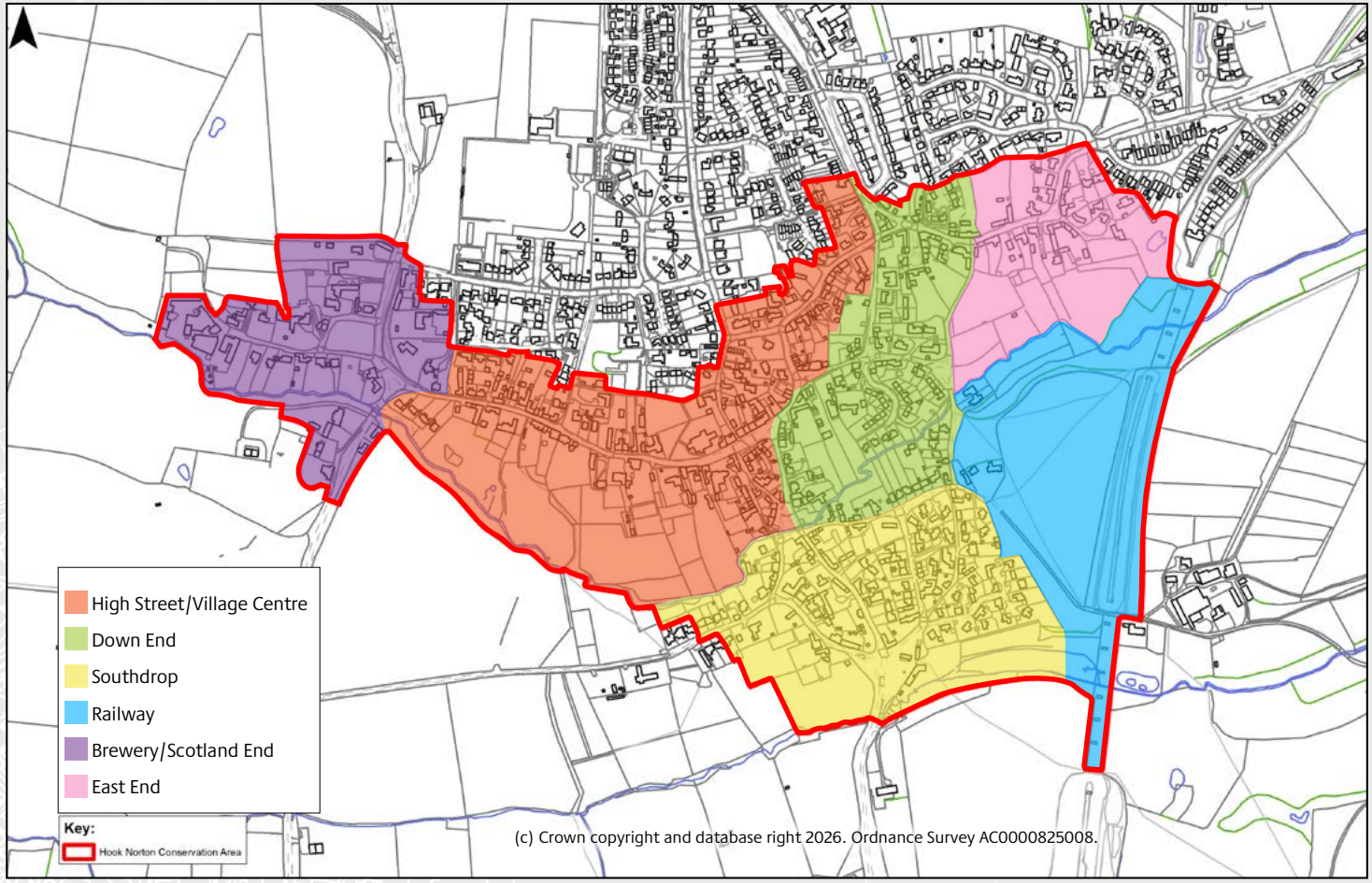
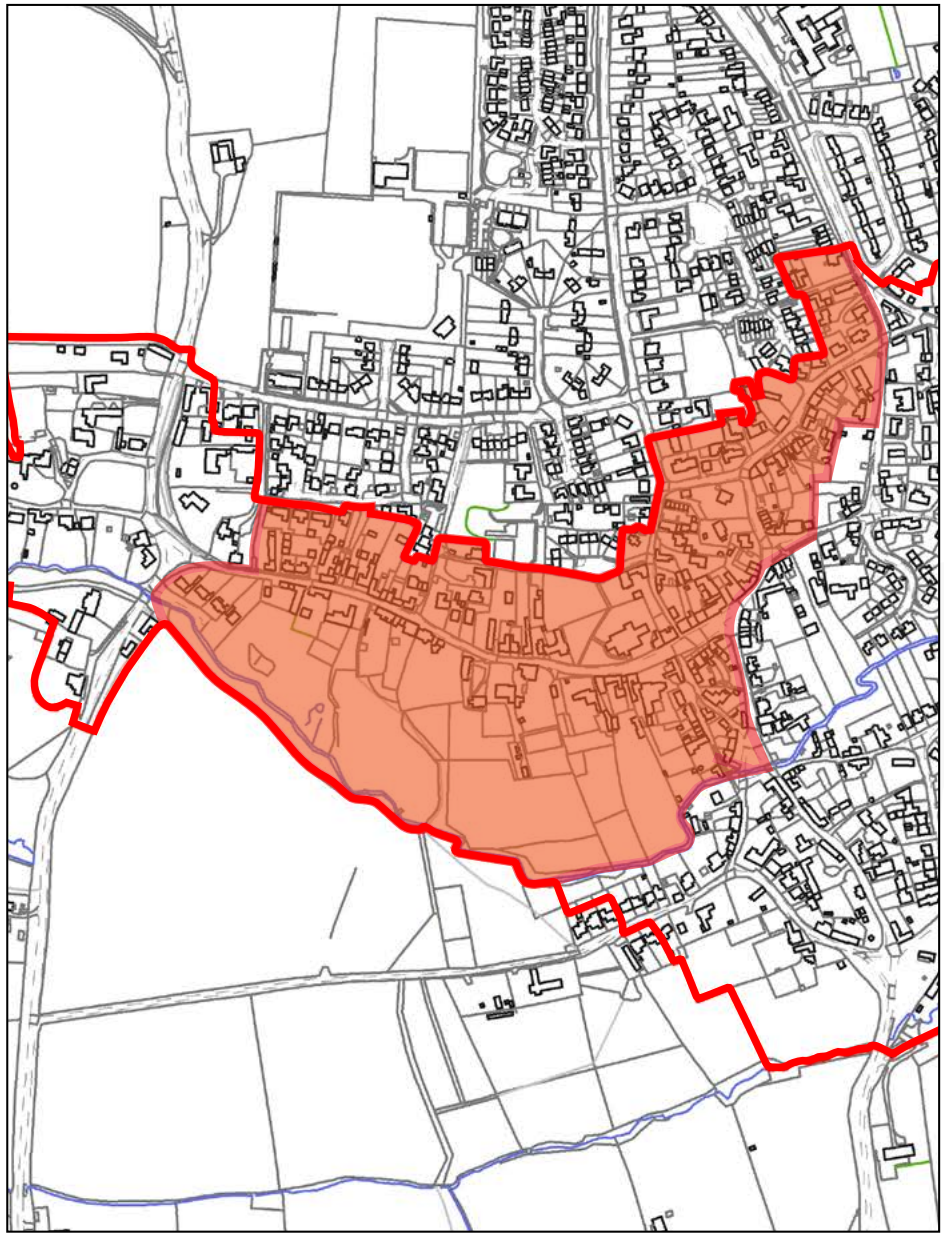


Figure 14 High Street/Village Centre Character Area



10.1 High Street/Village Centre Character Area

Land Use

10.1.1 The land use in this character area is mixed although predominantly residential. The non-residential buildings and uses include, the sun inn public house, St Peter's Church, the village shop, the village library (formerly a school), the memorial hall, the Baptist chapel and a butcher's business. Other than the memorial hall and the butcher (located on Queen Street) these are all largely within the central area with residential properties to the east and west of the character area. The commercial centre around the church has historical origins.

Street Pattern

10.1.2 This character area largely follows the present road (High Street) which is based on an older route through the village. It runs from the green known as The Triangle to the end of Netting Street. As an ancient route, the road follows the ridge of the hill winding through the village past many of the oldest houses in the settlement.

10.1.3 The streets in the east and west of this area are narrow with very little visibility round corners but the centre of the area is based around the widened part of the High Street, from this enclosed lanes branch off.

Building age, typology and style

10.1.4 Most of the houses are of mid-17th to 18th century origin many with 19th and 20th century additions.

10.1.5 The most prominent building is unsurprisingly the church of St Peter. The church is Norman with possible Saxon origins but the majority of the stonework now visible dates from the 14th century.

10.1.6 The most notable residential building in this area is Hook Norton Manor. Dated 1636 this large L-shaped structure is described by Pevsner as 'the only house of importance in the village', with a three gabled frontage and two storey bay windows. The Bell (Now a house) is also 17th century, the interior retaining some stop chamfered beams.



10.1.7 Dial House has as the name suggests a sundial dated 1766 above the left door, this building also displays 16 pane sash windows looking onto the High Street.

10.1.8 This area includes the Baptist Chapel on Netting Street a late 18th century building described by Pevsner as 'a one-storey box with a hipped roof and arched windows with intersecting glazing bars.'

10.1.9 The Old School building now the village library is mid-19th century and is designed in the Victorian Gothic style.



Village shop, High Street

10.1.10 The Village Shop has a late 20th century shop front on the ground floor while retaining older windows above. Some of which may have been weaver's windows in the past. Other buildings in the village centre also display shop fronts despite now being residential.



Heath Court

10.1.11 The most recent development however is on Queen Street where a small mixed use complex has been constructed. Heath Court is an impressive example of modern but sympathetic building within a traditional setting.

Scale and Massing

10.1.12 The buildings within this area are mostly 2 storeys, although some are 1 storey plus attic and several properties such as those at the house the Village Shop have 2 storeys plus attic.

10.1.13 This is a high-density area with a strong building line particularly between Chapel Street and the High Street on the south side, with its many small terraced or semi-detached properties. To the south of Netting Street however the houses are mostly large, detached buildings set within their own grounds.

Construction and Materials

10.1.14 As with most areas of the village coursed ironstone rubble is the main building material with Welsh slate or plain tile roofs. Some of the houses also display stone coping and some buildings display Ironstone banded with Limestone. A small number of properties, are constructed entirely of Limestone rubble. St Peter's church is constructed of Ironstone rubble and Ashlar with a lead roof. There are a number of thatched houses, but many have been converted to concrete tile at some point in the last century.

10.1.15 The larger 19th century houses in this zone are predominantly Ashlar or Ashlar faced. The only unusual material within this area is the 19th century stuccoed ground floor of Priestfield House which is particularly eye catching. The Sun Inn also has large areas of white render.



The Thatch

Means of enclosure

10.1.16 As elsewhere in the village where they exist the predominant means of enclosure is stone walling. The churchyard is enclosed with low stone walls with top stones, but apart from this and the wall surrounding the small cluster of properties to the east of the Sun Inn the majority of properties in the central part of the character area are not enclosed because they are located right on the road.

10.1.17 Where it does exist, to the east and west of the area, the means of enclosure is predominantly ironstone walls, however there are some houses that display black metal railings and there are some iron railings that border the pavement outside of the village shop.

10.1.18 To the eastern side of the character area some larger properties such as Redlands Farmhouse have large wooden field gates and there are also examples of smaller metal gates and low boundary walls.

Trees, hedges, verges, open spaces

10.1.19 In parts of this character area the properties have small mature front gardens, and some have larger, often enclosed gardens. Some have large hedges on their road frontage, and some have aesthetic greenery on the façades and small shrubs outside the doors or in front gardens.

10.1.20 Although there are no open spaces in this zone there are a number of areas of grass verges and a small green junction is located where High Street meets Bell Lane. There are also several trees within the Church yard.

Carriageway, pavements, footpaths

10.1.21 The roads are nearly all tarmacadam with concrete or granite kerbs. The pavements are also almost entirely tarmacadam and there is very little historic paving remaining. However, there are some areas of stable block paviours with large blue engineering brick kerbs (possibly

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from the railway period), notably on Chapel Street. There are also some areas where granite setts have been used next to pink herringbone concrete paving.

10.1.22 Stone slabs and concrete steps are used in the path to the church from the High Street. Some houses have small areas of a different paving material by their door, for example Priestfield House has stone cobbles and blue block paving.

10.1.23 In many parts of this area the pavement is only on one side of the road which gives the route a more rural feel.

Key issues

10.1.24 Traffic flow is in places restricted due to the narrowness of the roads and the lack of visibility. This is more problematic at pinch points for example by Wisteria House. However, too many road markings or signage would not be appropriate for the village.

10.1.25 On street car parking can in places further narrow the road and is visually intrusive. But new driveways will often necessitate the removal of important boundary walls which could be detrimental to the character of the area.



Wisteria House

10.1.26 Although the greenery in the zone is essential to the character of the area it needs to be carefully monitored to ensure it does not obstruct pavements, damage properties or undermine walls. Any inappropriate work on the façades of the buildings in this area would have a serious negative effect due to the importance of their position within the village.

Key Views

10.1.27 The area has a series of impressive although in many cases deflected views. The Church dominates the many views and acts as a focal point. From further away and in the western part of the character area the strong building line of The Nettings and St Valentines lead the eye eastwards towards the hill horizon and to St Peters church. The topography plays a major role in creating these views with the road turning and dipping at the Baptist Church before rising again past Hook Norton Manor.

10.1.28 The church is less visible from the eastern end of the character area as here the road starts to dip at The Old Post Office before rising again, resulting in restricted longer ranging views both to and from the central area.

10.1.29 Closer to the central part of the character area slightly west of the church on High Street the views are dominated by the large buildings such as the Paddocks and the old School. The lanes that run off the central zone present important and historic views, particularly from Middle Hill and there are impressive glimpses out of the conservation area towards the green horizon to the south.

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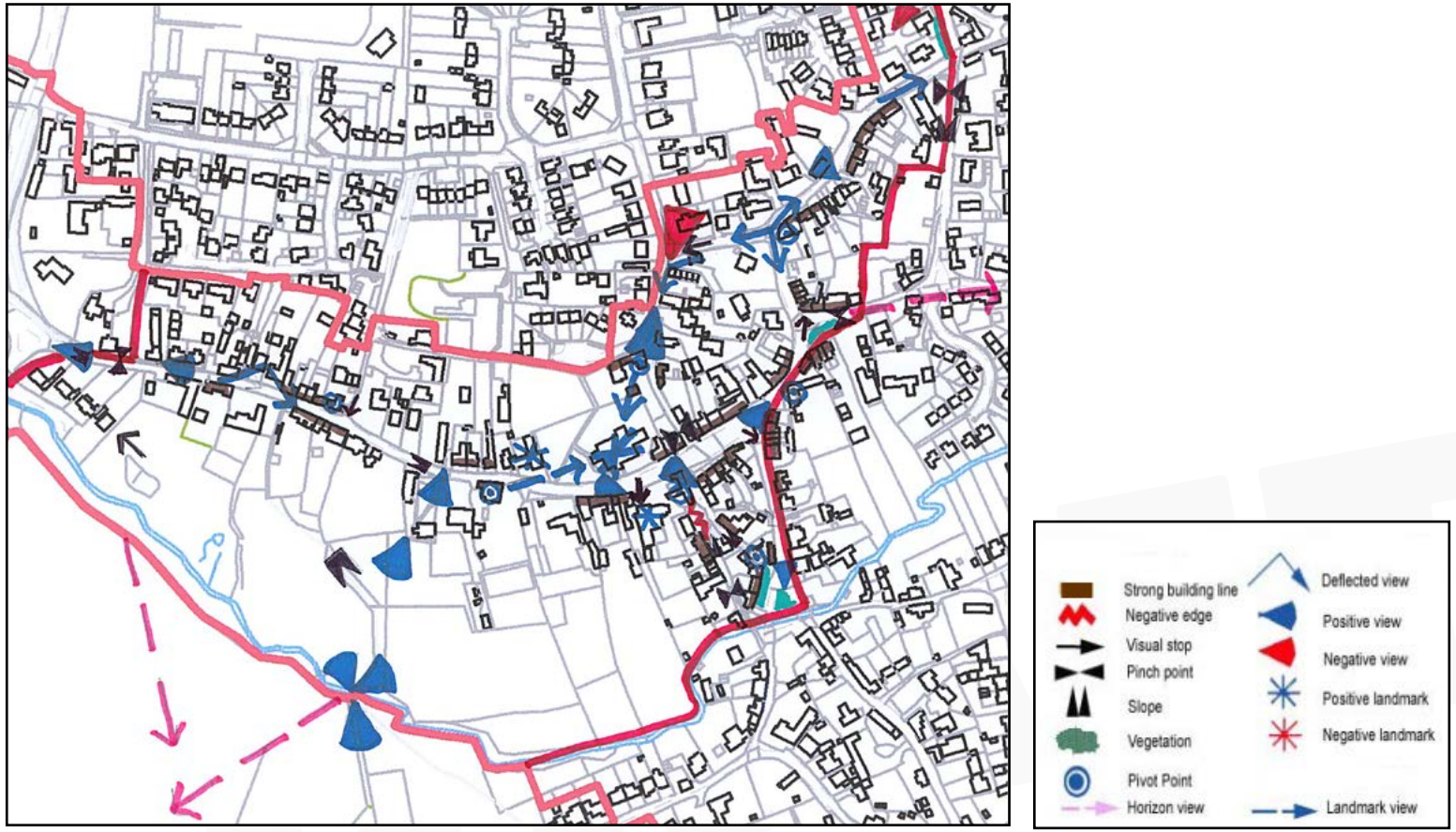
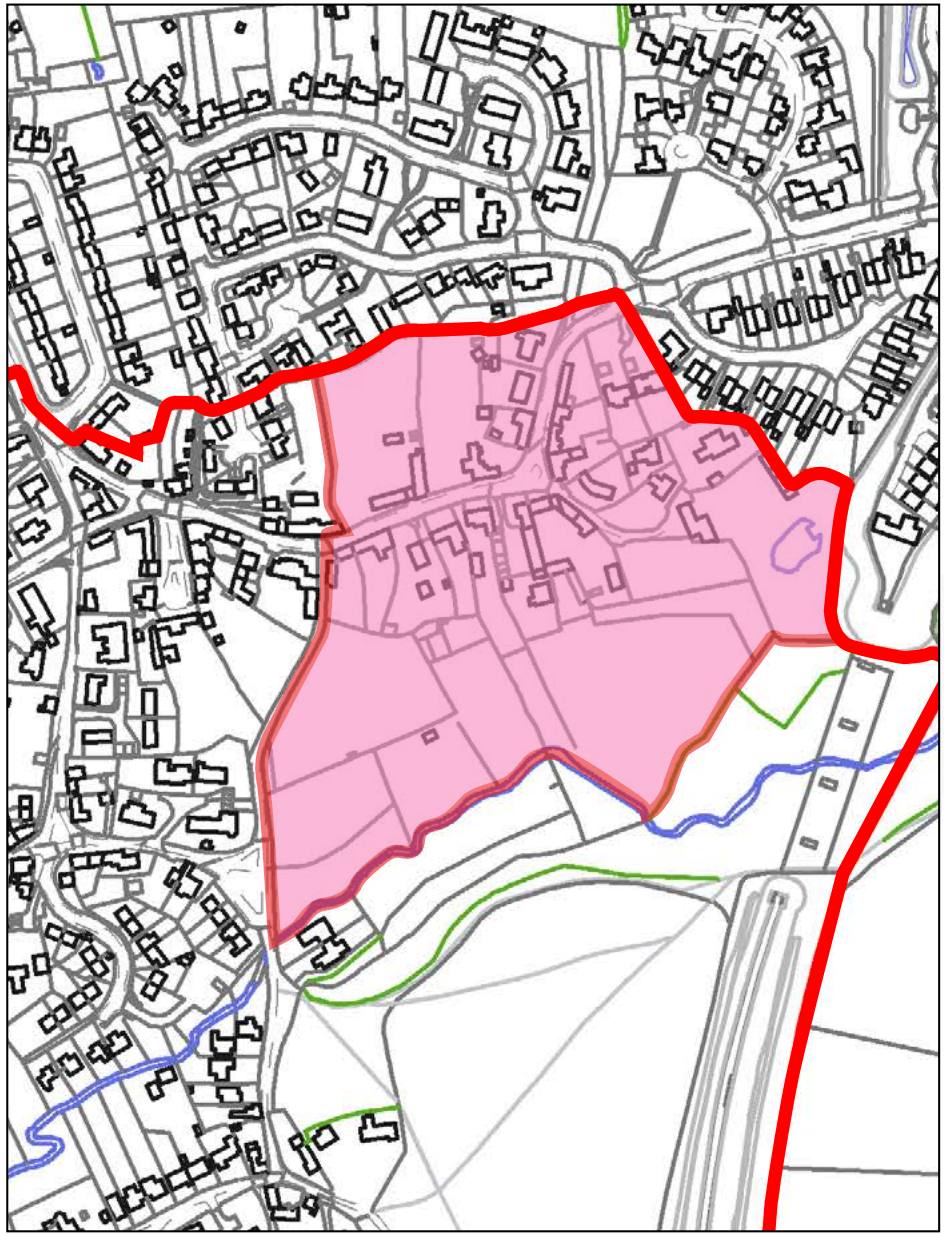
Figure 15 High Street/Village Centre visual analysis



* To be updated

Figure 16 East End Character Area



10.2 East End Character Area

Land Use

10.2.1 This character area is almost completely residential with some areas of open land to the rear of the properties to the south of the road.

Street Pattern

10.2.2 This character area contains the entrance to the conservation area from the east and largely follows the road apart from where the road forks at the green junction of East End and Station Road. To the right this then leads down to a historic enclosed close.

Building age, typology and style

10.2.3 The houses in this area similar to large parts of the conservation area are predominantly vernacular dating to the 17th, 18th and 19th centuries. A number of the buildings in this area are Listed Buildings. Jasmine Cottage has an exact date of 1676, East End Farm displays original 17th century fabric and Stone Wheel House has an impressive coach house arch with large wooden beams and a stone slate roof.



Ivy Dene

Scale and Massing

10.2.4 The area has a mix of detached and semidetached properties with the majority being 2 storey or 2 storey plus attic in height. The houses are largely set within their own gardens in the centre of the plot, or are fronting the road with generous gardens to the rear.

Construction and Materials

10.2.5 As in the rest of the village the main construction material is coursed ironstone rubble with Welsh or stone slate roofing. Some houses retain their thatch roofs and there is some plain and concrete tiles.

Means of enclosure

10.2.6 Stone walling is the main means of enclosure in this area, either with flat top stones or mortar coping. Further along East End towards the green junction the enclosure walls are often smaller with front gardens where the houses are set back from the road.

Trees, hedges, verges, open spaces

10.2.7 This area has fields to the rear that adjoin the railway character area, and this allows for some open vistas out of the village. The houses tend to have larger enclosed gardens than elsewhere in the conservation area. Some properties such as Arley House and Ivydene have front gardens with planting and hedges.

10.2.8 Although there are no open spaces in this area there are a number of areas of grass verges and a small green junction.



East End

Carriageway, pavements, footpaths

10.2.9 Nearly all of the roads within the area are tarmacadam. As with elsewhere in the village where they exist the pavements run only on one side of the road and are tarmacadam with concrete or granite kerbs.

Key issues

10.2.10 The over urbanisation of the area through replacing driveways with tarmacadam or creating new off road parking within front gardens would be a threat to the character of the area and would result in a loss of sections of historic boundary walls.

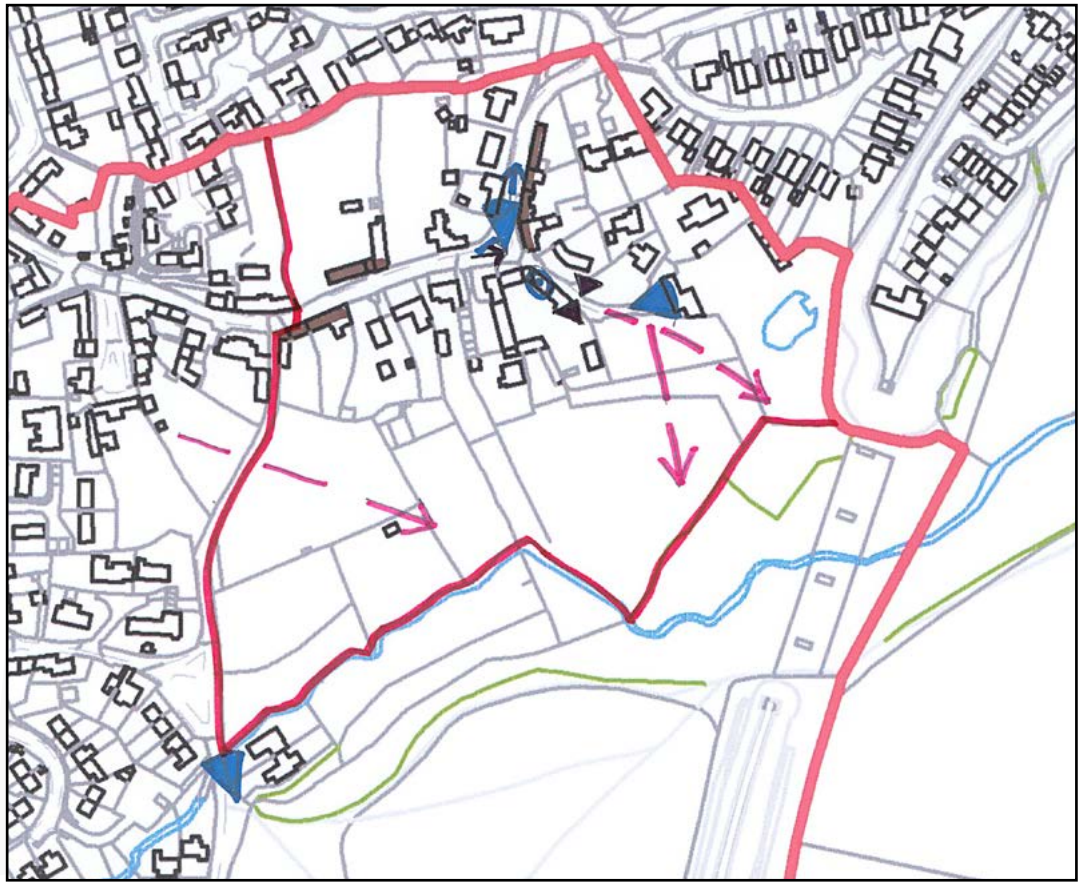
10.2.11 The replacement of traditional roofing materials with modern materials and installing solar panels to the front roof slope would alter the appearance of the street scene and result in a loss of character.

10.2.12 Rebuilding, repairing or replacing boundary walls in a non traditional way could result in notable change and an uncharacteristic appearance of the area.

Key Views

10.2.13 There are some notable views out of the conservation area across to the former railway line from the junction of East End and Station Road particularly where the road forks to the right towards Crooked Cottage.

Figure 17 East End visual analysis



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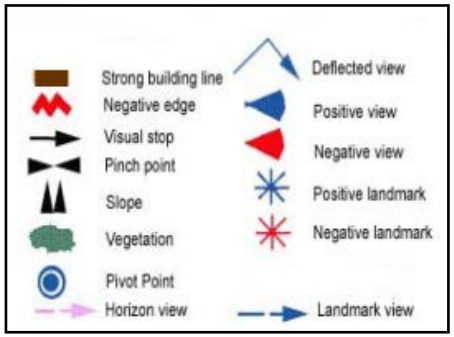

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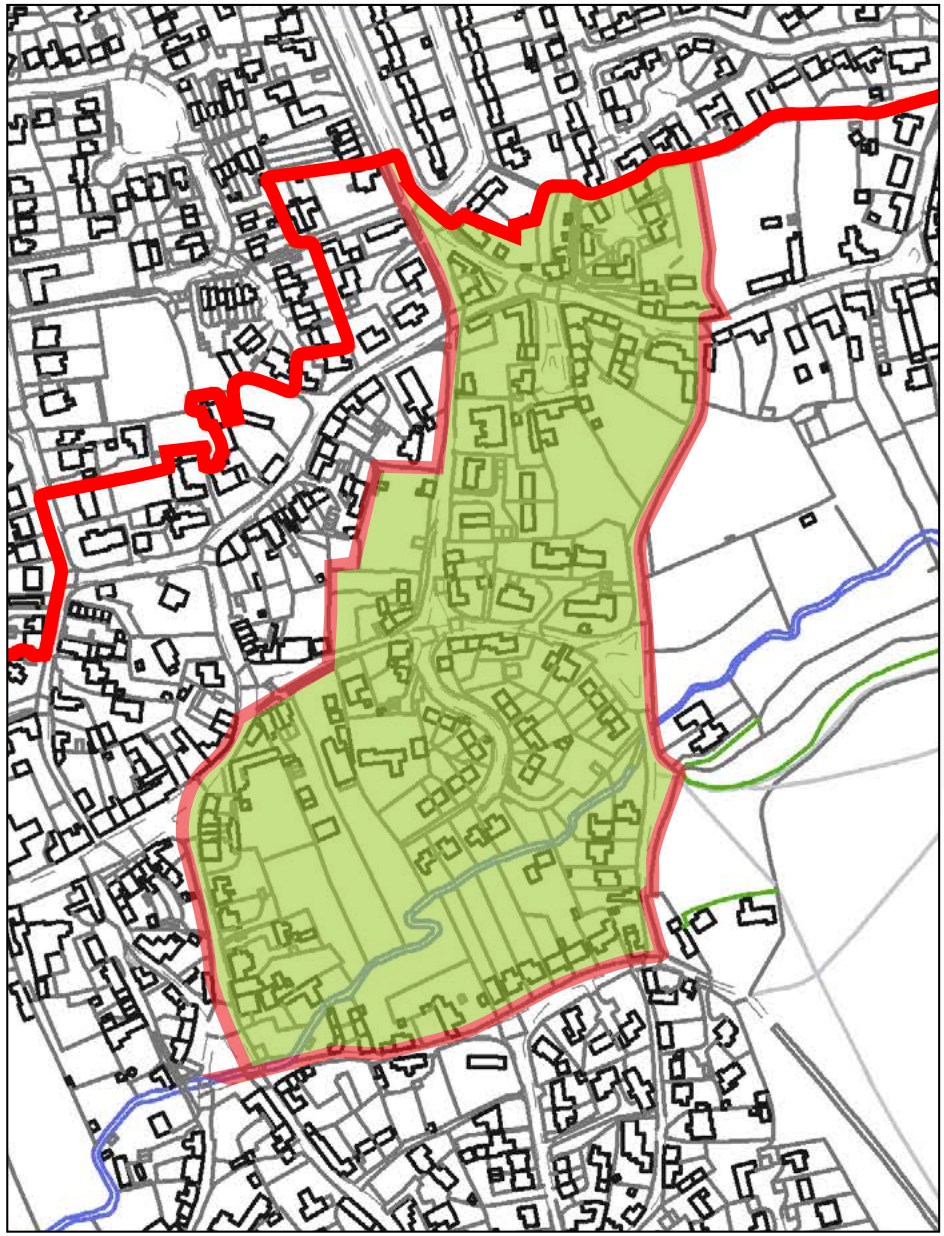
Figure 18 Down End Character Area



10.3 Down End Character Area

Land Use

10.3.1 The land use within this character area is almost entirely residential with the exception of the dental practice on the corner of High Street and Down End which is just within the character area.

Street Pattern

10.3.2 The layout of the streets within this character area is diverse. The area contains more than one of the green junctions found in multiple places within the conservation area where roads converge. The lanes leading from these junctions are varied, from very narrow lanes to wider more open lanes. There are also a number of enclosed closes.



High Street/Down End

Building age, typology and style

10.3.3 The houses within this character area largely date from the 17th and 18th centuries and are of vernacular 2-3 unit plan. This area does however contain some modern infill often pseudo vernacular in style and groups of 20th century development.

10.3.4 With regards to the modern development Park Road has the most 20th century housing and Well Bank is a close dating to the 1970s. Local history suggests that Well Bank is constructed on some of the site of the mid-19th century asylum however there is no physical evidence of this.

Scale and Massing

10.3.5 This character area contains properties that range in height. The majority are 2 storey or 1 storey plus attic, however there are a number of 3 storey houses and a notable amount of bungalows. Detached and semidetached properties are the norm with occasional small rows of terraces.

Construction and Materials

10.3.6 The predominant construction materials in this character area is also coursed ironstone rubble with Welsh Slate roofs. There are some properties where Ashlar or faced Ashlar in the characteristic ironstone has been used. In Well Bank the properties are mainly constructed of brick and there are examples of textured concrete and concrete tiles which is consistent with 1970's development.

Means of enclosure

10.3.7 Although stone walls are still the predominant means of enclosure in this area there are many examples of other enclosure types. The stone walls vary in height and are mainly either topped with mortar coping or vertical upright stone coping. Some walls have flat topped stones and some have planting or hedges behind. Close boarded timber fence is prevalent in Well bank and there are some examples of this fencing used elsewhere in the character area, notably on Bells Lane and Tite Lane.

10.3.8 In the area around The Green there are few front enclosing walls, where they do exist these are very low and many properties sit on unedged verges. This is also true of Park Hill where the walls are lower and the area around the green junction at Down End is very open. Mature trees and bushes enclose the properties on the west side of Tite Lane and around the corner into Down End. The cemetery to the east side of Park Hill/Tite Lane is enclosed with metal fencing, stone walls and mature trees.



The Green

Trees, hedges, verges, open spaces

10.3.9 The eastern part of this character area is adjacent to the Railway character area which is characterised by open green fields. There are three green spaces within this character area, The Green which is centred on an area of grass, the green junction where Tite Lane meets Down End and the junction between Chapel Street and Sibford Road. The latter two are small, grassed triangles of land.

10.3.10 The housing at Well Bank is set in areas of grass and they all have medium to large gardens.

10.3.11 Trees and hedges play a major role in the character of this area, in the more enclosed roads in particular the greenery results in a further narrowing or perceived narrowing of the route.

Carriageway, pavements, footpaths

10.3.12 Most of the roads within the area are tarmacadam, however in The Green gravel is used as the surface material. As with many areas in the village there are few pavements, but where they occur they are tarmacadam with concrete or granite kerbs and often on one side of the road. On The Green there are some front paths made from stone. On Chapel Street the only pavement rises up from the road side on a grass verge. This sloping pathway also has a metal railing.

Key issues

10.3.13 The over urbanisation of the area through replacing surfaces with tarmacadam or the removal of boundary walls to create open frontages would be a threat to the character of the area.

10.3.14 The replacement of traditional roofing materials with modern materials and installing solar panels to the front roof slope would alter the appearance of the street scene and result in a loss of character.

10.3.15 rebuilding, repairing or replacing boundary wall in a non-traditional way or to a greater height could result in notable change and an uncharacteristic appearance of the area.

Key Views

10.3.16 The Green is a very picturesque area of the village and from Chapel Street occasional views out of the village to the opposite hill to the south enforce the feeling of travelling along a ridge top road.

10.3.17 The area has many deflective views, some of the more picturesque of these are along Park Road. Although the road narrows, due to the low lying nature of the houses to the north there are views to the other side of the valley.

10.3.18 There are some aesthetically pleasing linear views within this area, for example up hill on Bells Lane and Bell Hill. There are also some impressive, deflected views along the narrower routes such as Tite Lane and the view out of Well Bank is similarly impressive.

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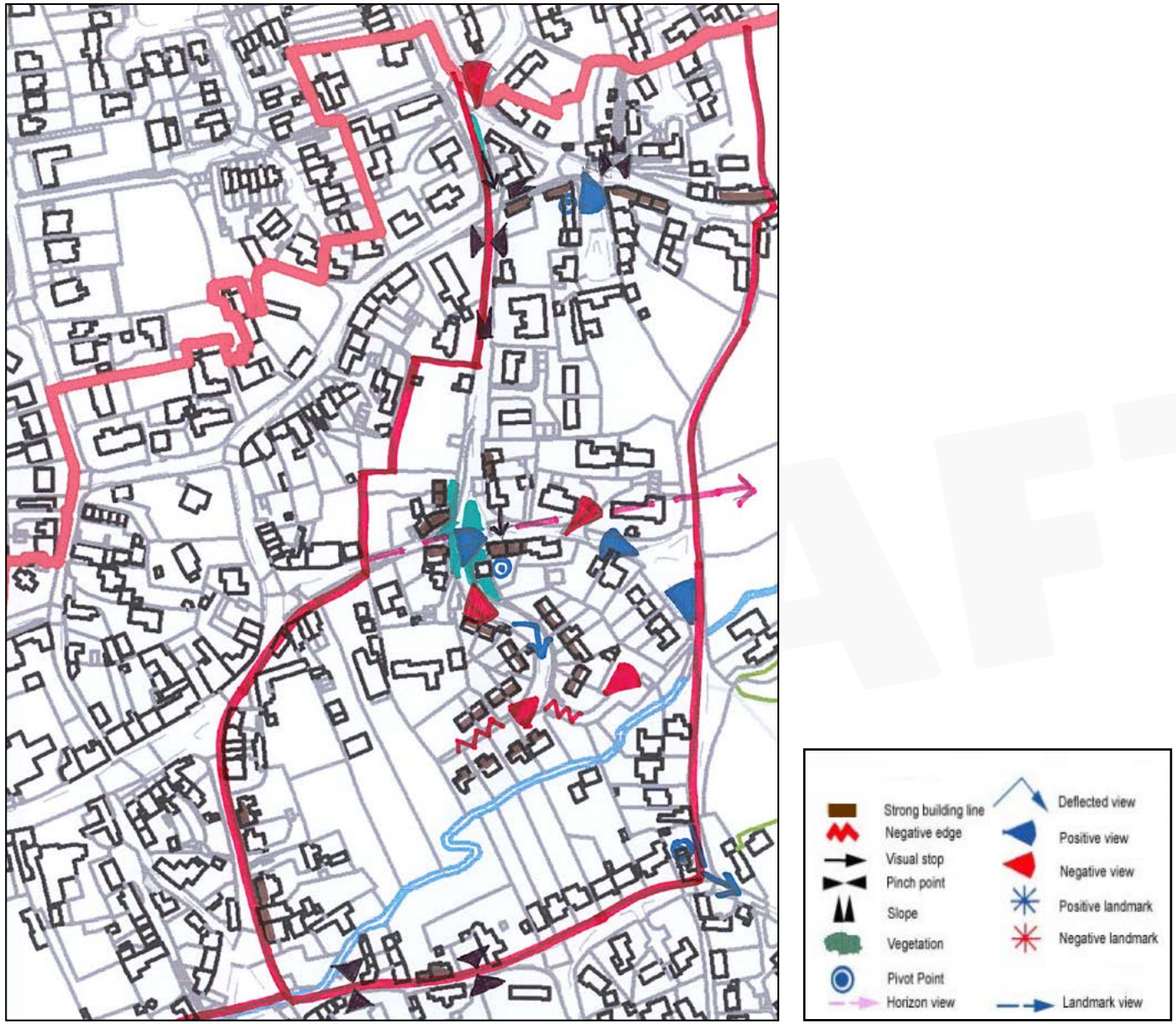
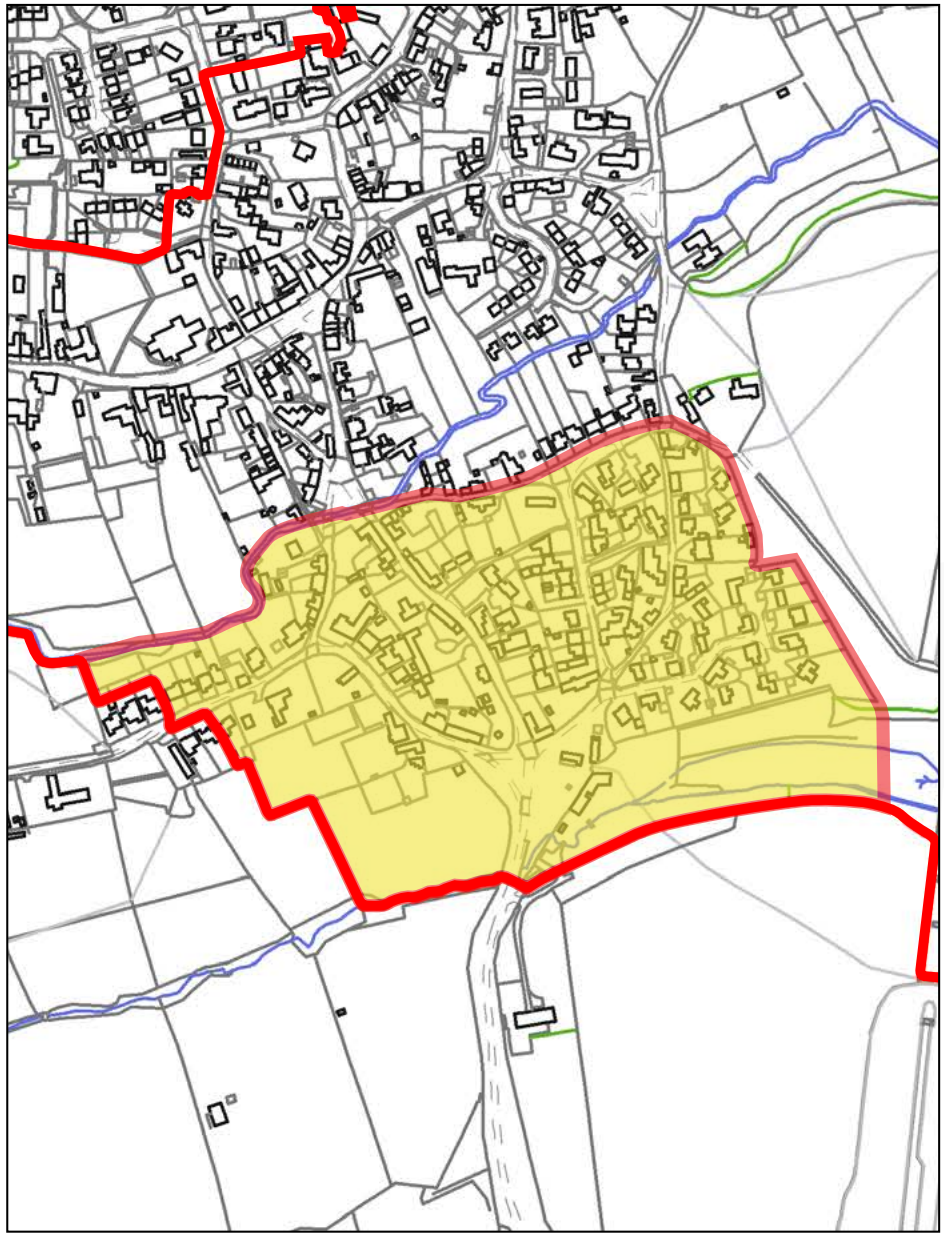
Figure 19 Down End visual analysis



* To be updated

Figure 20 Southdrop Character Area



10.4 Southdrop Character Area

Land Use

10.4.1 The land use in this character area is entirely residential.

Street Pattern

10.4.2 Historic Southdrop is on the south side of the village and is now fully part of the village but was long considered a separate hamlet. The layout of the streets within this character area is diverse. The area contains one of the green junctions found throughout the village where Swerford Road and Southdrop Road meet, this is one of the most significant junctions relating to the historic hamlet of Southdrop. The roads and lanes in this character area are varied, from very narrow lanes to wider more open lanes. There is also a modern enclosed close on Beanacre.



Swerford Road/Southdrop Road

Building age, typology and style

10.4.3 The houses within this character area largely date from the 17th and 18th centuries and are of vernacular 2-3 unit plan. These include Southdrop (Farm) House that can be dated to 1645. There is some modern infill and groups of 20th century development at Beanacre, Rope Way and on Bury Croft Lane.



Southdrop House

Scale and Massing

10.4.4 This character area contains properties that range in height. The majority are 2 storey or 1 storey plus attic, however there are a number of 3 storey houses and some bungalows infilled between more historic properties. Most of the properties are detached but there are a small number of semi-detached and one small terrace on Rope Way.

Construction and Materials

10.4.5 The predominant construction material in this character area is coursed ironstone rubble in both historic properties and the newer builds. These buildings tend to have with Welsh Slate or other slate roofs. In Beanacre the properties are constructed of a mix of modern ironstone and red brick with natural slate and tile roofs.



Beanacre

Means of enclosure

10.4.6 Stone walls are the predominant means of enclosure in this area but there are numerous examples of other enclosure types. Stone walls vary in height and construction but tend to be slightly lower overall than elsewhere. Both walls with mortared joints and dry stone walls can be found and these are either topped with mortar coping or vertical upright stone coping, the former being more widespread.

10.4.7 Traditional field wooden fencing and gates are found in this character area and modern close boarded fencing is used most noticeable on Ashburnham Lane and Rope Way. There are minimal examples of metal railings or gates to the front of properties and in places hedging and planting is used as a means of enclosure. The area around the green junction is notably open and there are few enclosing structures.

Trees, hedges, verges, open spaces

10.4.8 The most significant green space within this character area is the green junction in the south. This area is very open and allows views out to the wider countryside.

10.4.9 Trees and hedges play a major role in the character of this area, garden trees and planting at the edge of property boundaries play an important role alongside the street trees and foliage found within the green verges.

Carriageway, pavements, footpaths

10.4.10 All of the roads within this area are tarmacadam and there are virtually no pavements apart from two or three very small sections. These pavements are tarmacadam with concrete kerbs and tend to be where there is a bend in the road.

Key issues

10.4.11 The over urbanisation of the area through replacing surfaces or the removal of boundary walls to create open frontages and off road parking would be a threat to the character of the area and in some cases would result in the loss of historic boundary treatment.

10.4.12 The replacement of traditional roofing materials with modern materials and installing solar panels to the front roof slope would alter the appearance of the street scene and could result in a loss of character.

10.4.13 The open nature of the green junction is very important to the character of this area, this contributes to the legibility of Southdrop historically being a separate settlement. Development around this area could result in un rectifiable changes that degrade this historic form and character.

10.4.14 The character of this area relies on the lack of pavements, kerbs, signage and lighting to maintain its rural feel. The greenery and trees are important to this character area and the removal or over maintenance of these elements could be a threat.

Key Views

10.4.15 There are many key views into and out of the conservation area in this area. The most notable is from the green junction outwards toward the open countryside and the railway piers but also back into the conservation area at this point along Southdrop Road, Brick Hill and Ashburnham Lane.

10.4.16 There are views out from Beanacre across the fields, as well as views to the horizon from the entrance of the development. This view is dominated by two rural and aesthetically pleasing houses. There are also views from Bury Croft Road out of the conservation area.

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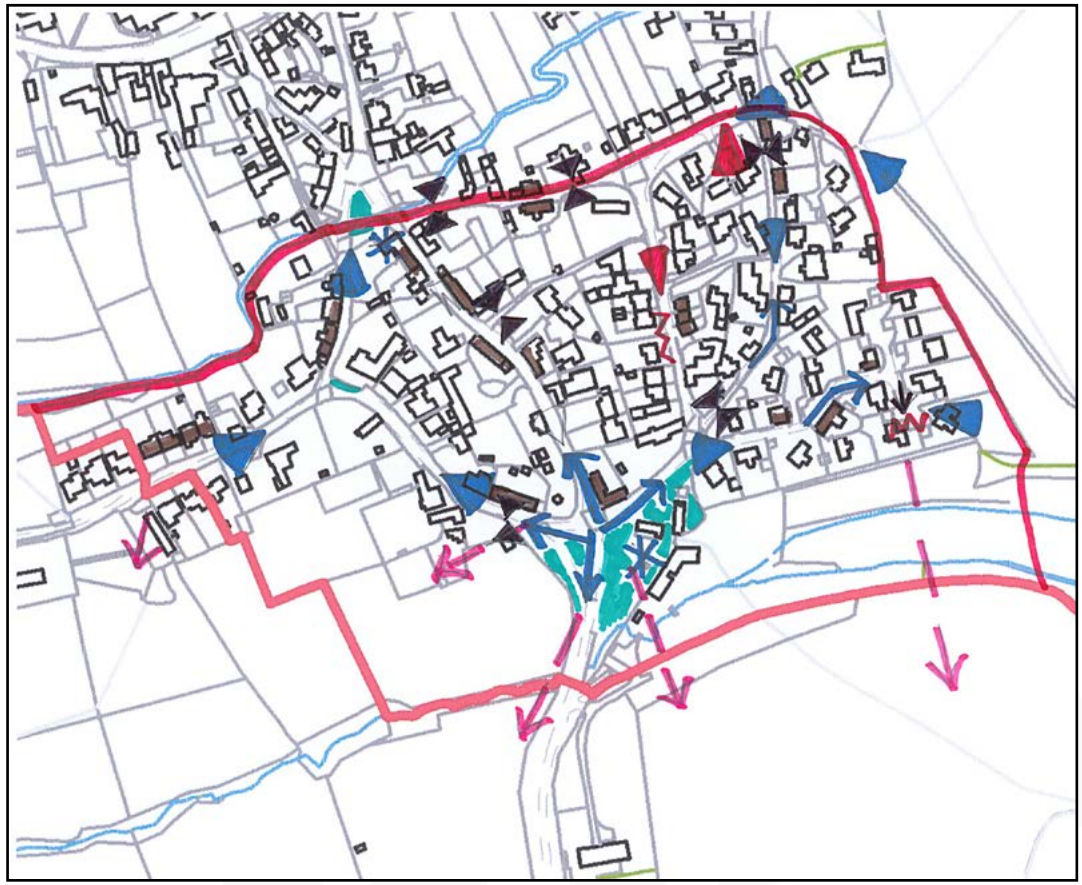
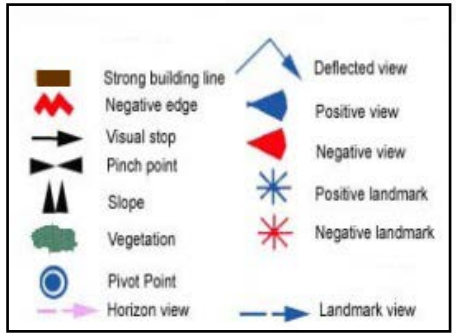
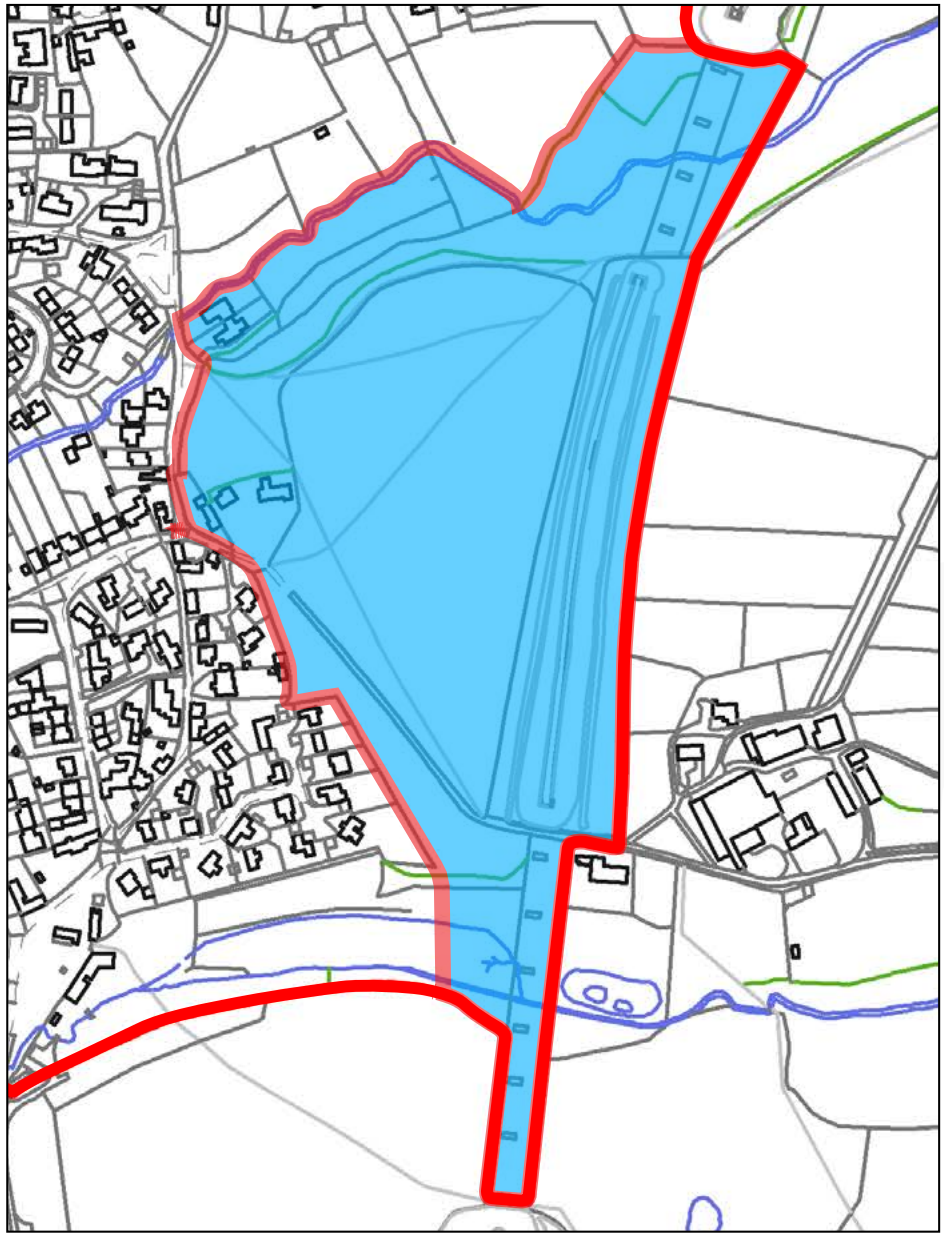
Figure 21 Southdrop visual analysis





* To be updated

Figure 22 Railway Character Area



10.5 Railway Character Area

Land Use

10.5.1 There are very few buildings in this character area, the land use is meadowland, pasture, woodland and the disused railway line.

Street Pattern

10.5.2 There are no roads within this area but a series of footpaths and tracks that lead out of the village across the character area.



Green Space looking towards railway

Building age, typology and style

10.5.3 Other than the 3 properties fronting Tite Lane the only structures in the area are the railway viaduct stacks built in the 19th century. These are considered to be typical of mid Victorian engineering.

Scale and Massing

10.5.4 This character area is open fields and woodland. The topography rises to the east as you leave the built form of the village and then flattens out until you reach the steep bank of the remains of the railway viaduct.

Construction and Materials

10.5.5 The viaduct stacks are built of limestone with a flat top on which rested the steel girders of the railway track which were removed in the 1960s. The railway cutting still maintains its ballast and retaining walls but the tracks have been removed.



Railway viaduct pier

Means of enclosure

10.5.6 The main method of enclosure is traditional simple wooden fencing, and woodland encloses the dismantled railway cutting and area around it.

Trees, hedges, verges, open spaces

10.5.7 Around the dismantled railway cutting there are many different species of tree within this area including some areas of secondary woodland containing ash, field maple and pedunculate oak. The scrub that has grown to cover the cutting since 1965 consists principally of pioneer species such as Blackthorn, which is an important habitat for butterflies. The Biological importance of the trees, hedges and open spaces in this zone has led to the eastern side of this area being designated a Site of Special Scientific Interest (SSSI).

Carriageway, pavements, footpaths

10.5.8 There are no real roads through this character area and the footpaths are all un-surfaced or green footpaths. Park Farm Road on the edge of the character area is a concrete track.

Key issues

10.5.9 There is a potential threat of development to the open green area on the edge of the village. Any attempts to light this area would threaten the rural nature of the site, especially any floodlighting for the viaduct stacks.

10.5.10 Over enclosure or obstruction of footpaths could be a threat to the character and accessibility of this area. Alongside the threat of uncontrolled vegetation.



Viaduct from Southdrop

Key Views

10. 5. 11 There are many beautiful views within this character area across the village and to the horizon out of the conservation area. The viaduct stacks particularly dominate views to the east especially from Ashburnham Lane and Swerford Road (Southdrop character area).

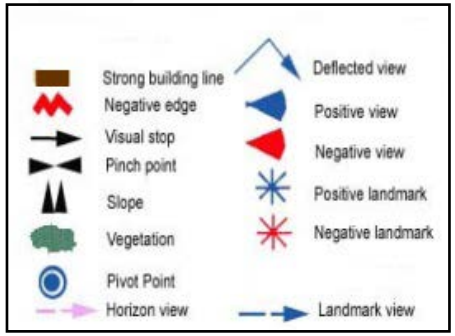


Figure 23 Railway visual analysis

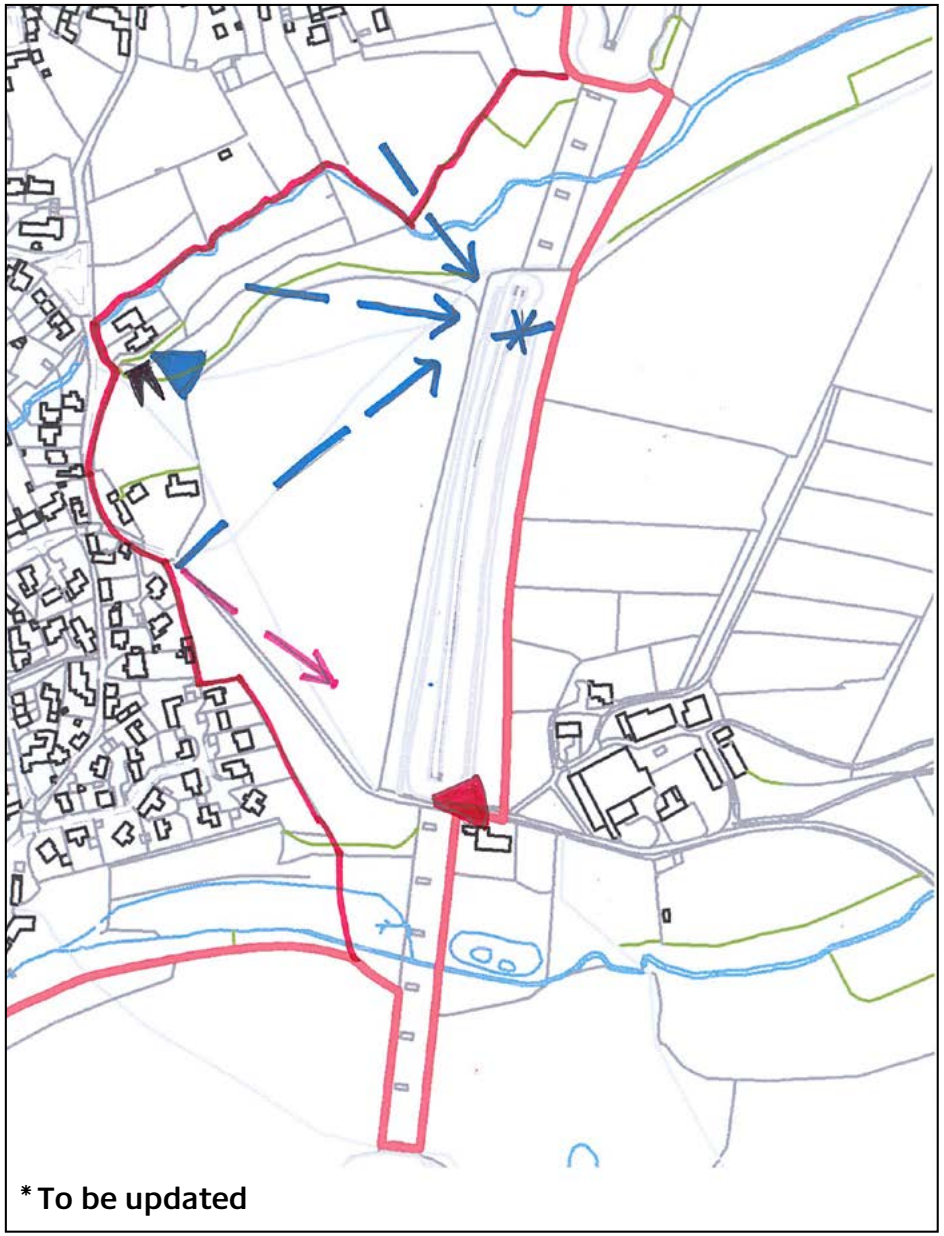


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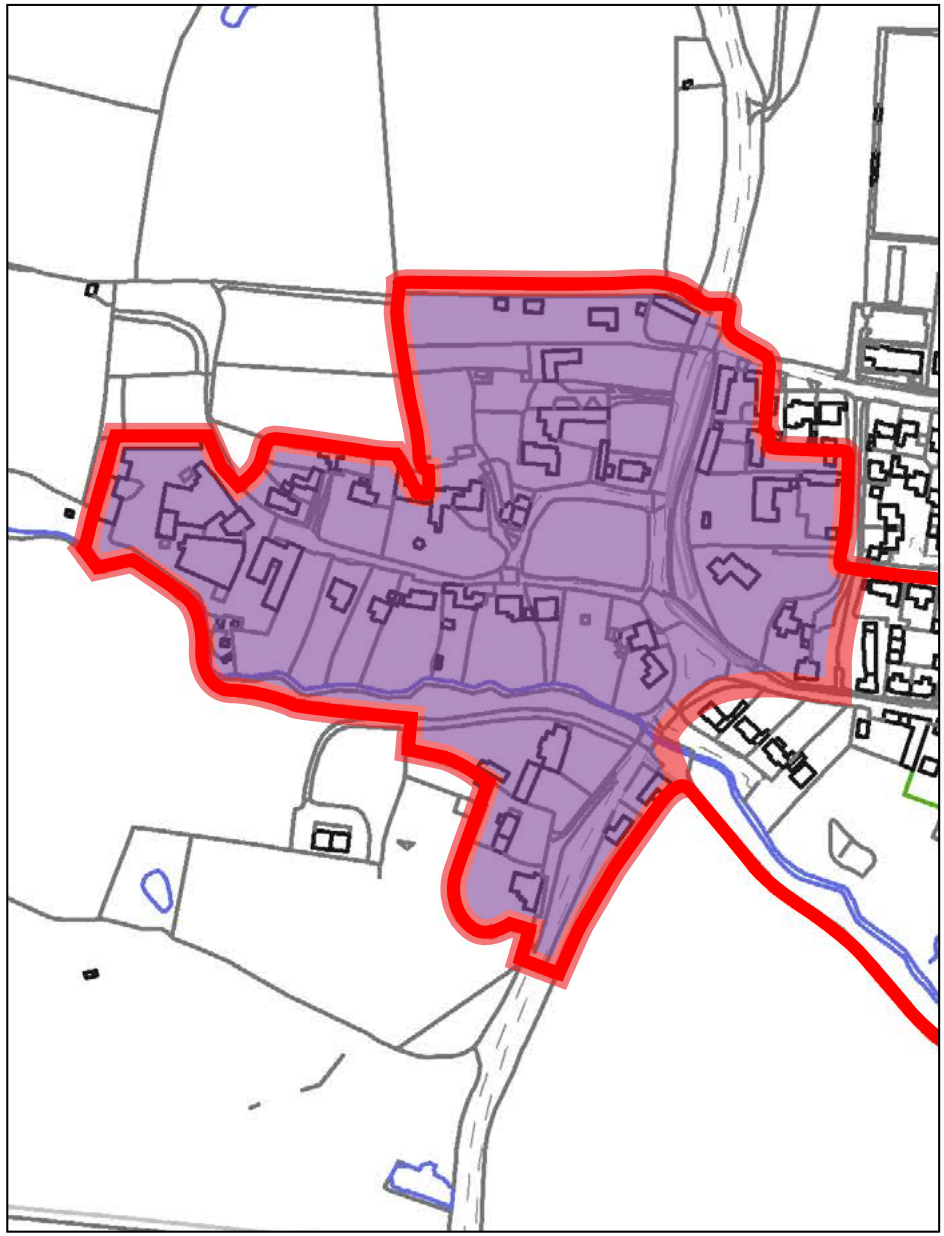
Figure 24 Brewery/Scotland End Character Area



10.6 Brewery/Scotland End Character Area

Land Use

10.6.1 This area is residential with the exception of the brewery and its subsidiary buildings which contributes notably to the character area. The area to the north of Brewery Lane and Round Close road is now residential but historically had a farming use.

Street Pattern

10.6.2 This character area has varied street pattern. The two roads in the north of the area, Claybank and Round Close Road are formed as their names suggest, Claybank on a steep hill leading out of the village and Round Close circumnavigating a small paddock, before running onto Brewery Lane to the south.

10.6.3 Brewery Lane at the far west of Hook Norton village is a linear road which starts at the green junction with Netting Street, Chipping Norton Road and Clay Bank and ends at the brewery complex. Chipping Norton Road is a wider more open lane which forms one of the main roads out of the village.



The Pear Tree Inn

Building age, typology and style

10.6.4 The properties in this area largely date to the 17th and 18th centuries. Most of the properties on the land adjacent to Clay Bank are 17th century with 18th century alterations and are a 2 to 3 unit plan. There are some modern infill dwellings along Brewery Lane.

10.6.5 The Older cottages around the brewery were built as brewery workers cottages this would have included wooden barrel makers. The style is predominantly local vernacular. The current brewery building was constructed in 1898 by William Bradford of London and incorporates the earlier brewery of 1872. The other buildings, the malthouse, office block and stable block are all built in the late 19th century in style closer to the local vernacular.

Scale and Massing

10.6.6 Most of the dwellings in this character area are 2 storeys or 2 storeys plus attic and are detached sitting within their own grounds which are sizeable plots, or they form part of an historic farm complex.

10.6.7 The brewery buildings are inevitably different in scale to the surrounding residential buildings. The brewhouse is a six storey building, the Office block and Malthouse are two storeys plus attic. The residential dwellings associated with the brewery are mostly one or two storey as elsewhere in the character area.

Construction and Materials

10.6.8 The houses in this area are mostly ironstone with some of the modern dwellings displaying stone effect concrete blocks and brick construction. The large buildings within this area are coursed Ironstone rubble constructions roofed predominantly with stone slate, some laid in traditional diminishing courses. There is however some use of concrete tile.



Hook Norton Brewery

10.6.9 Brewery Cottage is constructed from ironstone banded with limestone with a Welsh slate roof. The Malthouse is roofed in stone slate in diminishing courses while the windows on the ground floor of the Stable block are wood mullioned and transomed with arched blue and red brick voissoirs. The most diverse range of materials in the village is found in the construction of the Brewhouse itself. The brewery building is in three parts, the copper house which has cast iron glazing bars and chamfered stone lintels; the tower brewery, with machiolated stonework, cast-iron panels and mock timber framing and finally the fermenting house which has wooden glazing bars and stone sills. The doorway to the steam engine house has stone architraves and scroll pediment.

Means of enclosure

10.6.10 The main form of enclosure is low stone walls, mostly topped with stones but in the case of Scotland House with small metal railings. However other boundary treatments are seen in the area such as mature hedges and low metal and simple wooden fences.

Trees, hedges, verges, open spaces

10.6.11 This is an area where grass verges play a major role, the un-edged nature of much of this verge adds to the rural feel. The largest green area is between Clay Bank and Round Close Road. On Clay Bank the houses are raised up on a significant mound of earth along which the footway runs descending to Brewery Lane in the south. This route is lined, in the area past the houses, by trees backed by mature hedge. On the opposite side of the road the paddock is edged, on the Clay Bank side with a row of small mountain ash trees. There are also two mature and dominant yew trees growing in front of Scotland House.

10.6.12 The area around Brewery Lane is quite low lying and as a result can feel quite dank. There are areas of un-edged grass verge and large trees within the gardens on either side.

Carriageway, pavements, footpaths

10.6.13 There are nearly no pavements in this area, with only a thin hard surfaced footway down Clay Bank on the east side and a small amount of pavement by the Pear Tree Inn which is tarmacadam with concrete kerbs.

10.6.14 The roads are Tarmacadam mostly un-edged but with some concrete kerbs and the driveway entrances are gravel, concrete or in some cases un-surfaced. There is also some concrete kerbing to the grass verges at the north of the character area and to the east side of Clay Bank. The brewery area is also tarmacadam with some blue block setts and granite kerbs.



Round Close Road

Key issues

10.6.15 There is a threat of over-gentrification or urbanisation, the un-edged green junction and verges make a key contribution to the character of the area additional kerbing, planting or removal of the green area could degrade the character.

10.6.16 The character of this area relies on the lack of pavements, kerbs, signage and lighting to maintain its rural feel and any impingement on this would threaten the nature of the site. The greenery and trees are important to this character area and the removal or over maintenance of these elements could be a threat.

10.6.17 As three out of four sides of this character area form the edge of the village, pressure for development and building on the green fields

surrounding the conservation area could damage the semi-rural feel of the character area and degrade views out of the conservation area.

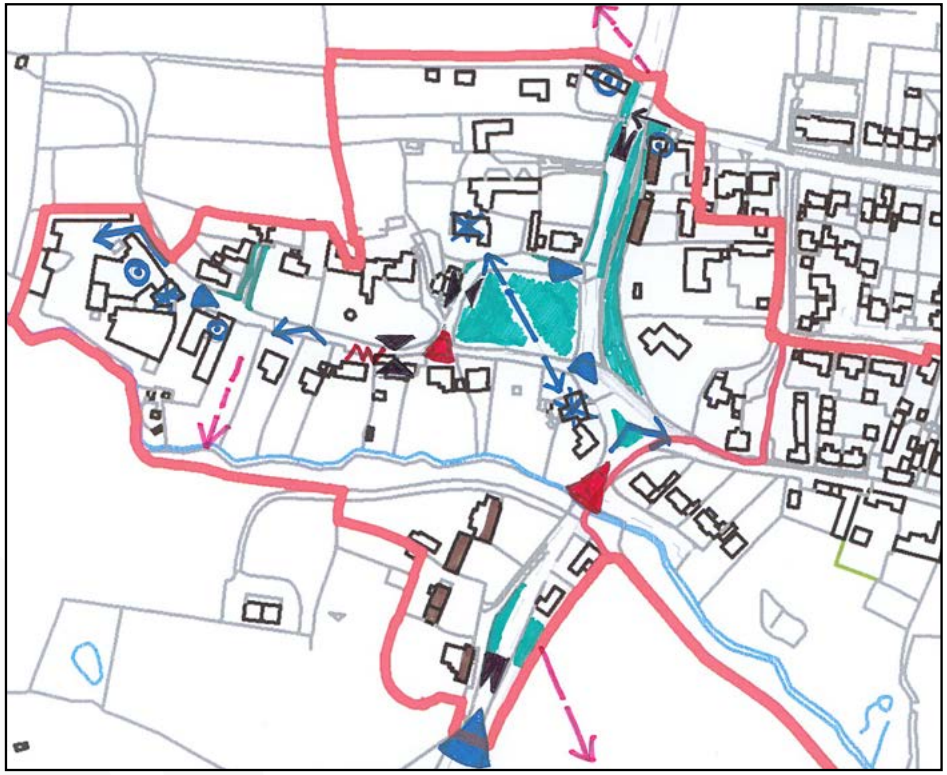
10.6.18 With the majority of the brewery buildings grade II listed there is a balance between doing as little alteration as possible and ensuring that the business remains viable.

Key Views

10.6.19 The view down Clay Bank that leads you down into the village towards the Pear Tree Inn is aesthetically pleasing, as is that across the paddock from Round Close Road. The view out of the conservation area and at this point also the village to the north is also important giving as it does a marked impression of leaving the area.

10.6.20 The views into the brewery site are impressive with the huge steaming Brewhouse dominating the area. The deflected views along the lane towards the Pear Tree Inn are also aesthetically pleasing. There are positive views along Chipping Norton Road out of the conservation area and to the east over the green fields and stream.

Figure 25 Brewery/Scotland End visual analysis



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11. Materials and Details

Roofs



Windows



Doors



Boundary



Pavement



Details



Miscellaneous



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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 Hook Norton conservation area was first designated in 1988, and the first appraisal was written in 2007. The original boundary was drawn to include the village centre, Southdrop and the area to the south of High Street and Netting Street, the brewery and the dismantled railway. This is the second review of Hook Norton conservation area boundary, and it has been guided by '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, supplemented by investigation on the ground from the public realm.

12.7 The detailed study of the Hook Norton conservation area and archival material for this second conservation area appraisal has identified some additional buildings and features with historical interest but no additional areas that have sufficient special architectural or historic interest to warrant inclusion into the conservation area. Therefore, the boundary is not affected.

The 2007 Conservation Area Boundary has been reviewed and no changes are proposed. The description will follow the 2007 Conservation Area Boundary:

Boundary description

12.8 The conservation area principally covers the historic area of Hook Norton prior to the expansion of the village in the 20th century. The conservation area includes the hamlet of Southdrop which although historically separate has been part of Hook Norton village for a substantial time. The conservation area also includes the Victorian brewery to the west end of the village and the open fields to the east which contain the remains of the 19th century railway viaduct.

12.9 To the rear of Netting Street/High Street there is an area of open land that slopes down to the stream. This is included within the boundary due to its contribution to the character of the conservation area. The land to the south of the stream is however not included. Following a detailed assessment of the contribution these fields make

to the conservation area it is concluded that although these fields do exhibit some minor ridge and furrow and are valuable as part of the setting of the village and conservation area, there is insufficient evidence to confirm that the land has the architectural or historic interest necessary to warrant inclusion within the boundary as set out in Historic England Advice Note 1.

Northern boundary

12.10 The boundary runs to the northern side of the brewery along the rear wall of the stable building and then to the northern side of the properties on Brewery Lane before turning sharply north at the rear of Poyle Court. It then follows the property boundaries to cross over Clay Bank to the Bourne. The boundary then turns down the track that leads to Old School End and follows Old School End for a time continuing to the rear boundaries of the properties facing on to Netting Street but stepping out to include Shearing Close Cottage. The boundary continues to follow the rough line of High Street to the rear of the church and the properties fronting High Street until it reaches the green outside the Walnuts in the eastern end of the conservation area.

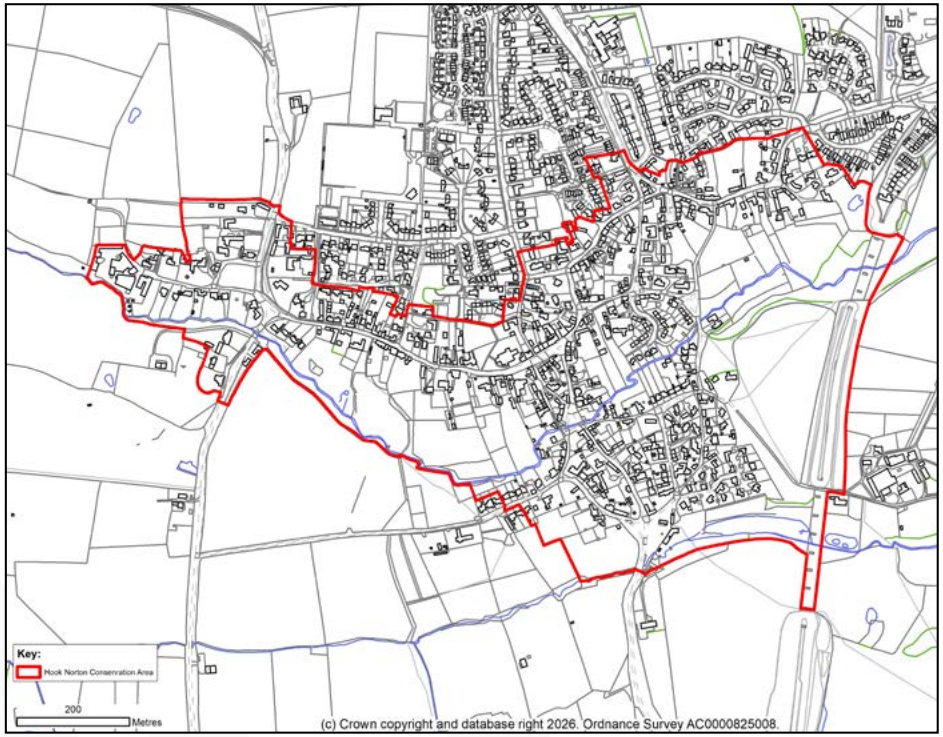
Eastern boundary

12.11 At the small green to the front of the Walnuts the boundary turns south along the edge of The Chestnuts and follows the field boundary until it reaches the railway viaduct piers. The boundary then follows the line of the dismantled railway until it reaches the end of the second group of piers enclosing the open space between the built form of the village and the former railway line.

Southern boundary

12.12 The southern boundary runs from the viaduct piers around the southern edge of the village, including the open space that falls down to the stream to the south of the properties on High Street and Netting

Figure 26 – Conservation Area boundary Map



Street. Before it meets Chipping Norton Road, the boundary turns south to the rear of Wheelwrights Cottage and Dovetail Barn then crosses Chipping Norton Road at Harwood House.

Western boundary

12.13 From Harwood House the boundary curves north around Old Barn and Brooklyn Farm and then continues west to tightly enclose the brewery buildings at the end of Brewery Lane.

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 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

13.6 Planning permission is required from Cherwell District Council, as 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.

Control over trees

13.7 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.

Protection of important open spaces and views

13.8 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. 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.

Control over the demolition of enclosures

13.9 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.

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 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 inside conservation areas than they are in areas outside. In respect of works to residential properties, the following additional restrictions apply to properties within a conservation area:

- A two storey rear extension of any dimension;
- 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;
- Any part of an outbuilding, enclosure, pool or container situated between a wall forming the side elevation of the house and the boundary;
- 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;
- 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

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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 Proposals are published as part of the process of area designation or review. The Conservation Area appraisal document is designed to inform planning decisions, and other actions that the Council and/ or property owners within the designated area take. The role of the Management Proposals is to identify actions that could contribute to the enhancement of the special character and appearance of the area by the Council, owners and other stakeholders alike.

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 solar photovoltaics on the front elevations of properties. Such alterations to unlisted residential properties are for the most part permitted development and therefore do not require planning permission. Unauthorised alterations and additions may also be a cause for concern and are often detrimental to the appearance of a property. The loss of 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 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 Demolition in a conservation area requires planning permission and a listed building will always require Listed Building Consent for demolition.

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General Proposals for Preservation, Protection and Enhancement	
Settlement form	The historic street pattern should be maintained and respected. The multiple green junctions could potentially be eroded due to the requirement of wider roads; careful consideration will need to be given to the impact of development around these areas, their character and form should be preserved. The historic settlement is surrounded by modern development to the north. Where the rural setting of the village is retained, these areas have heightened significance, and development should be carefully controlled.
Local Heritage Assets	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). 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.
Setting and important views	The settlement of Hook Norton has a largely rural setting. Pressure of change to this setting is coming from the potential encroachment from additional housing development. Development that changes this setting in ways that alter or affect the understanding, appreciation and significance of the conservation area should be resisted. Views into and out of the conservation area are fundamental to understanding the relationship between settlement and its surrounding landscape of particular importance are the views east that included the railway viaduct piers. These views where they exist should be protected. Views within the conservation area particularly those which focus on the church, or the brewery are important to the character of the conservation area, and these too should be protected. Hook Norton Neighbourhood Plan also places emphasis on maintaining and enhancing key views within and out of the village and the surrounding area including the Cotswolds Area National Landscape and to maintain and enhance the conservation area.

General Proposals for Preservation, Protection and Enhancement	
Boundary treatments	The traditional stone boundary walls surrounding properties and to the edge of the lanes make a valuable contribution to the character of the conservation area and the demolition of these features should be resisted. Hedges and mature trees also make a contribution.
Retention of historic features and building maintenance and materials	Traditional architectural details and local materials are important and should be retained, repaired or reinstated where lost. It is important that traditional techniques and materials (including the use of lime mortar and the like for like repair of buildings) are used to retain the special historic character and appearance of the area. The use of Ironstone is a distinctive feature of the village and should be maintained. There are a variety of roof coverings within the settlement, a number of which are traditional, these include thatch, Welsh slate, tile and Stonesfield slate. 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. The stone stair turrets are an important architectural feature of the village, where they exist, they should be retained and repairs should be on a like for like basis using appropriate materials to match. The Council will Exercise a presumption against artificial cladding material, including render on the front elevations of buildings. 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.

New development	Hook Norton is considered suitable for minor development as well as conversions and infill only. Hook Norton has seen a considerable amount of proposed development in recent years. Larger scale development around and within the settlement needs to take account of the rural character and historic street pattern. Cherwell Design Guide should be utilised in combination with this appraisal to determine suitable forms of development. Modern, generic layouts are not considered suitable for this area. Hook Norton Neighbourhood Plan also identifies the need to respect the rural character and heritage. 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. There are distinctive character areas within the village, and any development must use an imaginative and high-quality design which reflects its immediate context. The Hook Norton Neighbourhood Plan also seeks to control development within the village on previously developed land asserting that 'Residential gardens are not considered previously developed land and redevelopment of residential gardens to provide inappropriate housing is specifically not supported where it would result in a cramped form of development or otherwise detract from the character of the village'. Furthermore, the Neighbourhood Plan requires that: All new development should: • Reflect local distinctiveness and be readily assimilated particularly in terms of the extent and amount of development; scale; layout; open spaces; appearance; and materials • Respect and enhance the historic environment of the parish and its heritage and natural assets Ensure that locally important views and vistas are maintained or enhanced Retain and enhance open spaces, walls, hedgerows and trees which are important to the local character • Take account of information and design guidance included in the Cherwell Countryside Design SPD, Oxfordshire Wildlife and Landscape Study, Hook Norton Conservation Area Appraisal and any specific design guidance provided by Hook Norton Parish Council • Incorporate features to improve environmental performance and reduce carbon emissions, unless it is demonstrated to be not practicable and viable.

Conversion of farm buildings	Conversion and extensions to farmhouses and their outbuildings need special care in order that they retain their character and significance. Historic England provides guidance as does Cherwell District Council. It is important that outbuildings or farms, which are now solely residential, are not neglected and that their form and character are maintained.
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/Railings to the front of properties.
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 on the front elevations detract from the character of the buildings and the street scene. The installation of new equipment to the front elevation will be resisted and where possible will only be approved to the rear of the property or 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 valuable buildings in 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 rural and informal character of Hook Norton's streets and lanes should be preserved and enhanced. Road markings, signage and other highway infrastructure that would contribute to the urbanisation of the conservation area should be resisted. Where highway works are necessary, they should employ the least intrusive solution capable of achieving their purpose whilst conserving the significance, character and appearance of the conservation area. Historic paving, kerbs and traditional surface materials should be retained wherever possible, and new materials should respond to local character and distinctiveness.
Car Parking	Car parking on the road is limited within Hook Norton and is mainly concentrated on High Street. 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	Historic green spaces, including the village's informal greens, verges and green junctions, are an important component of the significance of the conservation area and contribute positively to local distinctiveness, views and sense of place. Development or works that would result in the loss, fragmentation or urbanisation of these spaces should be resisted. The introduction of unnecessary signage, road markings, street furniture or other features that would detract from their informal character should be avoided. Opportunities to enhance these spaces and strengthen their contribution to the conservation area should be encouraged.
Hook Norton Neigbourhood Plan	Hook Norton Neighbourhood Plan (2015) sets out priorities for the settlement and seeks to promote sustainability within good development. The policies relating to the conservation area and heritage emphasise local distinctiveness, character and good design: Policy HN - CC 1: Protection and enhancement of local landscape and character of Hook Norton Policy HN - CC 2: Design Policy HN - CC 3: Local distinctiveness, variety, and cohesiveness Policy HN - CC 4: Resource efficient design Policy HN - CC 5: Lighting The Hook Norton Neighbourhood Development Plan 2026 to 2042 (September 2026) is in early stages and is currently a Consultation Draft.

Climate Change	Historic buildings can play a key role in lowering carbon emissions through their retention, use and appropriate adaption. 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. 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. 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/

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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 Hook Norton has a defined and distinct settlement pattern with much of the historic street layout surviving and the village 'Ends' legible. There are variations of plot and property size within the conservation area, but the majority of the 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, junctions and spaces within the conservation area should be respected.

Proportion

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

Roofs

15.4 There are a wide variety of roofing materials used within Hook Norton. There is a mix of Welsh slate, Stonesfield Slate (diminishing courses), tile, concrete tile and thatch; only the more substantial houses tended to be roofed in stone slate and there are a small minority of these buildings left. In certain areas of the village thatch is more prevalent.

15.5 Dormer windows historically were not characteristic of the region however many properties in Hook Norton have dormers. These are generally on the higher status buildings or larger farm houses and many were added in the 20th century to allow the residential accommodation to be taken up into the attic.

15.6 It is very important that the original pitch of roofs is maintained. Traditional eaves, verge and ridge details should be retained. Chimneys are important features of the roof-scape, often constructed in brick, and should be retained even if no longer required for fireplaces.

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

External walls

15.8 The properties within Hook Norton are predominantly constructed of the local ironstone. The relatively poor quality of this stone in comparison to stone elsewhere in the district has resulted in simpler architectural features including windows, stone finials and stone chimneys.

15.9 The enrichment of the main façade is a distinctive feature of the regional style. Often the character of the stonework varies, with the more carefully dressed work on the principal elevation. It is common to see dressed stonework limited to above doors and windows on the main elevation, sometimes in the case of mullioned windows limited to a single opening on the front wall of the house.

15.10 Any alteration or repair to external walls must respect the existing building materials and match them in texture, quality and colour. Hook Norton has a pre-dominance of stone buildings with brick mostly only being used in the construction of the modern properties. Every effort should be made to retain or re-use facing stonework which should not ordinarily be rendered, pebble-dashed or painted. Repointing should be carried out with a lime mortar to match the existing in colour, type and texture. Hard, modern Portland cement mortars are inappropriate as they prevent the evaporation of moisture through the joints.

Windows and doors

15.11 Hook Norton has a significant number of different window types located around the settlement, which is reflective of the development and different character areas of the village. There are examples of stone mullioned windows, leaded windows and sash windows in addition to the more usual timber casements. The historic form of windows can make a considerable impact on the significance of a property and should be retained wherever possible with specialised repair or where necessary should be replaced on a like for like basis.

15.12 In order to retain the significance of a building it is important that the style, design and construction of any new windows is correct and that the windows are correctly proportioned. There should be no attempt to homogenise windows on a single building if a range of styles has historically been used. Where more recent replacements have been made it may not be appropriate to replace on a like for like basis, but for some research to be done to determine what is a more appropriate form of windows for the building.

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

15.14 Historic external doors would have likely 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.

Lintels

15.15 The retention of historic lintels is encouraged, replacing these with a different material such as modern reconstituted stone or concrete can have a detrimental impact on the street scene. Lintels should be believable in structural terms and should be of a material to suit the building and specific locality.

Porches and canopies

15.16 There are multiple styles of porches and canopies that protrude from the front elevation of properties throughout 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

15.17 Boundary treatments play a very important role in the character of the street scenes within Hook Norton. The predominant form of external boundaries are stone walls; either low stone walls some enclosing front gardens or higher walls which enclose the lanes and have a more dominating impact on the street scene. Repairs to boundary walls should be carried out on a like-for-like basis using identical materials and techniques. The copings of walls are usually regionally distinctive and in Hook Norton are mortar, flat stone or upright stone coping these when necessary, should be replicated with the appropriate technique.

15.18 There are other boundary features within the village including hedges and wrought iron railings, but these are in the minority. Boundary features should be kept in a good state of repair in order preserve the character and appearance of the conservation area.

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

15.19 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. 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. Dark plastics can be prone to discolouration when 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.

15.20 Soil and vent pipes should be kept off principal elevations. They can be sited internally if this will not damage any historic fabric and can reduce to a much smaller diameter pipe 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.

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

15.22 Where possible satellite dishes, EV chargers or broadband equipment should be located either in gardens or on outbuildings rather than placed on principal historic buildings. If installation on a historic or principal building is unavoidable a discrete location should be sought, avoiding elevations or roofs that front 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

15.23 The road signs within the village are on the whole proportionate to the highway requirements of the area. 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.

15.24 There are many street signs throughout the settlement, that although not genuinely historic, are of 'heritage' rather than standardised type and make a positive contribution to the street scene

Utilities, services, bin and bicycle storage

15.25 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.

15.26 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

15.27 There is limited requirements for commercial signage of buildings within Hook Norton other than that on the High Street in the village centre. Modern signage and replacement shop fronts 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

15.28 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 potentially damage the character and appearance of the conservation area.

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

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18. Contact details

Please submit any comments before:

11 January 2027

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

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Appendix 1: Policies

A1.1 The Hook Norton 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)	Cherwell District Local Development Plan. To examine the current Local Plan, see www.cherwell.gov.uk/homepage/27/local-plans
Planning (Listed Buildings and Conservation Areas) Act 1990	NPPG (National Planning Policy Guidance)	Hook Norton Neighbourhood Plan

National Planning Policy Framework

Section 20. Conserving and enhancing the historic environment, Policies HE1 to HE10

Key local policies of relevance to heritage and conservation include[1]:

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

Hook Norton Neighbourhood Plan 2014-2031

HN - CC 1: Protection and enhancement of local landscape and character of Hook Norton

HN - CC 2: Design

HN - CC 3: Local distinctiveness, variety, and cohesiveness

[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 Hook Norton Conservation Area

Designated asset	Address of designated asset	Type of designated asset	Grade
Stable Block at Hook Norton Brewery	Brewery Lane	Listing	II
Brewhouse at Hook Norton Brewery	Brewery Lane	Listing	II
Office Block at Hook Norton Brewery	Brewery Lane	Listing	II
Malthouse at Hook Norton Brewery	Brewery Lane	Listing	II
Scotland Mount House and Scotland Mount Cottage	Round Close Road	Listing	II
Brewery Cottage	Brewery Lane	Listing	II
Marrie Mount	Round Close Road	Listing	II
Scotland House	Round Close Road	Listing	II
Peartree Cottage	Clay Bank	Listing	II
Clay Bank	Clay Bank	Listing	II
Harwood House	Scotland End	Listing	II
Stapenhill	Scotland End	Listing	II
The Manor House	Netting Street	Listing	II
Petra	Netting Street	Listing	II
The Old Sweet Shop	Netting Street	Listing	II

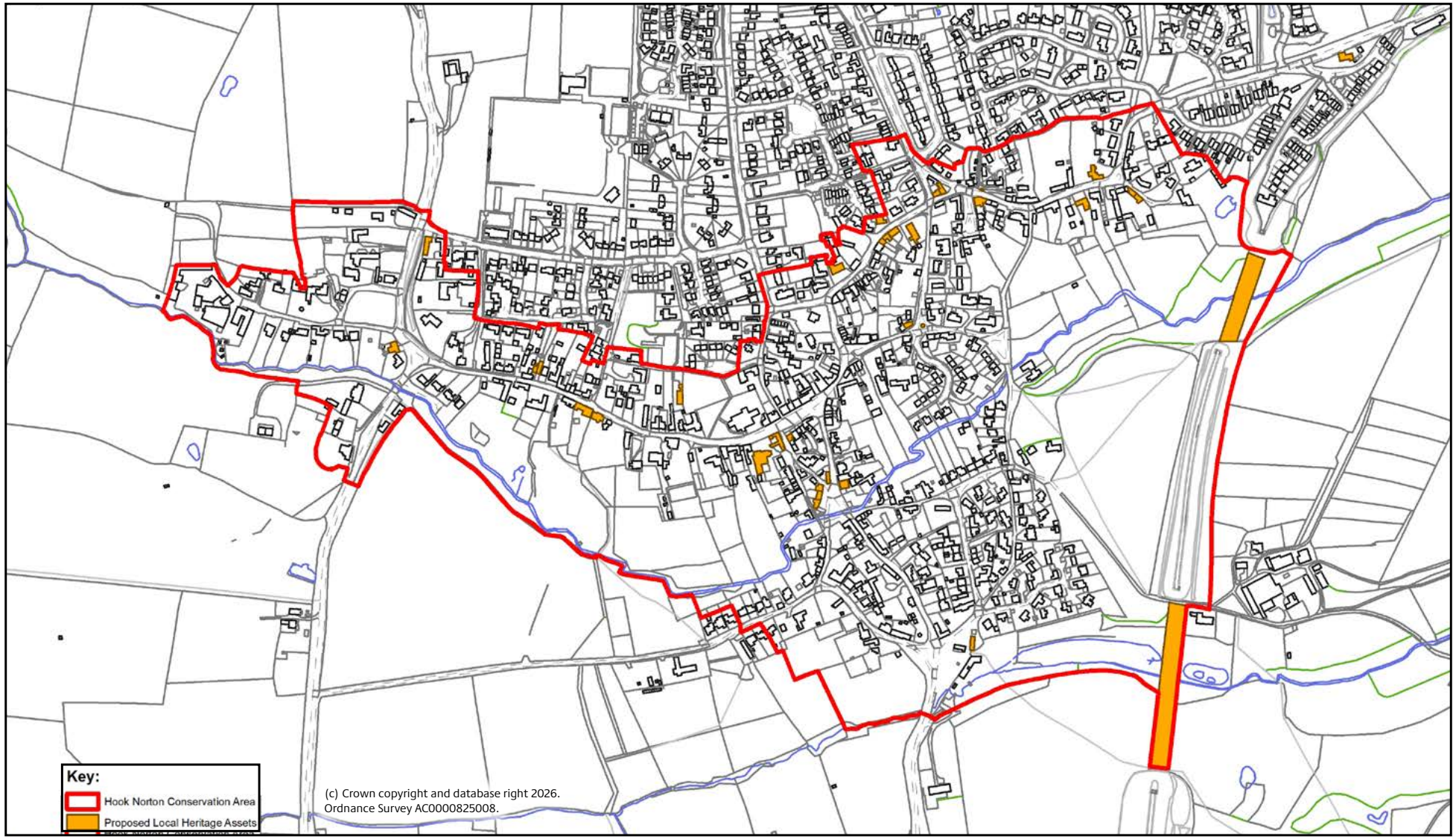
Designated asset	Address of designated asset	Type of designated asset	Grade
House to Right of the Old Sweet Shop	Netting Street	Listing	II
St Valentine's	Netting Street	Listing	II
Baptist Chapel (and curtilage-listed Sunday School building)	High Street	Listing	II
Chest Tomb Approximately 4 Metres North West of Baptist Chapel	High Street	Listing	II
Netting Cottage	Netting Street	Listing	II
The Paddocks	High Street	Listing	II
Former National School and Old School House	High Street	Listing	II
Magdalen Lodge	High Street	Listing	II
Priestfield Cottage	High Street	Listing	II
Priestfield	High Street	Listing	II
The Thatch	High Street	Listing	II
Church of St Peter	High Street	Listing	I
Barclays Bank	High Street	Listing	II
Horn's Butchers Shop	High Street	Listing	II
The Middle House and Dial House	High Street	Listing	II
Central Stores	High Street	Listing	II
Homeleigh and Gazebo	High Street	Listing	II

Designated asset	Address of designated asset	Type of designated asset	Grade
Laburnum	Queens Street	Listing	II
The Bell Inn	High Street	Listing	II
Wisteria House	High Street	Listing	II
House to Left of Mace's Store	Down End	Listing	II
Gingerbread Cottage	Down End	Listing	II
Downend Cottage	Down End	Listing	II
Stuart House	Down End	Listing	II
Hathaway Cottage, Gosling Cottage and No 4	High Street	Listing	II
Blackbirds	Chapel Street	Listing	II
The Old Malt House Cottage	Down End	Listing	II
The Old Post Office	Chapel Street	Listing	II
Cornerways	Bells Lane	Listing	II
Blarney Cottage	Bells Lane	Listing	II
Staddle Cottage	Bells Lane	Listing	II
Jasmine Cottage	The Green	Listing	II
Long Thatch	The Green	Listing	II
2 The Green	The Green	Listing	II
The Old Surgery	East End	Listing	II

Designated asset	Address of designated asset	Type of designated asset	Grade
Salfords And Lincoln's Inn	East End	Listing	II
Heydon House	East End	Listing	II
Ivydene	East End	Listing	II
The Pottery	East End	Listing	II
Crooked Thatch	East End	Listing	II
Crooked Cottage	East End	Listing	II
Walnut Tree Cottage	Park Road	Listing	II
Bridge House and Bedlam	Brick Hill	Listing	II
South Hill House	Burycroft Road	Listing	II
Southdrop Farmhouse	Brick Hill	Listing	II
Southdrop House	Southdrop Road	Listing	II
Easter Cottage	Southdrop Road	Listing	II
Benacre Cottage	Rope Way	Listing	II

Appendix 3: Local Heritage Assets

Figure 26 – Conservation Area boundary Map



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) 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 Hook Norton (Figure 26) The Hook Norton 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.



Scotland Farmhouse

A large and imposing building due to its position on a bank of grass over Clay Bank this 18th century converted farmhouse forms a group with the listed Clay Bank Farmhouse.



The Pear Tree Inn

The closest Inn to the brewery this is a pivotal building that stands at an important village junction. Dating from the 19th century it was probably constructed in the same period as the brewery and therefore has some social history importance.







The Nettings, The Old Manse

The Nettings and The Old Manse form part of a group with St. Valentines on Netting Street. They are aesthetically pleasing buildings dating from the late 17th century and built in a vernacular style. Their position makes them important in views as they carry the eye round the corner.

The Sun Inn

The most central village pub this 18th century ironstone building was once two pubs and stands set back from the road. In many old photographs the pub forecourt is pictured as a market ground and site of village festivals such as maypole dancing. As a result, this building is worthy of protection as a piece of Hook Norton's social history.

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Anvil House

An important pivotal building at the junction of Middle Hill, Bridge Hill and the High Street, the house is also a positive landmark at the point where the High Street is at its widest. Anvil House is part of an important group with the Sun Inn making a notable contribution to the street scene.



Bankview Cottage

This vernacular building is listed for group value, being next to Homeleigh and Gazebo cottage which are both listed. An aesthetically pleasing cottage Bankview has a positive impact on the street scene.



Redlands Farm House

An 18th century farmhouse this building has an impressive dovecote barn which can be seen from the street. To have a farmhouse at this point within the village is very important in retaining a semi-rural feel to the settlement.



No 1 The Green

This is a large 18th century thatched house that faces the listed Long Thatch and as a building at the edge of The Green should be protected for group value. It is also a pivotal building with a curving wall that leads the road round and down towards East End.



Stone Wheel Cottage

An aesthetically pleasing property this 17th century ironstone building in the local vernacular style has a large and impressive coaching arch which adds to the street scene.



House by the Green

Part of a group with the white painted Beanacre Cottage this building also dates from the 17th century and is a hugely important building in terms of position. The building is central to views out of the conservation area to the south from Rope Way, Brick Hill, and Southrop Road. It is a positive landmark as well as a pivotal building.





Willow Green Cottage, Tite Cottage, Astwell House, Bob Players Decor Shop

These buildings form a group to the northwest of the stream crossing, one of the 17th and 18th century cottages that contribute to the pleasing frontage to this area of the green. They also feature in one of the most picturesque Hook Norton views, up Middle Hill towards St. Peter's church.



Tillys Cottage Cottage

A 17th century property with later additions this cottage should be protected not only for group factor, with the listed Old Malt cottage, but for its positive impact on the street scene of the Down End junction.



Hollytree Cottage

This 17th century stone cottage on the Sibford Road triangle is picturesque and is important to the street scene.



Old Police House and the Nook:

The heritage significance here lies in the distinct late 19th century Arts and Crafts architectural style, which distinguish the houses from the rest of the village. This is exemplified in the use of bay windows, the combination of red brick with stone window jambs, and the decorative barge boards and porch. The historic use of the house as a police house also adds historic significance.



Bambooh nursery (The Old School), Osney Close

This building first appears in 1922 OS map as infant school, associated with the main school (now Hook Norton library). The building was commissioned in the late 19th century due to overcrowding of the main school. In 1941 the building is recorded as being used as a rest centre for soldiers.



Springwell, Chapel Street

Springwell's symmetry and use of brick distinguishes the building from the surrounding ironstone cottages. Occupying a prominent position and elevated from the road, the house contributes positively to the conservation area. The Flemish bond, symmetrical elevation, and use of contrasting brick around the windows point to an early eighteenth-century origin.



Juniper Cottage; Spring Cottage; Post Office Cottage (Adjacent to the Old Post Office (listed))

These terraced ironstone rubble cottages adjoin the Grade II listed Old Post Office. Together, they form a strong building line, which contributes strongly to a pleasant street scene. The lintels and timber-framed windows are important historic details.



The Hollies

The Hollies is an imposing house. Its significance and contribution to the conservation area lie in its use of masonry, the simplicity of its principal elevation, and its location, grouped alongside similarly large and unusual buildings within Hook Norton's East End. At the basement level, there is a remaining stone mullioned window. The other windows have stone jambs, cills, and lintels with keystones. Mapping shows that the house dates to at least the 1870s, but the neoclassical features and windows suggest a late 18th century origin. The house also has a distinctive porch, with a basket-shaped entrance way flanked by stone columns.



Arley House

Arley house is a distinctive farmhouse, with notable features including its porch. The setting and gardens particularly to the front ensures it contributes positively to the street scene.



Memorial Hall

The War Memorial Hall opened in 1922, to commemorate the First World War- the building therefore marks an important historic moment. The building is constructed from concrete, and was part of a Masonic initiative, with a member of the Masonic lodge laying the first stone.





Coronation bus stops

The two bus stops in the village were built to commemorate the 1953 coronation. Bus services at this time included school buses from local villages, and buses to Banbury and Chipping Norton. The bus stops mark a significant historical event, but also are evidence of a time when private cars were much rarer, and there was a greater reliance on public transport.



Bells lane stonework (Tite)

The stoneworks sited at the intersection of Bell's Lane and Down End are the remainder of a 'tite' or public spring. There were once four tites within Hook Norton. (VCH p. 210).



The Railway Viaduct

The limestone viaducts were constructed in the 1880s, as part of the Banbury – Cheltenham railway line. They were a significant feat of engineering and construction, requiring the use of dynamite, and large numbers of railway navvies. Several men died from accidents during the construction of the viaducts. The viaducts represent a significant period of the industrial revolution, where trade within the UK was accelerated by the new technology of the railway (with coal coming in from Wales and ironstone transported out from Hook Norton). Their scale and distinctive appearance serve as a reminder that the now quiet and rural landscape surrounding Hook Norton was once an area of industry. The viaducts also potentially served as the site of a battle school in 1944, where soldiers learnt to drive tanks.

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The Old Bakery

The village bakery in use until at least the 1930's. Includes the house to the street frontage and associated buildings to the side and rear. Probably dating to the late 18th and 19th century.



Railway House

This brick and tile building can be dated to 1891-92 and is the former station hotel associated with hook Norton station that was located nearby. This along with the viaduct piers are an important survival of the railway in Hook Norton and serve as an illustration of the transport infrastructure of this period.

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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 need to be evidence based, targeted and justified through monitoring and 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 could an Article 4 Direction affect Hook Norton?

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

A4.5 Article 4 Directions cover changes to the front and/or principal elevations fronting a highway, (including an unadopted street or private way, public right of way, waterway or open space). For Hook Norton 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).

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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 will be held on 26 November 2026 to enable local residents and those interested to inspect the draft document and talk to the Design and Conservation team and planning colleagues.

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 and Hook Norton 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 Hook Norton 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.

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